

DESIGN & ACCESS STATEMENT

**PROPOSED 2 NO: HOUSES AND GARAGES AT
HALL GATE, CHURCH END, FLEET**

FOR MR D BARKER

Status Design
2 Edinburgh Walk
Holbeach
Spalding
Lincolnshire
PE12 7AP

Tel: 01406 424343
Fax: 01406 490702
Email: info@status-design.co.uk
Website: www.status-design.co.uk

Introduction

This proposal is for 2 No: houses and garages on a parcel of land within the new Local Plan for Fleet Hargate and within the Conservation Area for Fleet Hargate.

Proposal

The site is surrounded by existing houses, so it is considered houses on this site would be the most appropriate. The proposed houses have been designed to be sympathetic to the surrounding conservation area.

Screening/Landscaping

The majority of existing trees are to remain, with a new Hawthorn hedge to the site frontage and fencing to side and rear boundaries.

External Materials

External materials have been chosen to fit in with the local area.

Access

A new access is proposed to serve this site which will be to Lincolnshire County Council requirements.

Private Drive

A private drive is proposed to serve the 2 No: proposed dwellings.

Car Parking

Each property will have its own garage and car parking space.

Disabled Access

The site and dwelling will have disabled access as required by Building Regulations including hard paved access.

Foul Drainage

Foul drainage will be connected to public foul sewer in Hall Gate.

Surface Water Drainage

Surface water drainage will be to on site soakaways.

Conclusion

This site is within the Fleet Church End Conservation Area and is close to Fleet Church.

Early discussions have taken place with the South Holland District Council Conservation Officer to ensure an appropriate development for the site is achieved.

Please see attached an email from Mark Simmonds dated 12 December 2018.

It is considered therefore that 2 No: houses and garages of the design proposed will enhance the local area.



Status Design
2 Edinburgh Walk
Holbeach
Spalding
Lincs
PE12 7AP

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Admin 01775 764723
DC Officers 01775 764703
facsimile 01775 762937

planningadvice@sholland.gov.uk
www.sholland.gov.uk

12th December 2018

Dear Sir/Madam

PLANNING: PRE-APPLICATION ADVICE

Reference: PE-00487-18 Case Officer: Mark Simmonds
Location: Hall Gate Church End Fleet
Proposal: Proposed erection of 2 houses and garages

Thank you for your enquiry.

The site in question is within the settlement boundary on the Emerging SELLP and with the current lack of a 5-Year housing land supply in South Holland this site is acceptable in principle for residential development.

At least half the site appears to be in Flood Zone 2 which may mean it does not pass a Sequential Test when the wider village is considered, you should seek specialist flood risk advice in this regard.

The site is within the Conservation Area and in close proximity to the Church - there will be likely to be Archaeology issues which means you should contact the HER at Lincolnshire County Council (Ian Marshman) for advice.

Any new dwellings should be of traditional design and materials reflecting the 2 storey dwellings in close proximity in the village.

There is also the potential for any development to obscure important views to the Church from key stretches of the public domain.

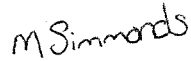
A robust Heritage Impact Assessment/Heritage Statement will be needed to establish any harm and mitigations.

any formal decision the Council may make following the receipt of a planning application.

BUILDING REGULATIONS

The works that you are proposing may also require Building Regulations and this informal advice or any subsequent planning permission does not give authority under Building Regulations to commence work. Please contact the Building Control section for further information on 01775 764557

Yours faithfully

A handwritten signature in black ink, appearing to read 'M Simmonds', is written above the typed name.

Mark Simmonds, Planning Officer
marksimmonds@sholland.gov.uk