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Design & Access Statement

62 Watergate, Quadring
Spalding, PE11 4PY

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The following statement is to accompany an outline planning application
for a proposed residential development

Applicant : Ms J Kane

March 2022

Ref:D&A.177-01

Design

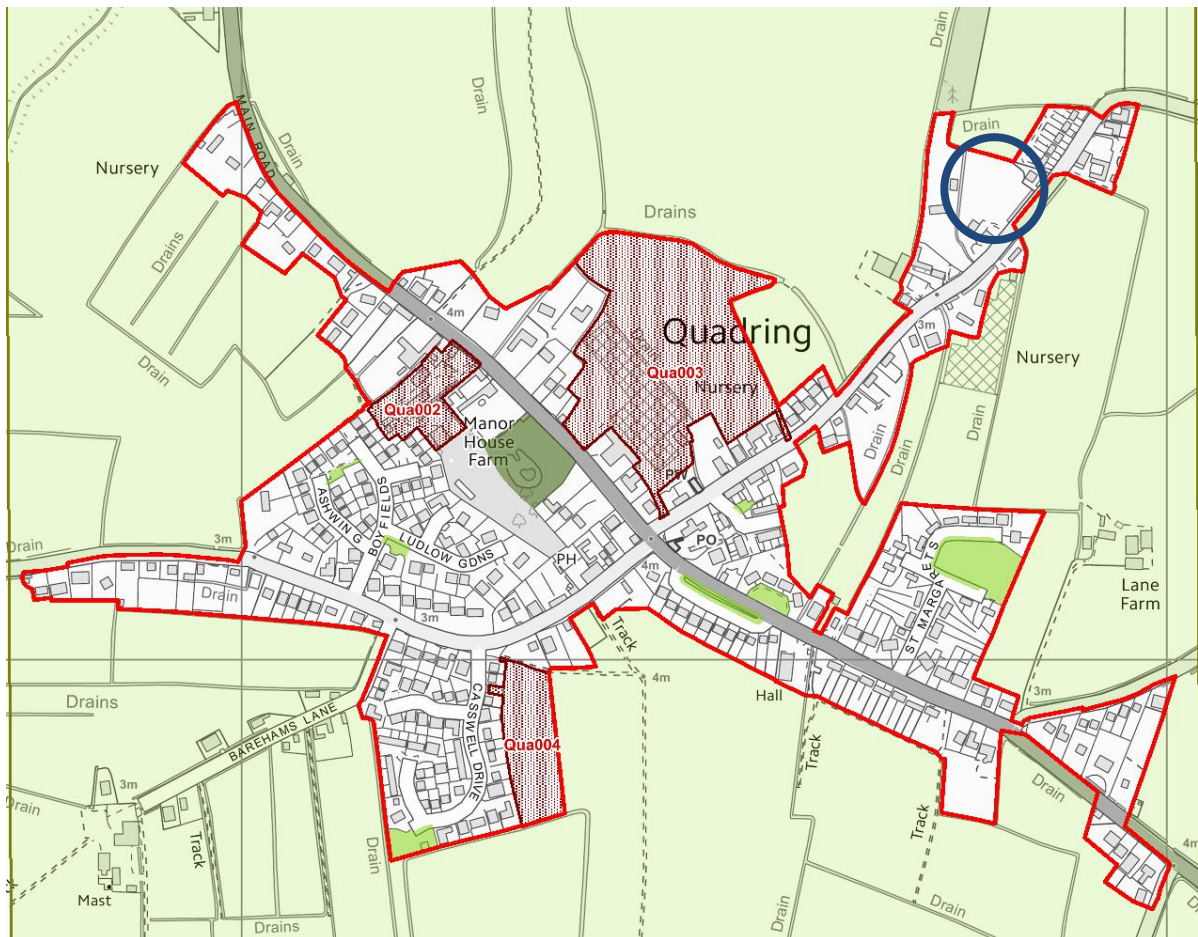
The Process

Assessment

Physical Context;

Quadring is a typical Lincolnshire village, it lies on the A152, 2 miles (3.2 km) north-east from Gosberton, and 2 miles south-east from Donington

The site itself lies to the east of the settlement of Quadring fronting Watergate and is within the Defined Settlement Boundary of Inset Map No 22 of the South East Lincolnshire Local Plan



The development site is positioned adjacent 62 Watergate, Quadring, Spalding, PE11 4PY

The National Grid Reference of the central point of the site is TF228335

The development area is 0.49 Ha.

Please refer to drawing number 177-01-LBP01 for the exact position & extent of the site.

