

DESIGN AND ACCESS STATEMENT

Proposed Residential Development of 8 Affordable Dwellings

Land at Low Road, Crowland, Lincolnshire

Prepared for: Cross Keys Homes

1. Introduction

This Design and Access Statement has been prepared in support of a Full Planning Application for the erection of eight affordable dwellings on land at Low Road, Crowland.

The application site forms part of the wider residential allocation known as CRO036 (18 Low Road) and is located within an area that has previously benefited from planning permission for residential development. The proposal seeks to provide a high-quality affordable housing scheme consisting of a mix of two and three-bedroom dwellings designed to complement the character of the approved development and contribute towards local housing needs.

This statement demonstrates how the proposal accords with national and local planning policy and explains the design principles that have informed the development.

2. Site Context

The site is located on land off Low Road, Crowland, within the settlement boundary of Crowland. The land forms part of the larger allocated residential site identified within the South East Lincolnshire Local Plan under allocation CRO036.

The surrounding area is characterised by a mixture of recently approved residential development, established housing, open space and associated landscaping. Access to the site is taken from the adjoining residential development via the existing estate road network.

The site currently comprises grassed land which formed part of the wider approved development layout. The proposed development has been designed to integrate with the existing residential environment and complete this part of the wider development parcel.

3. Planning Policy Context

National Planning Policy Framework (NPPF)

The proposal has been developed with regard to the National Planning Policy Framework (NPPF), in particular:

- Section 2: Achieving Sustainable Development;
- Section 4: Decision Making;
- Section 5: Delivering a Sufficient Supply of Homes;
- Section 8: Promoting Healthy and Safe Communities;
- Section 9: Promoting Sustainable Transport;
- Section 12: Achieving Well-Designed and Beautiful Places;
- Section 14: Meeting the Challenge of Climate Change, Flooding and Coastal Change; and
- Section 15: Conserving and Enhancing the Natural Environment

The proposal supports the Government's objective of delivering sustainable housing development and contributes towards meeting identified affordable housing needs.

South East Lincolnshire Local Plan (2011–2036)

The proposal has been designed in accordance with the following key policies:

- Policy 1 – Spatial Strategy;
- Policy 2 – Development Management;
- Policy 3 – Design of New Development;
- Policy 4 – Approach to Flood Risk;
- Policy 6 – Developer Contributions;
- Policy 10 – Meeting Assessed Housing Requirements;
- Policy 11 – Distribution of New Housing;
- Policy 28 – The Natural Environment;
- Policy 30 – Pollution; and

- Policy 36 – Vehicle and Cycle Parking

The site lies within allocation CRO036 and therefore the principle of residential development is established through the adopted development plan. The Local Planning Authority has previously confirmed that residential development on the site is likely to be acceptable in principle, subject to consideration of design, flood risk, infrastructure and site-specific constraints.

4. Development Principles

The proposal has been guided by the following principles:

- Delivering affordable housing to meet local need;
- Completing a logical extension to the approved residential development;
- Creating a cohesive and attractive streetscene;
- Providing safe pedestrian and vehicular access;
- Respecting neighbouring amenity;
- Retaining and enhancing landscape features where possible;
- Incorporating sustainable drainage measures; and
- Delivering a development capable of achieving biodiversity enhancement

The scheme has been designed to make efficient use of previously allocated housing land whilst maintaining an appropriate relationship with adjacent development.

5. Amount

The development comprises:

Dwelling Type	Bedrooms	Number
Type A	2 Bedroom / 4 Person	6
Type B	3 Bedroom / 5 Person	2
Total		8

The proposed accommodation schedule is illustrated on the submitted Site Layout plan.

The development delivers a range of dwelling sizes suitable for families, couples and first-time occupants, helping to broaden local housing choice.

6. Layout

The layout has been designed as a continuation of the established residential development immediately adjoining the site. Eight dwellings are arranged around the internal estate road, ensuring strong frontage and active surveillance of public areas.

Private rear gardens are provided to all dwellings, whilst dedicated parking spaces are conveniently located adjacent to individual plots. Pedestrian connections are integrated with the wider development and existing movement network.

The arrangement creates a clear hierarchy between public streets, shared areas and private residential spaces, improving legibility and residential amenity.

7. Scale

The dwellings are two-storey in height and reflect the scale of surrounding approved development.

The proposed built form is consistent with neighbouring residential properties and avoids excessive massing or dominance. The development therefore complies with the requirements of SELLP Policy 3 relating to the creation of high-quality places that respect local character.

