

DESIGN & ACCESS STATEMENT

PROPOSED RESIDENTIAL DEVELOPMENT

**19 GREEN LANE
SPALDING
LINCS
PE11 2YD**



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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 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.

Spalding has well all round facilities in terms of rail, national and local bus and Community transport. There are a number of leisure amenities in the area.

Planning permission has recently been granted within close proximity to the application site, on land of 24 Green Lane, Spalding, for 15 dwellings under reference H16-0421-15.

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

Drawing Nos:

1523-01 – 1:1250 Site location plan
1:200 Proposed block plan

36515-01 – 1:2000 Topographical Survey

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 0.249ha and is brownfield land. The site is accessed off Green Lane and is in close proximity to the town centre, and as such, is within easy walking distance to the services and employment facilities. The site currently consists of a detached private bungalow and gardens, with approximately 22 lock up garages.

To the north and west is the recently upgraded Great Northern and Great Western railway line. There is a pedestrian footbridge opposite the site.

Existing residential properties bound the application site with Havelock Street to the northeast, South Parade to the south and Thompson Close to the southwest.

3. Use

The application site currently consists of a residential bungalow and a number of rather tired timber and asbestos garage blocks shown on Dwg. No . 36515-01. All of which will be demolished and the spoil removed safely from site.



The lock up garage blocks can be seen here situated either side of the access road to no. 19 Green Lane.



The existing bungalow and garden land within Spalding development boundary

4. Amount

Drawing no. 1523-01 – indicates the 1:1250 application site and where it is in relation to the adjacent existing dwellings to that part of Spalding. The proposed 1:200 block plan indicates how the proposal dwellings can be accommodated comfortably on the site.

The 1:200 proposed block plan indicates the existing dwelling to be demolished and the 9 dwellings together with 2No parking spaces per dwelling. The proposed dwellings have internal floor areas totalling in the region of 603 square metres:

- 2 x 2 bed semi-detached houses - 130 square metres
- 7 x 2 bed terraced houses - 473 square metres

5. Appearance

The proposed dwellings would be of high quality design 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 they are of a design and form that protects the amenities of the surrounding dwellings to minimise overlooking, noise, etc.

6. Access

The existing drive will be removed and replaced with a block paved private drive which will be maintained by a Registered Maintenance Company. All parking areas will also be block paved - all as indicated on the 1:200 Block Plan.



The above photograph shows the existing access off Green Lane

Discussions have been undertaken with LCC Highways in terms of the pre-application advice, with a generally positive view and it is considered that the access is wide enough for two-way vehicle movements where it joins Green Lane. A speed ramp is proposed 10 metres into the site.

7. Landscaping

As illustrated on the 1:200 block plan the existing trees are notated as being removed. Full 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.