



DESIGN AND ACCESS STATEMENT

IN RELATION TO

**ERECTION OF TWO SEMI DETACHED
DWELLINGS**

AT

**LAND REAR OF POST OFFICE
158 BRIDGE ROAD,
SUTTON BRIDGE**

FOR

LAVISH ESTATES LIMITED

Job No. SE-2338

Sep 2025

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1.0 INTRODUCTION

This Design and Access Statement supports the planning application for a residential development of two semi-detached 2 bedroom dwellings. The application is submitted as a full application. The site is located on land west of gas house Lane, Sutton Bridge.

2.0 CONTEXT & PROPOSAL

2.1 SITE CONTEXT

The application site is located on the western side of Gas House Lane behind the old Post Office and west of Sutton Bridge Veterinary Clinic. The area is residential in character, mainly comprising single and double storey dwellings.

The site is cleared with enclosed boundaries to the south, west and east with an open boundary to the roadside. There are residential dwellings surrounding the site which reflect a mixture of styles.

The site lies within the defined settlement boundary for Sutton Bridge and is within Flood Zone 3 of the Environment Agency Flood Maps for Planning.



Figure 1: Aerial photograph

2.2 HISTORY

H18-1174-22 - Erection of pair of semi-detached dwellings - previously approved under H18-1070-19 – **APPROVED**

H18-1070-19 - Residential development - pair of semi-detached dwellings – **APPROVED**

H18-0907-16 - Erection of two dwelling houses – **APPROVED**

2.3 PROPOSAL

The proposal seeks Full planning permission for the erection of two semi detached dwellings. The proposal follows the same principle to those previously approved.

The dwellings will be positioned towards the west of Gas House lane and sit central in the plot. Access will be taken directly from Gas house lane via Bridge Road which will lead to a small parking and turning area as approved in previous applications.

The dwellings make use of an otherwise empty site, allowing generous gardens for the size of the dwellings and amenity space surrounding the buildings.

Whilst the proposal is 1.5 storeys, it sits well within the surroundings. The surrounding dwellings are predominantly 2 storey with nearby commercial buildings being single storey.

The proposal will have a relatively traditional appearance featuring a pitched roof and materials traditional to the area.

2.4 PRINCIPLE

Policy LP1 of the South East Lincolnshire Local Plan 2011-36 (Local Plan) sets out the settlement hierarchy for the District. It identifies Sutton Bridge as a 'Main Service Centre' where it states the following:

'Within the settlement boundaries of the Main Service Centres (as shown on the Inset Maps) development will be permitted that supports their role as a service centre for the settlement itself, helps sustain existing facilities or helps meet the service needs of other local communities.'

The application site is located within the defined settlement boundary for Sutton Bridge. It is an undeveloped piece of land which is within an otherwise built-up area of residential development.

Developing this land would comprise infill development and as such the proposal would comply in principle with Policy LP1 of the Local Plan.

2.5 FLOOD RISK

Section 14 of the NPPF require a Sequential approach, directing new development to areas at lowest risk of flooding before areas at higher risk are considered.

The application site is identified in the flood map below:

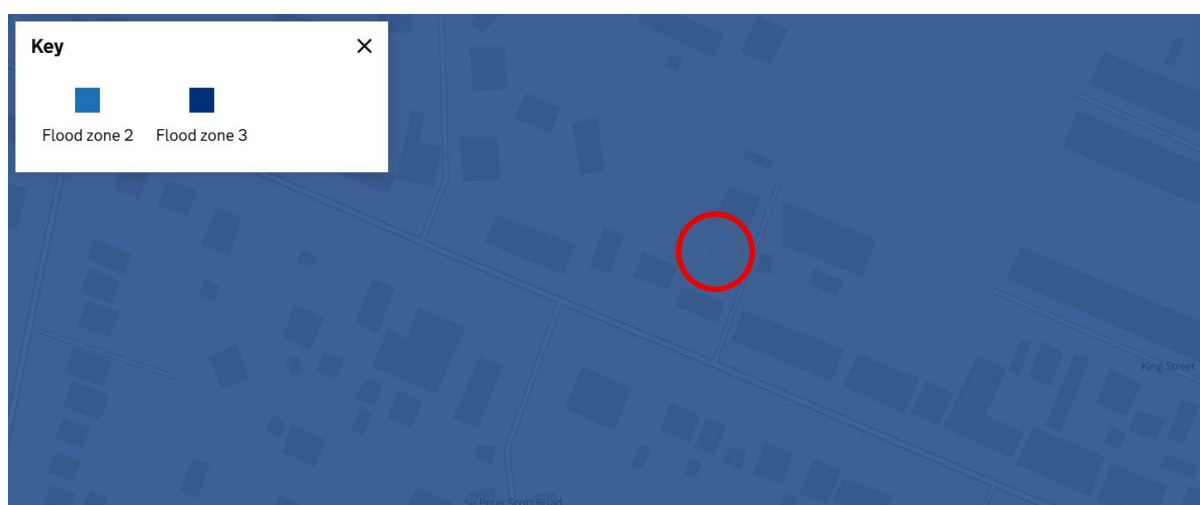


Figure 2: Extract from Environment Agency Flood Maps for Planning

As can be seen above the application site is located on land within Flood Zone 3 and is therefore at highest risk of flooding. However, it is clear from the extract above that the village of Sutton Bridge is generally all within Flood Zone 3. Accordingly, it would not be possible to locate a dwelling on land at lower risk of flooding.

A Flood Risk Assessment also accompanies this application. It demonstrates that the site is technically safe from flooding and also that the site is capable of accommodating single-storey (with bedrooms within the roof) development safely. The proposal is therefore acceptable in accordance with Section 14 of the NPPF.

3.2 LAYOUT, SCALE AND APPEARANCE

The proposed dwellings sit well on the site. There is minimal overlooking which is dealt with via a small, higher rooflight to the rear.

The dwelling is 1.5 storeys, which mimics that of other buildings in the area and provides adequate amenity space for the occupants in a sustainable location.



Figure 5: Site plan

3.3 LANDSCAPING

Landscaping is provided surrounding the site in the form of hedging to the side and rear. This further prevents overlooking. As is shown on the indicative drawings there is good opportunity within the site to provide a quality landscaping scheme which enhances the setting of the development and the wider area.

A biodiversity Metric is supplied with this application to show how 10% net gain will be achieved.

4.0 ACCESS

4.1 LOCATION

Section 09 of the NPPF supports sustainable transport options, placing greater emphasis on the need to locate new development in areas where users are not wholly reliant on the use of private motor vehicles.

The site is within a village centre location where future residents will be able to walk or cycle to a range of facilities including the village shop, school and church as well as accessing public transport to travel further afield. The proposal is therefore located in a position which benefits from sustainable transport options, thereby complying with Section 09 of the NPPF.

4.2 SITE SPECIFIC

Section 09 of the NPPF requires safe access to be provided for all new developments. The access to the site is proposed towards the eastern boundary. In this location there is good visibility in either direction. Accordingly, it is submitted that safe access can be achieved.

The proposal also follows the principals set out in previous approvals.

There is sufficient space within the site for off road parking for both dwellings in accordance with Policy 36 of the Local Plan and the site is directly connected to the public footpath system on the site boundary.

5.0 CONCLUSION

This proposal follows similar principals within approvals H18-1174-22, H18-1070-19 and H18-0907-16, with access from Gas House Lane as previously proposed. The proposal would make use of a site that would otherwise be redundant in a sustainable location and complies with Policy LP1 of the South East Lincolnshire Local Plan 2011-36 (Local Plan).