Design and Access Statement.

The Site:

The site is an area of open land between No. 28 and No. 36 Green Lane, Spalding, Lincolnshire.

The Proposal:

The development of seven, single storey mobile homes, each with off road parking and amenity area, visitor parking and office.

Context:

The site is currently overgrown waste land and is situated in a residential area just outside the town centre. It is bordered to the north west by the Spalding to Peterborough railway lines, to the east by the rear boundaries of the recent Walters Close development, and to the south by Green Lane itself.

Design:

The project has been designed as a site for seven mobile homes, to provide low cost rental accommodation in Spalding. Following a previously refused application, (H16-0484-19) we have reduced the numbers from ten to seven, removing the three nearest to the footbridge, and, while keeping any mature trees on the southern end of the site, have introduced a scheme of new tree planting with mature specimens of native trees closer to the mobile homes to provide extra privacy. In addition, we have designed in a new 2.3-metre-high acoustic fence, the exact size and type to be agreed with the suppliers after the result of a full acoustic survey of the site by a suitably qualified professional person. We have also added four visitor parking spaces adjacent to the site office building and defined fenced areas for waste storage and recycling. Cycle storage will be provided at each unit, together with off road parking spaces.

Access:

The site is on an existing adopted roadway, though widening of the existing access will be required. Existing public transport links include bus stops within 300 metres on St Thomas' Road, allowing access to the town centre and Peterborough. With the Winsover Centre around 500 metres east, and the town centre shops 200 metres further on, the site has easy access to all the local amenities.