

DESIGN & ACCESS STATEMENT

supporting

PLANNING APPLICATION

for

RESIDENTIAL DEVELOPMENT

at

**LAND ADJACENT "YONDER"
SOUTH EAU BANK
THROCKENHOLT**

for

Mr R PRICE

October 2023

LOCATION

Throckenholt is a village in the civil parish of Sutton St Edmund in the South Holland district of Lincolnshire, England. It is located close to the border of Cambridgeshire about 16 miles (26 km) south-east of Spalding, 14 miles (23 km) west of Wisbech and 10 miles (16 km) south of Holbeach.

Throckenholt Priory was sited here, it was a hermitage and chapel in existence from at least 1107–1540. It was granted to Thorney Abbey by Nigel, Bishop of Ely.^[1]

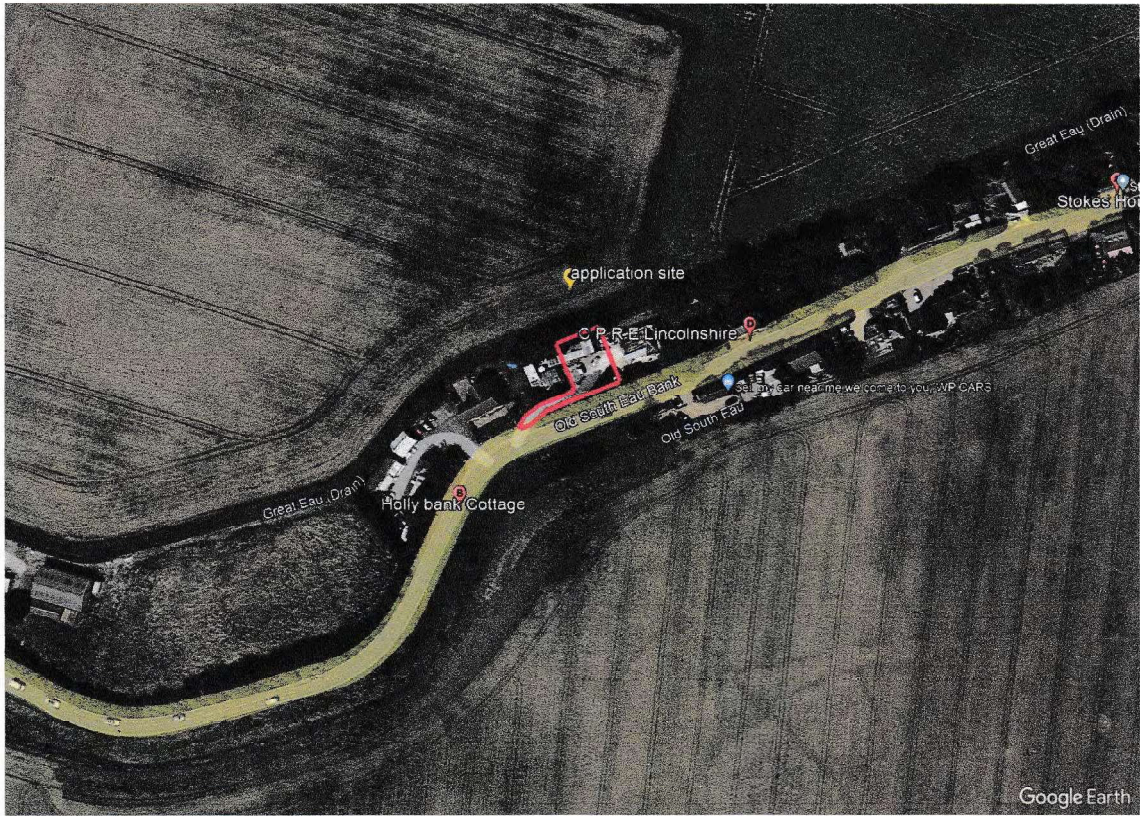


The application site is located on the north side of Old South Eau Bank immediately west of “Yonder” and is within the development boundary as determined by the South East Lincolnshire Local Plan 2011 -2036.

The development along South Eau Bank is a sporadic ribbon development, the application site does not extend this development but is an infil plot.

PROPOSAL

The proposal is for a single storey dwelling. There is no specific design pattern along this bank which consists of a mixture of single and two storey dwellings, both attached and detached dating probably from the late 19th Century to the current times. The proposal will not look out of character within this eclectic range of styles.



SITE ACCESS

The access from South Eau Bank is the existing access for "Yonder", the adjacent dwelling,

LANDSCAPING

The trees/hedge shown along the northern boundary on the Google maps have been removed and the site is open to the north. It is proposed to erect close boarded fences to define the boundaries and maintain a level of privacy whilst the southern boundary will be defined by a post and wire fence with a natural species hedge planted with a single tree in the south eastern corner. The plot size limits the number of trees which could be planted safely and without potential detriment to the dwelling.

FLOOD RISK ASSESSMENT

A flood risk assessment has been prepared and accompanies this application.

An application for relaxation of the byelaws regarding proximity to the Great Eau Drain has been submitted to the North Level District Internal Drainage Board for their consideration.