The character of the immediate local area is predominantly residential with a collection of small businesses in the village. Both Watergate & the main settlement to the west of the site are mainly residential in nature with a mix of single and two storey homes. Rural in nature, the wider surrounding area is mainly agricultural.

The site has well defined boundaries. It is separated from the existing residential properties to the north, east and west by established mature planting & garden hedging.

The southern boundary of the site is defined by the highway verge adjacent to Watergate.

The site is currently an oversized and underused area of garden land to the side of No 62 Watergate.

There is good vehicle access to the site directly off Watergate with pedestrian access nearby via the existing public footpaths running along Watergate.

Social Context;

The proposed development would help to provide the supply of housing required to meet the needs of present and future generations. Good local services and facilities are available such as primary school, pre-school, public house, village hall, church, Indian takeaway & restaurant, village store & post office.

With a Parish population of 1,339 people at the last census the local community is growing demonstrated by the recent planning applications for new housing and the number of extensions to properties in the area. This sets a clear precedent that the area is in need of growth to accommodate the needs of its residents. It is also on a public transport route & the site is accessible to the aforementioned services.

Economic Context;

The development would bring economic benefit, not only from construction and future maintenance of the property itself but also through increased usage and expenditure with local businesses in the community such as the nearby public house, takeaway & restaurant, village store & post office.

Employment opportunities exist within local businesses in the area and an increased village population would provide them with a solution to current & future local staffing issues facing many rural areas. Sustainable growth within the village would therefore not only help with the continuation of the local rural businesses & community but also support one another in a self-sufficient, sustained manner.

Policy Context;

Policies that effect and shape the development of the site:

The National Planning Policy Framework 2019

Section 2 - Achieving sustainable development

Section 5 - Delivering a sufficient supply of homes

Section 11 - Making effective use of land

Section 12 - Achieving well-designed places

Section 14 - Meeting the challenge of climate change, flooding and coastal change

South East Lincolnshire Local Plan (2019)

01 Spatial Strategy

02 Development Management

03 Design of New Development

04 Approach to Flood Risk

10 Meeting Assessed Housing Requirements

11 Distribution of New Housing

The site has lapsed outline planning permissions for residential development ref: H15-1068-16 & H15-0621-16

Involvement

Due to the scale of the proposed development it was felt not necessary to consult local community groups.

As part of the pre-application process an informal preliminary enquiry was made to the council's planning department and the response was positive, and as such an outline application has been prepared & submitted.

Evaluation & Design

Taking into consideration all the information gathered in the site assessment & involvement stages the schemes design parameters began to take shape and the principle for development could now be further explored.

The sites positioning lends itself to residential development being adjacent to existing dwellings and within the Defined Settlement Boundary of the village.

The proposed would amount to infill development on an oversized and underused area of land to the side of No 62 Watergate

As described in the physical assessment the site already has good direct access to Watergate. Although only an outline application at this stage, an indicative layout should be designed showing how the site could potentially be developed providing suitable housing & parking facilities in line with local plan requirements. This would include off street parking with turning areas to allow occupiers to enter and leave the site in a forward gear.

Surrounding properties are a mix of single & two storey houses. Therefore for the purposes of this application the indicative layout should be designed to show how the site could be acceptably maximised, providing much needed small 3 bedroom sized detached dwellings of an 'affordable nature' to attract young families to the area.

The indicative proposals should also demonstrate that the existing properties along Watergate will not have their residential amenity unacceptably affected by issues such as overlooking or overshadowing.

Use & Amount

The site is currently mainly of a redundant residential use with a residential use being proposed. Although only an outline application establishing the principle of development, an indicative layout illustrates that the site could accommodate average sized detached properties with associated parking & turning facilities.

Scale

The footprint of the suggested dwellings on the indicative layout is that of typically sized 3 bedroom detached houses.

Although this is only indicatively demonstrating what the site could comfortably accommodate, the mass of the units would be in keeping with the neighbouring dwellings. The site positioning is such that the new dwellings would not be considered overbearing.

The indicative scheme is thought to be of a suitable scale to both meet the needs of current & future residents while also allowing it to be designed at reserved matters stage in a way to contribute to the architectural & visible quality of the surroundings, therefore preserving the local character & appearance.

Indicative Layout



The indicative layout has been designed to demonstrate that modestly sized 'affordable' houses are possible within the well defined boundaries of the site, as well as how existing residential amenity and any possible access/ highways issues can be addressed to satisfy relevant planning policies.

The detached two storey dwellings to the site frontage have been positioned adjacent the existing two storey property of No 62. The remaining dwellings are bungalows including that of the frontage plot adjacent No 70.

