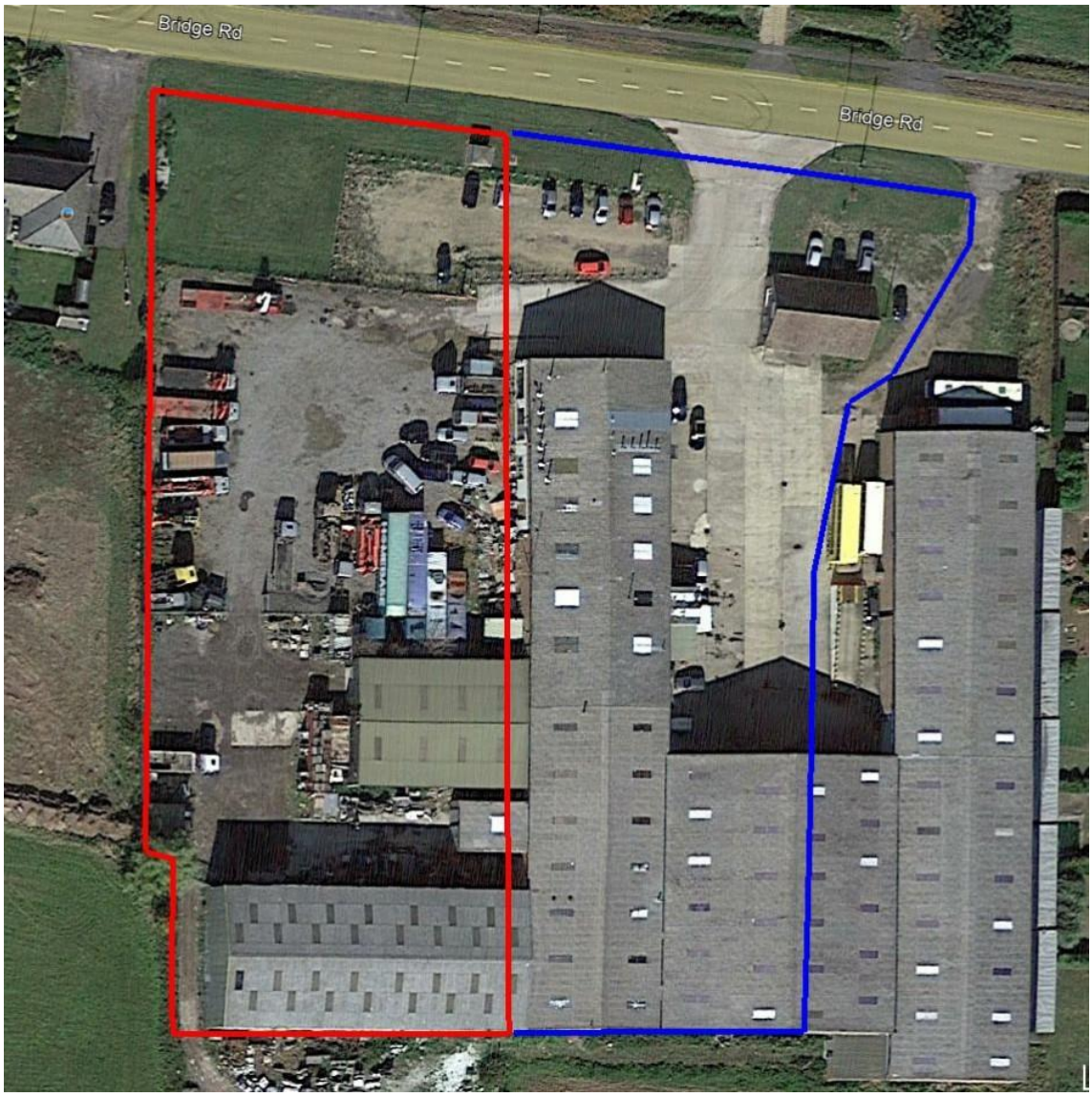
DESIGN & ACCESS STATEMENT

Adj. 58 BRIDGE ROAD
LONG SUTTON
LINCS
PE12 9EF

COLIN PARKER MASONRY LTD.



1. Introduction

This design and access statement supports the Outline Planning application adjacent 58 Bridge Road, Long Sutton.

The proposed dwellings will make a positive contribution to the Town of Long Sutton.

The Town has a well-established community and with a full range of facilities and services near the proposed development.

Long Sutton benefits from being a short driving distance from the towns of Kings Lynn, Wisbech, Holbeach, and Spalding.