8. Appearance

The scheme adopts a simple and attractive architectural approach appropriate for the local context.

The proposed dwellings feature:

- Traditional pitched roof forms;
- Brick external walls;
- High-quality fenestration proportions;
- Clearly defined entrances;
- PV panels integrated into roof slopes; and
- Consistent architectural detailing throughout the development

The architectural design reflects the appearance of the adjacent approved development and contributes positively to the visual character of the locality.

9. Landscaping

Landscaping forms an integral element of the scheme.

The submitted layout includes:

- New native hedge and shrub planting;
- New tree planting;
- Retained green infrastructure;
- Areas of public open space; and
- Post and rail boundary treatments adjoining open areas.

The landscape proposals will assist in softening the appearance of built development, strengthening biodiversity value and integrating the development into its surroundings.

Detailed planting proposals will be secured through the accompanying landscape information.

10. Access

Vehicular Access

The development is accessed from the estate road serving the adjacent consented residential development. No direct access onto Low Road is proposed.

The access arrangement provides a safe and convenient means of entry and exit for residents, visitors and service vehicles.

Pedestrian Access

Pedestrian connectivity is achieved through the existing footpath network and internal development roads. The proposal enables convenient access to local facilities, public transport and surrounding residential areas.

Parking

Dedicated off-street parking is provided in accordance with SELLP Policy 36 and adopted parking standards. Parking spaces are located close to individual dwellings and arranged to allow safe vehicle manoeuvring.

Inclusive Access

The development has been designed to create an inclusive environment for all users.

Key measures include:

- Level access to dwellings where practicable;
- Clearly defined pedestrian routes;
- Adequate visibility and natural surveillance;
- Accessible parking provision where required; and
- Simple and legible layout design.

The proposal accords with the objectives of the Equality Act 2010 and national design guidance.

11. Residential Amenity

The scheme has been laid out to ensure appropriate separation distances between dwellings and maintain acceptable standards of privacy, outlook and daylight.

Private rear gardens are provided to all homes, creating functional outdoor amenity space for future residents. The arrangement of windows and building relationships has been carefully considered to minimise overlooking and protect neighbouring amenity.

12. Sustainability

The development seeks to promote sustainable living through:

- Energy-efficient dwelling construction;
- High standards of insulation and thermal performance;
- Integration of photovoltaic panels;
- Sustainable drainage infrastructure;
- Provision of walking and cycling opportunities; and
- Efficient use of land within an allocated residential site.

The proposal aligns with the sustainability objectives of the NPPF and the South East Lincolnshire Local Plan.

13. Flood Risk and Drainage

The site lies within Flood Zone 3 and flood risk has therefore been a key design consideration. The Local Planning Authority's pre-application response identified the need for compliance with SELLP Policy 4 and national flood risk guidance.

A site-specific Flood Risk Assessment accompanies the planning application and demonstrates that the development can be undertaken safely for its lifetime without increasing flood risk elsewhere.

The proposed layout incorporates sustainable drainage features, including swales and associated drainage infrastructure, as illustrated on the submitted site layout plan.

14. Biodiversity and Ecology

The development will be supported by ecological assessment work and Biodiversity Net Gain (BNG) calculations as required by legislation.

The proposed landscape strategy, native planting and green infrastructure enhancements will contribute towards delivering measurable biodiversity improvements. The Local Planning Authority's pre-application response confirmed that Biodiversity Net Gain requirements will apply to the development.

15. Planning Balance

The proposal represents sustainable residential development on land allocated for housing within the adopted South East Lincolnshire Local Plan.

The development:

- Delivers 8 affordable homes;
 - Makes efficient use of allocated residential land;
 - Reflects local character and approved development patterns;
 - Provides appropriate access and parking;
 - Incorporates sustainable drainage measures;
 - Enhances green infrastructure and biodiversity; and
 - Supports national and local objectives for housing delivery.
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16. Conclusion

This Design and Access Statement demonstrates that the proposed development of eight affordable dwellings at Low Road, Crowland has been carefully designed in response to the site's context, planning history and policy framework.

The proposal accords with the National Planning Policy Framework and the relevant policies of the South East Lincolnshire Local Plan. It will deliver much-needed affordable housing in a

sustainable location, whilst creating a high-quality residential environment that integrates successfully with the wider approved development.

Accordingly, planning permission is respectfully sought.