PETER HUMPHREY ASSOCIATES LTD.

DESIGN & ACCESS STATEMENT

Job number: 5299	**Date:** 1/06/2016
Site address: Old hall Farm, The Oaks, 251 Broadgate, Sutton st Edmund PE12 0LT	
Description of development: Outline application for a residential development for 3 dwellings at the above site.	
Background: Planning History: H19-0852-15 – Change of use of 3 no. redundant farm buildings to residential – Approved 3.11.15	
Site Details: The proposed site is located on Broadgate within the developed footprint of Sutton st Edmund. The area is mainly residential with some agricultural buildings. This site is included in the draft South East Lincolnshire policies map. The site currently has a number of agricultural storage buildings, some of which are no longer used. This application seeks to make good use of the land to provide much needed housing to contribute to the shortfall of housing supply outlined in the South Holland District Council Local plan. This will help to contribute towards building a strong and competitive economy by providing housing for local workers.	
Design: The following Statement has been produced to ensure that a high quality development is produced in accordance with the guidelines laid down in the government design advice, and more importantly that the proposed dwellings respect the local context that it will integrate with. The proposed dwellings will be of traditional construction to match the character of the surrounding area and respect the barn conversions recently approved. The dwellings will incorporate renewable energy systems. Materials used will be selected to integrate with the surroundings.	

Layout:

An indicative site plan has been submitted as part of this Application which shows how we envisage the arrangement could work. This includes 3 road frontage plots with large gardens and ample parking spaces. Gardens will be extensively landscaped, laid to lawn and incorporate native species hedges and trees which will help promote bio-diversity by providing local wildlife habitats.

This site will help contribute to the 7,600 homes needed in the South Holland District between 2001 and 2021 as outlined in the Local Plan.

Amount and Scale:

The development will be for 3 dwellings.

Planning Statement:

Sutton st Edmund is defined as 'other service centre' in the emerging South East Lincolnshire Local Plan, which act as local service centres for the surrounding rural area. Limited new development should support or improve their role as a focus for social and economic activity.

Paragraph 14 of the NPPF states that there should be a **presumption in favour of sustainable development** which means that Local Authorities should positively seek opportunities to meet the development needs of the area. A need for housing is identified in the South Holland Local Plan,2006 and the emerging South East Lincolnshire Local Plan and proposals that accord with the development plan should be approved without delay. There is a shortfall in the housing targets identified in the core strategy and we feel this would be a suitable site, given that Sutton st Edmund is a sustainable location.

Sutton st Edmund is a short distance from Spalding and Wisbech and has a bus service to both. There is also a bus service to Long Sutton. As an 'other service centre' this village will support the surrounding villages and ensure a strong economy in the area.

This is a road frontage site located within the residential built form of the village and is an area identified in the emerging South East Lincolnshire proposal maps and the optimal use of this prime location is seen to be for a residential use. These would be large, attractive plots in a desirable location.

Landscaping:

The site is currently gravel and has no trees or hedges.

The proposed indicative landscaping shows planting of trees and hedges which will provide a habitat for natural wildlife and will help local biodiversity.

Local species trees and shrubs will be selected and local nurseries will provide the proposed landscaping to ensure a sustainable approach is maintained.

It is proposed to provide high close boarded timber fencing between plots, for privacy and security.

Access:

There is currently an access from Broadgate which will be utilised for this development. Visibility is good in either direction. The applicant also owns the adjacent property, 'The Oaks'.

The site plan shows sufficient space will be provided within each private access road to enable vehicles to enter, turn and leave in forward gear. Upon alighting a parked vehicle, a hard surfaced area will lead directly to the principle entrance. The parking and turning areas will be constructed using block paviors or gravel.

The proposed dwellings will comply with the Approved Building Regulation Part M to ensure that a level access is provided to the principle entrance of the dwelling as well as providing a ground floor WC.

Parking:

Parking standards are Minimum to be provided in accordance with South Holland Local Plan Appendix 2:

- 4-bed dwellings – 3 spaces (include garage).
- 3-bed dwellings – 2 spaces (including garage)

Public Transport:
The site has good access to public transport into Spalding, Long Sutton, Wisbech and the surrounding villages.

Flood Risk Assessment:

A Flood risk assessment provided by Geoff Beel consultancy has been provided as part of this application.

Photos:

AERIAL VIEW 1



AERIAL VIEW 2

