Planning, Design and Access Statement on behalf of

Mr. M. Yould

Prepared by:
NEWLAND BUILD SERVICES
·ARCHITECTURE·DESIGN·CONSULTATION·PLANNING·







NEWLAND BUILD SERVICES
·ARCHITECTURE·DESIGN·CONSULTATION·PLANNING·
THE DARN, AXES MANOR, NEW HOUSE LANE, REDHILL, SURREY, RH1 5RA
·INFO@NEWLANDBUILD.CO.UK·07706 602 072·

Contents:

Section 1	Introduction	Page 2
Section 2	Site Description	Page 3
Section 3	Proposed Development	Page 5
Section 4	Planning History	Page 8
Section 5	Planning Assessment	Page 9
Section 6	Conclusion	Page 11
Appendix	Flood Risk Assessment	Page 12

Statement prepared by:

William Newland
BSc (Hons) Architectural Design and Technology

1. Introduction:

1. **NEWLAND BUILD SERVICES** has been instructed by Arthur James Homes Ltd. to prepare this Planning, Design and Access statement on behalf of Arthur James Homes regarding the proposed development of the land adjacent to 25 Bowditch Road, Spalding, Lincolnshire.

2. This Planning, Design and Access Statement supports the planning application proposing the erection of 2 x 3 bedroom semi-detached houses with associated garaging and parking.

3. The statement should be read in conjunction with the associated drawings submitted for the application. It describes the application site and explains how the proposed design has been reached.

4. It also highlights the ways in which the development meets the National Planning Policy Framework (NPPF) as well as the South Holland District Council Local Plan 2006. Additionally, reference is made to the previous planning history of the site where an application for a similar development was approved by South Holland District Council.

2. Site Description:

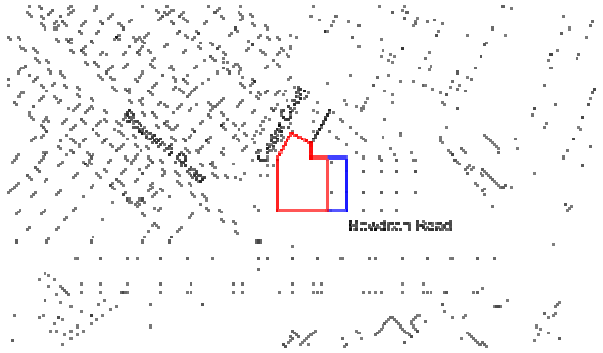
1. The application site is a corner plot at the junction between Cedar Court on and Bowditch Road in the South East of Spalding. The site itself comprises an area of residential amenity land adjacent to No. 25 Bowditch Road totalling approximately 255.4m² (0.06 acres). The Location Plan to the right highlights the general location of the site.

2. Access from Bowditch Road is gained from the South Eastern corner of the site, with additional access from Cedar Court at the North Western corner to a wedge-shaped parking area to the rear of the site. The site is bound to the East by No. 25 Bowditch Road and to the South and West the site is defined by a Leylandii hedge, approximately 4 metres high.

3. The parking area to the North is separated from the main site by a combination of close boarded fencing and Leylandii hedge. The parking area itself has a partial 'open boundary' with no physical division from the road or adjacent parking to Cedar Court, with the remaining boundary to the East comprising close boarded fence separating the neighbouring garden land.

4. The site is generally clear with the main area of the site partially concrete/ paved with the remaining area laid to lawn. There is a carport of timber frame construction over the paving which will be dismantled prior to commencement of the proposed works on site. The parking area to the rear is a paved with shingle infill.

5. The surrounding area was originally a council owned estate which has since seen many of the properties become owned by private owner/ occupiers or privately rented. The area remains residential with a mixture of single and two storey terraced housing.



Location Plan
Application site outlined in RED



No. 25 and the application site viewed from Bowditch Road



The application site viewed from Bowditch Road access point



Site and No. 25 viewed from NW corner of the site



2 storey properties in Bowditch Road



Bowditch Road and Cedar Court Junction

(Application Site to Right of image screened by hedge)



Single storey properties in Bowditch Road

NEWLAND BUILD SERVICES
·ARCHITECTURE·DESIGN·CONSULTATION·PLANNING·
THE BARN, AXES MANOR, NEW HOUSE LANE, REDHILL, SURREY, RH1 5RA
·INFO@NEWLANDBUILD.CO.UK·07706 602 072·

3. Proposed Development:

1. The proposed scheme comprises the erection of a pair of 3 bedroom semi-detached houses similar in character to the existing housing stock in the immediate surrounding area, with associated garaging and parking arrangements.

