DESIGN and ACCESS STATEMENT

to support

PLANNING APPLICATION

for

RESIDENTIAL DEVELOPMENT

at

LAND TO THE REAR OF

THE BEECHES

HORSESHOE ROAD

SPALDING

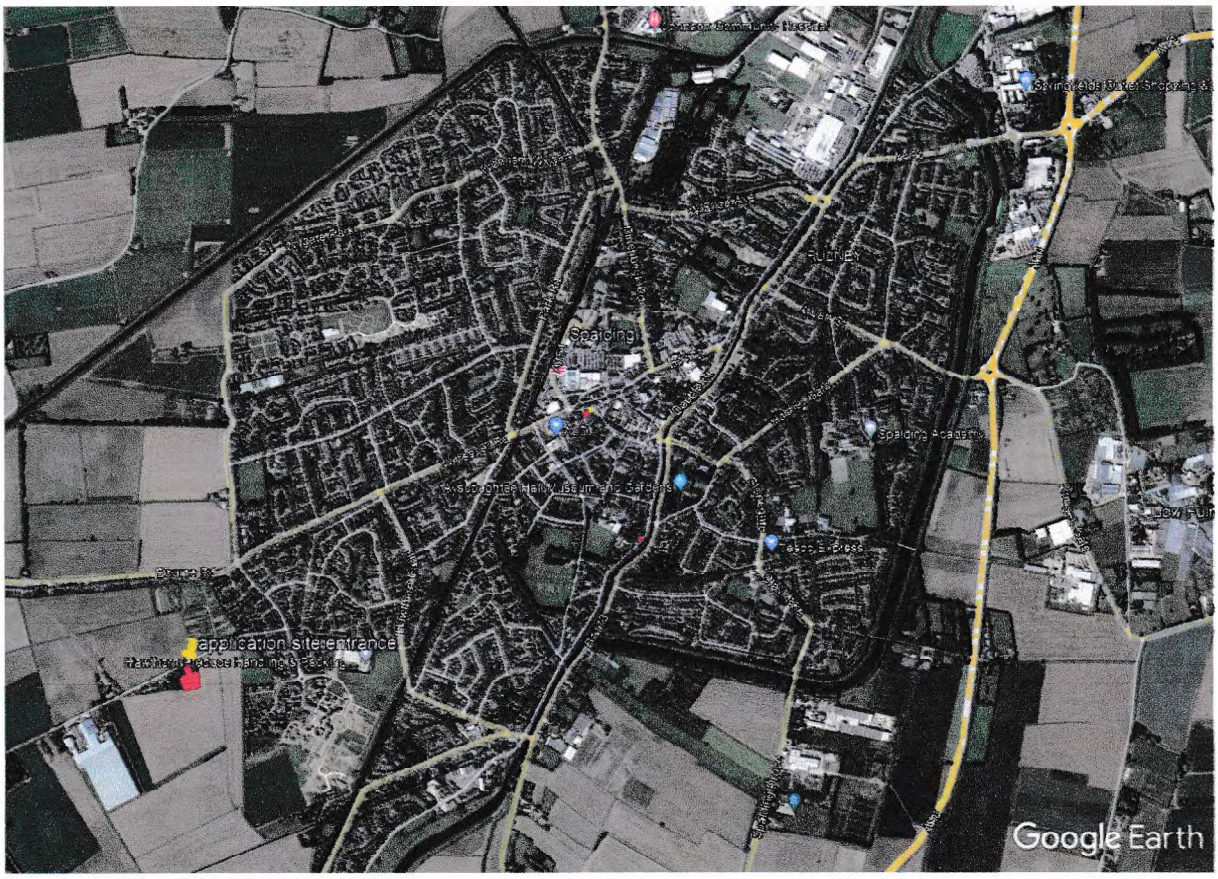
PE11 3JA

for

MS E J LEE

LOCATION

The application site is located on the west side of Spalding. It is on the south side of Horseshoe Road, behind The Beeches and Cloverfields fronting Horseshoe Road, and approximately 450m west of the junction of Horseshoe Road with Broadway and approximately 2.5k from Spalding town centre.



SITE LOCATION RELATIVE TO SPALDING TOWN

The site is within the South Holland Local Plan 2019 development boundary and Is

SITE & SURROUNDINGS

The site was originally part of a horticultural business which ceased trading some 20 years ago. The land to the north east of the site fronting Horseshoe Road was granted planning permission for residential development in 2016 which has now been implemented.
To the west there is a ribbon development comprising 7 established dwellings with additional dwellings either under construction or recently completed and to the east there are open fields between the application site and that of the Kimblewick Lane development, some 275m..

POLICIES

National Planning Policy Framework (NPPF)
South East Lincolnshire Local Plan adopted 2019

The NPPF sets out the Government's policies and how they expect them to be applied.

The South Holland Local Plan identifies the area of land to be suitable for residential development.

ACCESS

Access to the site to be made by private roadway between The Beeches and Cloverfields, to be a min 4.2m wide and 5.0m wide at the junction to allow for vehicles to enter and exit the site at the same time.

DESIGN, SCALE and SIZE

It is considered that the site is suitable for a maximum of 4 dwellings. This element, ie design, scale and size, is to be determined at Reserved Matters stage via negotiation with the LPA.

WASTE COLLECTION

Whilst not enforceable it is noted that guidance for waste collection has been made and it is therefore suggested that a private collection service be engaged. This to be determined at Reserve Matters stage.

LANDSCAPING

It is proposed that this is dealt with at Reserved Matters.

FLOOD RISK ASSESSMENT

The site is located within Flood Zone 3 of the Environment Agency's Flood Maps and is not shown to be subject to increased flood hazard or flood depth on the Strategic Flood Risk Mapping. A sequential test therefore needs to be undertaken. A sequential test is aimed to steer new development to areas with the lowest probability of flooding and for development sites to pass this test it has to be demonstrated that there are no reasonably available alternative sites appropriate in an area with a lower risk of flooding.

By using the South Holland Flood Risk Assessment as a basis to apply the sequential test it is considered that there are no reasonably available alternative sites appropriate for the proposed development in areas with a lower risk of flooding.
As it is not possible to locate the development within an area of lower risk the exceptions test should be applied. The NPPF and the PPG set out two elements to the exceptions test, the first of which is to show the development will provide wider sustainability benefits to the community that outweigh flood risk and secondly that it will be safe for it's lifetime without increasing flood risk elsewhere.
In this instance the proposal will provide wider sustainability benefits to the community which outweigh flood risk by the provision of additional housing in a sustainable location.
It is recommended that occupants of the proposed dwelling should register with the Environment Agency's free Floodline Warnings Direct service and that this should be a condition in the planning consent.
It is recommended that the finished floor level of the dwellings be set at a level 200mm above the centre of the road and that flood mitigation construction be incorporated to a min height above floor level of 500mm.

The FRA supporting the planning application for Cloverfields, Horseshoe Road (immediately north of the application site) refers to the Royal Haskoning Report stating that the site is in an area not at significant risk of flooding by sea or rivers.

CONCLUSION

The site is located in area defined in the South East Lincolnshire Local Plan 2019 as suitable for residential development and there are no specific reasons why any decision should be other than favourable.