

Reference SD14-019/DAS

DESIGN & ACCESS STATEMENT

PROPOSED RESIDENTIAL DEVELOPMENT OFF SUNNYDALE CLOSE SURFLEET FOR M PARKER & SONS LIMITED

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Introduction

This Design & Access Statement is accompanied by a Full Planning Application by M Parker & Sons for the Residential Development of a site off Sunnydale Close, Surfleet.

The proposal is for 26 No dwellings which includes for 8 No affordable dwellings together with a proposed road and footpath network and public open spaces.

In addition a public footpath is proposed to be diverted through the development instead of that shown on drawing No: SD14-019/3.

Planning Policy

Whilst the site is not within a development boundary, but is considered suitable for development due to the lack of a 5 year supply of deliverable housing in South Holland. Refer to Supporting Statement Ref: SD14-019/SS.

Pre-Application

Pre-Application has taken place with the South Holland District Council Planning Department and a generally favourable response for Residential Development on this site was gained.

Surrounding Area

The site is presently farmland and is accessed by an existing cul-de-sac, Sunnydale Close. There is a mixture of existing houses and bungalows to the North, West and South boundaries which front on to Park Lane, Surfleet Road, Sunnydale Close and Woods Lane. To the East of the site is open farm land with farm buildings and farm house further to the East.

To reduce the impact of this development from the rear of the above mentioned existing dwellings the proposed dwellings will consist of bungalows and chalet bungalows.

Design Proposal

The concept is to create a Residential Development that fits in with the surrounding area, together with minimal impact on existing adjacent properties, whilst providing a pleasant environment for the residents to live.

An access road is proposed to link from Sunnydale Close to run through the site and terminate at the adjacent field to the East for any possible future development.

An open space is proposed at the entrance to the site giving an open feel and attractive appearance on entering the site. The existing Public Footpath is proposed to be diverted through the development, as to leave it in its original position would mean it would be between rear gardens of existing and proposed dwellings which would not be an ideal situation from a security point of view.

The dwellings have been designed to blend in with the surrounding locality and external materials have carefully been chosen for this development.

There will be a mixture of dwellings as follows:

5 No 2 bedroom bungalows

8 No 3 bedroom bungalows

10 No 3 bedroom chalet

3 No 4 bedroom chalet

Affordable Dwellings

It is proposed for plots 9 – 15 to be Affordable dwellings creating:

2 No 3 bedroom bungalows

6 No 2 bedroom bungalows

To conform to the Affordable Policy of 33.3% of dwellings to be Affordable this equates to 8.65 units. It is proposed therefore for the 0.65 to be offered as a contribution to be agreed.

Proposed Development

Early discussions have taken place with the South Holland District Council Planning Department as a Pre-Application with general agreement being gained to the general layout and dwelling designs and open space etc.

Vehicle Access

Vehicle access will be via Sunnydale Close to a new public access road running through the site.

Public Footpath

The existing public footpath running through the site is to be diverted to run through the public open space and to use the new public footpath proposed.

Domestic Access

The dwellings will have disabled access as required by the Building Regulations including hard paved access.

Car Parking

Each plot will have its own garage and parking area.

External Materials

External materials have been carefully chosen to blend in with the surrounding area.

Landscaping/Screening

Landscaping is proposed with a variety of tree species to soften the impact of the development.

Boundary fencing is proposed to each property to give adequate privacy protection.

Drainage

A drainage proposal is included; see Sidebottom Richardson Cheng Surface Drainage Strategy for surface water drainage proposal.

Foul drains are proposed to connect to the existing public foul sewer.

Conclusion

This proposal has been carefully designed to fit comfortably with the surrounding area with minimal impact on surrounding properties and offers 26 No dwellings for Surfleet which will provide much needed dwellings now and help towards the 5 year shortage of deliverable housing in South Holland.