DESIGN & ACCESS STATEMENT

FLOOD RISK ASSESSMENT

FOR

PROPOSED RESIDENTIAL DEVELOPMENT
Adj. FIELD END
CHURCH GATE
GEDNEY
LINCS.
PE12 0BJ

MR M STEVENS



1. Introduction

This Design & Access Statement accompanies a planning application for residential development of a single storey dwelling
Adjacent to Field End Church Gate Gedney Lincs. PE12 0BJ.

It should be read in conjunction with drawing No. 2003-01

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 MARCH 2019

- 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 South East Lincolnshire Local Plan seeks the development of the 'Other Service Centre and Settlement' the inset map No 38 for Gedney Church End & Black Lion End indicates that the application site is situated within the identified development boundary of an ` Other Service Centre and Settlement `.

An assessment of settlements and their sustainability credentials March 2019 in the South East Lincolnshire Local Plan identifies Gedney Black Lion End as being a sustainable location for future development.

2. The Site

The application site is situated on Church Gate adjacent to `Field End` with access directly onto Church gate. That part of Church Gate comprises, mainly, of detached single storey properties.
The Gedney Church End Primary School is within walking distance as is the centre of the Village with St Mary Magdalene Church.
The Black Lion Public House is approximately 70m along Church Gate.
All are served by public footpaths to the proposed development. The application site is situated approx. 2.5 miles from the centre of Long Sutton to the East and approx. 11 miles from the centre of Spalding both of which are on a bus route which is within easy walking distance. Both centres provides ample employment opportunities. Therefore, the application site is considered to be located in a sustainable location.

3. Use

The application site is currently garden land to the residential dwelling situated on the site namely Field End Church Gate Gedney.

4. Amount

Drawing no. 2003 – 01 indicates the 1:1250 application site and where it is in relation to the adjacent existing dwellings to that part of Gedney.

The 1:200 block plans indicate the highway, footpath and boundary treatment on the site. And how a dwelling can be accommodated comfortably on the site with no overlooking in any direction.

5. Appearance

The proposed design of a single storey dwelling indicated on Dwg no. 2003-01 is considered to be of a design appropriate for the area in terms of reflecting the traditional vernacular. The proposal will not be out of character in this location and will, therefore, encourage and offer a positive contribution to the area where it is situated.

6. Access

The existing vehicular access and drive will be widened and upgraded to accommodate the new dwelling. The proposed access to the existing and proposed development is indicated on Dwg No.2003-01

7. Landscaping

Boundary treatments are indicated on Dwg No.2003-01. Existing hedging and trees will be retained where practical.

8. Conclusion

An assessment of settlements and their sustainability credentials March 2019 in the South East Lincolnshire Local Plan identifies Gedney Black Lion End as an `Other Service Centre and Settlement` and a sustainable location for future development. The plan also determines that this site, being for a single dwelling, 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 reasonable 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.

FLOOD RISK ASSESSMENT

The site is situated in Zone 2 on the Environment Agency Flood mapping.
And according to the 2017 South Holland Strategic Flood Risk Assessment, the site is located in an area deemed to be of No Residual Flood Hazard to the year 2115.
It is therefore proposed that:
The new dwelling will be single story with a place of Refuge in the roof space.
The Finished Floor Level of the new dwelling will be set at least 300mm above the surrounding ground levels.
The applicant will register with the Environment Agency's Flood line Warnings Direct Service.
Rainwater from the roofs of the dwelling should be discharged into soakaways and these should be designed to BRE Digest 365 and approved under Building regulations.