

DESIGN & ACCESS STATEMENT

**PROPOSED
RESIDENTIAL DEVELOPMENT**

**'EASTFIELDS',
41 FLEET ROAD,
HOLBEACH
LINCS
PE12 8LA**

**FOR
D & R PROPERTY SERVICES LTD**



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1. Introduction

This Design & Access Statement accompanies an outline planning application for residential development. The application site consists of land situated at Eastfields, 41 Fleet Road, Holbeach Lincs PE12 8LA

Holbeach is a major market town in South Holland. The town provides main facilities such as a supermarket, primary schools and Holbeach Academy school. The town is on a main route bus route West to Spalding and East to Kings Lynn.

This planning application should be read in conjunction with the following drawings:-

1547-01	1:2500 Site location plan 1:250 Existing block plan
1547-02-A	1:1250 site location plan 1:250 Proposed block plan
1547-03	Plots 4,5,6,7,13 and 14 1:100 proposed elevations 1:50 Layout and section
1547-04	Plots 11 and 12 1:100 proposed elevations 1:50 Layout and section
1547-05	Plots 15,16,17 & 18 1:100 proposed elevations 1:50 Layout and section
1547-06	Plots 19 as drawn Plot 3 opp. hand 1:100 proposed elevations 1:50 Layout and section
1547-07	Plots 1 & 2 1:100 proposed elevations 1:50 Layout and section
1547-08	Plots 8,9 & 10 1:100 proposed elevations 1:50 Layout and section
13516-10-A	Proposed Site Layout
13516-11-A	Proposed Drainage Layout

This DAS has been written to meet the requirements of Article 4C of the Town & Country Planning (General Development Procedure) Order 1995 (as amended)

When preparing this application the following policies have been taken into account: -

NATIONAL PLANNING POLICY FRAMEWORK 2012

- Section 6 – Delivering a wide choice of high quality homes
- Section 7 – Requiring Good Design

SOUTH HOLLAND LOCAL PLAN JULY 2006

- SG14 – Design and Layout of New Development
- SG15 – New Development: Facilities for Road Users
- SG16 – Parking Standards in New Development
- SG17 – Protection of Residential Amenity
- HS4 – Housing in Area Centres

These policies form the basis upon which this application has been designed and are in accordance with advice within Paragraph 55 of the National Planning Policy Framework, 2012 and are aimed at ensuring that new development is in a sustainable location and that the character of the countryside is protected.

2. The Site

The Fleet Road is situated East of Holbeach, which is between Spalding and Kings Lynn, thus being a sustainable location with bus routes and other vehicular access. The application site is located along Fleet Road within the Development Boundary for Holbeach. The two storey building on site at present is currently used as a House of Multiple Occupation, owned by the applicants.

Residential properties are situated on the opposite side of the road to the South. To the East & North there is agricultural land, and residential properties to the west.

The application site has a site area of 0.539ha.

3. Use

The application site sits with agricultural land to the East and North along Fleet Road as can be seen by the photograph below.



4. Amount

Drawing no. 1547-01 indicates the 1:1250 Ordnance Survey plan of the application site and where it is in relation to the adjacent existing dwellings in that part of Holbeach.

The proposed 1:250 block plan, on Drawing no. 1547-02-A indicates how the proposed 19 units are designed to sit comfortably on the site area.

The proposed units comprise of:-

Plots 1 & 2	4 Bed detached houses	169.70 sq.m
Plots 3 & 19	3 Bed detached houses	120.90 sq. m
Plots 11 & 12	3 Bed semi-detached houses	76.60 sq.m
Plots 15,16,17 & 18	3 Bed semi-detached houses	81.25 sq. m
Plots 4,5,6,7,13 & 14	2 Bed semi-detached houses	60.95 sq.m
Pots 8 & 10	2 Bed end terraced houses	60.40 sq.m
Plot 9	3 Bed mid terraced house	71.60sq.m

5. Appearance

The proposed dwellings are of high quality design and of a type that is in character with the area in general. The proposal indicates a good variety of houses, which are considered to be of today's market requirements.

6. Access

The proposed access is off Fleet Road and is will be an adoptable road Lincolnshire Highways Standards to serve the proposed new units.

7. Landscaping

Landscaping and Boundary treatment is illustrated on Drawing No 1547-02-A.

8. Affordable Housing

It is proposed that all of the proposed dwellings will be 'Market Housing' and will be the subject of a Viability Report.

9. Conclusion

The National Planning Policy Framework clearly states the policies and how there is a presumption in favour of sustainable development and how the housing supply needs to be increased.

The proposed scheme will be a positive contribution to the character of the area, particularly in terms of the design, form and scale and will also be a positive contribution to the street scene. The proposal will be of of very high quality in terms of design and the use of materials.

Para 55 of the NPPF refers to promoting sustainable development, which will enhance and maintain the vitality of rural communities within groups of smaller settlements. It also advises avoiding new isolated homes in the countryside unless there are special circumstances, which includes exceptional quality or innovative nature of design. It is intended that the design will help raise standards of design in architecture and will enhance its immediate setting.

Whilst the NPPF suggests the LPA policies are out of date in the Strategic and General policies the LPA states that "in towns, villages and in the open countryside the effective use of land and buildings is of great importance".

The National Planning Policy Framework sets out the Government policies and how they expect them to be applied. There is a presumption in favour of sustainable development and more importantly one of its main aims is to increase the supply of housing.

The proposal would contribute to the current housing shortfall.