



DESIGN AND ACCESS STATEMENT

FOR THE

CREATION OF FOUR RESIDENTIAL BUILDING PLOTS

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 four residential building plots.

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 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 four 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:** There are no known Planning Policies that may affect the development and it does not lie within a conservation area.

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.

Mr & Mrs R Coe are therefore seeking Outline Planning Permission to develop the site as indicated on the accompanying drawings.

Section 3: Involvement

- 3.01 **Planning Department:** The duty Planning Officer, Ms Tracey Meachin was consulted recently who recommended that an Outline Planning Application be submitted. She could see no reason why an application in this form would be objected to provided all aspects of flood risk and local amenities etc were covered.

- 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.

However, 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 have therefore not been contacted in respect of pre-application advice.

A Flood Risk Assessment is included with this application.



Section 4: Evaluation

4.01 **General:** The site of the development is currently a very large rear garden to the residential dwelling known as The Gatehouse. Being adjacent to other residential properties, the site lends itself to the residential development proposed. Being within the proposed development boundary for the village, the scheme, if approved will greatly enhance the area and be a worthwhile addition to the village street scene.

4.02 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, there is a regular twice hourly bus service throughout the day to the towns of Long Sutton, Holbeach, Spalding and also King's Lynn.

Section 5: Design

The development will be designed sympathetically to enhance the local street scene 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 four 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 two storeys 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 all four 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.