The applicant, Colin Parker Masonry Ltd. occupy the existing buildings on the site and the remainder is rented to Tiers Recovery for the storage of recovery vehicles. This part of Long Sutton is characterised by a mixture of residential, commercial, and industrial buildings, further enhancing the suitability of the site for residential use. The building occupied by `Colin Parker Masonry Ltd.` will be demolished to make way for this proposal. It should be noted that nine new dwellings have recently been built and occupied to the West.

The site would be provided with a new a vehicular access to adoptable standards onto Bridge Road, and it is proposed to install a `Private Drive` estate road with footpath to serve the proposed dwellings. All to Lincolnshire County Council Highways specification.

The site is within the built area for this part of Long Sutton and will utilise the existing site boundaries. To sustain a diverse mix of dwelling types, sites like this are invaluable as they provide the opportunity to develop land which is affordable to small local builders/developers, who due to the likely size of the land allocations will be priced out of the market as funding streams are not available to them in the same way as major developers.
Local builders/developers employ local contractors, buy from local merchants, and use local agents. This further enhances the sites suitability for residential development.

An indicative layout for nine dwellings is included as part of this outline planning application, see drawing No. 2113-08. These will be of a high design standard, with the number of bedrooms being consistent with the neighboring properties. Quality materials will be utilsed for their construction, which are indicative of the neighbouring properties and Long Sutton.

The proposed development is designed to complete this part of Long Sutton and develop land that is currently in light industrial use. Whilst also overcoming the objections by neighbouring dwellings as it will be the same use class and will enhance their property values. It could therefore be considered as a brown field site.

The proposed development would provide the applicant with finance to carry out the refurbishment of the existing building to the East of the site. This will provide additional employment opportunities for the area with there being an additional eight small industrial units, which would be available to rent, whilst the applicant will retain sufficient space to carry on the existing business.

With the proposed development all being in the same ownership it will give the Planning Authority opportunity to condition the approval so that the recommendations in the
Noise Assessment Report carried out by Acoustic Associates (Peterborough)
Ref: JG/J3676/18262 can be fully implemented

The site is within flood zone 3 of the Environment Agencies Map, a flood risk assessment is part of the planning application, prepared by Geoff Beel Consultancy. It should be noted that ground floor levels will be set at 500mm above the surrounding ground levels and all sleeping accommodation is to be on the first floor as per the recommendations. The new dwellings will also be constructed to the Government Guidance `Flood resilient construction of new buildings`

The design of all properties will be the subject of further Noise Assessment reports to ensure that construction will meet with the requirements laid down in the submitted report.
Consideration is to be given to the use of renewable energy for the supply of Electricity, Central Heating and Hot Water along with rainwater harvesting.
The properties will have the benefit of refuse and recycling bins being provided and collected by Private Contractors.
Space will be provided for cycle storage in the proposed garages.
Ample off road parking spaces and rear amenity areas for the enjoyment of the occupants will be provided, with landscaping to be introduced as part of any Reserved Matters approval.
A Management Company will be set up to maintain all common areas of the site including the access road infrastructure.
Sites like this will contribute to South Holland District Council's 5-year land supply, this is clearly a sustainable location with all the facilities you would expect in a Market Town.

National Planning Policy Framework

The National Planning Policy Framework, sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighborhood plans, which reflect the needs and priorities of their communities.

PARAGRAPH 9
As identified above we believe that this proposal enhances the quality of the built and natural environment as well as improving the quality of life of its inhabitants.

PARAGRAPH 17
Core Planning Principles outline a set of 12 core land use principles that should underpin both plan-making and decision-taking. We believe that that this proposal fulfils or adhere these 12 core principles particularly those of:
• Sustainable development
• Recognising and enhancing the intrinsic character of the area
• Providing high quality design with a good standard of amenity
• Support a low carbon future, renewable energy generation and mitigating the risk of climate change and flood risk
• Conserving and enhancing the natural environment
• Encourage the effective use of land by reusing land that has been previously developed (brownfield land)
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PARAGRAPHS 21 & 28
This proposal will enhance and support the economic sustainability of the village.

PARAGRAPH 34
The site is located a short walking distance from the main facilities of Long Sutton.

PARAGRAPHS 49 & 50
The proposal will enhance the existing community and meet the overarching energy and CO2 requirements of the Building Regulations.

