RIBA

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RESIDENTIAL DEVELOPMENT at RISEHOLME FARM, SILTSIDE, GOSBERTON RISEGATE

for

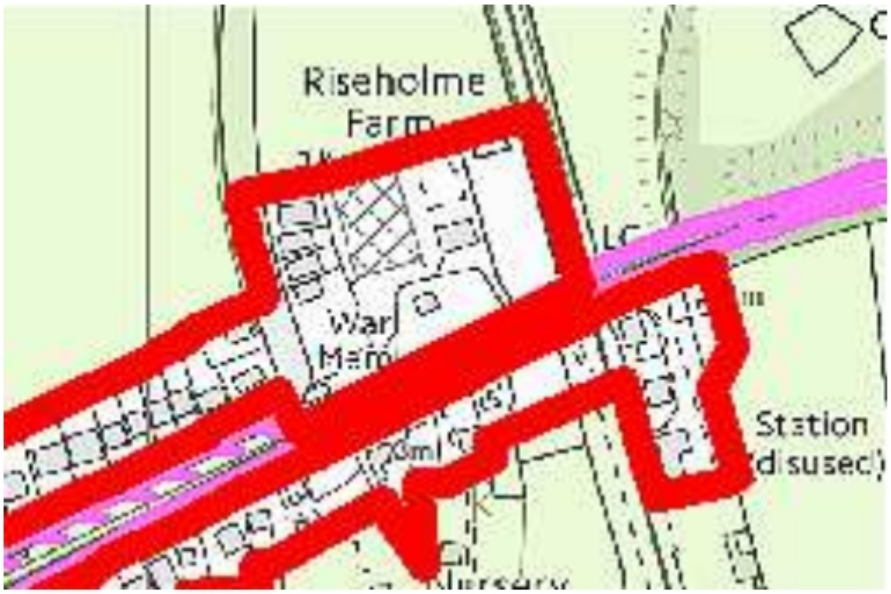
Mr & Mrs P WAUDBY

DESIGN AND ACCESS STATEMENT

1. BACKGROUND AND PRESENT SITUATION

1.1. The site is currently an unused grass paddock and hardstanding with access from Risegate Road, Gosberton Risegate.

1.2. The site sits within settlement boundary in the Local Plan as shown below.



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2. SITE ASSESSMENT

2.1. Site levels are flat and horizontal to all intents and purposes, and match the surrounding areas.

2.2. According to the Environment Agency Flood Maps, the site sits within Flood Zone 2 & 3. (see diagram below), therefore, a Flood Risk Assessment will be submitted to accompany this application.



3. EVALUATION

3.1. Opportunities

3.1.1. There is an opportunity to make better use of available land, and to provide a dwelling with good-sized plot, and in a position close to all local amenities and the local transport systems.

3.2. Constraints

3.2.1. The building's designs and siting are important to a successful outcome, and any issues of potential overlooking and any possible overbearing effect or loss of amenity on neighbouring properties will need to be addressed.

3.2.2. Any residential development proposal should take account of the general character and grain of the established area.

3.2.3. Food risk can be a concern. However, the sequential test undertaken in the Flood Risk Assessment states, '*Taking into account the guidance, it can be seen that it is extremely unlikely that an alternative site with a lower flood risk could be found in the area of Gosberton Risegate.*' Making the site developable in respect to flood risk.

4. DESIGN

4.1. The design of the proposed dwelling, which are the subject of this application, are intended to reflect and reinforce the traditional buildings seen in the area as well as add some modern elements, producing a dwelling that sit well within the site and adds to the rhythm of the street scene and enhance the housing stock of the District.
4.2. The site allows for parking, and manoeuvring as shown in this current application planning drawing.
4.3. The front and rear gardens will be laid to grass with small paved footpaths partially around each building perimeter leading to a small patio area to the rear.

5. ACCESS AND SUSTAINABILITY

5.1. The proposed house is within a sizable Village. Gosberton Risgate is identified as a other Service Centre under the Emerging Local Plan and is considered to be sustainable in terms of new development.
5.2.. In the near vicinity there is a Primary school, church and Public House within less than a few minutes' walk. Access to the site is possible by foot or by vehicle, with pedestrian access to the village already established via Mill Lane. Disabled visitors can drive, or be driven up to the principal entrance.
5.3. A bus service operates along Risegate Road, with bus stops close to the site approx. 400m from the site entrance, providing easy access to Gosberton, Boston, Peterborough, Spalding, Holbeach and beyond. Boston has a railway station so it is not difficult to access the national network by public transport.

6. CONCLUSION

6.1. It is considered that the proposed development is suitable for its site and the area generally and makes best use of otherwise unused land.
6.2. In summary, it is contended that the proposal is of benefit not only to the site, the local housing stock, but also Gosberton Risegate ensuring steady growth in the village and help sustain the local economy.