2. As shown on the extract from the Environment Agency's Flood Map for Planning on page 6, the town of Spalding falls within Flood Zone 3. It is considered that without flood defences, areas in Flood Zone 3 could be affected by flooding from either the sea (1 in 200 chance) or from rivers (1 in 100 chance). For this reason, the planning application for this development is accompanied by a Flood Risk Assessment (See Appendix).

3. The findings of the Flood Risk Assessment have suggest that habitable rooms in the proposed dwellings should be at least 1.8m above ground level. With that in mind, the proposed houses have been designed with a garage at ground level and the main accommodation above giving them a charming town-house appearance.

4. The houses will be set back from the footpath to Bowditch Road by just over 4.8m with the front wall of the building being on the established building line of the existing houses in the road. The building will be 11.69m wide, 7.19m deep and will be approximately 8.85m from ground level to roof ridge.

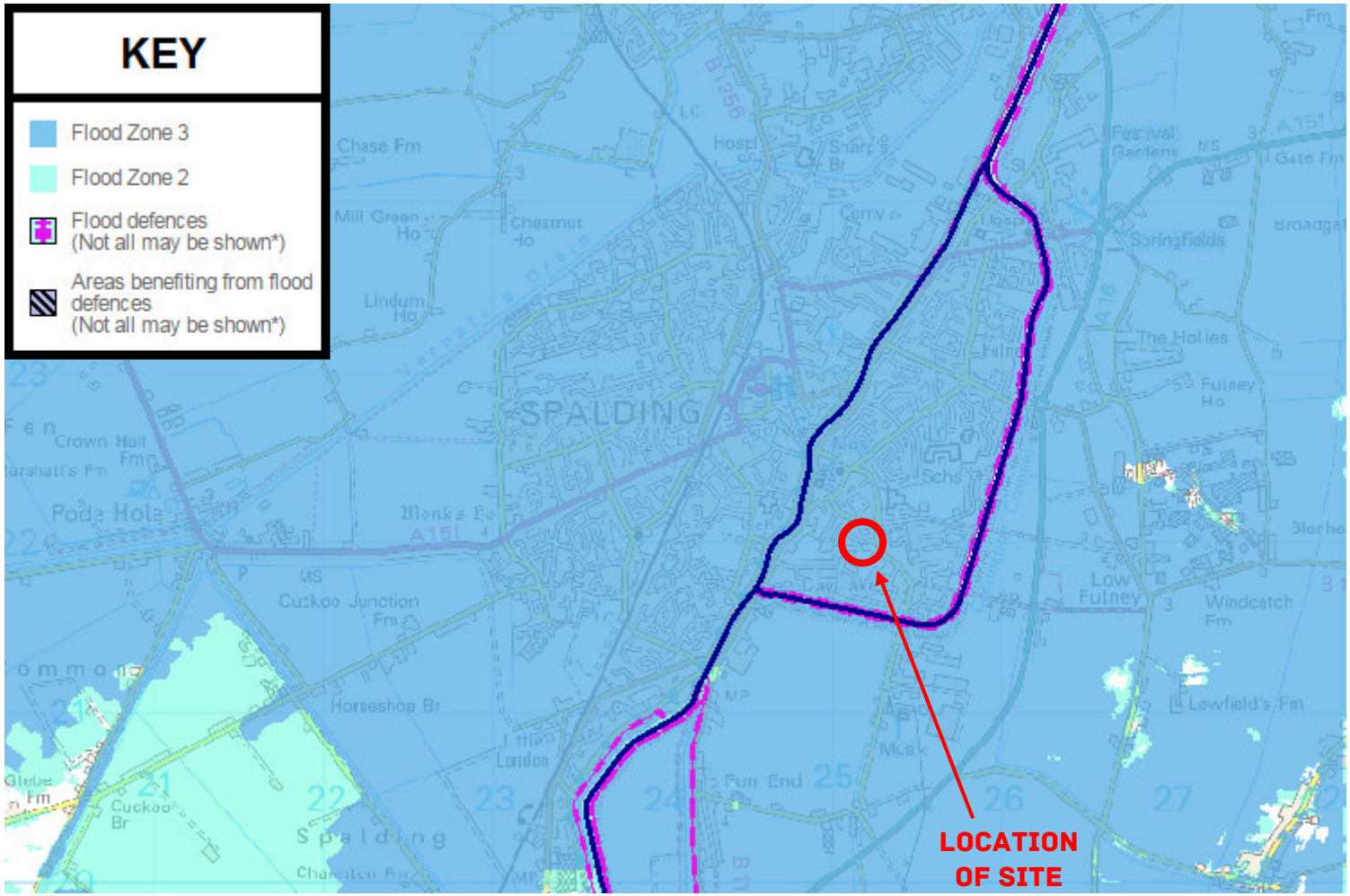
6. Visually, the overall scale of the proposal has been lessened by reducing the roofline and making use of dormer windows to all bedrooms and Velux roof windows to bathrooms. This has lowered the overall height of the proposed building which in turn is considered to reduce the impact of the development.

