



1. BACKGROUND AND PRESENT SITUATION

- 1.1. The site is currently a workshop/ storage with its own access from Clough Road in the side garden of No. 47 Clough Road, Gosberton Risegate. The site sits within settlement boundary in the Local Plan as shown below.



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- 1.2. The site sits within a run of a mix of single and two storey residential dwellings. With the majority being single storey.

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 1, (see diagram below), therefore, a Flood Risk Assessment will not 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 bungalows with good-sized plots, and in a position close to all local amenities and the local transport systems.

3.2. Constraints

- 3.2.1. The buildings 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.

4. DESIGN

- 4.1. Access to the site is currently in situ already with a separate dropped kerb access onto the highway.
- 4.2. Although design, scale and size, is to be determined at Reserved Matters stage via negotiation with the LPA, the indicative plan submitted shows that the site can comfortably fit a dwelling and amenity space.

- 4.3. As part of the Part L of the Building Regulations application, renewable energy will be considered. There is ample opportunity for PV cells on the roof of the bungalows. Additionally, all new homes must be equipped with electric car chargers to add in reducing carbon footprint.
- 4.4. This site is exclusively for a dwelling which is self-build or custom housebuilding. Therefore, is exempt for Biodiversity Net Gain. A separate BNG Exemption Statement will accompany this application.
- 4.5. The site allows for parking and manoeuvring as shown in this current application planning drawing. To ensure that any disturbance to neighbours is kept to a minimum hardstanding of permeable block paving or tarmac is to be used for the driveway rather than gravel with all external lights to be on time PIRs.
- 4.6. 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 site 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 Risgate Road, with bus stops close to the site approx. 350m 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 Risgate ensuring steady growth in the village and help sustain the local economy.