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DESIGN AND ACCESS STATEMENT

Project

Proposed Residential Development
Land Adjacent York Gardens
Gosberton
Lincolnshire

Client

Casswell

Job No. 3751

Revision

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Assessment of the site and context

1. Located on land adjacent to the existing built-up area and towards the middle of Gosberton, the site has an area of 3.75ha. There is a very gentle fall of 0.7m across the 290m full length of the site, otherwise the site can be described as generally level.
2. To the north of the site there are agricultural fields. The northern edge of the site being bounded by a drainage ditch.
3. The site can also be accessed from Low Gate along the eastern boundary.
4. Low Gate continues to the south of the site with dwellings of mixed scale and age all backing onto the southern Boundary.
5. The site can be accessed directly from York Gardens, the end of which abuts the western site boundary.
6. Properties within York Gardens and Welby Drive are generally single storey bungalows. To the north-east corner of the site the properties along Welby Drive

increase in scale to two storey detached.

The South Holland District Council Strategic Housing Land Availability Assessment (SHLAA) makes the following points;

- The site is in scale with the 270 dwellings which the emerging Local Plan seeks to be developed in Gosberton.
- Environmental Impacts - it will not have adverse impacts on natural, built or historic assets; nor upon the character and appearance of the area as it has development on two sides.
- Infrastructure - it will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.
- Location - It is accessible to Gosberton's existing services and facilities and is located adjacent to the existing built-up area (defined settlement limit);
- Site Characteristics - The site has some amenity value owing to it being open and farmed grade 1 land. There are no bad neighbour uses. Visual impacts on neighbours would be acceptable. It is close to the medical centre.

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- Transport - services and facilities are potentially accessible on foot and bicycle. There is a vehicular access from York Gardens which is suitable but it joins Welby Drive, which already serves a lot of development as a cul-de-sac. The site fronts Low Road which is unsuitable and has poor visibility at its junction with High Street. The medical centre is on Low Road and therefore it would be prudent to provide pedestrian access across the site to it.
7. Further to the above SHDC statement, the client has conducted their own traffic survey. There do not appear to be peak traffic flow problems from Welby Drive to High Street, with journey times being mostly spread out, there do not appear to be delays getting onto High Street. It is envisaged the good visibility at the junctions and clear roads will enable good traffic flows to and from the site.
- Consequently, the site is considered suitable.

Ecology

7. Please refer to the Hiller ecology report accompanying the application.

Flood Risk Assessment and Sustainable Drainage

8. The site is within Flood Zone 3 - Please refer to the Flood Risk Assessment prepared by Stuart Hemmings.



The picture above references the photos overleaf;

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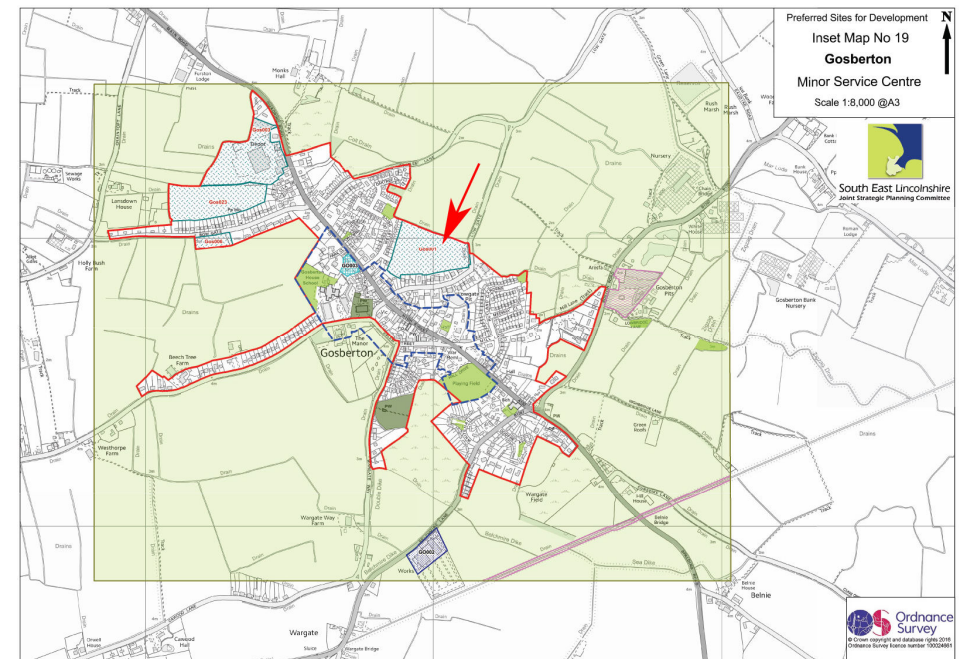
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Planning Policy

