Design and Access Statement

PROPOSED ERECTION OF 1NO 4xBED DWELLING WITH ATTACHED DOUBLED GARAGE AT LAND ADJACENT 54
HIGHSTOCK LANE,
GEDNEY HILL,
SPALDING,
LINCS

This report's aim is to demonstrate how the design process has been established and created the thought process behind the planning application. The report outlines the provisions of a high standard of design with the inclusion of accessibility for all, whist complying with planning legislation.

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Design and Access Statement

1. **Introduction: -**

This Design and Access Statement supports the full application for the erection of 1no dwelling at land adjacent 54 Highstock Lane, Gedney Hill, Spalding

2. **Compliance with Planning Policies:-**

National Planning Policy Framework

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.

NPPF

Para.2 Applications should be determined in accordance with the development plan, unless material considerations indicate otherwise

Para.10 Presumption in favour of sustainable development

Para 12. Presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making

Para 47. All applications for development shall be determined in accordance with the development plan, unless material considerations indicate otherwise.

Chapter 14. meeting the challenge of climate change, flooding and coastal change.

3. **Use and amount:-**

The site has ample private amenity space with the addition of a driveway that will be used and double garage for off road parking. Permission has been granted for 2 bungalows on this site as separate applications, this application seeks to change the design and layout of the buildings. In this application we also seek to appease the pre commencement conditions.

4. **Design/Layout:-**

For simplicity of construction, this application seeks to approve all of the client's requirements to allow the dwelling to be completed as they wish. All landscaping approved on the previous application will be adhered to and planted in accordance with the approved plans.

The design of the dwelling is of a similar size and layout of that approved under the previous application for this site.

Foul water discharge:

Bio Disk Treatment Plant for foul water discharge, serving up to 9 people:

The Klargester BioDisc sewage treatment plant provides a reliable, efficient and environmentally safe solution to your sewage disposal needs perfect for domestic dwellings without access to mains drainage. Ideal for locations where discharge is to sub-surface irrigation (soakaway), or to a suitable watercourse where approved by the Regulator, and where a septic tank will not meet the required standards. The Klargester BioDisc is a packaged sewage treatment plant utilising Rotating Biological Contractor technology for small domestic applications. This process offers inherent cost and performance benefits with a low carbon footprint. In normal domestic situations the BioDisc will produce effluent qualities of 8mg/I BOD, 13mg/I SS, 4mg/I ammonia and 2mg/I phosphate.

Klargester BA-X Tank Features

- Low running and maintenance costs
- No noise, no odours
- Suitable for homes with up to 18 people
- Low profile covers for minimal visual impact
- Invert options to match the site
- Control panel issues an immediate alert when a problem occurs
- Single phase standard power supply
- Optional integral pump available
- Certified to European Standard EN - 12566-3
- CE marked

Technical

Population equivalent: 9
Max. Daily BOD: 0.54kg
Max. Daily Flow: 1.8m3
Overall Diameter: 1995mm
Inlet Invert Depth: 750mm
Depth Below Inlet Invert: 1400mm
Outlet Invert Depth: 1315mm
Overall Height: 2460mm
Empty Weight: 325kg
Standard Power Supply: 1 Phase
Full Load Current - Single Phase: 0.51amps
Sludge Return Pump Rating: 250W
Electrical Power Consumption: 682.55 KWH/Year

The water consumption of each dwelling hereby permitted should not exceed the requirement of 110 litres per person per day (as set out as the optional requirement in Part G of the Building Regulations 2010 and the South East Lincolnshire Local Plan, 2019). The person carrying out the work must inform the Building Control Body that this duty applies. A notice confirming the requirement for the water consumption has been met shall be submitted to the Building Control Body and Local Planning Authority, no later than five days after the completion of each dwelling.

Landscaping Scheme

-Silver Birch and Wild Cherry

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--Native mixed species hedgerow

-70% hawthorn, 30% mixed species, blackthorn, hazel, field maple, holly 30-50cm in double staggered rows 5 plants per meter run planted to frontage and planted inside the 1.2m high timber post and rail fence to rear boundary. 1.8m close boarded fence to side boundaries.

5. **Access:-**

Site access

Proposed access for the dwelling will be positioned in the area approved on application H07-1205-18

Inclusive access

The general topography of the site is level and will comply with Part M of the Building Regulations. The front door will have a level access threshold and all internal ground floor doors will include inward and outward opening doors to any W.C, allowing access throughout the ground floor area.

Fire appliance Turning

The close proximity of Highstock Lane allows the Fire brigade to gain access to the site should the event of a fire break out.