Design & Access Statement

Proposed residential development – 6No. dwellings.

Address: Land adj. No.1, Hall Lane, Moulton Seas End, Spalding, PE12 6LB.

Background

The following design and access statement has been produced to ensure that a high quality development is produced in accordance with the guidelines laid down in the government design advice, and more importantly that the proposed dwellings respect the local context that it will integrate with.

This Planning Application is for 6No. 2-storey dwellings to the south and west of No.1 Hall Lane creating a small high quality residential development served off a shared surface private driveway.

The land in question is currently an agricultural field with an extant outline planning permission for 6No. dwellings, ref: H13-1202-17.

Site & Layout

The proposed site layout has been carefully considered to respect the private amenity of both new and exiting dwellings within the area, it also matches closely to the layout submitted with the previous outline application (albeit indicative at the time).

Each plot has been allocated ample parking and a reflective garden area for use as private amenity. Each plot's garden far exceeds the typical guideline of 1/3 of each plot being designated as private amenity.

The site density of 6No. units was retained so not to over develop the site.

Design

The proposed dwellings and materials have been carefully designed for the site to create a range of high quality dwellings finished to a high standard. The applicants have recently completed some slightly larger dwellings nearby and now have a clear understanding of the local housing demand.

All side windows are frosted to prevent overlooking to existing/proposed dwellings.

Access and Parking

A new access/private shared surface drive is proposed to serve the 6No. dwellings. As shown on the proposed site plan.

A 5m wide tarmac road (to highways spec) is proposed for the first 10m off the carriage way edge, where the surface will then change to permeable shared surface driveway (non-highways spec).

Each plot has sufficient parking and turning to leave the site and join the main road in forward gear.

It is anticipated that the entire shared road will remain private and won't be adopted by highways. With this in mind a bin store/collection point has been allocated at the site entrance. Within the site a large vehicle turning area has been designed in for use by emergency vehicles.

Hard/Soft Landscaping

Please see proposed site plan for all hard and soft landscaping details.

External Lighting

It is proposed that each plot will have a bollard light in the front garden and a wall-mounted light and the front door to illuminate the private road and each driveway.

Flood Risk Assessment

The application site is located within flood zone 3 in accordance with EA maps, however the principle of residential development on site has been established by the previous outline approval, ref: H13-1202-17.

As per the approved flood risk assessment from the previous application, finished floor levels of the proposed dwellings will be set at 300mm above existing ground levels.

Drainage

Foul water – connection to new packaged treatment plants, one per dwelling located in rear garden, with discharge to land drains. (5m from any building or site boundary).

Surface water – connection to soakaways located in front and rear garden of each unit (5m from any building or site boundary), designed in accordance with BRE 365 percolation tests as part of the Building Regulation process.

Driveway is permeable paving and therefore won't require surface water drainage.

Tarmac access will fall away from carriageway and discharge into dedicated soakaway under bin store area.

Affordable Housing

As per the extant planning approval, the site area remains 0.49ha and 6No. dwellings are still proposed (therefore under 10 units). Since the last approval the 1000sqm. floor space threshold has been removed, therefore no affordable housing provision or contribution will be sought as part of this development.

