



3D VIEWS (no scale)

**PLANNING DESIGN AND ACCESS STATEMENT :-**

Introduction :-

The clients wish to apply for Outline Planning on their private field that is adjacent to their house for residential development for 11 properties and that is shown on this indicative drawing. The designs shown are a mixture of 3 and 4 bedrooms with attached garages. Also shown is a playground and a SUDS pond. I must point out that contrary to shown on some plans this field is private and privately owned and is not a playing field or playground.

Use :-

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Residential Development for 11no. 3 and 4 bedroom houses with garages accessed via private drives.

Amount :-

11no. mid range family homes of 3 and 4 bedroom size with attached garages, playground and SUDS pond.

Layout :-

Shown indicatively but to be determined through the process of approval of reserved matters if outline is successful.

Scale :-

Shown indicatively but to be determined through the process of approval of reserved matters if outline is successful.

Landscaping :-

Shown indicatively but to be determined through the process of approval of reserved matters if outline is successful.

Appearance :-

Shown indicatively but to be determined through the process of approval of reserved matters if outline is successful.

Access :-

Access :- Locally it is proposed to disembark the car onto a hard surface that with the aid of ramps takes you to the higher footpath level. The principal door access into the building is fitted with a level entry threshold which allows wheelchair access.

The site is located between Spalding Common and Cradge Bank Road and is in the middle of a periphery of domestic housing on the edge of Spalding. There are several domestic estates that have been erected in this vicinity and this area is very much classed as a part of Spalding.

Flood Risk Assessment :-

Please see separate Flood Risk Assessment prepared by Geoff Beel Consultancy.

OUTLINE PROPOSALS FOR RESIDENTIAL DEVELOPMENT ADJ 197 CRADGE BANK ROAD SPALDING

MR & MRS R EBBAGE

OCT 16 1/500 1/1250

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SEE your design. Imagine no longer how it looks. SEE how it looks

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