# DESIGN & ACCESS STATEMENT
# GRANT CLOSE, DONINGTON

ASHLEY KING
DEVELOPMENTS

ASHWOOD
HOMES

FULL PLANNING APPLICATION – NOVEMBER 2021

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# 1. INTRODUCTION

This document is put forward as supporting information for the Full planning application of 2 dwellings, garages and associated car parking in lieu of 3 1 bed houses on the previous planning approved layout.

# 2. SITE ANALYSIS

## 2.1 Location

Donington is a large village to the north of Spalding, within the district of South Holland. The site is a former plant nursery on the southern edge of the village and extends to 5.47ha (13.5acres). To the north of the site is Phase 1, which is currently being constructed.

On other side of Towndam Lane to the west are existing areas of residential development. To the east is an IDB drainage ditch and to the south is further agricultural land.

## 2.2 Planning Policy & Involvement

The proposed scheme has evolved and developed through referencing the South East Lincolnshire Local Plan, National Planning Policy Framework as well as previous planning applications.

This site is approved under planning reference H04-0508-19.



Fig 1 – Red Line to Consented Planning Permission H04-0508-19

## 3.0 OBJECTIVES

- To provide a viable alternative to the previously consented 3 No. 1 bed plots with suitable replacement house types whilst maintaining the high-quality urban form and on plot parking.

## 4.0 DESIGN

To enable the revised design to meet the objectives and remain in-keeping with the overall aesthetics of the development a plot has been removed from the scheme. The previous consented planning layout had 3 No. 1 bed 2 person plots and has been replaced by 2 No. 3 bed 5 person plots utilising the Avon housetype.

Plot landscaping will be provided that is inkeeping with the rest of the wider development and will enhance the visual effect of the built environment and its setting. Native species will be used where possible as an integral part of the comprehensive landscape scheme.

Foul surface water drainage will connect into the estate drainage which in turn connects into the existing public sewers which run along Town Dam Lane. With regards to the storm drainage, a series of SUDS techniques will be used to provide source control and attenuation flows from the site which then outfall in the Internal Drainage Board ditch that borders the eastern extent of the site.

## 5.0 ACCESS

The 2 plots are served from the private drive and has overall connectivity through the estate to Town Dam Lane.

On plot parking is provided to the side of each plot with a single garage. The 2 on plot parking spaces meet the parking provisions for the plots without the garage space.

The area is broadly level and therefore accessibility standards to the dwellings are easily met.