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DESIGN AND ACCESS STATEMENT

PROPOSED RESIDENTIAL DEVELOPMENT
To the Rear Of 37 Fleet Rd, Fleet. PE12 8LA



For Gem-Mix Holdings, Whitewalls, Eldernell Lane, Coates, Peterborough, PE7 2DD. FAO.

DATE: - 26th MAY 2019
Pre-Application Ref PE-00155-19
Case officer Mr D Gedney.

Introduction

This Design & Access Statement has been completed as part of a Full Application for 7 dwellings and a single garage, at Fleet Road, all to be submitted to South Holland District Council after a positive response to a Pre Application ref meeting with the case officer Mr Joan Isus at SHDC offices in Spalding, and the positive response from David Gedney ref PE-00155-19 Pre application formal reply.

The Proposal is for 3 pairs of 3-bedroom semi-detached houses and 1, 3-bedroom detached house, with a proposed new road, utilising the existing entrance, the new road will allow for turning of refuse vehicles and cars so as to enter and leave in a forward gear, all dwellings are allocated with min of 2 private car parking spaces.

Planning Policy

This site lies within the local plan and is considered to be in a sustainable location. This is proven by the fact the site opposite has recently been approved and is currently under construction and close to completion, our proposals closely follows the format of this application who's SHDC Planning ref: is H05-0519-16 and is for 19 dwellings.

This all meets the criteria of the NPPF which states that Applications should be considered in the context of the presentation in favour of sustainable development.

The Site is also considered suitable for development due to the lack of the 5-year supply of deliverable housing set in South Holland.

Site

The site is presently vacant land and is directly behind 37 Fleet Road and is East of the site granted Planning Permission under ref: H05-0519-16. Known as Grimwood Close.

Surrounding Area

There are a mixture of houses and bungalows in all directions of the proposed development including replacement 2 storey dwellings bungalows etc, that are set to the rear and to the front on to Fleet Road. Directly behind the site lies open farmland. There are no dwellings adjacent the western Boundary. To the West of the site is a commercial building.

Design Proposal

This application is a FULL PLANS APPLICATION and all drawings are provided including site layout plan, showing how the 7 dwellings will be sited on the site, along with Plan and elevations of the proposed semidetached dwellings and detached dwelling, the design details (windows) have been

taken into consideration to minimise any potential overlooking issues by only having 1 bedroom window overlooking the approved site H05-0519-16. (Grimwood Close)

Domestic Access

The dwellings will have disabled access as required by Document M of the current Building Regulations including hard landscaped parking areas to ease access with use of wheelchairs.

Car Parking

Each plot will have its own off-road parking in the form of 2 spaces having block paved areas to ease access of the disabled.

Road Network

The road network will have the necessary requirements if requested by SHDC to meet Lincolnshire County Council requirements.

Access

Access to the development will be by upgrading the existing entrance point which is located between 37 & 35 Fleet Road, the development sits behind 37 Fleet road, it is the intention of the developer to widen the existing access point and roadway all to meet LCC requirements. Suggested width is 4200mm

Landscaping/Screening

Generally, all gardens will either be turfed or seeded with a selection of carefully selected shrubs to the front only, and with native Hawthorn and blackthorn hedging to the rear to encourage bird nesting and other ecology animals native to the area.

Drainage

Foul drains will be connected to public foul sewers

Surface water drainage will be to the South Holland Internal Drainage Board drain. See attached FRA.

Conclusion

This scheme will help towards the Council's 5-year supply of deliverable houses and will have minimal impact on the surrounding area due to the proposed nature of the development taking into account the design of dwellings, space/dense/parking landscaping for adjacent existing dwellings.