

Reference SD14-019/SS

SUPPORTING STATEMENT

PROPOSED RESIDENTIAL DEVELOPMENT

OFF SUNNYDALE CLOSE

SURFLEET

FOR

M PARKER & SONS LTD

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This proposal is to develop a parcel of land located within the village, sited behind dwellings fronting Surfleet Road.

The site will be accessed by an existing cul-de-sac, Sunnydale, which has its existing access onto Surfleet Road.

The proposal is for the dwellings to be bungalows, so as not to be overbearing on the existing neighbouring properties.

The proposal is in a sustainable location, with the following facilities nearby. Please see attached Map 1 with these facilities marked on: -

1. Golf Club (Spalding)
2. Public House (Riverside)
3. Post Office - Glenside Shop (general groceries) Bed & Breakfast
4. Bus stop
5. Surfleet Primary school
6. Football Fields and park -- children's playground
7. Surfleet Village Hall
8. Cemetery
9. Fine Arts Studio
10. Church
11. Bus stop
12. Public House (Mermaid Inn)
13. Public House (Crown Inn)
14. The Fraiser Room (meeting room for hire)
15. Tears Recovery
16. B & H Autos

17. Surfleet Café
18. 8 no. affordable houses
19. Fish & Chip shop (Cod Squad)
20. Bus stop
21. Motor bins
22. Bus stop
23. Bus stop
24. Boat slipway

The site is also close to Spalding Industrial Park and therefore can easily be accessed by car for local workers in a matter of minutes. Plus there is a pedestrian access, as marked on attached Map 2.

The fact that 8 no. affordable houses, now under construction, are being built in the village (see item No. 18 on attached map), shows that the village is sustainable as the normal requirements for the building of affordable dwellings outside of development areas is for them to be in a sustainable location (see attached Design and Access Statement submitted with the above application under Planning Reference H17-0555-13).

For consideration of this proposal please see attached copies of National Plan Policy Framework paragraphs 14, 49, 186 and 187

Based upon this the South East Lincolnshire Local Plan is likely to be more than 2 years away from adoption. However, the need for housing is now.

Therefore, with the lack of a 5 year supply of deliverable housing in South Holland this proposal should be given favourable consideration.