Reference SD20-005 DAS

DESIGN AND ACCESS STATEMENT

PROPOSED 2 NO: PLOTS

AT MILLFIELD NURSERY, MILL LANE, GEDNEY HILL

FOR J PELL & SON

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Introduction

This proposed site is on the frontage of Mill Lane, within an existing Nursery and is within the main settlement of Gedney Hill.

The site is within the existing South East Lincolnshire Local Plan.

There is an existing house directly to the North of the site.

There are 9 No: proposed dwellings to the South and West of the proposed site under Planning Permission ref: H07-0179-18.

Proposal

This proposal is for 2 No: dwellings to the frontage of Mill Lane, with an existing house to the North and proposed dwellings to the South and West.

Dwelling Designs

There is a mixture of houses, chalets and bungalows in this location so it is considered houses would be appropriate for this site.

The final design will be at the "Approval of Reserved Matters" stage.

Landscaping

The existing frontage hedge will remain, lowered where necessary and suitable gap created for a proposed paired dwelling access.

Suitable plot boundary fences can be dealt with at the "Approval of Reserved Matters" stage.

Accesses

Accesses are proposed to be paired, together with turning facilities, all to Lincolnshire County Council requirements.

Allow for suitable Visibility Splay of 2.4 x 43 metres, with no obstructions exceeding 0.6 metres in height within that area.

Foul Drainage

It is proposed for each plot to have its own Treatment Plant with its outfall connected to the South Holland Internal Drainage Board Fleet drain to the West of the site.

Surface Water Drainage

Surface water drains are to be connected to on site soakaways.

External Materials

These can be dealt with at the "Approval of Reserved Matters" stage.

Conclusion

The proposed site is within the South East Lincolnshire Local Plan and it is therefore considered suitable for 2 No: houses in this location.