DESIGN & ACCESS STATEMENT

PROPOSED RESIDENTIAL DEVELOPMENT

FLEET ROAD
FLEET
LINCS
PE12 8LD

FOR

MR & MRS H PAYNE



Cooper Architectural Design
90 Winsover Road
Spalding
Lincs.PE11 1HA

Tel: 07808125778
Email: c.a.d@btconnect.com

1. Introduction

This Design & Access Statement accompanies an Outline Planning Application for a Residential Development. The application site is situated on the B1515 Fleet Road at Fleet. The village provides many facilities such as a primary school, post office/shop and a public house. Fleet is situated on a main bus route to Spalding 30 minutes to the West and Kings Lynn 50 minutes to the East.
The application site is the front garden of the applicants dwelling – `Anglia Paddocks` Winslow gate Fleet Lincs.

It should be read in conjunction with the following:

Drawings:

1636-01	1: 2500	Location Plan
	1: 250	Site Plan including levels.
27816-01	1:250	Topographical Survey

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 EAST LINCOLNSHIRE LOCAL PLAN

- South East Lincolnshire – Proposed Inset Maps for 'Other Service Centres and Settlements'

SOUTH HOLLAND LOCAL PLAN JULY 2006

- SG1 – General Sustainable Development
- SG2 – Distribution of Development
- SG3 - Settlement Hierarchy
- 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

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.

One of the requirements for the emerging South East Lincolnshire Local Plan seeks the development of the 'Other Service Centres and Settlements' Fleet is identified as a `Minor Service Centre`.

An assessment of settlements and their sustainability credentials June 2015 in the South East Lincolnshire Local Plan identifies
Fleet Hargate as being a sustainable location for future development.

The emerging South East Lincolnshire Local Plan proposes that Affordable Housing needs will be met on Market Housings sites of 10 or more dwellings with at least / about 30% of affordable housing on sites in South Holland District.

2. The Site

The application site was identified in July 2016 as having Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 7, and be completed before year 10.
The application site area measures 0.40 ha.

The site is situated off the B1515 the Fleet Road this being the main route from Spalding/Holbeach to Fleet Hargate and Gedney thus being a sustainable location with bus routes and other vehicular access to the major shopping areas. Access will be Via a Private Drive to the rear of the plots off Winslow Gate. Thus avoiding visibility problems of individual access` close to the bend known locally as `Proctors Corner`

3. Use

The application site is predominantly vacant grassed area being the front garden of `Anglia Paddocks`with a hedging to the Southern and Eastern boundaries, which will be retained.

4. Amount

Drawing No. 1636-01 indicates the 1:2500 Ordnance Survey Plan of the application site and where it is in relation to the adjacent existing dwellings to that part of Fleet.
Together with 1:250 proposed site plan which indicates how the site can accommodate 5 good sized building plots comfortably on the site.
Vehicular access in the form of gravel driveways to the proposed plots is provided off the Private Drive along the Northern boundary.

Drawing No. 27816-01 Topographical Survey indicates existing features on the site, the grass verges, with the existing hedges around its boundaries.

5. Appearance

The design of any future dwellings will be the subject of a `Reserved Matters` planning application when the elevations and layouts are considered and will be of a design appropriate for the area in terms of reflecting the traditional vernacular. The proposal will not be out of character with the open countryside and will, therefore, encourage and offer a positive contribution to the area where it is situated.

6. Access

The proposed access is indicated on Drawing No. 1636-01, the proposed block plan. The `Private Drive` vehicle access will be off Winslow Gate with individual access` off.
The Private Drive will be the responsibility of a Maintenance Company funded by any future owners.

7. Landscaping

The proposed landscaping scheme will be submitted as a condition compliance.

8. Conclusion

An assessment of settlements and their sustainability credentials June 2015 in the South East Lincolnshire Local Plan identifies Fleet Hargate as being a sustainable location for future development. The plan also determines that this site should be suitable for Market Housing only and that no affordable housing would be required.

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 application site is on a bus route and within close proximity to schools, shops and other facilities as previously described.

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 a 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 Governments 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.

Para 49 of the Framework states “Relevant policies for the supply of housing should not be considered up-to-date if the Local Planning Authority cannot demonstrate a five years upper supply of deliverable housing sites” thus as the authority is unable to demonstrate this the policies for the supply of housing such as the Local Plan policies HS7 and SG4 seeking to restrict development in the countryside are to be considered out of date. The proposal would be a positive contribution to the existing housing shortfall.

Policy SG7 refers to the requirement of properties to be energy efficient.

The Government is also greatly concerned due to the shortfall in housing numbers, in particular South Holland and its district not meeting its housing needs.

In view of the above it is hoped that this application will be favourably considered.