Revisions

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Project

Proposed Residential Development, Quadring.

Client

Clark Group

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1.0 INTRODUCTION

The following Design Statement has been produced to accompany the Reserved Matters Application for the proposed residential development at land adjacent to 62 Water Gate in Quadring, Spalding.

2.0 PLANNING HISTORY

The site received Outline Planning Permission on 27th June 2022 for residential development with all matters reserved.

This Reserved Matters Application seeks to address layout, scale, external appearance, access and landscaping as prescribed by Condition 3 on the Outline Planning approval. It also seeks to address the following conditions:

Condition 5

When application is made to the Local Planning Authority for approval of reserved matters, that application shall be accompanied by a scheme of landscaping and tree planting indicating, inter alia, the number, species, heights on planting and positions of all trees in respect of the land to which that application relates, together with details of post-planting maintenance and such a scheme shall require the approval of the Local Planning Authority before any development is commenced.

Condition 6

When application is made to the Local Planning Authority for approval of reserved matters, that application shall be accompanied by details of the proposed boundary treatments, including a schedule of fencing levels, heights and materials, and details of the size and species of any hedging.

Condition 7

When application is made to the Local Planning Authority for approval of reserved matters, that application shall be accompanied by full details of the existing and proposed site levels and proposed floor levels of the buildings, hard surfaced areas and garden/amenity areas, including any mitigation measures arising as a consequence.

3.0 THE EXISTING SITE

The site is situated adjacent to 62 Water Gate in Quadring on the northern outskirts of Spalding.

The 0.49ha site is allocated for residential planning in the South Lincolnshire Local Plan.

The site is 'green field' and has not been previously developed. The northern and western boundaries are lined with dense trees and planning which lies within the curtilage of neighbouring properties and will be retained under any proposals for the site. The southern boundary is shared with 62 Water Gate The eastern boundary is defined by Water Gate which leads to the centre of Quadring village where local amenities can be found.

The site access is currently located in the southern corner of the site. Under proposals for the site, the existing access will be removed, and a new entrance is to be formed leading from Water Gate.



Site Location

4.0 THE PROPOSALS

It is proposed that seven new, single storey dwellings will be erected at the application site with garages and associated amenity space.

Each dwelling provides two double bedrooms with modern open plan living areas which address private gardens to the rear.

The new dwellings will employ a mixture of red and buff brick with plain terracotta and slate grey roof tiles.

Boundary treatments with be a mixture of 1.1m post and rail fencing, 1.8m high close boarded timber fencing and native hedgerow/shrub planning. 0.9m and 1.8m high feature brick boundary walls will be adopted in prominent locations. Please refer to the detail drawings submitted with this application for further information.



Proposed Site Plan

5.0 LANDSCAPING

The proposals at the site seek to make a biodiversity net gain to improve natural habitats for local wildlife. Proposals include wildflower and tree planting to dwelling frontages and private gardens, hedgerow reinforcement and improvements to the existing SUDs.

A biodiversity assessment has been conducted for the site and proposals. Following discussions with the Local Planning Authority, the scheme will seek to achieve a biodiversity net gain (BNG) across the development site, utilising private gardens and communal green spaces. The planting of 66 new sapling trees, species rich grass land and the reinforcement of existing hedgerows will contribute towards BNG. New trees will be native, broadleaf specimens and selected based on the suitability to the site's soil type.

Existing trees are to be retained where possible to maintain the existing site character and provide a buffer between existing neighbouring properties and the new dwellings. The site layout has been developed to ensure existing trees are protected and preserved, ensuring the new development avoids Root Protection Zones (RPZ).

Existing hedgerows will be retained, pruned and reinforced with new planting where required.

Existing dykes along the eastern boundary will be retain and offer further opportunity for new shrub planting.

Please refer to the tree survey and biodiversity assessment submitted with this application for further details.

6.0 ACCESS

A new access is to be created from Water Gate to the site and will be constructed to meet Highways design guidance. The access will lead on to a 5m shared surface road with a service margin. A turning head is to be provided to allow all vehicles to turn within the site.

Each dwelling will fully comply with Part M4(1) of the Approved Documents to ensure that it is accessible for all residents and visitors.

9.0 PARKING

All dwellings will be provided will ample car parking provision. A minimum of two spaces has been allocated to each dwelling. Plots 01 and 02 have double garages, plots 05, 06 & 07 have single/twin garages and plots 03 and 04 have integrated single garages. Garages will be of a suitable size to accommodate cycle storage.

10.0 DRAINAGE

It is proposed that surface water will discharge into existing dykes located along the eastern boundary at a runoff rate of 5.0l/s (subject to IDB consent).

It is proposed that a new foul drainage will connect into the existing mains sewer located on Water Gate.

