



**PROPOSED RESIDENTIAL DEVELOPMENT ON LAND OFF BOSTON ROAD,
GOSBERTON
FOR
RTW Construction & Developments Ltd**

DESIGN & ACCESS STATEMENT

This Design and Access Statement accompanies and supports a planning application for the erection of 20 new dwellings on land off Boston Road, Gosberton.

This application is in line with current policy outlined in the South East Lincolnshire Local Plan and the site is subject to an extant planning approval.

Use

The site currently contains a redundant agricultural barn with open land to the east abutting the residential development to the west.

Amount

The proposal is for two affordable two-bed houses; three affordable three-bed houses; four three-bed market houses; seven market four-bed houses and four market five-bed houses.

Planning History

The site benefits from outline permission H08-0866-18 approved 6th March 2019 and reserved matters H08-0218-20 approved 27th July 2020. Both permissions have now been implemented.

Layout

The proposed site layout is broadly in line with the approved site layout as drawing A1435-11.

Scale

The proposal is for twenty, two-storey dwellings with some allocated garages and parking.

Landscaping

The site benefits from established planting, and where possible existing planting will be retained. A new landscaping scheme accompanies this application.

Appearance

In the style of modern housing with some brick detail and cladding elements.

Complemented by a mix of traditional materials of buff and red brick; grey and pewter cedar wood effect cladding; grey, terracotta red and rustic pantiles; black rainwater goods; anthracite grey windows, doors, soffit and fascia.

Access

A new access is proposed onto the Boston Road, A1397.

Context

The site is situated in Gosberton (approx. 18min walk). With School, Post Office and various shops and pubs/eating establishments. It has good public transport links with the K59 between Boston and Spalding and connections to the wider area.

Site levels are relatively flat and match the surrounding area.

Conclusion

The purpose of this application is to enhance both the current layout of the site and the designs of the relevant plots. The increase in plot numbers by two is felt to be minor and the site can easily accommodate the plots whilst also maintaining a low-density development.

The proposed application is considered suitable for the site and the local context. This application makes best use of the land. It is close to numerous amenities and public transport links.