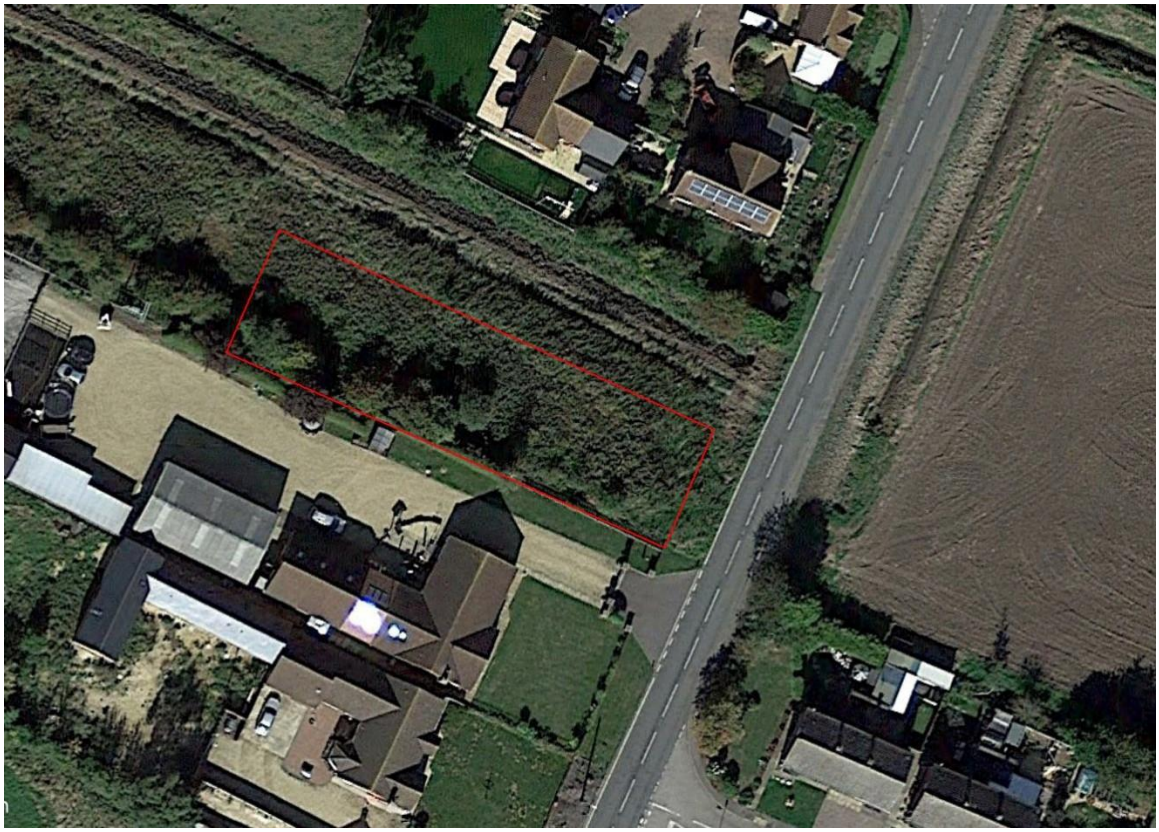
DESIGN & ACCESS STATEMENT

RESIDENTIAL DEVELOPMENT

STATION ROAD
GEDNEY HILL
LINCS
PE12 0NP

MISS E C MOORE



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1. Introduction

This Design & Access Statement accompanies an outline planning application for a proposed residential development. The application site is situated between Harvest Lodge to the South and Sycamore View to the North on Station Road Gedney Hill Lincs. PE12 0NP. Gedney Hill has excellent all-round facilities in terms of a local shop, Primary School, Church and Golf Course. I also benefits from daily bus services to Peterborough and Spalding and a weekly service to Wisbech and Community transport. The site is within easy walking distance of all facilities

It should be read in conjunction with the following drawing:

2107-01 1:250 Site plan
1:1250 Location plan

This DAS has been written to meet the requirements of Article 4C of the Town & Country Planning (General Development Procedure) Order 1995 (as amended) When preparing this application the following policies have been taken into account: -

NATIONAL PLANNING POLICY FRAMEWORK 2012

- Section 6 – Delivering a wide choice of high quality homes
- Section 7 – Requiring Good Design

SOUTH EAST LINCOLNSHIRE LOCAL PLAN

- South East Lincolnshire – Proposed Inset Maps for 'Minor Service Centre'