The frontage houses are positioned back from the road on the current building line, allowing an opportunity to provide an attractively landscaped front garden area and alongside an architecturally relevant house design (all to be submitted at reserved matters stage) would contribute to both enhancing and matching the visual character and appearance of the surrounding area,

A new adoptable access roadway is proposed, to deal with any refuse collection & fire appliance access issues, with sufficient visibility splays along Watergate. A minimum of 2 parking spaces for all dwellings with ample turning area to enable residents to enter and leave the site in a forward gear.

Positioning within the site would allow equal and plentiful amenity space for all of the proposed new dwellings.

In general the layout has been designed to avoid any overlooking or overshadowing issues.

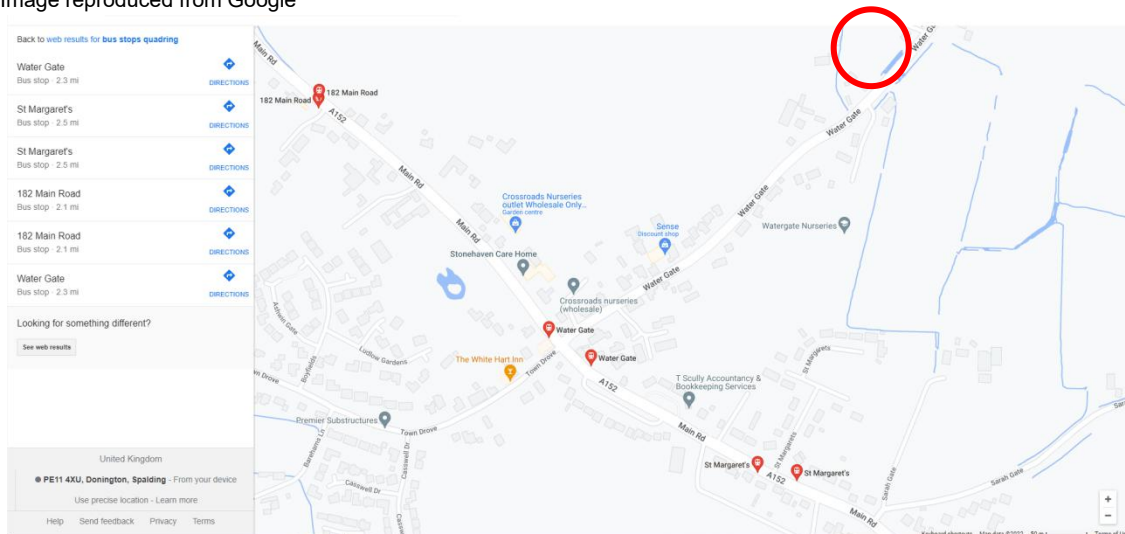
Access

There is good access to the site directly off Watergate.

The proposed new roadway can be accessed directly off Watergate and along with utilisation of private driveways provides a minimum of 2 parking spaces for all dwellings with ample turning area to enable residents to enter and leave the site in a forward gear.

Nearby pedestrian access is available via the existing public footpaths running along Watergate

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There are bus routes providing access to the market towns of Boston & Spalding that regularly stop in the village. There is also a service that links the main villages of nearby Donington & Pinchbeck with all their facilities. The nearest bus stop is situated on the A152 within 500m of the site, the majority of which with public footpath access.

As well as excellent transport links the village of Quadring is within 2 miles of the larger village of Donington and its many further facilities including schools, shops, restaurants, garage etc. and therefore within walking or cycling distance reinforcing the sustainability of the location.

All approaches, access ramps, paving, entrances to the site & building will be in accordance with Approved Document M volume 1 – 2015

