DESIGN & ACCESS STATEMENT
FLOOD RISK ASSESSMENT

RESIDENTIAL DEVELOPMENT

BETWEEN 31 & 35 WESTHORPE ROAD
GOSBERTON
LINCS
PE11 4EN

JOHN GRANT (DONINGTON)
PENSION SCHEME



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1. Introduction

This Design & Access Statement accompanies an outline planning application to develop this site for residential development.

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 'Other Service Centres and Settlements'

SOUTH HOLLAND LOCAL PLAN JULY 2006

- SG1 – General Sustainable Development
- SG2 – Distribution of Development
- SG3 - Settlement Hierarchy
- 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

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.
One of the requirements for the South East Lincolnshire Local Plan seeks the development of the 'Other Service Centres and Settlements' the inset map No 18 for Gosberton indicates that the application site is situated within the identified development boundary of a `Minor Service Centre`.

An assessment of settlements and their sustainability credentials March 2019 in the South East Lincolnshire Local Plan identifies Gosberton as being a sustainable location for future development.

2. The Site

The site has an area 0.072ha and is between 31 & 35 Westhorpe Road Gosberton. The site is to be accessed directly off Westhorpe Road via a new access in accordance with L.C.C. Highways Standards The access position affords good visibility in both directions It lies in close proximity to Gosberton schools and shopping centre, and as such, is within easy walking distance to the services and employment facilities locally. There is regular public transport to Spalding and Boston where the public transport services expand further afield thus adding to the availability of services and employment facilities. The site currently consists of an unused field access. The Site is Flood Zone 3 as shown on the Environment Agency Flood mapping.

3. Use

The application site currently consists of an unused access to an agricultural field to the rear.

4. Amount

Drawing no. 1715-01-A indicates the 1:1250 scale application site and where it is in relation to adjacent dwellings in that part of Gosberton. The 1:200 Existing Block Plan gives the layout of the site together with existing levels. The 1:200 Proposed Block Plan gives an indicative layout of a possible future dwelling which can be accommodated comfortably on the site.

5. Appearance

The proposed dwelling would be designed to be of high quality and of a type that is in character with the area in general. The dwellings to the East and West are single storey bungalows therefore any proposed dwelling should also be a single storey bungalow or a Chalet bungalow. 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

The proposed drive will be constructed of gravel construction as indicated on the 1:200 Proposed Block Plan. Any garage will be set back a minimum of 13.0m from the edge of the carriageway to allow for turning space within the site to allow egress of vehicles in a forward gear.

7. Landscaping

The 1:200 Block Plans indicate the positions of the existing Boundary hedging and fences. Any additional landscaping will be illustrated at the reserved matters stage.

8. Conclusion

An assessment of settlements and their sustainability credentials March 2019 in the South East Lincolnshire Local Plan identifies Gosberton as a Minor service centre and a sustainable location for future development. The plan also determines that this site, being for a single Dwelling, should be suitable for Market Housing only and that no affordable housing would be required.

The National Planning Policy Framework clearly states the policies and how there is a presumption in favour of sustainable development and how the housing supply needs to be increased.
The application site is within close proximity a bus route and to schools, shops and other facilities as previously described.

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 Governments 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 years 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.

Policy SG7 refers to the requirement of properties to be energy efficient.

The Government is also greatly concerned due to the shortfall in housing numbers, in particular South Holland and its district not meeting its housing needs.

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

FLOOD RISK ASSESSMENT

The site is situated in partially in zones 1 and 3 on the Environment Agency Flood mapping.
However, according to the 2017 South Holland Strategic Flood Risk Assessment, the site is located in an area deemed to be of no Residual Flood Hazard to the year 2115.
It is therefore proposed that:
The new dwelling will be single story with a place of Refuge in the roof space.
The Finished Floor Level of any new dwelling will be set at 3.70 O.D.
The applicant will register with the Environment Agency's Flood line Warnings Direct Service.
Rainwater from the roofs of the dwelling should be discharged into soakaways and these should be designed to BRE Digest 365 and approved under Building regulations.