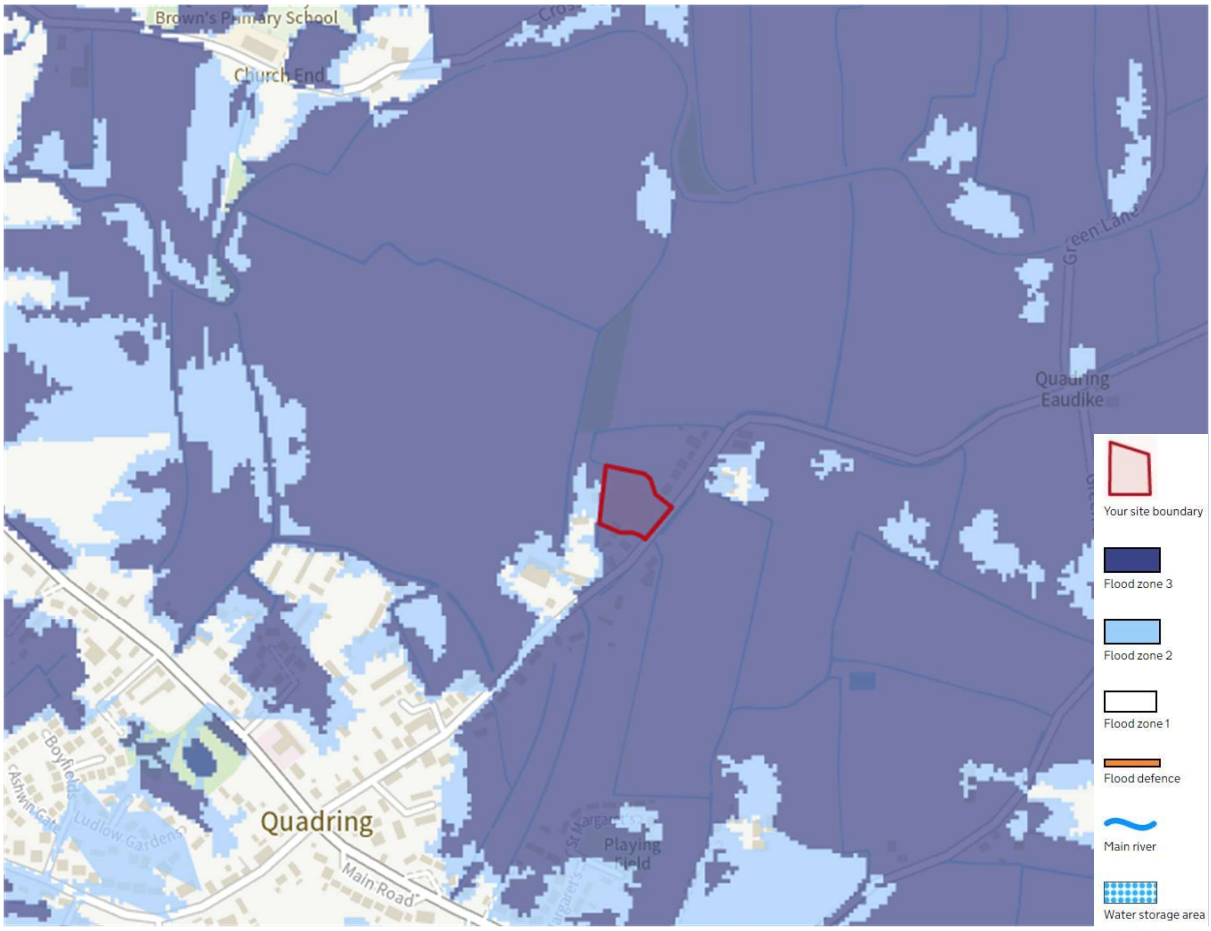
Please refer to the drainage strategy accompanying this application for further detail.

11.0 FLOOD RISK ASSESSMENT

The site lies within Flood Zone 3(a) which was identified at Outline Planning Application stage. The Flood Risk Assessment submitted for the approved application deemed to pass the Sequential Test satisfies the requirements of the Exception Test. The FRA has informed the proposals at Reserved Matters application stage.

Recommendations have been incorporated to prevent an increase in flood risk elsewhere, protect existing properties and ensure the safety of all residents.

The proposed finished floor levels of the proposed bungalow have been set at 3.35AOD as stipulated in the FRA.



Flood Risk Map

12.0 CONCLUSION

This document provides the details for the proposed residential development at the site adjacent to 62 Water Gate. The scheme proposes 7no. new single storey dwellings with garages, associated car parking and amenity space in Quadring village.

The site is allocated for residential development under the Local Plan and will provide much needed housing for the area. We feel that the new residential development is well suited to this site and its scale, massing and character and will not be detrimental to the adjacent and surrounding properties. Existing trees and hedgerows along with new planting to the boundaries will help to provide a buffer between the new development and existing properties, preventing overlooking and retaining the existing character of the site. A biodiversity net gain will be achieved with new tree and hedgerow planting.

Materials and landscaping have been carefully considered so that the scheme sits in harmony with the rest of the village. New planting will give a biodiversity net gain improving habitats for local wildlife and create a pleasant environment for residents.

This statement demonstrates how the design principles for the proposals have been established to create a new development in Quadring which responds positively to its local surroundings, as well as meeting the necessary design standards and the requirements of both local and national planning policy.