SOUTH HOLLAND LOCAL PLAN JULY 2006

- SG1 – General Sustainable Development
- SG2 – Distribution of Development
- SG3 – Settlement Hierarchy
- SG4 – Development in the Countryside
- SG14 – Design and Layout of New Development
- SG15 – New Development: Facilities for Road Users
- SG16 – Parking Standards in New Development
- SG17 – Protection of Residential Amenity
- HS7 – New Housing in the Open Countryside including other Rural Settlements

These policies form the basis upon which this application has been designed and are in accordance with advice within Paragraph 55 of the National Planning Policy Framework, 2012 and are aimed at ensuring that new development is in a sustainable location and that the character of the countryside is protected.

The emerging South East Lincolnshire Local Plan identifies Gedney Hill as being a Minor Service Centre.

An assessment of settlements and their sustainability credentials in the South East Lincolnshire Local Plan identifies Gedney Hill as being a sustainable location for future development.

2. The Site

The site has an area in the region of 0.083 Ha
The site is accessed directly off Station Road It lies in close proximity to the Local School and other amenities, and as such, is within easy walking distance to the local services and employment facilities locally. There is regular public transport to Spalding and Peterborough where the public transport services expand further afield thus adding to the availability of services and employment facilities. The site currently consists of a disused area of an Arable field. It was granted Outline Planning approval in 2015 (H07-0615-15) and Reserved Matters approval in 2018 (H07-0841-18) both of which have now lapsed.
Existing residential properties bound the application site.

3. Use

The application site currently consists of a disused area of an Arable field.

4. Amount

Drawing no. 2107-01 indicates the 1:1250 scale application site and where it is in relation to the adjacent dwellings in that part of Gedney Hill.

5. Appearance

The properties to the North of the site are two storey and the property directly to the South of the site is single storey, so a House or Bungalow would sit comfortably on this site. The proposed dwelling would be of high quality design and of a type that is in character with the area in general. These details will be subject to a further submission. In terms of appearance it will be of paramount importance that the design and form protects the amenities of the surrounding residential dwellings to minimise overlooking and noise etc.

6. Access

Access to the site would be via a driveway constructed of permeable material. Any garage will be set back to allow a vehicle to turn and join the carriageway in a forward gear.

7. Landscaping

Hard and Soft landscaping will be illustrated at the reserved matters stage.

8. Conclusion

The principle of residential development is acceptable under the provisions of the South East Lincolnshire Local Plan, adopted in 2019.

The proposed scheme will be a positive contribution to the character of the area, particularly in terms of the design, form and scale and will also be a positive contribution to the street scene. The proposal will be of a very high quality in terms of design and the use of materials. Para 55 of the NPPF refers to promoting sustainable development, which will enhance and maintain the vitality of rural communities within groups of smaller settlements. It also advises avoiding new isolated homes in the countryside unless there are special circumstances, which includes exceptional quality or innovative nature of design. It is intended that the design will help raise standards of design in architecture and will enhance its immediate setting.

Whilst the NPPF suggests the LPA policies are out of date in the Strategic and General policies the LPA states that “in towns, villages and in the open countryside the effective use of land and buildings is of great importance”.

The National Planning Policy Framework sets out the Government’s policies and how they expect them to be applied. There is a presumption in favour of sustainable development and more importantly one of its main aims is to increase the supply of housing.

Para 49 of the Framework states “Relevant policies for the supply of housing should not be considered up-to-date if the Local Planning Authority cannot demonstrate a five-year upper supply of deliverable housing sites” thus as the authority is unable to demonstrate this the policies for the supply of housing such as the Local Plan policies HS7 and SG4 seeking to restrict development in the countryside are to be considered out of date. The proposal would be a positive contribution to the existing housing shortfall.

In view of the above it is hoped that this application will be favourably considered.

8. Flood Risk

Although the Environment Agency flood map indicates that the site is situated within Zone 3, the South Holland Stategic Flood Risk Assessment prepared by Royal Haskoning and updated in 2017 indicates that the site is situated well away from any Flood Risk areas to and including 2115.
The report indicates that this site is 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. Any dwelling should be constructed with its ground floor level set a minimum of 300mm above immediately surrounding ground levels. Should a single storey dwelling be approved a `Place of Refuge` should be constructed in the roof void.
Any future occupant should register with the Environment Agency to receive free Flood Line Warnings.