sharman architecture
OAK BARN. WILLOW DROVE. BOROUGH FEN. PETERBOROUGH. PE6 7QB
tel: 07724 529 094 email: paulsharman1@btinternet.com

SITE: PROPOSALS FOR A SINGLE DWELLINGS ON LAND ADJACENT.
to
HARVESTER LODGE. STATION ROAD. GEDNEY HILL. LINCOLNSHIRE. PE12 0NP.

DATE: 9th OCTOBER 2024

DESIGN STATEMENT WITH REGARDS TO A FURTHER OUTLINE PLANNING APPLICATION AT THE ABOVE LOCATION.

This Design & Access Statement accompanies the enclosed outline planning application for a proposed residential development.

LOCATION
The application site is situated on Station Road and is located between Harvest Lodge to the South and Sycamore View to the North.
There is a portion of Agricultural land located adjacent to the site with a width of approximately 9 metres.
Opposite the site is arable land with a small development called Hubert's Close adjacent to this to the south-east.
The site has an area in the region of 0.086 hectares and has a direct access off Station Road.
The site is currently a grass field.

HISTORY
The site currently benefits from an outline planning permission for a residential development with all matters reserved.
This reference number is H07-1222-21 and has a run out date of three years from its approval which was granted on the 25th January 2022
The site has previously had planning permission for a bungalow under planning references;
H07-0615-15
&
H07-0841-18

PRINCIPLES
The site lies within the Gedney Hill Development Boundaries and Gedney Hill is defined as a Minor Service Centre.
All as defined in the SELLP (South East Lincolnshire Local Plan) 2019.
To support a Service Centre development will be allowed if it helps towards sustaining that use.

Gedney Hill has facilities which are available and are as follows:
- Church
- Shop
- School
- Golf Course

Those facilities are within walking distance as is access to a bus service which goes to Peterborough & Spalding on a daily basis.

This Design statement has been written to meet the requirements of Article 4C of the Town & Country Planning (General Development Procedure) Order 1995 (as amended) and has taken into account the necessary policies on a National and Local level.
Locally in this case refers to:
01 Spatial Strategy
03 Design of New Development
04 Approach to Flood Risk
36 Vehicle and cycle parking

DESCRIPTION OF PROPOSED WORKS
The proposals are for a single dwelling that will accord with the National Space Standards.
There is ample room for a dwelling to sit in well with the local environment and with ample space for parking that would allow a car to access and egress the site in a forward gear.
The site would allow for a dwelling that would benefit the village and would be designed to give no problems associated with overlooking, overshadowing and of an overbearing nature and would respect the privacy of those dwellings that exist.

To all of the fronts a high quality of soft landscaping is envisaged together with an upgrade in the Biodiversity aspect of the site.
At present the area is a field with a minimum wildlife in the form of plants and animals.
A commitment to Biodiversity when the Reserved Matters are made will provide for a diverse and expanding nature.

FLOOD RISK TO THE AREA.
Policy 4 of the SELLP is concerned with flood risk within the district and all dwellings are required to pass the sequential test.
As can be seen from the enclosed Environment Agency map the site lies within Flood Zone 3.
Whilst it may seem that there is a problem with flooding other reference is to be made to the hazard mapping within the SFRA which shows the site to be unaffected if a breach of the local flood defences were to occur.
This therefore proves the site is sequentially preferable in terms of flood risk and in this case a full flood risk assessment is not required.

CONCLUSION
For the reasons outlined above and the existing permission we would suggest the the planning balance lies in favour of the proposal and is in accordance with Policies 1, 2, 3, 4, 28, 30 and 36 of the South East Lincolnshire Local Plan, 2019 and would hope that this application will be favourably considered again.

Yours sincerely

Paul Sharman