# Design & Access Statement

**Proposed Residential Development**
at
**Land to the rear of**
**36 Quadring Road**
**Donington**
**Lincolnshire**
**PE11 4TD**

for

**Mrs F. Burgess**



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## 1 THE PROJECT

The proposal is to construct a residential development on farm land to the rear of 36 Quadring Road, Donington.

This parcel of land had been allocated as open countryside in earlier Local Plans, but has now been brought within the settlement boundary. Indeed the field to the immediate West [Don018] is also included within the housing allocation noted in the incoming South East Lincs. Local Plan.

## 2 THE SITE

2.1 Land to the rear of 36 Quadring Road, Donington, Spalding, Lincs. PE11 4TD.

2.2 OS Location plan is attached to the application.

## 3 DESIGN PRINCIPLES

### 3.1 The Design Principles applied to the development.

As an outline application, with all matters reserved, the detail of the proposed buildings, the site layout and access to the site are reserved matters which will be the subject of a later application [should this application be approved].

An indicative layout [drawing no. 04] has been included in the application to show how a short adoptable cul-de-sac could be constructed surrounded by up to nine two storey dwellings.

Another viable alternative would be the construction of a short private road, serving up to five dwellings, with a lower density allowing, perhaps bungalows.

That decision will be taken by the eventual site developer and will be a matter for agreement with the Local Planning Authority in a reserved matters application and in the light of any planning conditions imposed at outline stage.

Quadring Road [fronting the site] is within a 30mph area and the low traffic speed dictates a minimum visibility splay of 60m in either direction from a joining road or private drive. The location of the proposed new road access is set on the outside of a very gentle curve in the road, with excellent visibility, in both directions, considerably exceeding the minimum sight line requirements.

### 3.2 Steps taken to to appraise the context of the development & how the design takes this into account

#### 3.2.1 Surrounding buildings:

The entrance to the site is flanked by two bungalows.

The West boundary has a mature hedge and a number of trees located in the rear garden of the adjacent dwelling.

The North boundary, partly hedged & partly fenced, is shared with the rear of the back gardens to the two storey houses on Crosslands.

There is no defined boundary fence on the East boundary with the adjacent field not in the applicant's ownership.

#### 3.2.2 Surrounding landscape:

As noted above, an open view to the East, with boundary fences and hedges to adjoining properties on the remainder of the site boundary.

#### 3.2.3 Relevant planning policies:

Nat**ional planning policy:**

The National Planning Policy Framework [implemented in March 2012 and which replaces all earlier planning policy guidance notes] applies to this application. In addition to giving guidance on formulating local and community plans and to various specific planning issues and design

standards, this document requires the planning authority to view all applications positively and so to only reject applications only where it can show the proposals are contrary to current planning policy in the creation of sustainable development.

**Local planning policy:**

In addition to the general planning policies of the South Holland District Council, the following Planning Policies apply to this site and to the objectives of the development:-

Donington has been identified as an expanding settlement and one of the areas within the District where the council is looking to meet the demand for additional housing.

**Neighbourhood planning policy:**

As yet there is no "neighbourhood plan" which covers the application site.

3.2.4 **Flood Risk Issues**

The site is not in an area subject to risk of flooding.

**Access issues**

3.3.1 **Access to the site itself:**

The only possible point of access from Quadring Road is he existing field access to the East of no. 36. There is excellent visibility in both directions for traffic leaving or entering the site.

3.3.2 **Convenience of access to all / inclusivity:**

The buildings will be accessible to all sections of the community, as required by building control regulations.

3.3.3 **Access to public transport:**

There is a bus service [Spalding/Donington/Boston] running along Quadring Road.

## 4 Conservation Area & Listed Building Considerations:

As the site is not located in a Conservation Area nor affects a Listed Building, there are no issues affecting this application.

## 5 CONCLUSIONS

5.1 The site is surrounded by existing residential development and by land recently zoned for housing in the new Local Plan.

At less than 1/3 of a hectare, it is not viable as an agricultural holding.

The proposal for residential development will help meet the need for additional housing within the District in a sustainable location and within easy reach of shops, schools & places of employment In Donington itself and in the surrounding area.

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