DESIGN & ACCESS STATEMENT

RESIDENTIAL DEVELOPMENT

Adj. SYCAMORES
GLENSIDE SOUTH
WEST PINCHBECK
LINCS
PE11 3NP

MR & MRS T SMITH



Cooper Architectural Design
90 Winsover Road,
Spalding,
Lincs;
PE11 1HA

Tel: 07808125778
Email: c.a.d@btconnect.com

Introduction

This Design & Access Statement accompanies an outline planning application to develop this site for residential development.

With net migration increasing nationally, Lincolnshire as a whole has seen an overall increase in population, with the area of South Holland being directly increased due to employment opportunities. Housing has become an important issue as the government statistics clearly shows that there is a shortfall. Residential development is acceptable under the provisions of Policy HS4 of the South Holland Local Plan 2006 as the Council are currently unable to demonstrate a 5 year supply of deliverable housing sites.

The National Planning Policy Framework clearly states the policies and how there is a presumption in favour of sustainable development and how the housing supply needs to be increased.

This planning application should be read in conjunction with the following drawings:-

Drawing No:	10017- 01	1: 20 Topographical Survey
	1703-01	1:2500 Location Plan
		1: 200 Proposed Block Plan

This DAS has been written to meet the requirements of Article 4C of the Town & Country Planning (General Development Procedure) Order 1995 (as amended)
When preparing this application the following policies have been taken into account: -

NATIONAL PLANNING POLICY FRAMEWORK 2012

- Section 6 – Delivering a wide choice of high quality homes
- Section 7 – Requiring Good Design
- Section 10 – Meeting the challenge of climate change, flooding and coastal change

SOUTH HOLLAND LOCAL PLAN JULY 2006

- SG14 – Design and Layout of New Development
- SG15 – New Development: Facilities for Road Users
- SG16 – Parking Standards in New Development
- SG17 – Protection of Residential Amenity
- HS4 – New Housing in Spalding the Area Centres

These policies form the basis upon which this application has been designed.

2. The Site

The site has an area 0.07ha and is adjacent to `Sycamores` Glenside South West Pinchbeck PE11 3NP. The site is accessed directly off Glenside South via an existing Access. It lies in close proximity to the centre of West Pinchbeck, and as such, is within easy walking distance to the services and employment facilities locally. There is regular public transport to Spalding and Bourne where the public transport services expand further afield thus adding to the availability of services and employment facilities. The site currently consists of a private garden.

3. Use

The application site currently consists of private garden land.

4. Amount

Drawing no. 1703-01 indicates the 1:2500 scale application site and where it is in relation to adjacent dwellings in that part of West Pinchbeck. The 1:200 Topographical Survey Plan gives the layout of the site together with existing levels. The 1:200 Proposed Block Plan gives an indicative layout of a Three-bedroomed dwelling which can be accommodated comfortably on the site together with the provision of a domestic garage for `Sycamores`.

5. Appearance

The proposed dwelling would be designed to be of high quality and of a type that is in character with the area in general. These details will be subject to a further submission. In terms of appearance it will be of paramount importance that the design and form protects the amenities of the surrounding residential dwellings to minimise overlooking and noise etc. The proposed floor level of 500mm above the surrounding ground level will be taken into account in the design and height of any new property

6. Access

The existing drive is constructed of part Gravel and part Tarmacadam as indicated on the 1:200 Proposed Block Plan. Any garage will be set back a minimum of 13.0m from the edge of the carriageway to allow for turning space within the site to allow egress of vehicles in a forward gear.

7. Landscaping

The 1:200 Block Plan indicates the positions of the existing Boundary hedges and fences. Any additional landscaping will be illustrated at the reserved matters stage.

8. Conclusion

The principle of residential development is acceptable under the provisions of Policy HS4 of the South Holland Local Plan, 2006. The Council is currently unable to demonstrate a 5 year supply of deliverable housing sites, as such this application site is an important contribution.

The proposed scheme will be a positive contribution to the character of the area, particularly in terms of the design, form and scale and will also be a positive contribution to the street scene. The proposal will be of a very high quality in terms of design and the use of materials.

The National Planning Policy Framework sets out the Governments policies. There is a presumption in favour of sustainable development and how it is important to increase the supply of housing.
In view of the above it is hoped that this application will be favourably considered.