

DESIGN & ACCESS STATEMENT
KILBY COURT, DONINGTON



FULL PLANNING APPLICATION – NOVEMBER 2021

CONTENTS

- 1 – Introduction
- 2 – Site Analysis
- 3 – Objectives
- 4 – Design
- 5 – Access

1. INTRODUCTION

This document is put forward as supporting information for the Full planning application of 9 dwellings, garages and associated car parking in lieu of 12 plots on the previous planning approved layout. 4 dwellings within the proposed red line will remain unaffected.

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 layout 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 3 plots have been removed from the scheme.

Plot No.	Previously Consented House Type	Amended House Type
17	A538	Lock
18	A538	Removed
19	Dee	Unaffected
20	Dee	Unaffected
21	Dee	Aire
22	Dee	Aire
23	A538	Lock
24	A538	Removed
25	Aire	Nene
26	Aire	Aire
27	Aire	Aire
28	Aire	Removed
29	Dee	Unaffected
30	Dee	Unaffected
31	Nene	Lock
32	Nene	Nene

The original mix was 4 x 1 bed, 6 x 2 bed and 6 x 3 bed.

The revised mix is 4 x 2 bed and 9 x 3 bed with a net loss of 3 units in the overall scheme.

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 9 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 additional garage provision. 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.