DESIGN & ACCESS STATEMENT

PROPOSED
RESIDENTIAL DEVELOPMENT

Adj. HAWTHORN HOUSE
68 HAWTHORN BANK
SPALDING
LINCS
PE11 1JQ

FOR

DR. & MRS J. M. COWELL



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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 a 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.

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

Drawing No:

1630-01 – Drawings:
1:1250 Site location plan
1: 250 Proposed block plan

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 0.086ha and is part of the Garden to Hawthorn House. The site is accessed off Hawthorn Bank and is in close proximity to the town centre, and as such, is within easy walking distance of the services and employment facilities of Spalding and adjacent to a bus stop. The site currently consists of a detached private house and gardens.

Existing residential properties bound the application site.

3. Use

The application site currently consists of a residential dwelling to the north and garden land.

4. Amount

Drawing no. 1630-01 – indicates the 1:1250 application site and where it is in relation to the adjacent existing dwellings to that part of Spalding. The proposed 1:250 block plan gives an indicative layout of a proposed dwelling which can be accommodated comfortably on the site.

5. Appearance

The proposed dwelling 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 the design and form protects the amenities of the surrounding residential dwellings to minimises overlooking, noise, etc.

6. Access

The proposed drive will be of a 'No Dig' construction as the trees are subject to a Preservation Order - all as indicated on the 1:250 block plan. 20mm washed gravel on 100mm 'Terram Geocell' filled with angular ''reduced-fines' sub-base all on 'Terram T1000 Geotextile filter fabric over existing ground.



7. Landscaping

As illustrated on the 1:250 block plan the existing trees are notated along the access road. Any additional landscaping will be illustrated at the reserved matters stage. A frontage hedge exists to The Parkway and Hawthorn Bank.



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.