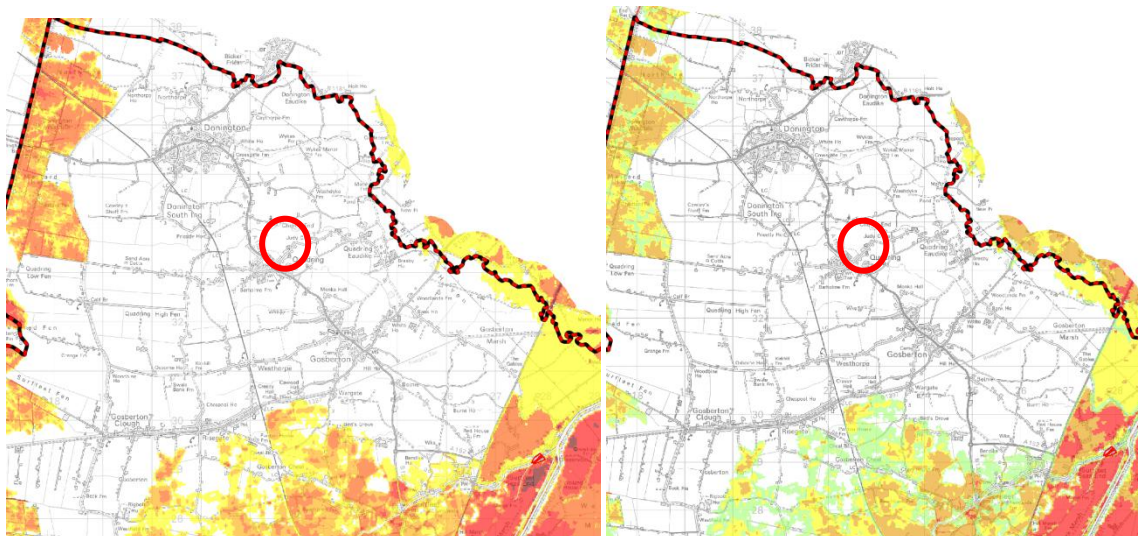
Parking Standards

A minimum of 2 spaces has been provided per dwelling along with turning facilities on the indicative layout submitted demonstrating the required local plan standards can be met.

Other Information

Flood Risk

Included in this planning application is the site specific flood risk assessment that was produced for the previously approved planning application for the site (Ref: H15-0621-16). The site lies within Flood Zone 3 according to the Environment Agency's Flood Map for Planning (Rivers & Sea) However on the 2115 South Holland Strategic Flood Risk Mapping the site is not shown to be impacted by increased flood hazard or flood depth.



Existing floor levels will be raised to a min 300mm above the general surrounding ground floor levels as per the Environment Agencies standing advice for vulnerable developments however.

Reserved Matters

The application is for Outline Planning Permission to establish the principle of residential development for a residential development on a site measuring 0.49 Ha. Although an indicative layout is included showing how the site could be developed, all matters are reserved for subsequent approval. Therefore detailed matters beyond the requirements of this outline application regarding layout, scale, access, appearance and landscaping will be dealt with as part of a Reserved Matters application at a later date.

Planning Summary

The principle of residential development on this site has already been established under previous planning approvals H15-1068-16 & H15-0621-16

The proposal is to gain a fresh outline approval for residential development on the same land within the Defined Settlement Boundary of Inset Map No 22 of the South East Lincolnshire Local Plan

The Local Planning Authority encourages residential development within said boundary. Therefore the principal of development for these proposals is considered to be acceptable.

The local authority historically also supports the effective use of unused, underused or derelict land and buildings within defined settlement limits and sustainable development where the quality of life for residents is unimpaired or enhanced

The local plan paragraph 3.3.2 states;

The policy is intended to be relevant to any type of proposal whether large or small. New development should be appropriate to the site, achieve a high quality of design and efficient use of land and buildings, and should respond creatively to the character and distinctiveness of the surrounding area. All new development, including residential and commercial proposals, should also reflect the area's distinctive development form and patterns of building, spaces, and means of enclosure, townscape and landscape, and incorporate in the design those features which are important to the history and form of the area

Although an outline application, the dwellings will be designed to sit well within the street scene being respectful to & enhancing the local architectural vernacular and along with suitable landscaping will contribute to the visible quality of the surroundings, therefore preserving the local character & appearance of Quadring.

The properties are positioned within the site to allow plentiful amenity space and protect that of neighbouring properties with no overshadowing or overlooking. Also providing sufficient parking/turning areas for vehicles to enter & leave in a forward gear.

The scale and layout of the properties are appropriate and do not present a risk of overly rapid growth of development on the plot, being of comparable size and possible design to several nearby properties.

In previous sections of this statement it has been proven that the proposal amounts to sustainable residential infill development and complies with the relevant planning policies highlighted, referring in particular to paragraphs 3.3.2, 3.3.6, 3.4.4, 3.4.6, 3.5.7 & 3.3.11

In line with the NPPF the proposal is believed to be sustainable development contributing;

- **economically** to the existing local businesses through increased expenditure & employment opportunities,
- **socially** by meeting the need for growth to accommodate current & future residents, future occupants contributing to the community & making use of the local services and facilities on offer such as public transport routes to larger towns with their extra facilities
- **environmentally** through good design enhancing the local built environment, relating well with the existing residential settlement and not having an adverse effect on the character and appearance of the locality.