

DESIGN & ACCESS STATEMENT

RESIDENTIAL DEVELOPMENT

R/O 1 HOLLAND ROAD
SPALDING
LINCS
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1. Introduction

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

It should be read in conjunction with Drawing No. 2409-01

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 considered: -

NATIONAL PLANNING POLICY FRAMEWORK 2021

SOUTHEAST LINCOLNSHIRE LOCAL PLAN ADOPTED MARCH 2019

One of the requirements for the Southeast Lincolnshire Local Plan seeks the development of the 'Other Service Centres and Settlements' the inset map No 2 for Spalding & Pinchbeck indicates that the application site is situated within the identified development boundary of a 'Sub Regional Centre & Main Service Centre'.

An assessment of settlements and their sustainability credentials in the Southeast Lincolnshire Local Plan identifies Spalding being a sustainable location for future development.

2. The Site

The Proposed Residential site has an area of 0.014 Ha. and is at the rear of 1 Holland Road Spalding. The site is to be accessed directly off Holland Road via a new access, constructed in accordance with L.C.C. Highways Standards. The access position will provide good visibility in both directions. The site lies in close proximity to Spalding Market Place and other Shopping Centres also the Post Office. It is in reasonable proximity to all Spalding Academy Schools and also within easy walking distance to the services and employment facilities locally. There is regular public transport within Spalding. These public transport services expand further afield by Train and Bus, thus adding to the availability of services and employment facilities. The site currently consists of a Garden Area to 1 Holland Road Spalding. The Site is Flood Zone 3 as shown on the Environment Agency Flood mapping.

3. Use

The application site currently consists of the Rear Garden, including a Private Indoor Swimming pool and out building, of No. 1 Holland Road Spalding.

4. Amount

Drawing No. 24063-01 indicates the existing Dwelling and Garden area together with existing site levels in relation to Ordnance Datum.

Drawing No. 2409-01 indicates the 1:1250 scale application site and where it is in relation to adjacent dwellings in that part of Spalding. The Proposed Block Plan gives proposed ground levels and also details of boundary treatments, together with an indicative position for any new Dwelling.

5. Appearance

Any proposed dwelling would be designed to be of high quality and of a type that is in character with the area in general. The dwellings to the vicinity are two storey brick-built houses, therefore any proposed dwelling should also be a one & a half or two storeys. These details will be subject to a further submission for Approval of Reserved Matters. In terms of appearance, it will be of paramount importance that the design and form pays heed to the site being within the Spalding Conservation Area and also protect the amenities of the surrounding residential dwellings to minimise overlooking and noise etc.

6. Access

Proposed drives will be gravel on hardcore construction with `No-Dig` construction under existing trees. 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 the egress of vehicles in a forward gear.

7. Landscaping & Biodiversity

The 1:200 Block Plans indicate the positions of the existing Trees, boundary hedging and existing and proposed fences. Any additional soft landscaping will be illustrated within the Biodiversity Net Gains report and the purchase of offsite BNG units will be dealt with at the reserved matters stage.

8. Conclusion

An assessment of settlements and their sustainability credentials adopted in March 2019 the Southeast Lincolnshire Local Plan identifies Spalding as a `Sub Regional Centre & Main Service Centre` and a sustainable location for future development. The plan also determines that this site, being for a single Dwelling, should be suitable for Market Housing only and that no affordable housing would be required.

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.

The application site is within close proximity train and bus routes and to schools, shops and other facilities as previously described.

The proposed scheme will be a positive contribution to the character of the area, particularly in terms of 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. Para 55 of the NPPF refers to promoting sustainable development, which will enhance and maintain the vitality of rural communities within groups of smaller settlements. It also advises avoiding new isolated homes in the countryside unless there are special circumstances, which includes exceptional quality or innovative nature of design. It is intended that the design will help raise standards of design in architecture and will enhance its immediate setting.

Whilst the NPPF suggests the LPA policies are out of date in the Strategic and General policies the LPA states that "in towns, villages and in the open countryside the effective use of land and buildings is of great importance".

The National Planning Policy Framework sets out the Government's policies and how they expect them to be applied. There is a presumption in favour of sustainable development and more importantly one of its main aims is to increase the supply of housing.

Para 49 of the Framework states "Relevant policies for the supply of housing should not be considered up to date if the Local Planning Authority cannot demonstrate a five-year upper supply of deliverable housing sites" thus as the authority is unable to demonstrate this the policies for the supply of housing such as the Local Plan policies HS7 and SG4 seeking to restrict development in the countryside are to be considered out of date. The proposal would be a positive contribution to the existing housing shortfall.

Policy SG7 refers to the requirement of properties to be energy efficient.

The Government is also greatly concerned due to the shortfall in housing numbers, in particular South Holland and its district not meeting its housing needs.

In view of the above it is hoped that this application will be favorably considered.