G.R. MERCHANT LTD
Architectural & Planning Consultants

4 Wrights Mews • 12A Park Road • Holbeach
Spalding • Lincolnshire • PE12 7EE
Telephone: 01406 490800
e-mail: gr.merchant@btconnect.com
www.grmerchantltd.co.uk

REF: 3670-20

PROPOSED RESIDENTIAL DEVELOPMENT
NORTH OF 35 JARVIS GATE
SUTTON ST JAMES
SPALDING
LINCS
PE12 0EP

FOR

L. DODD, A. MERCHANT & P. ROFFE



PLANNING, DESIGN & ACCESS STATEMENT

VAT No. 552 6200 69
Registered in England No: 5667107
Registered Address: Bank House, Broad Street, Spalding, PE11 1TB

REF: 3670-20

PROPOSED RESIDENTIAL DEVELOPMENT
NORTH OF 35 JARVIS GATE
SUTTON ST JAMES
SPALDING
LINCS
PE12 0EP

This application is to acquire Town & Country Planning Permission (Outline) for residential development off Jarvis Gate, Sutton St James, for the benefit of Mr P Roffe.

The site which amounts to 0.31 hectares is part of a large parcel of land owned by the applicant.

The site, which abuts the proposed residential development boundary for Sutton St James which is classified as a "Minor Service Centre" is accepted as being a sustainable village with all the necessary facilities of a rural village including shops, public house, village hall, school, nursery, garage etc, should be considered as a sustainable windfall site. The village also has a public bus route to local towns. Several sites within the village of Sutton St James have been approved and most of them are under construction or completed:-
H20-0656-16 & H20-0651-18 – Draw Dike
H20-0062-18 – Fishergate
H20-0138-19 – Chapel Gate
H20-0525-17 & H20-0524-17 – Taylors Drove
On the basis of these sites we feel this site is the same and will lend itself to frontage development.

This application and statement demonstrates that this site is capable of being developed without detrimental impact on the character of the surrounding area and in the absence of any adverse impacts, paragraph 11 of the NPPF indicated that Planning Permission should be granted.

The following section of this statement is as suggested by "The Commission for Architecture and the Built Environment" (CABE):-

USE

The application site which amounts to 0.31 hectares is immediately to the Eastern boundary. The site is within the 30mph zone of Sutton St James and lends for frontage development.

SCALE

Final scale, design and layout to be determined by Reserved Matters, however, the site is suitable for 3 No 4 bedroom detached family dwellings with detached garages.

LANDSCAPING

The site is heavily landscaped to the Eastern boundary and various trees to the Western boundary, however, the site will have a comprehensive landscaping scheme at Reserved Matters stage to soften the approach to the village.

APPEARANCE

Final architectural design and appearance of the properties and site to be determined at Reserved Matters stage, however, these 3 dwellings will be of top quality, design and materials to match the recent developments within the village.

ACCESS

Accesses to the proposed development will be directly off Jarvis Gate, each access will have good visibility and will be located within the 30mph zone. A new access to the paddock will be located on the Western site of the site all are subject to the requirements and specification of the Lincolnshire Country Council Highways Department. Access to and within the properties to be determined by compliance with Part M of the latest Building Regulations – Access to and use of buildings.

FLOOD RISK

The site is within Flood Zone 3, therefore, a site specific flood risk assessment is included within the application. Ground floor levels to be raised 300mm above existing ground levels.

CONCLUSION

It is considered the proposed development within the Outline Planning Application is suitable for its site and the area. The details within this statement and plan demonstrate this site offers a comparable high standard like similar projects that have been recently approved and under construction within the village.

In summary, it is intended that the proposal will benefit not only to this site but also to the village of Sutton St James.

S L Darlow
July 2020