



Design & Access Statement

Outline Planning application for 4No. building plots for 2-storey dwellings.
Land off St.James Road, Long Sutton

Introduction

This Outline Planning Application is for 4 building plots in linear form served by a private drive.

South Holland Core Strategy defines Long Sutton as a small town with wide range of facilities and services and one of the most sustainable area centres for major growth. The core strategy also highlights that policies allow for additional housing development in these centres.

Design and Scale

As this is an Outline application, the house types shown on the proposed site plan are purely indicative. All dwellings will however be 2-storey with sleeping accommodation at first floor level due to flood risk.

A linear layout was chosen to reflect the general character of development in the area. This proposal aims to continue this form of ribbon development along St. James Road, considered to have little impact upon the form and landscape character of the locality.

The indicative dwellings have been positioned on the general building line set by the row of existing dwellings near the application site.

Access and Parking

Shared vehicular access onto St.James Road is proposed, as shown on the proposed site plan.

The access will be 3.5m wide and tarmac for the first 5m measured off the carriageway, constructed to N.C.C Highway's specification. Due to St.James Road being virtually straight and the site benefitting from a wide grass verge, visibility is excellent in both directions.

The site layout also demonstrates that all cars and park, turn and leave the site in forward gear.

Hard and soft landscaping

All boundaries will be upgraded with a new 1.8m close boarded fence – where possible. The frontage will remain open as shown.

No trees are proposed, just some ground cover and shrub planting, as shown on the proposed site plan.

Waste management

3No. bins for each plot have been allocated for the storage and collection of waste by the local authority. A collection point alongside Lynn Road has been designated for all plots.

2 of the 3 bins will be for the separate storage and collection of recyclable waste in accordance with the local authority's policy.

Flood Risk Assessment

Please see detailed flood risk assessment attached with this application.

Drainage

Foul water = Connection to existing foul main in road, existing system to be extended.

Surface water = Connection to new soakaways in rear garden. The design and construction of soakaways is to be carried out in strict accordance with Approved Document H of the Building Regulations and guidance should be taken from BRE Digest 365, where details of percolation tests are given. These calculations should be submitted to Building Control prior to construction works commencing on site.