



DESIGN AND ACCESS STATEMENT

NEW DWELLING 77 PETERBOROUGH ROAD, CROWLAND, PETERBOROUGH, PE6 0BB

1. Introduction

This Design and Access Statement has been prepared in support of a full planning application for the erection of a new dwelling at **77 Peterborough Road, Crowland, Peterborough, PE6 0BB**.

The application is a resubmission of previously approved planning permission **Ref: H02-0297-23**, granted on 31 May 2023. The approval has since lapsed, and this submission seeks to renew consent for the same form of development.

The applicant welcomes the retention of all previously imposed planning conditions and confirms that the proposal has been updated where necessary to reflect current policy requirements, including:

- An updated Flood Risk Assessment (FRA).
- Inclusion of Biodiversity Net Gain (BNG) calculations in accordance with the Environment Act 2021 and current national guidance.

The proposal remains materially consistent with the previously approved scheme in terms of scale, layout, design, and residential amenity impact.

2. Site Context

The site is located within the settlement of Crowland, positioned along Peterborough Road, a principal route connecting Crowland to surrounding settlements including Peterborough.

The surrounding area is characterised by:

- A mix of detached and semi-detached residential dwellings.
- Varied architectural styles, including traditional brick-built homes with pitched roofs.
- Established roadside frontage development reflecting linear settlement form.

The site benefits from direct access onto Peterborough Road and is located within the built-up area of Crowland where residential development is established and supported in principle by local planning policy.

3. Planning History

Planning permission Ref: Ho2-0297-23 was approved on 31 May 2023 for the erection of a new dwelling on this site.

The current application seeks to renew this consent following expiry. No significant alterations have been made to the approved design. The proposal remains compliant with:

- Local Plan policies relating to settlement hierarchy and infill development.
 - Design and amenity standards.
 - Highways and access requirements.
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4. Design

4.1 Design Principles

The proposal follows the core design principles of:

- Contextual response to surrounding development.
- High-quality residential accommodation.
- Appropriate scale and massing.
- Use of materials reflective of the local vernacular.

4.2 Layout

The dwelling maintains the established building line along Peterborough Road, reinforcing the existing linear settlement pattern.

Private amenity space is provided to the rear of the dwelling, ensuring:

- Adequate outdoor space for future occupants.
- Protection of neighbouring amenity.

Separation distances between the proposed dwelling and adjacent properties remain consistent with accepted standards, safeguarding privacy and outlook.

4.3 Scale and Massing

The dwelling is domestic in scale and proportionate to neighbouring properties. Its height, ridge line, and footprint reflect surrounding built form, ensuring the development integrates comfortably within the street scene.

The resubmitted proposal mirrors the previously approved scheme and therefore maintains the same visual and spatial impact previously deemed acceptable.

4.4 Appearance and Materials

The dwelling will utilise high-quality materials consistent with local character, including:

- Facing brickwork.
- Pitched roof with appropriate roof tiles.
- Sympathetically designed fenestration.

Final material details can be secured via condition, as previously imposed.

5. Access

5.1 Vehicular Access

Vehicular access will be taken directly from Peterborough Road, consistent with the approved scheme.

The access arrangement:

- Provides safe entry and exit.
- Allows adequate on-site parking provision in accordance with adopted standards.
- Maintains visibility splays as required by the Highway Authority.

5.2 Pedestrian Access

Safe pedestrian access is provided from the public footway along Peterborough Road. The dwelling is within walking distance of local services and facilities within Crowland.

5.3 Inclusive Access

The dwelling is designed in accordance with Part M of the Building Regulations, ensuring:

- Level or gently graded access to the principal entrance.
 - Accessible ground floor layout.
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6. Flood Risk and Drainage

The site lies within an area subject to flood risk constraints. An updated Flood Risk Assessment accompanies this submission.

The updated FRA:

- Reflects the most recent Environment Agency data and guidance.

- Confirms finished floor levels appropriate to mitigate flood risk.
- Incorporates suitable surface water management measures.

The development remains compliant with national planning policy relating to flood risk and the sequential approach.

7. Biodiversity Net Gain (BNG)

In accordance with the Environment Act 2021 and mandatory Biodiversity Net Gain requirements, a biodiversity assessment has been undertaken.

The submission includes:

- A biodiversity metric calculation.
- Identification of baseline habitat value.
- On-site enhancement measures designed to achieve the required minimum 10% net gain.

Enhancement measures may include:

- Native planting.
- Habitat enhancement within garden areas.
- Installation of bird and bat boxes where appropriate.

The proposal therefore aligns with current national biodiversity requirements.

8. Residential Amenity

The development:

- Maintains appropriate separation distances.
- Avoids unacceptable overlooking, overshadowing, or overbearing impacts.
- Provides sufficient private amenity space for future occupants.

The previously approved scheme established that the proposal would not adversely affect neighbouring residential amenity, and this remains unchanged.

9. Sustainability

The dwelling will be constructed in accordance with current Building Regulations, ensuring:

- Energy-efficient fabric performance.
- Appropriate insulation standards.
- Water efficiency measures.

Opportunities for low-carbon technologies can be incorporated at detailed design stage.

10. Conclusion

This application seeks to renew planning permission previously granted under Ref: Ho2-0297-23 for a new dwelling at 77 Peterborough Road, Crowland.

The proposal:

- Is materially unchanged from the approved scheme.
- Respects the character and appearance of the area.
- Provides safe access and adequate parking.
- Includes an updated Flood Risk Assessment.
- Delivers Biodiversity Net Gain in line with current legislation.

The applicant welcomes the retention of previously imposed planning conditions and is willing to provide any additional clarification required by the Local Planning Authority.

The proposal represents sustainable infill development within the settlement of Crowland and is respectfully recommended for approval.