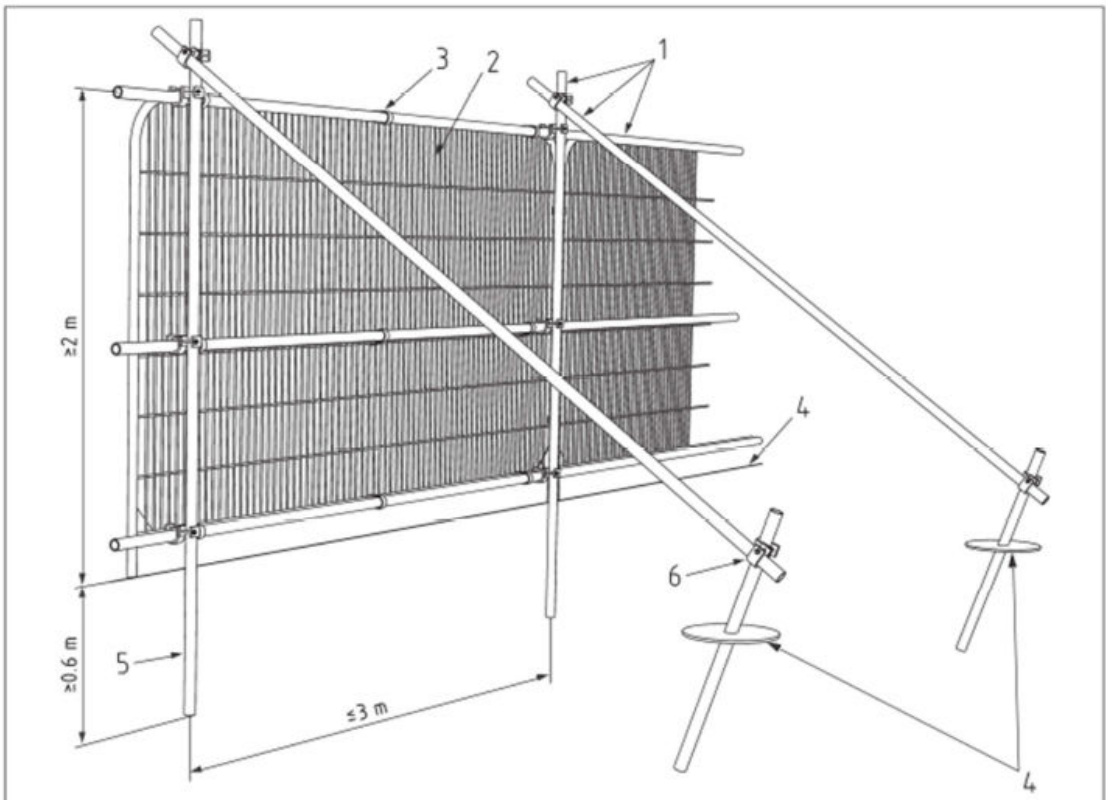
External Lighting

No external light is proposed on site (to the private drive), only wall-mounted lights to the front door of each dwelling are proposed.

Tree Protection

The proposed site plan details the extent of the tree protection barriers to be erected on site around the TPO tree - in accordance with the following detail:

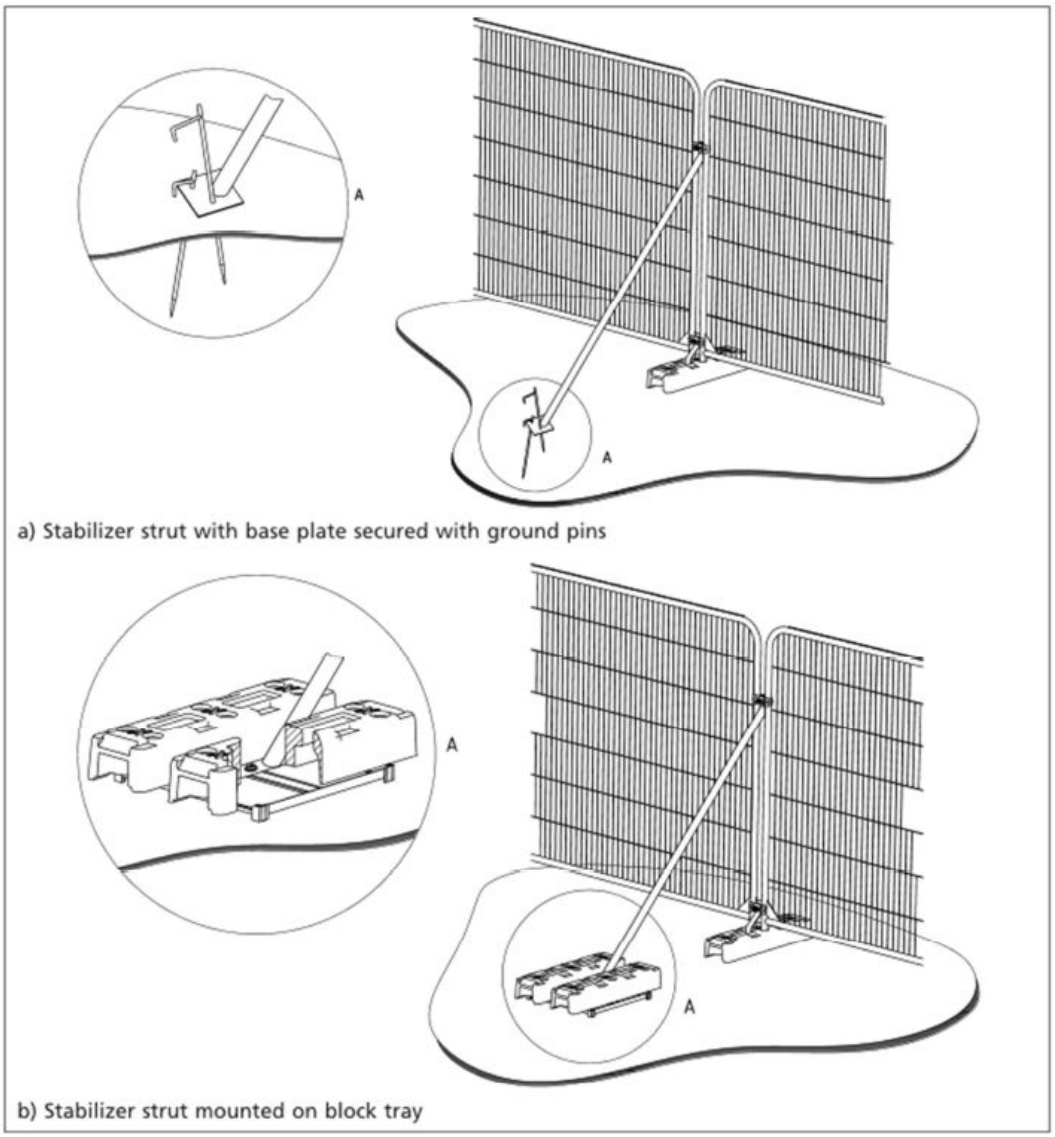
Protective barrier



Key

1 Standard scaffold poles
2 Heavy gauge 2 m tall galvanized tube and welded mesh infill panels
3 Panels secured to uprights and cross-members with wire ties
4 Ground level
5 Uprights driven into the ground until secure (minimum depth 0.6 m)
6 Standard scaffold clamps

Above ground stabilizing



Contamination

The previous approval had a contamination condition imposed on it, this resubmission now includes a phase 1 & 2 contamination report by specialists EPS, fully detailing the remediation works necessary on site.