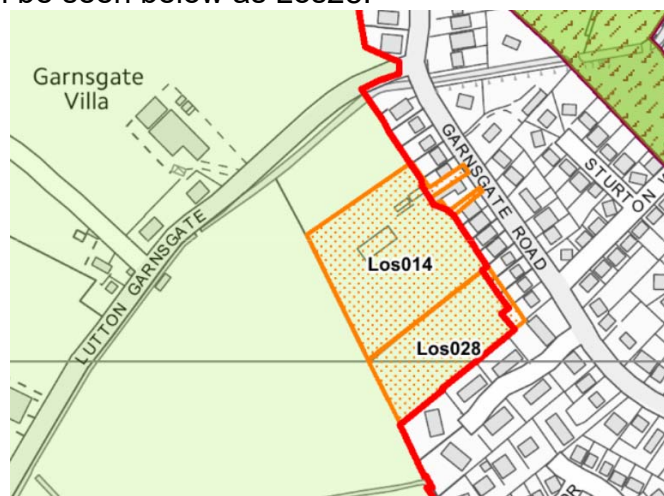




1. BACKGROUND AND PRESENT SITUATION

- 1.1. The site is currently used as paddock and is only accessible to the landowners.
- 1.2. The site was originally a part of the new South East Lincolnshire Emerging Local Plan. The site can be seen below as Los28.



- 1.3. The site was removed for the South East Lincolnshire Emerging Local Plan on the request of the landowners who felt that the proposed 14 houses allocation to the site was too much and would be detrimental the locale.

- 1.4. The site is located to the North of The Wentworths with empty fields to the North and West and rear gardens of properties on Garnsgate Road to the East some 85m from the proposed house.

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 3 and 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 a new large family dwelling within a generously sized plot, and in a position close to all local amenities and the local transport systems.

3.2. Constraints

- 3.2.1. The building's 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.
- 3.2.3. Refuse collection for properties along The Wentworths at the junction with Garnsgate Road – this will be the same for the proposed dwelling.

4. DESIGN

- 4.1. The design of the proposed dwelling will be dealt with in detail during the Reserved Matters application that will follow any approval of this outline application.
- 4.2. In broad terms, it is intended that a dwelling of high quality both in terms of the design and materials used whilst being sympathetic to the surroundings.

5. ACCESS AND SUSTAINABILITY

- 5.1. The proposed house is within a sizable town and is classed as an Area Centre in the SHDC Local Plan. In the near vicinity there is a general store, place of worship and public houses within less than a few minutes' walk. With all the amenities of the town centre a few minutes or a bus ride away.
- 5.2. Access to the site is possible by foot or by vehicle. Disabled visitors can drive, or be driven up to the principal entrance.
- 5.3. Jon Sharpe of Lincolnshire Highways Authority has looked at the site and has no concerns regarding access to the site as it is off a private drive.
- 5.4. A bus service operates along Gedney Road, with bus stops very close to the junction with Limewalk approx. 600m from the site, providing easy access to Peterborough, Spalding, Holbeach and beyond. Spalding 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 an otherwise hard to maintain, land locked area.
- 6.2. In summary, it is contended that the proposal is of benefit not only to the site, the local housing stock, but also Long Sutton.