

DESIGN AND ACCESS STATEMENT

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Project
Proposed Residential Development
Banbury Close
Spalding
Lincolnshire

Client
Mr Paul Morriss

Job No. 3728

Assessment of the site and context

1. Located at the northern end of Banbury Close, the site is generally level with an area of 3516m².

2. Access is via an existing gateway between No.s 5 and 6 Banbury Close, as seen in the following pictures. No.6 Banbury Close is a wholesale florists and shares the access from Banbury Close.





3. To the north, east and south of the site are two storey detached houses. The surrounding houses are built predominantly in brick with concrete roof tiles and date form approximately the late 1960's to the 1980's. Properties along West Elloe Avenue, a key approach road to the south of the site, are older with interwar and post WWII housing with varying architectural styles.

The picture below indicates typical properties north of the site on Ladywood Road





The following pictures indicate properties along West Elloe Avenue.



4. To the western edge of the site is a small drain and large mature trees, beyond which is the Spalding Cemetery

5. The site was formerly the Allison Homes builders' yard with office buildings, warehousing, and large areas of hardstanding, originally covering over 90% much of the site area. (see aerial photo over page).







6. The offices were divided into smaller lettable units, but following a period of vacancy the site was cleared of buildings, the current situation is shown in the following photographs.

Social and Economic

7. The proposals seek to develop an unused piece of land, the previous use of which was incongruous to the surrounding residential context, with delivery, construction and staff traffic all using Banbury Close.

8. The local plan encourages social inclusion, there is great demand for starter homes, particularly within Spalding.

9. This site has been vacant for a number of years, redevelopment will help prevent urban sprawl through the effective use of unused land.

10. The previous application by Seagate Homes (UK) Ltd. sought to propose all entry level homes, however the market conditions indicate there is demand for a broad range of dwelling sizes.

Planning Policy

11. Relevant policies from the July 2006 South Holland Local Plan, as adopted, include; SG1, SG14, SG18, HS4 and HS11

12. Key extracts from the local plan are given below;

Policy SG1 *- Sustainable Development*

Sustainable development is one of the core principles underpinning the planning system. The Government set out four aims for sustainable development in its strategy 'A Better Quality of Life – A Strategy for Sustainable Development in the UK'. These have been carried forward into the 'Sustainable Communities Plan' and PPS1. These aims include:

- *Social inclusion and cohesion;*
- *Protection and enhancement of the environment;*
- *Prudent use of natural resources; and*
- *Sustainable economic development.*

3.4 The Plan seeks to balance demands for a finite quantity of land. This is reflected in the strategy of concentrating most new development in the towns, of ensuring the full and effective use of unused, underused or derelict land and buildings within defined settlement limits, in the prevention of urban sprawl, in maintaining the quality of the countryside, in minimising the loss of the best and most versatile agricultural land to development and in minimising the need to travel.

3.5 The land and buildings within South Holland are a valuable resource. In the towns, villages and in the open countryside the effective use of land and buildings is of great importance.....The more effective the use of land and buildings in the District the less the loss of greenfield sites to development.

4.39 The Council will permit, subject to Policy HS2, development within the defined settlement limits of Spalding (the Main Town), ... Such development will be restricted to brownfield land unless it can be demonstrated that no suitable brownfield sites are available.....

Policy SG14 *- Design and Layout of New Development*

New development should be designed to ensure that it makes a positive contribution to the architectural and visual quality of its surroundings. It should normally respect the vernacular architecture of the area in which it is located although high quality contemporary design will be supported in appropriate contexts.

Policy SG18 *- Landscaping of New Development*

Proposals for new development should, where appropriate, incorporate landscaping proposals as an integral part of their design and layout and a landscaping strategy will be required to support all major development proposals. Particular attention will be paid to:-
the protection of any existing trees and hedgerows, and any other attractive landscape features;
the provision of strategic tree planting of indigenous species to improve the setting of development within the wider landscape;

Policy HS4 *- New Housing in Spalding and the Area Centres (Other Towns and Donington) (Non-Allocated Sites)*

Residential development will be permitted on suitable sites within Spalding and the Area Centres, where the following criteria are satisfied:

1 The site is within the defined settlement limits, as shown on the proposals map; and
2 The site constitutes brownfield land, unless it can be demonstrated that no suitable brownfield sites are genuinely available.

Policy HS11 *- Open Space In New Residential Developments*

Proposals for residential development shall make provision for open space in accordance with the Council's adopted standards of not less than 14% of gross site area.
Where developments are unable to provide open space requirements on site, or where the development is adjacent to or in close proximity to a sufficient sized area of existing open space the District Council will accept, in appropriate circumstances, financial contributions from developers for the provision of open space off site or enhancement of existing open space if required to meet the needs arising from the development.

12. Within Appendix 2, the Local Plan identifies that South Holland District Council apply a maximum number of parking spaces to residential development. Within Spalding and the Area Centres this equates to 1.5 spaces per dwelling

13. The National Planning Policy Framework sets out principles for development and with regard to this application the proposals consider;

    - Supporting sustainable economic development, meeting the needs of the locality, as well as responding to market conditions.

