



DESIGN / ACCESS STATEMENT

Replacement dwelling and outbuilding for live work unit

Introduction :

Gedney Hill is a village and civil parish South Holland district of Lincolnshire, England. The population of the civil parish at the 2011 census was 737. It is situated close to the border of Cambridgeshire, and approximately 9 miles (14 km) south-east from Spalding, 8 miles (13 km) west from Wisbech and 9 miles south from Holbeach.

The existing site of the old abattoir is a large concrete slab with a redundant storage building which is proposed to be removed as part of the development.

The site was commercially used and owned by the applicant since the 1970s , this section of the site was the old slaughterhouse, the existing business still operates from the other side of the road at number 75.

If the site gained consent the development would be occupied by the family who work at the business and in the family farming. The properties would be all individually designed, the layout supplied is just to show that the dwellings can be accommodated on site

The site is situated at the end of a run of dwellings and would be designed with landscaping to blend into the natural countryside and area of gedney.

Design

The application is for outline only , the design of each property to be at reserved matters stage but we would encourage properties that are separated and keep the site well formed to avoid the appearance of a large development keeping them as countryside dwellings and open space with landscaping native to the area

Windows would be kept facing into the development and to the views of the countryside to avoid any overlooking of 86-92 Highstock lane and Number 94 to the East

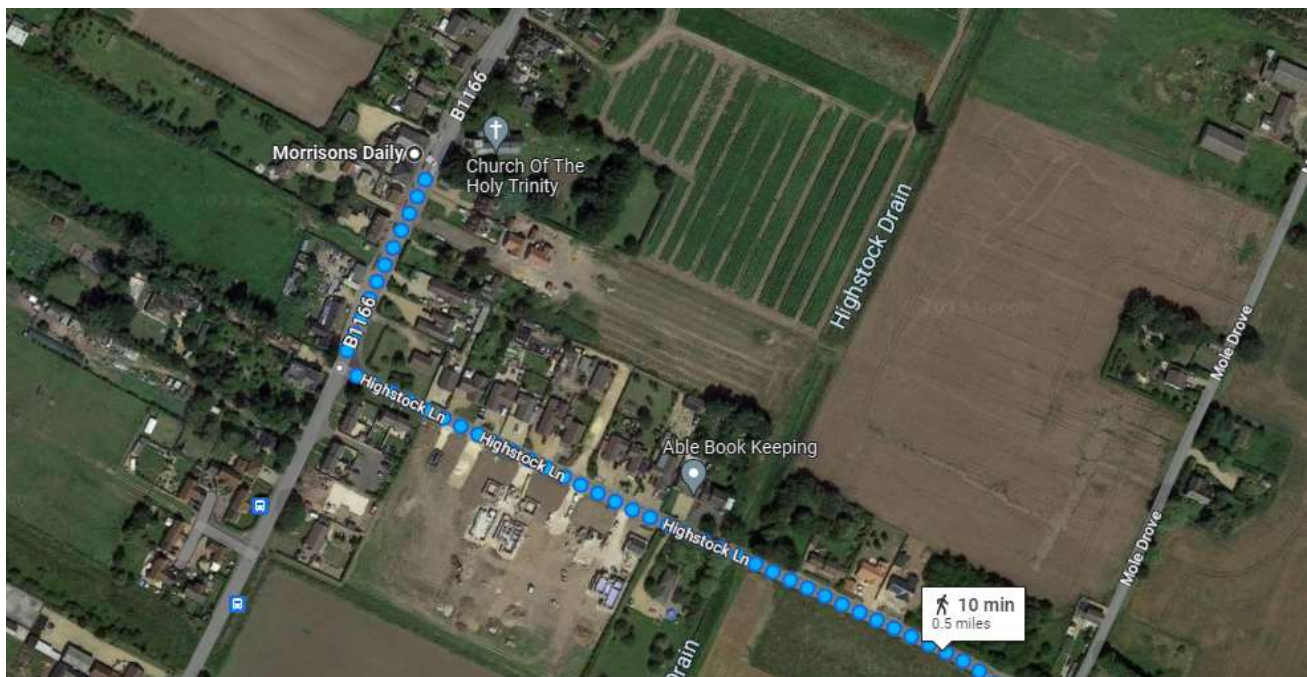
Access

Existing access to the site shown below , this is to be changed to a new entrance and form part of the front garden for the front dwelling.



