DESIGN AND ACCESS STATEMENT

LAND ADJACENT FAIR VIEW HOLBEACH DROVE GATE

Site : Adj. Fair View Holbeach Drove Gate Holbeach Drove Spalding PE12 OPX

Proposal : Erection of 2no. 3 Bedroom Dwellings including Garden and Parking area

Previous Planning : 1 H09-0165-22

Site Description :

The application site is adjacent to Fair View on Holbeach Drove Gate, with the defined settlement boundary of Holbeach Drove. The site currently associated with Fair View is used as a driveway and private amenity space. It is a mixture of gravel and lawn with a number of small outbuildings located towards the rear. The site is enclosed by a low level boundary wall along the front/side and a fence along the rear. the immediate area is primarily residential comprising dwellings of various ages, size and designs. The site backs onto open countryside.

The site is being stripped and buildings/ outbuildings demolished due to maintenance and safety.

Design :

The character of the area is defined by a mixture of dwelling types, including two storey houses and bungalows. Spacing is also varied. Whilst some properties are on relatively spacious plots others are closer together.

The site is quite wide and can easily accommodate 2 plots with parking and side access as demonstrated on the supplied site plans .

Bin storage would be to the side of the buildings behind the personnel gates and not visible from the street

Materials – are welcome to be conditioned we would propose the following

Walls : Wienerberger Kassandra Multi

Roof : Sandtoft Smooth Grey plain tile

Windows : UPVC off Grey casement

Front Door : Composite Black

Rainwater goods : black UPVC

There are no windows proposed to the side to reduce overlooking

The site will have level access to the front entrance with a small canopy / covered area to allow dry access to the building in the event of unclement weather and doors onto the rear private gardens

Plot A Ammenity Space – 70m2

Plot B Ammenity Space – 104m2

Access:

Policies 2 and 3 of the SELLP indicate that sustainable development considerations should be met in terms of access and vehicle generation levels and layout of car parking. Policy 36 and Appendix 6 set out the minimum standards for parking provision based upon the use class. Two spaces for dwellings with 3 or less bedrooms should be provided within the curtilage. Three spaces for dwellings with 4 or more bedrooms should be provided within the curtilage.

The two proposed dwellings will have 2 spaces to the front each with turning area to the rear, the alternative would be to place the spaces at the end of the sites with a central turning area but we feel that this would work better and extend the drop kerb , we would welcome discussion with highways on the best acceptable design

The new access points will be sealed and drained away from the highway for a minimum of 5m, this will be in tarmac.

The Garden areas are suitable for cycle storage or small sheds to be erected



Alternative design option



Existing access points on site



Neighbour access direct onto highway



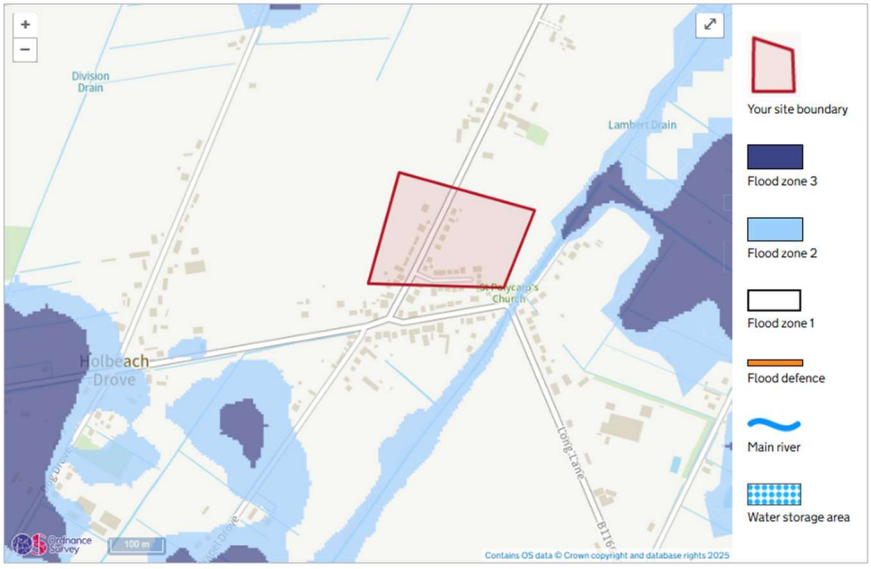
Neighbour access direct onto highway



View of highway with site to the right

Flood Risk

The site falls within Flood Zone 1 as per both Environment Agency's Flood Map and South East Lincolnshire Strategic Flood Risk Assessment (March 2017). The land therefore has having the lowest probability of flooding from fluvial and tidal sources.



Foul water Drainage

The site will be served by sewage treatment plants that are located to the rear of the site, we would welcome condition for the design of this to be confirmed . any consents for discharge into local dykes or ditches to be agreed formally prior to installation

Surface water drainage

The following conditions were observed: 0 – 200mm: 200 – 500mm: 500 – 1000mm: Topsoil Subsoil, Brown with some gravel deposits Yellow Gravel

Method: Two holes was dug at a depth of 1000mm x 300mm x 300m wide which would be 300mm lower than inlet to new soakaway, the hole was marked with nails at 75mm from bottom and the second 150mm higher, the hole was filled with water to 300mm and left.

Results:

The next morning the holes was filled to 300mm of water when first nail was visible, the time in seconds between both nails was recorded at an average of 2338.

Calculation: The average time in seconds was dived by 150 which calculated an average Vp 15.6. Note 1.38 of approved Document H states that this figure should be between 12 and 100 Vp. This result therefore confirms compliance with the Building Regulation guidance.

Soakaways Size Calculation The proposed dwelling impermeable area is 262.0m². Volume required = design area x rainfall (0.040) Therefore, soakaway volume required = 10.48m³ Provide 1No. 3.5m³ soakaway in each properties rear garden. It would be better practice to use crates in which they have been over specified to allow for any additional run off from the car park area

Ecology and Biodiversity

There are no trees on the site or planting areas such as shrubs, this will be upgraded to have planting and forna on the site with new trees including to the front parking area to create a natural feature

A biodiversity net gain of 10% calculation has been provided and the existing turfed area has been removed, and the concrete / gravel areas removed, these have been swapped so that the garden areas are to the rear of the site and gravel to the rear. The boundaries will have light planting of local shrub and flowering shrubs and some trees (5no) to be installed

Additional bat and sparrow boxes to be installed as per below



Bat box installed to the high levels of the gable ends



Sparrow

To be installed on the site fence at the rear of the site

Crime prevention

Dwellings will be designed to meet the requirements of approved document part Q,

Sustainability

The buildings will be constructed to meet the requirements of the approved documents and use the best energy saving technologies where appropriate.

Summary

The site is vacant and the applicant can deliver the site within a 24 month period following grant of consent, the area is in need of smaller family homes

The site is inside the Holbeach Drove Settlement Limit as defined in the South East Lincolnshire Local Plan (SELLP), 2019. Holbeach Drove is identified within the "Other Service Centres and Settlements" tier in Policy 1 of the SELLP, which sets out the spatial strategy for new development across the district. This policy sets out that, "within the settlement boundaries of the Other Service Centres and Settlements

development will be permitted that supports their role as a service centre for the settlement itself, helps sustain existing facilities or helps meet the service needs of other local communities. Development will normally be limited to committed sites and infill

We would welcome to discuss any conditions and any changes required with open dialogue with the planning officers