Section 3.1.2 refers to *"The application site lies at the end of a cul-de-sac, Banbury Close. This is accessed off West Elloe Avenue, which forms an important link between Pinchbeck Road and Holbeach Road."* Also the road faces an fire station and health centre access/egress which is in constant use therefore leading to potential for an accident at the junction.

Below: Picture left is busy and noisy West Elloe Avenue showing the Banbury Close junction.

Picture right show the access and egress to and from the Munro Medical Centre and Fire Station.





HOUSING DENSITY

The 2.1.1 of the Robert Doughty Consultancy Development Appraisal the scheme chosen is for

"…. the erection of 14 dwellings off Banbury Close, Spalding."

4.3.3 Windfalls sites are recognized in the document as being a valuable source of potential housing to ensure that less suitable Greenfield sites are not built upon.

4.3.4 To ensure that proposals make efficient use of land, developments should be constructed at an adequate density, paragraph 58 of PPG3 indicates that proposals should have a density of between 30 and 50 dwellings per hectare.

Policy and Procedures Guidance document 3 Paragraph 58 also refers to PPG3 Annex C: Definitions where there is further guidance on density which has not been highlighted by the applicant.

Net housing development

There is no commonly used definition of net housing density but advice is contained in *The Use of Density in Urban Planning (see Annex D) paragraphs 8.19-8.27.*

For the purposes of PPG3, local authorities should adopt the approach to "net site density" set out in that document. Paragraphs 8.19-8.22 states: