

DESIGN & ACCESS STATEMENT

SITE ADDRESS: Land East of Chestnut Terrace, Sutton Bridge

APPLICANT: Maxey Grounds & Co LLP

PROCESS

This statement has been prepared to accompany the related planning application for the above site. The proposal for the site has taken account of the characteristics of the site and surrounding area in terms of its size, features, surrounding properties and uses, and has been used to assess the best form of development for the site and access thereto.

The is an outline application, dealing with the principle of use, and committing dwelling type, road and plot layout but not siting within each plot, detailed house design or landscaping. The application relates to a proposal for 6 dwellings on the site.

USE

The proposal is for residential development of 6 dwellings, all of which will be detached. The proposed site is on an area of land, of which part was included in the 2006 South East Lincolnshire Local Plan.

Due to the land being allocated as a suitable site for development, it is considered that this site is a sustainable development site and would go some way towards meeting the residual requirement of 167 new residential dwellings. It is also capable of accommodating the proposed numbers, as the plan submitted demonstrates.

The plots would be sold either as self-build units or to a developer. Any provision for affordable housing or a contribution in lieu will be taken into account if sold to a developer in line with South Holland District Council policy.

AMOUNT AND SCALE

The development site extends to approximately 1.45 acres. It is proposed that the 6 dwellings will all be two storey dwellings. The proposed build widths are between 9 and 10 m, depths between 8 and 10m and maximum ridge heights of approximately 10m (assuming a finished floor level of approximately 1.6m above existing ground level). Each plot will have adequate parking space for 2 cars as well as an area for turning vehicles.

The Block plan shows the intended form of development with road layout, plot layout and dwelling type committed, but not siting or detailed design. Siting is shown indicatively. Each dwelling will provide good quality family accommodation.

LAYOUT

The attached layout/block plan shows an indicative road route and access arrangements, plot layout and dwelling positioning. Detailed design will ensure window orientation preserves privacy.

The area to the North of the entry to the development will be retained as a landscaped strip, providing continued views across the arable field behind the site. The area to the South of the entrance will be a space for bins to be stored when awaiting collection.

APPEARANCE

Detailed design of the dwellings is reserved but the property is likely to be of traditional construction and appearance, and a similar style to those in the surrounding area.

LANDSCAPING

The development site landscaping deposit is reserved.

ACCESS

Access to the site will be from the end of Chestnut Terrace. As this will be a continuation of an existing road and looks directly along the existing road, provision for new visibility splays is not relevant. Internal road layout is shown indicatively on the block plan linking to this access.

It is envisioned that the first 10 meters of the new access will be a sealed surface with the remaining road being surfaced with gravel.

FLOOD RISK

The site is within Flood Risk Zone 3. Appropriate measures will therefore be taken to ensure that the finished floor level is at a height that will mitigate the impact of any water entering the property, in the event of an extreme weather event. Safe access and egress routes will also be accounted for, details of which are included in the Flood Risk Assessment attached.

BIODIVERSITY

A Biodiversity Checklist has been completed and has been submitted along with this Design and Access Statement,

The development land was previously an arable field and the grass that now grows on the land is regularly cut. There are no trees within the field.