6. Living accommodation is arranged over 2 storeys, comprising a living room, kitchen and W.C. on the ground floor, with stairs leading to the first floor landing serving 3 bedrooms, a main bathroom and airing cupboard. Externally, access to the main entrance doors of each respective dwelling (1.8m above ground level) is via a staircase to the frontage of the dwellings.

7. Through pre-application discussions with the Local Authority it has been established that it is considered preferable for the proposal to make use of only one material to the external elevations. Therefore, the proposed materials have been chosen to discreetly blend with the style and colour palette that already exists in the surrounding area. The exterior walls are to be Light Brown Multi Stock face brickwork to the external walls with soldier course features to window and door openings where applicable and the roof is to be Fibre-cement Slate effect tiles.

8. The existing hedge will be retained to the Western boundary to provide dense evergreen screening from this aspect to a level of approximately 4 to 5 metres.

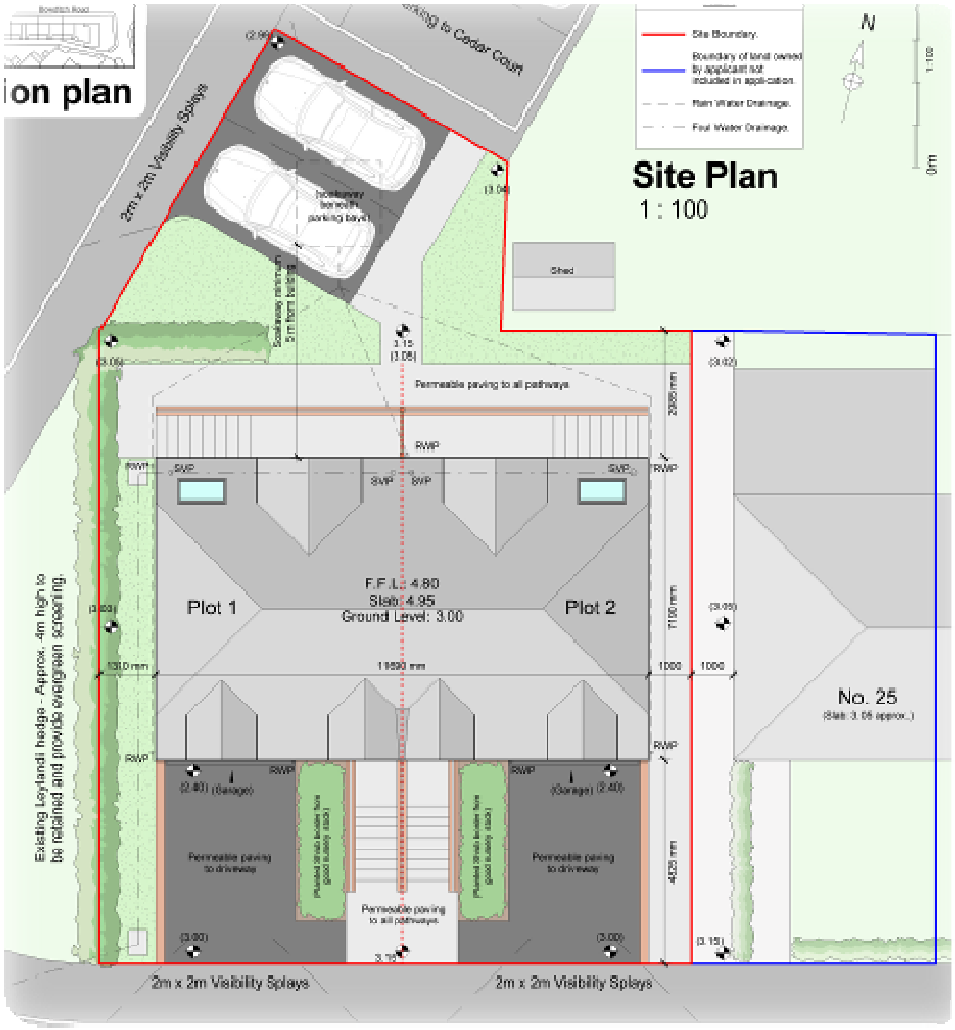
Flood Map: - Extract from the Environment agency's Flood Map for Planning showing Spalding and the surrounding area.



