DESIGN & ACCESS STATEMENT

PROPOSED RESIDENTIAL DEVELOPMENT
Adj 74 BOURNE ROAD
SPALDING
PE11 1JR

FOR

J FREEMAN



Cooper Architectural Design
90 Winsover Road,
Spalding,
Lincs;
PE11 1HA

Tel: 07808125778
Email: c.a.d@btconnect.com

1. Introduction

This Design & Access Statement accompanies a planning application for a proposed residential development. The application site is situated adjacent to No. 74 Bourne Road Spalding Lincs. PE11 1JR Spalding has excellent all round facilities in terms of rail, national and local bus and Community transport. There are a number of leisure amenities in the area. The site is within easy walking distance of all facilities

It should be read in conjunction with the following drawing No. 1704-01

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 taken into account: -

NATIONAL PLANNING POLICY FRAMEWORK 2012

- Section 6 – Delivering a wide choice of high quality homes
- Section 7 – Requiring Good Design

SOUTH EAST LINCOLNSHIRE LOCAL PLAN

- South East Lincolnshire – Proposed Inset Maps for 'Other Service Centres and Settlements'

SOUTH HOLLAND LOCAL PLAN JULY 2006

- SG1 – General Sustainable Development
- SG2 – Distribution of Development
- SG3 - Settlement Hierarchy
- SG4 – Development in the Countryside
- 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
- HS7 – New Housing in the Open Countryside including other Rural Settlements

These policies form the basis upon which this application has been designed and are in accordance with advice within Paragraph 55 of the National Planning Policy Framework, 2012 and are aimed at ensuring that new development is in a sustainable location and that the character of the countryside is protected.

The emerging South East Lincolnshire Local Plan identifies Spalding as being a Sub Regional Centre & Main Service Centre

An assessment of settlements and their sustainability credentials June 2015 in the South East Lincolnshire Local Plan identifies Spalding as being a sustainable location for future development.



No 74-76 Bourne Road Spalding

2. The Site

The application site is situated within the development boundary of Spalding, The application site area measures 181 m^2. Finished Floor levels will be set at 3.65m OD which is approximately 50mm above the level of Bourne Road

The site is situated on Bourne Road Spalding, this being one of the main routes into Spalding with bus routes and other vehicular access to the major amenity areas

3. Use

The site at present is domestic garden area for No 74 Bourne Road.

4. Amount

Drawing no. 1704-01 indicates the 1:1250 application site and where it is in relation to the adjacent dwellings to that part of Spalding together with an existing and proposed Block plan at 1:200 scale.

5. Access

The existing tarmacadam access to the site is indicated on
Drawing no. 1704-01

6. Appearance

The proposal is the extend 74 Bourne Road to provide an additional dwelling the design of which is considered to be of a design appropriate for the area in terms of reflecting the traditional vernacular. The proposal will not be out of character with the urban setting and will offer a positive contribution to the area where it is situated.

7. Landscaping

A proposed landscaping scheme is indicated on Drawing no. 1704-01.

8. Conclusion

An assessment of settlements and their sustainability credentials June 2015 in the South East Lincolnshire Local Plan identifies Spalding as being a sustainable location for future development.

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 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. 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 Governments 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 years 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.