

Planning Design & Access Statement

Proposed Residential Development – 2 Dwellings – Located on land between 12 Flaxmill House & Old Lammas, Reservoir Road, Surfleet Seas End, Surfleet, Spalding, Lincs. PE11 4HD

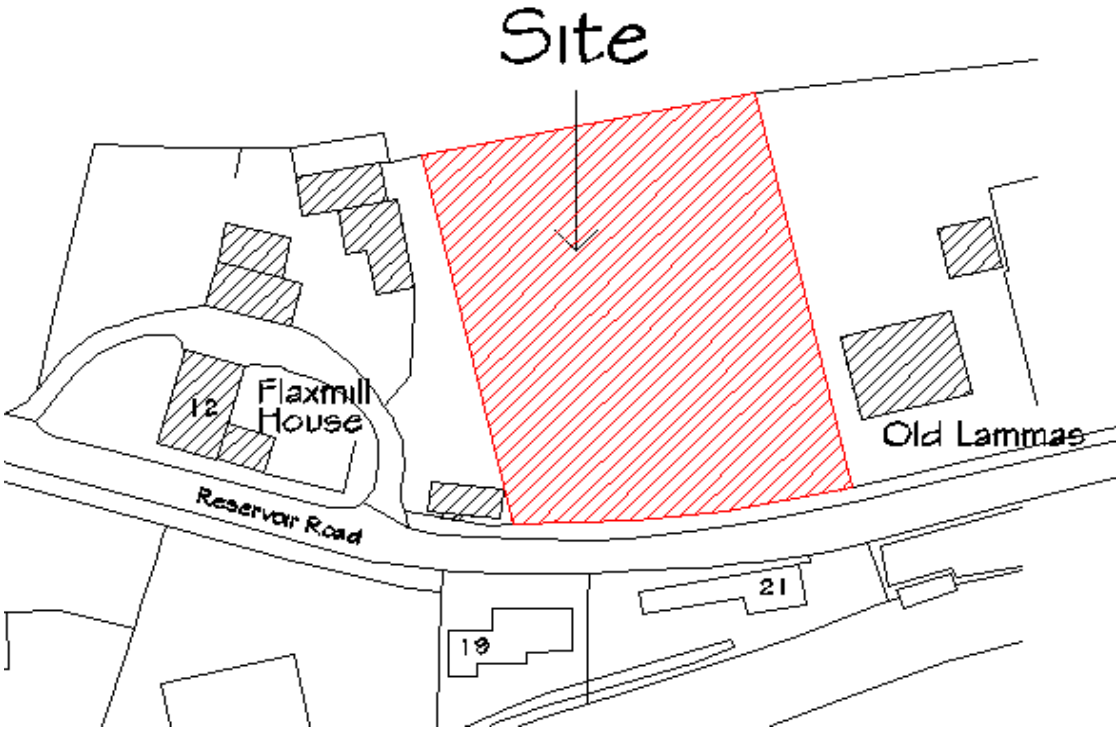
Client : Mr. & Mrs.T. Forman, Hollybush Farm House, Rattlesden Road, Buxhall, Stowmarket, Suffolk. IP14 3DP



1.0 Introduction :

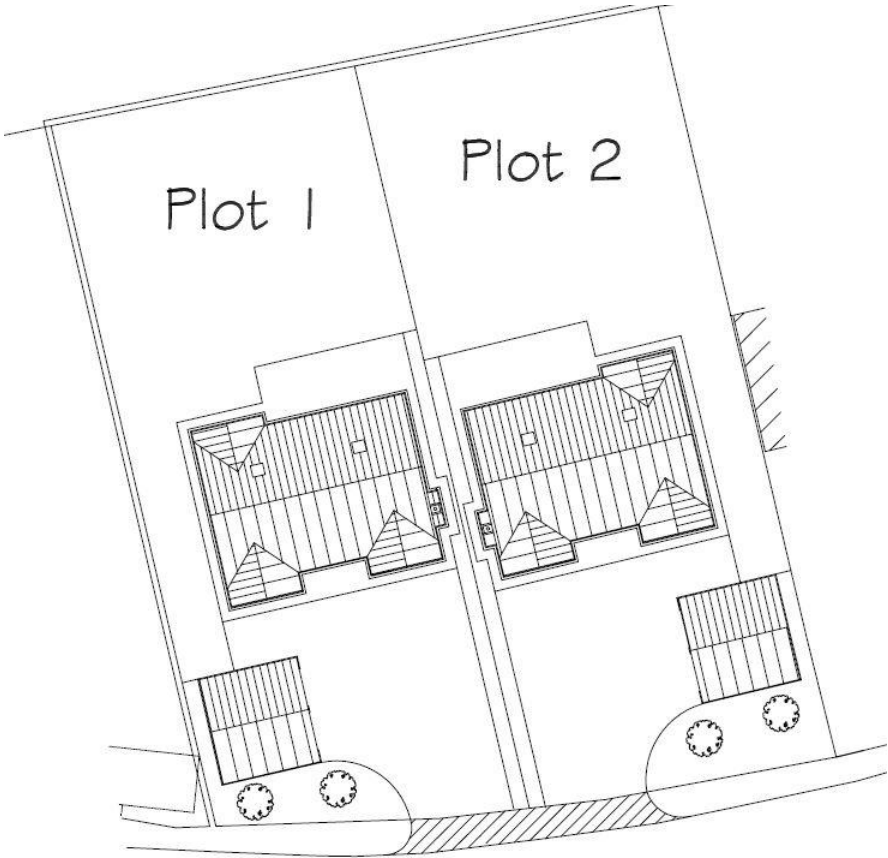
- 1.1 To be read in conjunction with the following :
Drawing No's 672/1/2024 to 672/5/2024 inc. and 672/LP/BP/2024
Flood Risk Assessment by S.M.Hemmings BSc C Eng MICE MIWEM
- 1.2 The application is for Full Planning Approval as the previous Full Planning Permission H17-1284-21 has now expired
- 1.3 The proposed site is an infill site located between 12 Flaxmill House and Old Lammas, Reservoir Road, Surfleet Seas End.

Local bus stop / shelter



Existing Site Layout (Not to scale)

2.0 The Proposal :



Site Layout (Not to scale)

3.0 Use :

3.1 The proposed is for residential development

4.0 Amount :

4.1 The proposal is for 2 no. residential dwellings

4.2 The overall site area is 0.2ha

5.0 Layout :

5.1 The proposed site layout as shown on drawing 672/LP/BP/2024

6.0 Scale :

6.1 Scale / details including floor levels as shown on Drawings 672 /1/2024 to 672/5/2024 inc. and 672/LP/BP/2024 / Flood Risk Assessment by S.M.Hemmings BSc C Eng MICE MIWEM

7.0 Landscaping :

7.1 Landscaping as shown on Drawing 672/LP/BP/2024

8.0 Appearance :

8.1 Appearance as shown on Drawings 672/1/2024 to 672/5/2024 inc.

9.0 Access :

9.1 Access / egress as shown on Drawing 672/LP/BP/2024 demonstrates access / egress for each individual plot directly off Reservoir Road would result in an adequate turning space for vehicles to exit the site in a forward gear. The frontage of the plots to remain clear of landscaping to provide clear vision when vehicles are exiting the site

5th February 2024