PARAGRAPHS 56 & 58
The proposal will, through the detailed design, meet the client's accommodation and modern living requirements. The detailed design picks up on the materiality, mass, form and styling of the existing neighbouring properties. As such this development will create a scheme that can be considered as delivering 'Good Design', for which the government attaches great importance to and is also a key aspect of sustainable development and good planning.

PARAGRAPHS 93, 94, 95, 96, 97, 99 & 100
As outlined in the NPPF planning plays a key role in reducing greenhouse gas emissions, minimising vulnerability and resilience to climate change and supports the delivery of renewable energy. It states that this is central to the economic, social and environmental dimensions of sustainable development. This scheme will meet this criteria by complying with the energy and CO2 requirements of the Building Regulations.

As outlined above it is clear that the proposal is delivering high quality sustainable development as part of a new dwelling application. As such the proposal will not cause significant and demonstrable harm to the area and will result in numerous benefits in accordance with the NPPF.

2. Design

2.1. Use & Amount
The site at present is occupied by the applicant, Colin Parker Masonry and Tiers Recovery.
It should be noted that dwellings are located opposite the site and this part of Long Sutton is characterised by a mixture of residential, commercial and industrial buildings, further enhancing the suitability of the site for residential use.
The proposed development provides new dwellings on the otherwise underutilised parcel of land. The size, layout and accommodation are driven by the desire to provide good quality, modern living accommodation for the occupants and users of the dwellings.

2.2. Layout
The indicative layout included with this proposal has been largely governed by the boundaries of the site, as well as the neighbouring properties. Along with the recommendations contained within the submitted Noise Assessment.

2.3. Scale
The scale and size of any new dwellings will be the subject of a Reserved Matters application should the Outline Application be successful.

2.4. Landscaping
Should the Outline Application be successful landscaping and parking arrangements will be the subject of a Reserved Matters application.
All rear gardens will be levelled and seeded with grass, with patio areas for the full enjoyment of the occupants.
The rear gardens are to be fully enclosed with 1.8m high timber fencing in accordance with the Noise Assessment recommendations.

2.5. Appearance
The Town of Long Sutton is very varied in appearance and has no real local vernacular. This is demonstrated by the properties immediately surrounding the proposed site.
The form of the proposal will reflect a more traditional solution as it is felt that it is the most appropriate form given the location of the site, local context and style of the surrounding buildings. The new dwellings will incorporate features which will link them to neighbouring properties and will read as a coherent development.

2.6. Security

The proposed dwellings are to have approved intruder alarms fitted, along with approved locks to windows and doors. The gates to the rear gardens are to be lockable.
Security lighting is to be provided to the dwelling over the rear garden and parking area, which will be dusk to dawn sensor-controlled intruder lighting in line with Secured by design New Homes 2016 guidance.

2.7. Environmental Consideration

New energy efficient heating systems are to be installed in the dwellings and consideration will be given to the installation of PV Panels for electric generation.
The dwellings are close to the main bus route through the town, which has links to other major towns, cities, and surrounding villages.
The proposed dwellings will benefit from mains water, gas, foul sewage, telephone and mains electricity.
The water usage of the dwellings will be at least in line with Part G of the building regulations.

3. Access

3.1. Vehicular and Transport Links

The site benefits from being in close proximity to major transport facilities.
Nearby bus stops provide a bus service to neighbouring towns and villages.
In addition, the Town benefits from being a short driving distance from the towns of Kings Lynn, Wisbech, Holbeach, and Spalding.
These public amenities as well as many more are within walking distance from the proposed site of development:

- Local shops/general stores
- Primary Schools
- Public Houses and Restaurants
- Employment areas
- Playing Fields
- Church

3.2. Site Access

A new access for vehicles and pedestrians is proposed directly off Bridge Road. Motor cars will have easy access to the front door of the properties. Upon alighting a parked vehicle, a hard surfaced area will lead the occupant or visitor directly to the front doors. The main entrances are visible from driveways and parking spaces.

3.3. Inclusive Access

The topography of the site is generally level and will comply with Part ‘M’ of the Building Regulations.
A large front door with a level access threshold will allow access to the ground floor of the dwellings, whilst all doors, including an outward opening door to the w.c, will allow access throughout the ground floor. There will be no changes in floor level on the ground floor allowing easy wheelchair access throughout. Disabled people will not be segregated from any activity which may occur.

3.4. Fire Appliance Turning

The close proximity of the road allows easy access to the Fire Brigade in the event of a fire. The Private Drive will be constructed in accordance with the Building Regulations in relation to being suitable for use by Fire Appliances.