

RESIDENTIAL DEVELOPMENT
at
REAR of 68 SILTSIDE,
GOSBERTON RISEGATE

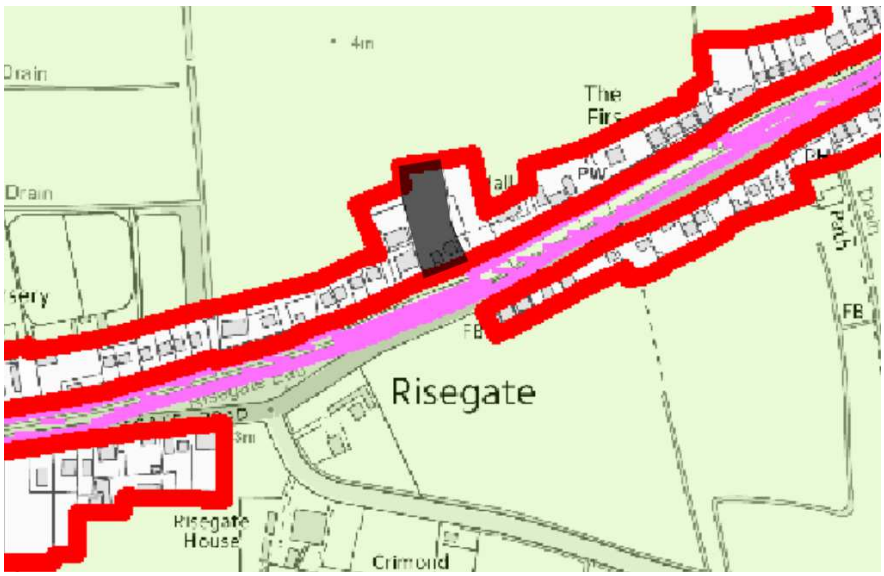
for

LIZ LENTEN

DESIGN AND ACCESS STATEMENT

1. BACKGROUND AND PRESENT SITUATION

1.1. The site is currently an unused rear garden/ paddock with access from Siltside, Gosberton Risegate. The site sits within settlement boundary in the Local Plan as shown below.



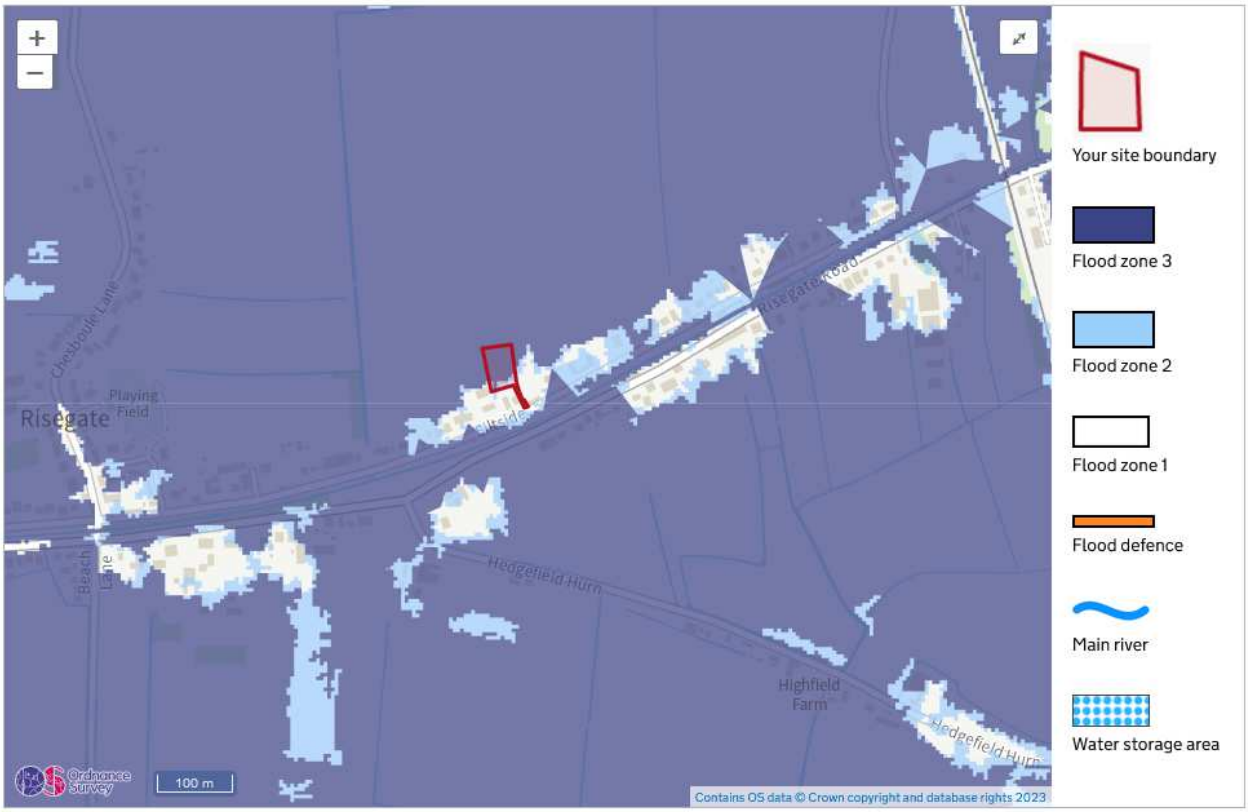
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1.2. Through the approval of applications H08-0964-21 and H08-0515-22 'Backland' style development has been established as an acceptable form of development within Gosberton Risegate. Both applications have 4 or more dwellings in back land.

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, 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 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 to be made by private roadway between the storage shed and the side boundary, to be a min 3.5m wide and 5.0m wide at the junction to allow for vehicles to enter and exit the site at the same time.
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 4 bungalows.
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. Policy 28 of the SELLP, alongside Section 15 of the NPPF is concerned with the biodiversity of sites. The indicative plans allows for swift bricks to installed to the proposed gables of the bungalows. The gardens are of suitable size and with mature trees on portions of the boundaries, this allows for multiple bat boxes on site. There is also enough frontage for each plot to allow for the planning of trees and hedges to further improve the biodiversity of the area.
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 Risegate 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 Risegate ensuring steady growth in the village and help sustain the local economy.