DESIGN & ACCESS STATEMENT

Client: Loosegate Developments Ltd

Project: Residential development, Wignal's Gate, Holbeach, Lincolnshire

Ref: 071605

Document Ref: DAS501 (P1)

Date: 01.03.22

INTRODUCTION

The site currently has planning permission for residential development.

This application is for a full planning application to include the addition of 2 additional dwellings bringing the total to 79 dwellings.

In summary this application includes the following:

- Reconfigure the turning head adjacent plot 75.
- Reconfigure the layout of plot 75.
- Reduce the soft landscape screening so that it is consistent along the western boundary.
- Move plots 76 & 77 westwards, including reconfiguring the layouts of plots 76 & 77.
- Plot 76 bungalow handed.
- Addition of plot 78 (between plots 75 & 76).
- Addition of plot 79 (between plots 50 & 51).
- Plot 71 house design amended.

USE

The proposed use of the site is residential development.

AMOUNT

The site area (plots 71, 75, 76, 77, 78, 79 and the highway turning head area) is approx 0.42ha.

The proposals are for 2no. additional plots. The proposals affect 4no. previously approved plots.

The dwelling mix proposed is as follows:-

Market housing:
1 no. 4 bedroom house (with double garage) [2 storey].
1 no. 3 bedroom house (with double garage) [2 storey].

LAYOUT

Plot 78 fits comfortably between the reconfigured plots of 75 & 76.

Plot 79 is designed to fit comfortably between plots 50 & 51.

SCALE

Plot 78 is the same scale as plot 75 (two storey with an attic storey above the garage).

Plot 79 is the same scale as plot 50 (two storey with an attic storey above the garage).

LANDSCAPING

It is considered that the soft landscape screening offers a sufficient green edge to the western boundary by being a consistent width for the entire length (i.e from plot 18 to plot 77).

Other site landscaping is unaffected by the proposals. There is no change to the Public Open Space (POS).

There is adequate POS to serve the additional 2 no. dwellings as per the following calculation:

Total POS (already proposed as part of 77 dwelling development) = 1.04ha approx

Open space requirement of SELLP equates to 0.85ha / 1000 residents

Estimated residents (for the total 79 dwellings) = 376 approx

POS area required = 0.32ha

Therefore the POS provided remains in excess of the requirement.

APPEARANCE

The two additional dwellings will be types used elsewhere within the 77 dwelling development and so will integrate well.

Plot 78 is the same house type as plots 72 & 74.

Plot 79 is the same house type as plots 40, 41, 44 & 52.

Materials will also be of the same materials palette used elsewhere on the 77 dwelling development.

ACCESS

Access is via proposed adoptable highways with a pavement to one side.

The new properties will comply with the Building Regulations Part M and will include gently sloping ramped approach to principal entrance doors, level threshold and ground floor accessible toilet. Car parking is designed to be close to the dwelling to which it serves. External lighting will be provided to the bulkheads of porches (or next to front doors) with PIR activation and dusk to dawn sensors.

PLANNING

The applicant has consulted with Polly Harris-Gorf via email following a virtual meeting. The applicant has been advised that additional dwellings may be accommodated, however, it shall be within the previously approved application site area.

CONCLUSION

It is considered that the proposals are in keeping with the previously approved development and will integrate well.