

Reference SD18 007 DAS

DESIGN AND ACCESS STATEMENT

RESIDENTIAL DEVELOPMENT FOR 6 NO: DWELLINGS

FOR MRS S MAYLAM AND MRS D WARBURTON

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Introduction

The proposed site is a frontage section of land at Boston Road between Red House and No: 37.

The site is considered to be in a sustainable location being close to the centre of Holbeach with its available facilities. The site is also within an existing hamlet of dwellings with properties either side and opposite the site.

Proposal

The proposal is for 6 No: Dwellings along the frontage of Boston Road.

Dwelling Designs

There are a mixture of dwellings around the site with a house directly to the South of the site, a bungalow to the North of the site and bungalows, chalets and houses opposite the site.

It is considered houses would be appropriate for the site with the final design at the "Approval of Reserved Matters" stage.

Landscaping

Existing mature trees to the site frontage are to be retained and trimmed as necessary to aid visibility.

Additional landscaping and plot boundary fences etc can be dealt with at the "Approval of Reserved Matters" stage.

Accesses

Individual accesses are proposed to Plots 1 and 2.

A private drive is proposed to serve Plots 3 – 6 with visibility splays of 2.0m x 65.0m.

This arrangement has been agreed in principle with Lincolnshire County Council Highways.

Field Access

The land to the rear of the site will remain agricultural and therefore a field access will remain to the North of the site adjacent No: 37.

Foul Drainage

Foul drains will be to public foul sewer.

Surface Water Drainage

Surface water drains for proposed dwellings and private drive will be to onsite soakaways.

External Materials

It is proposed for external materials to be sympathetic to the local area but can be dealt with at the “Approval of Reserved Matters” stage.

Disabled Access

The proposed dwellings will have disabled access as required by Building Regulations including hard paved areas.

Pre Application Discussions

Initial Pre Application discussions took place with South Holland District Council Planning Department and a response was received dated 20 March 2018, ref: PE-00053018 (copy attached).

The view was that it will need to be demonstrated that the site is in a sustainable location and refers to Paragraph 7 of the NPPF (copy attached).

Referring to Paragraph 7 of the NPPF

• An Economic Role

This site is within an existing hamlet of dwellings with properties directly to the North and South of the site and 6 No: dwellings directly opposite the site. Further to the North of the site are a number of properties including a small estate Kennedy Road. This site would contribute to building a strong responsive and competitive economy.

• A Social Role

This site would help to support this healthy community in the area of Holbeach by supplying high quality houses for future generations with accessible local services nearby in Holbeach.

• An Environmental Role

The proposed dwellings can be built by protecting and enhancing the natural, built and historic environment by using natural resources prudently and minimise waste and pollution.

Conclusion

The site is within an exiting hamlet of dwellings to the North of Holbeach with easy access to all the available facilities in Holbeach it would help towards the Council's 5 year shortage of deliverable housing.

Suitably designed dwellings in this location would fit in comfortably with the surrounding street scene.

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20th March 2018

Dear Sir/Madam

PLANNING: PRE-APPLICATION ADVICE

Reference: PE-00053-18 Case Officer: Lucy Buttery
Location: Boston Road Holbeach Spalding Lincs
Proposal: Proposed frontage residential development

Apologies for the delay in getting a response to you on this enquiry.

Given that the site is outside of defined settlement limits and is divorced from the services and facilities in Holbeach by the A17 we would normally refuse such an application.

However, given the current lack of 5-year housing land supply, the presumption in favour of sustainable development applies. The onus would therefore be on the applicant to demonstrate that the site is sustainable. Paragraph 7 of the NPPF sets out the 3 dimensions of sustainable development, namely: economic, social and environmental. It will need to be demonstrated that the proposed development can fulfil each of these.

This planning advice is given in good faith but is an officer opinion only and therefore is not binding on any formal decision the Council may make following the receipt of a planning application.

BUILDING REGULATIONS

The works that you are proposing may also require Building Regulations and this informal advice or any subsequent planning permission does not give authority under Building Regulations to commence work. Please contact the Building Control section for further information on 01775 764557

Yours faithfully

L. Buttery

Lucy Buttery, Senior Planning Officer
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Achieving sustainable development

International and national bodies have set out broad principles of sustainable development. Resolution 42/187 of the United Nations General Assembly defined sustainable development as meeting the needs of the present without compromising the ability of future generations to meet their own needs. The UK Sustainable Development Strategy *Securing the Future* set out five 'guiding principles' of sustainable development: living within the planet's environmental limits; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly.

6. The purpose of the planning system is to contribute to the achievement of sustainable development. The policies in paragraphs 18 to 219, taken as a whole, constitute the Government's view of what sustainable development in England means in practice for the planning system.
7. There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:
 - **an economic role** – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
 - **a social role** – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
 - **an environmental role** – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.