Proposed Development:



Above: 3D Visual representation of the proposed development viewed from Bowditch Road.



Right: The proposed Site Plan extracted from the plans submitted in support of the application showing the proposed layout of the development.

(PLANS NOT TO SCALE)

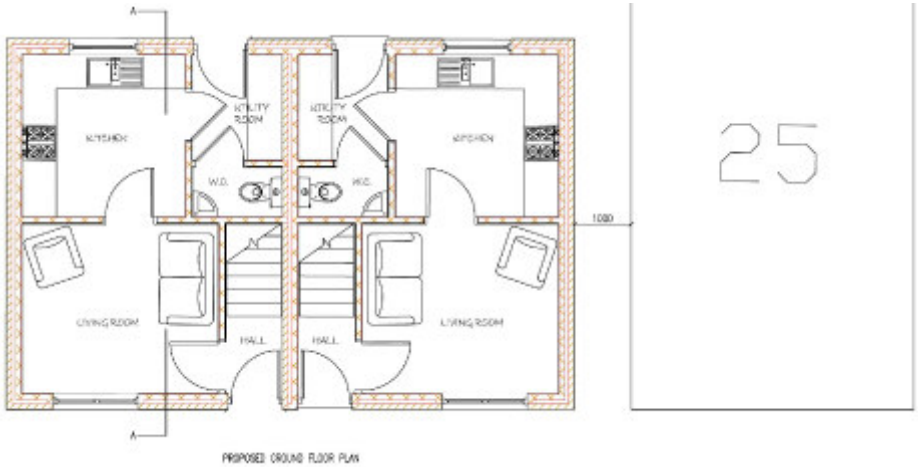
4. Planning History:

1. The land adjacent to No. 25 Bowditch Road has previously had planning applications submitted seeking approval for similar development.

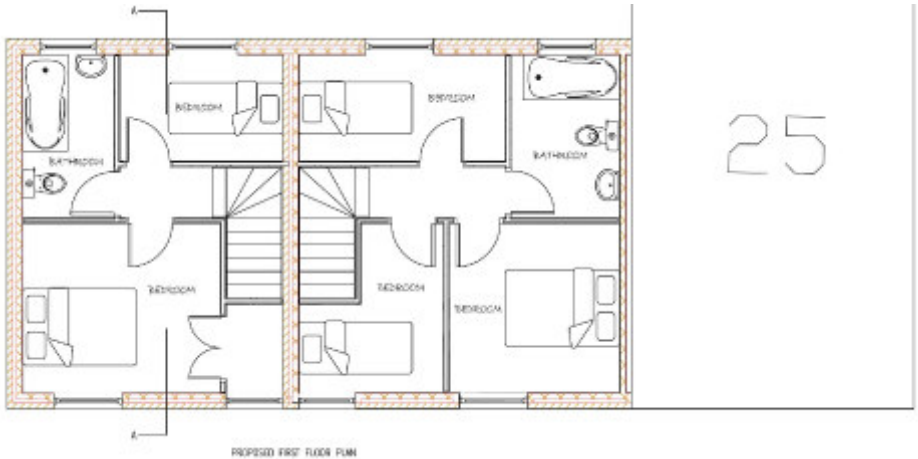
2. In 2010, outline planning permission for a pair of semi-detached dwellings submitted and allocated the reference H16-0151-10. This application was approved.

3. The initial outline application was followed by an application for the approval of reserved matters in 2013 (Ref: H16-0151-13) which was subsequently approved. Floor Plans from this application showing the planned layouts and relationship to No. 25 Bowditch Road are shown to the right.

4. Other relevant planning history to the area is a Full planning application reference H16-0085-95 for the erection of a pair of 3 bedroom semi-detached houses at Johnson Avenue/ Bowditch Road. This application was approved by SHDC, however, due to the age of the application (submitted in 1995) the associated documents are not available from the council's website.



