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Our ref: 3968-21

RESIDENTIAL DEVELOPMENT
REAR OF 87 CHAPEL GATE
SUTTON ST JAMES
SPALDING
LINCS
PE12 0EF

FOR

MR S BARKER



PLANNING, DESIGN & ACCESS STATEMENT INCLUDING AFFORDABLE HOUSING STATEMENT

Ref: 3968-21

RESIDENTIAL DEVELOPMENT
REAR OF 87 CHAPEL GATE
SUTTON ST JAMES
SPALDING
LINCS
PE12 0EF

The application is to acquire Town and Country Planning Permission (Outline) to the rear of 87 Chapel Gate, Sutton St James for the benefit of Mr S Barker.

The application site which amounts to 0.78 hectares is surrounded by existing residential development and open fields to the South and West. Sutton St James is classified as a Minor Service Centre within the South East Lincolnshire Local Plan.

The application is accompanied by an indicative layout plan showing how the site could be developed for 17 dwellings, one being a replacement of No 87, which includes indicative area for 6 No affordable properties. Consideration has been given to Flood Risk issues.

As the site is within Flood Zone 3 of the Environment Agency flood map a site specific Flood Risk Assessment has been carried out which suggests that finished floor levels will need to be 0.3m above existing ground levels. This criteria can be easily achieved by the low number of properties on this 0.78 hectare site.

All utilities are readily available:-

- Foul water discharge to public main sewer
- Surface water disposal from access road to be of a permeable material and property roofs to crate soakaway
- Water supply pipes are available in Chapel Gate
- Electricity is readily available in Chapel Gate

The site is within Flood Zone 3 of the Environment Agency flood map but the site specific Flood Risk Assessment suggests that the site is developable subject to certain requirements.

This outline application demonstrates that the site is capable of being developed without detrimental impact on the character of the surrounding area.

A previous application was submitted and refused on this site for over development and outside of the development boundary, however, my client has been in touch with the Parish Council who have welcomed a reapplication showing much needed affordable housing required in the village.

Discussions have taken place with the Parish Council to discuss a range of affordable and open market housing.

The village boasts a school, nursery/pre-school, shop, hairdressers, pub, village hall, butchers and to keep these businesses thriving a small development is welcomed.

A recent development has been passed in the village with no regard to affordable homes, therefore, this should satisfy the criteria. A small contribution was made to education only.

Discussions have also taken place with the Parish Council that this development will help towards the replacement of the much needed nursery/pre-school.

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

USE

The current use of the site is paddock land and is surrounded by residential properties and open fields to the South and West.

AMOUNT

The application site which amounts to 0.78 hectares is indicated to contain 17 No properties which allows the host dwelling to be replaced to allow for a highway adoptable road. 6 No affordable houses have been designed on site these are :-
Plots 5 & 6 - 2 No 3 bedroom Shared Ownership
Plots 1 & 4 - 2 No 2 Bedroom Rented
Plots 2 & 3 - 2 No 1 Bedroom Rented
There are also 11 open market dwellings in the site, these being 5 No 3 bedroom homes and 6 No 4 bedroom homes.

The final layout and character of the site to be determined by Reserved Matters.

LAYOUT

The final layout, numbers or properties and architectural design/character of the development to be agreed at Reserved Matters stage, however, we feel the development as shown on the application plan suits the site and allows for parking turning and garden areas.

SCALE

The scale of development to be determined by Conditions at Reserved Matters stage, however, 16 new dwellings with all large gardens suits the area of Sutton St James.

LANDSCAPING

An example of a landscaping scheme is shown with various species or trees and hedgerows that can be accommodated on the South and West boundaries with post and rail fencing.

ACCESS

Access to the whole site will be via an adopted roadway which will connect to Chapel Gate to the requirements and specification of Lincolnshire County Council Highways Department.

Access to and within the properties to be determined by compliance with Part M of the Building Regulations.

EXTERNAL MATERIALS

To be agreed by Conditions at Reserved Matters stage.

FLOOD RISK

As the site is within Flood Zone 3 of The Environment Agency flood map a site specific Flood Risk Assessment has been provided.

ENERGY EFFICIENCY

Various measures to be incorporated in the designs of the dwellings to be energy efficient by compliance with the Building Regulations, such as:-

- Air source heat pumps
- PV panels to roofs
- Log burners
- Required levels of insulation
- Car charging points

AFFORDABLE HOUSING STATEMENT

This development equates to more than the minimum 25% of the development about affordable contribution.

The development comprises of:-
Plots 5 & 6 - 2 No 3 bedroom Shared Ownership (max. five person & two storey)
Plots 1 & 4 - 2 No 2 Bedroom Rented (max. four person & two storey)
Plots 2 & 3 - 2 No 1 Bedroom Rented (max. two person & two storey)

All six plots will be adaptable to M4(2) and M4(3) Standards.

A registered provider will be secured by the developer before the commencement of the works.

G R Merchant Ltd
July 2022