    - A creative exercise, finding ways to improve and enhance places in which people live.

    - Contribute to conserving and enhancing the natural environment, reducing pollution and using land of lesser environmental value as preference.

- Positive improvements in the quality of the built environment, as well as in people's quality of life, including improving the conditions in which people live and widening the choice of high quality homes.

- Seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

Consultation and Community Involvement.

14. The previously proposed scheme by Seagate Homes (UK) Ltd., a currently undecided planning application, proposed a very dense scheme of 19, two bedroom dwellings. Those proposals have been discussed at length with Dave Roberts and Richard Fiddler, many objections have been raised by the community and councillors. The new proposals within this application have been mindful of the concerns raised and aim to overcome them.

15. Principal Highways Officer; Jon Sharpe has been consulted in relation to the acceptability of designs for access to the previous proposal. Generally that scheme was considered acceptable with un-adopted roads, although slightly more parking would be preferable. The designs for this new application work with the acceptable access arrangements, but increase average parking numbers to a more appropriate level.

16. Pre-application advice in reference to the new proposals has been received via meeting with Richard Fiddler 17th August 2015. Sketch layouts forming the basis of this application were discussed and a favourable response received. Richard requested the meeting be followed with consultation with the Environment Agency regarding proposed finish levels and flood defence measures.

17. Correspondence with the Environment Agency indicated proposals were likely to be acceptable, this was followed up by meeting with Rachael Storey on 10th November 2015. Proposed levels and planning issues have been co-ordinated and agreement found on the most appropriate finish floor levels, meeting all the needs of the site and context. Please refer to the Flood Risk Assessment and the proposed site layout. Generally proposed finish floor levels are just 500mm above adjacent ground levels.

Evaluation

18. The site is vacant, yet located well within the defined development area of Spalding and within an established residential area.

19. The site is brownfield, formerly the builders’ yard for Allison Homes.

20. Unfortunately, the site is an 'unseen island' blocked from view by the layout of previous surrounding developments and as such cannot be seen when travelling along the main roads, nor easily from Banbury Close.

21. The immediate neighbouring properties are typical of their era, with plain architectural styling and large windows. Properties of the wider surrounding area, West Elloe Avenue in particular, range in age and style greatly with varying architectural detail.

22. The location of the site affords easy access to work, public services and shops, by foot, vehicle and public transport on West Elloe Avenue.

23. The concerns and objections raised against previously proposed layouts have been taken on board and used to develop a far more appropriate scheme that also offers a broader range of dwelling types.

Design

Use

24. C3 - The proposal is for residential use with associated parking.

25. The current/previous uses on the site are incongruous to the surroundings.

Amount

26. A total of 10 residential units and 20 parking spaces are to be provided. 5 detached properties and the remainder either semi detached or terraced. Please refer to the drawings accompanying the application.

Layout and Scale

27. There are many neighbours that could have been adversely affected by the proposals on this site, however the layout is designed to mitigate any such impact. The dwellings are arranged so that those with most upper floor rear windows are to the western boundary, overlooking the cemetery and not residential neighbours. Just two dwellings back onto the northern boundary and these do not have any rear facing first floor windows, being low eaves chalet bungalow designs. The properties proposed to the eastern boundary are two storey, the rear elevations do not look directly towards other dwellings. The proposals easily achieve the required distances between neighbouring buildings and most are in excess of the minimum requirements.

28. The layout enables a broad range of house types and sizes to sit comfortably together.

29. On entering the site the landscape margins, planting to frontages and use of detached properties enables the character of the local area to be maintained.

Appearance

30. Please refer to the drawings accompanying the application for details on appearance and materials.

31. Facing brickwork is proposed to all houses as well as traditionally proportioned white PVC-U, doors and double glazed casement windows.

32. The appearance of the dwellings respects the character of residential development from recent times.

33. The scale and massing, including roof forms and pitches of the proposals are traditional in character and familiar to the local context.

34. The layout, scale and appearance of the proposals found within this application are a great improvement on previously submitted schemes and avoid or overcome the objections raised previously, to provide a scheme that fits well within its context and provides a range of house sizes.

35. Roads are generally to comprise of tarmac/permeable tarmac, block paving and permeable block paving. Buff paving slabs to be provided for patios and domestic footpath accesses.

Access & Landscaping

36. Access is via a private drive leading up from the north of Banbury Close.

37. A refuse collection area is to be located adjacent the site entrance, a restrictive covenant will be applied to the sale of each property ensuring that rubbish can only be placed there on collection days. The collection point is discretely located so as not to be in view from Banbury Close.

38. A 6m wide easement of reinforced geoweb/grass construction is to be provided as a suitable access for maintenance of the adjacent drain.

Inclusive Access

39. Each property will have a level entrance threshold. Parking spaces/driveways and the approach to the dwelling being compliant with the building regulations.

Flood Risk Assessment

1. The site is within a long established residential area, it is situated within a defended Flood Zone 3 of the Environment Agency Flood Zone Map, it is an area benefiting from flood defences.

2. Finish floor levels are proposed at a minimum of 500mm above adjacent ground levels.

3. Please refer to the new Flood Risk Assessment prepared by Geoff Beel and accompanying this application.