9. The South East Lincolnshire Local Plan (SELP) identifies Gosberton as a Minor Service Centre.



10. The Inset Map within the SELP (above) indicates the application site (Gos001) is accepted, in principle, as a

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future development site. The following responses, to comments, can be found on the SELP website archive;

1. *The Sustainability Appraisal scores Gos001 the best site with 4 positive, green, impacts and, along with two other sites, the least (3) negative, red, impacts.*
2. *It is in flood zone 3a, along with five other sites. Only one site is in a better flood zone. That is Gos003 in flood zone 1.*

5.4 Conclusions on site Gos001 – *It is considered that site Gos001 is a suitable Potential Housing Site in Gosberton, and that it should be taken forward as a Preferred Housing Site because:*

- *It is the best scoring site overall and thereby the best site in flood zone 3a.*

The National Planning Policy Framework sets out principles for development and with regard to this application the proposals consider;

- Supporting sustainable economic development, meeting the needs of the locality, as well as responding to market conditions;
- A creative exercise, finding ways to improve and enhance places in which people live;

- Contribute to conserving and enhancing the natural environment, reducing pollution and using land of lesser environmental value as preference;
- Positive improvements in the quality of the built environment, as well as in people's quality of life, including improving the conditions in which people live and widening the choice of high quality homes;

Consultation/Pre-Application Advice

11. A meeting with Planner Mr P Norman at South Holland District Council in July 2016, presented a draft layout (following image). Discussion centred on the number of access points, density of development and proximity to boundaries. A second site access, from Low Gate, was discussed, however the local authority indicated it is undesirable due to the width of the road, travel speeds and visibility associated with the section adjoining the eastern boundary. The principle of residential development is accepted and in line with recommendations within the SHLAA. The draft proposals were reviewed against the capacity given within the SHLAA and Mr Norman indicated it would be sensible to reduce the total number of proposed dwellings, particularly to improve separation distances between existing properties along the southern

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boundary and for the density of the proposal to be more in keeping with the wider area.



Draft proposals July 2016 pre-application.

Social and Economic

12. The proposals will increase traffic flows onto Welby Drive and consequently the High Street, but LA

Highways have indicated that this would not be overly detrimental to Gosberton, alternative access arrangements to the east are not desirable and are not likely to ease any increase in traffic flow onto High Street

Evaluation

13. The site is bounded on three sides by established residential areas. There is great demand for housing, the size and location of the site means that a broad range of property types and sizes can be accommodated and in turn the development will bring new vitality to the area.
14. The size of the site affords an opportunity to create high quality, useable public space that could help define the development.
15. There are good views across open countryside to the north and east of the site.
16. The South East Lincolnshire Local Plan concludes this site in Gosberton is the best scoring for sustainability and flood risk issues and '*it should be taken forward as a Preferred Housing Site*'

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Design

Use

17. C3 - The proposal is for residential use with associated parking.

Amount/Affordable Homes/Public Open Space

18. 80 dwellings in total, 53 market housing, 27 affordable homes to accord with South Holland District Council requirements.
19. 5442m² Public Open Space is provided by the central 'square' (14.5% of the site area) and a further 530m² is provided at the eastern boundary of the site.

Layout, Scale and Appearance

Please refer to the site plans and site sections accompanying the application.

20. The indicative site layout is designed to create a sense of place. On entering from York Drive the plan quickly opens up to the focal central open space, a very useable space which would be safe through overlooking from surrounding properties. The layout can accommodate roads with sufficient radii and separate footpaths to accord with all adoptable standards. There are some shared surfaces and private drives also proposed so as to vary the landscaping and character of the layout. From the centre of the site it would still

be possible to appreciate that the location is near the edge of Gosberton, glimpsing views between houses and private drives through to the countryside to the north and all the way through the site to east.

21. The guidance from the FRA indicates if bungalows should be proposed then they are to be kept to the western half of the site. The layout acknowledges the FRA recommendations and that the scale of properties in Welby Drive and York Drive are typically single storey. The lead into the site and properties along the western boundary includes bungalows. Where proposals increase to two storey, the alignment and separation distances between existing and proposed properties has been carefully considered so as not to give rise to issues of overlooking.
22. A broad range of house types is proposed. The appearance is not considered by this application, but it is envisaged that designs, whilst incorporating modern elements of sustainable design and materials, will accord with regularly accepted styles of the local area and present day.
23. The layout enables pedestrian access through the site to the eastern boundary with Low Gate. The path would meet Low Gate adjacent the sub-station in the south east corner, the siting of the cross over to reach the medical centre is carefully considered but will require detailed design.

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Inclusive Access

24. Although the minimum finish floor level is proposed as 3m OD, meaning some properties would be raised slightly above the normal 150mm above ground level, all properties will still be able to accommodate a level entrance threshold with Parking spaces/driveways and the approach to the dwelling being compliant with the building regulations.