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

(PLANS NOT TO SCALE)

5. Planning Assessment:

In developing the layout and appearance of the proposed development, both the South Holland District Council Local Plan 2006 and the National Planning Policy Framework (NPPF) have been considered.

South Holland District Council Local Plan 2006

1. On the right is Planning Policy Map Inset 15 from the SHDC Local Plan which shows the area of Spalding Town Centre. The map identifies areas of particular value/ interest such as Conservation areas, Green Belt and Open Space, areas of Historical Importance, etc.

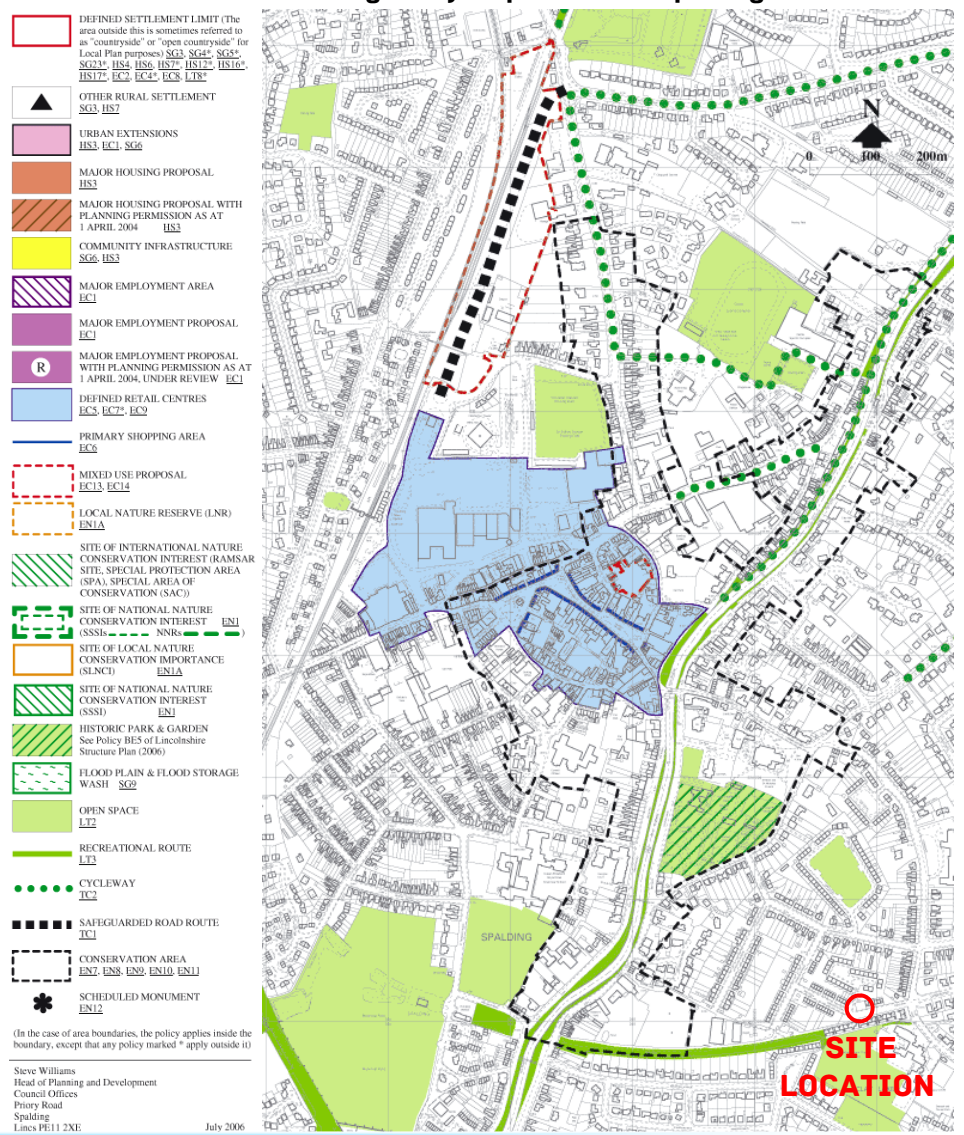
2. For ease of identification, the location of the proposed site has been circled and labelled in **RED**. As can been seen from the map to the right, this location is not within any areas of significance such as a conservation area, it is however within the defined settlement limit of Spalding (the boundary of which extends beyond the edge of the map shown).

3. The local plan has a list of Core Strategic and General Policies which set out the planning strategy of the Council and what constitutes appropriate and acceptable development.

