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Date: 6th July 2015

DESIGN AND ACCESS STATEMENT FOR PROPOSED BUILDING PLOT LOCATED ON THE B1166 (STATION ROAD) BETWEEN SYCAMORE VIEW AND HARVEST LODGE, GEDNEY HILL, SPALDING.

DESIGN STATEMENT:

THE PROPOSAL:

The proposal is to create a new building plot located to the north of Harvest Lodge and south of Sycamore View on Station Road, Gedney Hill. The plot is at present an arable field.
Initially Longstaffs wrote to the planning department of SHDC enquiring if such development would be possible in this location, a copy of the reply dated 6th February 2015 ref. PE-00117-2015 is enclosed. This reply appears to be very positive.

THE SITE LAYOUT:

The proposed building plot is 14.620 wide at the front and approx. 15.000 wide at the rear and is approx. 57.600 deep. The rear boundary is located in line with the adjacent Sycamore View development. A 9.000 wide area is shown between the plot and the existing main drain to the north of the proposal which will serve as an access roadway to the retained field at the rear of the proposal and as a service area to the existing drain. A possible footprint of a dwelling is shown located on the site in line with the adjacent bungalow to the north of the proposal.
It has been established that there is an underground power cable located to the south of the proposal in the adjoining owners property. The exact location of this cable needs to be confirmed as a 3.000 wide service area must be retained (1.500 to each side of the cable location). It appears that this service area does not affect the proposed plot but this needs to be confirmed on site before any development is planned. The approx. location of the cable and service area is shown on the site layout.

LANDSCAPING:

The only defined boundary at present is the southern boundary of the site which consists of a low timber fence, together with a leylandii hedge and a mature mixed hedge. The treatment of the other boundaries is to be agreed at reserved matters stage together with general site landscaping such as tree planting and hard landscaping such as the vehicle access and general paving.

APPEARANCE:

As the site is located between an existing bungalow and a small estate of two storey dwellings it could suit various dwelling types although it does relate more to the existing bungalow to the north of the proposal. Sufficient privacy must be retained for existing surrounding dwellings if a two storey dwelling is built on this site. Details of the dwelling design, siting and external finishes will be dealt with at reserved matters stage.

DRAINAGE:

There is an open drain which runs along the northern side of the site which is the responsibility of the South Holland Internal Drainage Board. We have contacted the drainage board and they have confirmed that they require a 9 metre service gap from the edge of the drain.

ACCESS STATEMENT:

ACCESS TO SITE:

Car parking –	Ample parking will be available within the proposals. A vehicle turning space will be available within the site.
Vehicle access –	A new vehicle and pedestrian access to the site will be provided.
Disabled access –	The new dwelling will have disabled access as required by the Building Regulations including hard paved access to the dwelling for disabled use.

Access throughout the proposed dwelling (including disabled access) together with fire escape provisions will all comply with the latest building regulations.

FLOOD RISK TO THE DEVELOPMENT:

Although the environment agency flood maps indicate that the site is located within Flood Zone 3 and is therefore likely to flood in extreme situations. The South Holland Stategic Flood Risk Assessment prepared by Royal Haskoning and updated in January 2010 indicates that the site is located well away from any flood risk areas both at present and in the future, including Residual Risk Extent up to and including year 2115.
The Royal Haskoning report indicates that this site is located in an area that is not in any significant danger from flooding, either from the sea or from rivers. The site is well away from any of the defined rapid inundation zones bordering the sea and major rivers and is not in a Residual Risk location. The occupant of the proposed dwelling should also register with the Environment Agency's free Floodline Warnings Direct service and this should be a condition in any planning consent for this site.

COPY

SOUTH HOLLAND DISTRICT COUNCIL

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6th February 2015

Mrs A Parkinson
email address

Dear Sir/Madam

DEVELOPMENT CONTROL - PRE-APPLICATION ADVICE

Reference: **PE-00117-2015** **Case Officer:** **David Grant**

Location: **Land north of Whitehouse Farm Station Road Gedney Hill Spalding**

Proposal: Erection of infill dwelling

Thank you for your recent enquiry. I can confirm that the proposal is outside of the defined settlement limits for Gedney Hill. However, the land is adjacent to the boundary on either side so the principle of development could be supported on this site. A development along the existing building line would be seen to be the most appropriate location on this site.

I trust this information has been of help. If you have any queries please do not hesitate to contact me.

This planning advice is given in good faith but is an officer opinion only and therefore is not binding on any formal decision the Council may make following the receipt of a planning application.

BUILDING REGULATIONS

The works that you are proposing may also require Building Regulations and this informal advice or any subsequent planning permission does not give authority under Building Regulations to commence work. Please contact the Building Control section for further information on 01775 764557

Yours faithfully

D Grant

David Grant
Planning Officer
dgrant@sholland.gov.uk

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