Local amenities

The site is located on the edge of the town but is in close proximity to local amenities within a 1 minute car ride, 10 minute walk or a 2 minute cycle, The site has good road links to peterborough , spalding and Wisbech



Flood risk

The site is located within flood zone 1, The proposed houses will be custom self build units and we would promote water recycling to the units with a overflow to a soak away subject to suitable testing. The proposal would be to have each dwelling with a 1000ltr underground tank connected to the external tap, toilets and washing machine to recycle as much as possible, with a rainfall of approx. 600mm³ a year this tank should never be 100% full.

Access road will be a permeable surface to minimize any hard standing.



Planning policies:

South Holland District Council core strategic and general policies: Policy SG1-

General Sustainable Development Planning permission for development will be granted where the Council is satisfied that the proposal is consistent with the principles of sustainable development, and where:

- 1) the quality of life for residents is unimpaired or enhanced;
- 2) reasonable measures have been taken to conserve energy and natural resources; and
- 3) South Holland's essential character and main environmental assets are not damaged.

Policy SG2 - Distribution of Development

All proposals for development must be located having regard to sustainable development principles. They should:

- 1) adopt a sequential approach which gives priority to the use of previously developed land and buildings within defined settlement limits, then to greenfield land within defined settlement limits and finally to land adjacent to defined settlement limits;
- 2) make efficient use of land;
- 3) ensure that, wherever possible, development is served by a choice of transport modes including existing public transport or by improvements to public transport infrastructure linked directly to the development and the existing highway network; and
- 4) ensure that the development is acceptable in terms of traffic generation and road safety in the surrounding area.

Policy SG7 - Energy Efficiency Development

Proposals will be encouraged where they are designed to provide maximum energy efficiency, through site layout and orientation, through the layout and design of individual buildings, including maximizing solar gain especially for residential buildings, and where they make full practical use of energy from renewable resources. All development with a floor space of 1000 sq. m. or more, or 10 or more residential units, will be required to demonstrate good practice in energy efficiency and to incorporate renewable energy production equipment to provide at least 10% of its predicted energy requirements.

Policy SG8 - Water Efficiency

Planning permission will only be granted for development where its demand for water can be adequately met without detriment to existing users and the water environment. Applicants will be expected to demonstrate that every opportunity has been taken to include water efficiency and conservation measures in their proposals.

Policy SG11 - Sustainable Urban Drainage Systems (SUDS)

Development generating surface water run-off, likely to result in increased flood risk, will be permitted provided that: 1) The development's surface water management system accords with sustainable development principles and has been designed as part of the development

Policy SG18 - Landscaping of New Development

Proposals for new development should, where appropriate, incorporate landscaping proposals as an integral part of their design and layout and a landscaping strategy will be required to support all major development proposals. Particular attention will be paid to:-

- 1) the protection of any existing trees and hedgerows, and any other attractive landscape features;

- 2) the provision of strategic tree planting of indigenous species to improve the setting of development within the wider landscape;
- 3) the maintenance and establishment of wildlife habitats and corridors.

We would welcome any condition for the design of landscaping on the site, we would like the site to feature natural hedgerows to the boundaries to soften the impact of the housing.

National Planning Policy and Justification

Although the site is located outside of Gedney Hill development boundary and technically relates to 'development in the countryside' South Holland District Council Planning Policy HS12 supports the compliance in terms of need, scale, form and character

In addition the narrative of the project, being the use of a redundant commercial property and vacant land demonstrates compliance with NPPF 17 which encourages the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value.

Summary

The site is vacant and suitable for development, it is within proximity to local amenities though on the edge of town it is a brownfield site with adequate space and suitable for 4 high quality individual homes.