Relevant Planning policy:

4. Policy SG2 is the policy concerning sustainable development. New development within the district should be predominantly upon brown-field sites within the defined settlement boundary limits. The NPPF defines brown-field sites as *'Land which is or was occupied by a permanent structure, including the curtilage of*

Planning Policy Map Inset 15: Spalding Town Centre



the developed land'. It is considered that the application site is within this definition and as such should be deemed as suitable for sustainable development.

5. Policy SG2 also suggests that future users of suitable sites should also have a choice as to the forms of transport available to them. As well as having parking provision for up to four vehicles, the proposed development also benefits from a location served by two bus stops within easy walking distance. The nearest is approximately 150m from the site adjacent to Spalding Parish Church of England Day school, and the second approximately 200m from the site in front of Spalding High School for girls.

6. Policy SG3 outlines that Spalding is the 'Principle urban settlement of the district and should be where the majority of new development should take place.

7. Policy SG9 concerns the flood risk to new developments and states that all new developments will require a Flood Risk Assessment. A Flood Risk Assessment accompanies this application and can be found in the Appendix of this statement.

8. Policy SG11 refers to sustainable drainage and in particular that some form of Sustainable Urban Drainage system (SUDs) should be provided. This has been considered within the layout of the development and a soakaway is to be provided for the attenuation and discharge of surface water collected on site.

9. Policy SG14 covers the Design and Layout of new developments and outlines that proposals should be in keeping with the existing character of their surroundings and not harmful to the area. Throughout the design stage of the proposal there has been consultation regarding the appearance and layout of the development to ensure that the scheme is satisfactory with regard to the visual appearance and suitability for the site to make the best use of the site.

10. More specifically to applications for residential development, Policies HS1, HS2 & HS3 acknowledge the requirement for housing within the district and outline how the Council intend to provide further housing stock in order to meet this requirement.

11. Additionally, Policy HS4 states that residential development is permitted on suitable brown-field sites within the defined settlement limit of Spalding, in line with Policy SG2 as previously mentioned.

National Planning Policy Framework (NPPF)

12. The NPPF, is a document produced by the Department for Communities and Local Government with a view to giving guidance to Local Authorities on how planning proposals should be evaluated and how decisions should be reached.

13. Sustainable development is key within the NPPF which states that '*planning authorities should positively seek opportunities to meet the development needs of their area*' and that plans for sustainable development should be approved without delay.

14. According to the NPPF, sustainable development is made up of three elements:

    - An economic role
    - A social role
    - An Environmental role

15. The economic role suggests that land should be made available to allow for growth in areas that there is a demand. It is considered that as the main town within the South Holland District, Spalding is a location where there is most likely to be growth and therefore have a demand for development of the area.

16. The social role looks to provide a stock of housing that will meet the needs of present and future generations. In addition to considering what future occupiers of the proposed houses will need, considerations have been made within the design stage of the proposal. Reasonable precautions have been set in place to limit any impact from long-term potential occurrences such as flooding in the future.

17. With regard to flooding in particular, Paragraph 100 in Section 10 states that '*Inappropriate development in areas at risk of flooding should be avoided*'. However, it makes allowances for areas such as Spalding, where there is demand for new development in towns mostly or wholly located within recognised flood risk zones, by adding that where development is necessary it should be made safe.

18. The environmental role focuses on protecting the natural, built and historic environment. The proposed development is located in an area recognised as suitable for development, designed to be in keeping with the surrounding built environment. It utilises a brown-field site rather than a green-field site which could be considered harmful to the natural environment. There is to be no impact on the historic environment in particular. It therefore satisfies the environmental role.

6. Conclusion:

1. The application proposes 2 x 3 Bedroom semi-detached houses on land adjacent to No. 25 Bowditch Road, Spalding, Lincolnshire, PE11 2QF.

2. The character of the proposed development will not be detrimental to the existing character or the surrounding area and has been established to be acceptable during pre-application consultation.

3. The proposal follows a previously approved planning application (*ref: H16-0151-10/ H16-0151-13*) for a similar scheme of semi-detached dwellings.

4. The proposal also makes considerations for events such as flooding in the area and provides reasonable measures to mitigate the risk of flooding to future occupiers.

5. The requirements of the South Holland District Council Local Plan 2006 as well as the National Planning Policy Framework have been considered throughout the design process to ensure that they have been met by the proposal.

6. For the reasons explained throughout this statement and those listed above, it is requested that the Local Planning authority favourable support this planning application.

APPENDIX