



DESIGN AND ACCESS STATEMENT

FOR THE

CREATION OF TWO RESIDENTIAL BUILDING PLOTS
FOR
SINGLE STOREY DWELLINGS

TO THE REAR OF

THE GATEHOUSE
87 STONEGATE
GEDNEY
LINCOLNSHIRE
PE12 0BY

FOR

MR & MRS R COE



SITE APPRAISAL

Section 1: Brief Description of Development

To create two residential building plots for single storey dwellings.

Section 2: Assessment

The following steps have been taken to appraise the context of the site in respect of the proposed development:

- 2.01 **Physical Context:** The site of the proposed development is the existing garden to the rear of The Gatehouse, 87 Stonegate in the village of Gedney, Lincolnshire.

The site is partly bordered to the north by two storey residential dwellings. Further two storey and single storey residential dwellings are to be found a short distance away along Stonegate to the south and also to the East on the opposite side of Stonegate.

- 2.02 **Social Context:** The site is within an existing residential area and the development proposed would therefore fit in with the character of its local surroundings. There are no known factors that will cause local people to be affected by the development.

- 2.03 **Economic Context:** The proposed development is to provide two additional dwellings within the local community and it is therefore felt that it will make a beneficial contribution to the local economy.

- 2.04 **Planning Policy Context:** Although an earlier Planning Application (Ref: H06-0799-16) for four building plots did not receive approval, it is felt that the revised scheme for two building plots will not now be affected by the Planning Policies highlighted in the Planning Refusal dated 7th November 2016.

It should be noted that the proposed South East Lincolnshire Local Plan Map (Inset Map No 17) shows the site as falling within the development area of the village. A copy of Inset map No 17 is appended.

Section 3: Involvement

- 3.01 **Planning Department:** The Case Officer dealing with the previous application, David Gedney was consulted who suggested that a revised application for two building plots be submitted as this would reduce the impact on the locality.

- 3.02 **Flood Risk:** The Flood Zone Map from the Strategic Flood Risk Assessment 2010 shows that the site lies within a Zone 3 flood risk area.

Although the Residual Flood Depth map from the Strategic Flood Risk Assessment 2010 clearly shows the site to be within an area that is not at risk of flooding the Environment Agency's advice recommends that floor levels of the new properties be set at a minimum of 500mm above ground level. It also recommends that flood resilient construction be incorporated to a minimum height of 300mm above the predicted flood level.

The above measures and recommendations have therefore been incorporated and are clearly show in the accompanying flood risk assessment which in the previous application met with Environment Agency approval.



Section 4: Evaluation

- 4.01 **Generally:** The site of the development is currently a very large rear garden to the residential dwelling known as The Gatehouse. Although on the fringe of a rural settlement it does fall within the proposed development boundary for the village.

Although it is appreciated that existing development along Stonegate is predominantly frontage, it can be argued that the development does not extend into open countryside as it is contained within the existing boundary of a residential dwelling. It could also be argued that other development has been allowed in the village along Churchgate which forms backland development extending into open countryside.

Although finished floors have been raised to address flood risk requirements, it is proposed that the development be restricted to single storey development which it is felt, would not have a harmful effect upon the character and appearance of the rural fringe of the village.

Therefore, being adjacent to other residential properties, the site lends itself to the residential development proposed. Being within the proposed development boundary for the village, it is felt the scheme, if approved will greatly enhance the area and be a worthwhile addition to the local community.

- 4.02 **Vehicular Access:** Access to the site will be via a shared access road between No 87 (The Gatehouse) and The Sidings. With only two properties proposed in the development, it is not envisaged that any harm in terms of noise and disturbance will be caused by occasional vehicles entering and leaving the site.

4.03 **Local Amenities / Services:**

- The site benefits from the availability of a mains gas supply and mains drainage running along Stonegate.
- The local Primary School is a short walk away in the centre of the village.
- Although there is no village shop or post office in Gedney, the towns of Long Sutton and Holbeach are only a short distance away with a regular twice hourly bus service to each. The larger towns of Spalding and King's Lynn are only a short drive away both of which also have the benefit of twice hourly bus services.

Section 5: Design

The development will be designed sympathetically to enhance the existing locality and to fit in with the character of the adjacent properties.

THE DESIGN COMPONENT

Section 6: Use

The situation of the site lends itself to the proposed development.

Section 7: Amount

The size of the site is adequate for the two building plots proposed as clearly shown on the accompanying drawings.



Section 8: Layout

The layout shown on the accompanying drawings is indicative of what can be achieved. Final layout will form part of a Reserved Matters Application at a later date.

Section 9: Scale

The size of each property will form part of a Reserved Matters Application at a later date. Each property would be no more than single storey in height.

Section 10: Landscaping

Landscaping details will form part of a Reserved Matters Application at a later date.

Section 11: Appearance:

The overall appearance of each property will be designed to fit in with and compliment the residential area to which it is adjacent and will form part of a Reserved Matters Application at a later date.

Section 12: Access

Access to the site will be from Stonegate via a shared access roadway over which both residential properties will have right of way. An indicative layout is clearly shown on the accompanying drawing No 16/1265-02. Final access details will form part of a Reserved Matters Application at a later date.