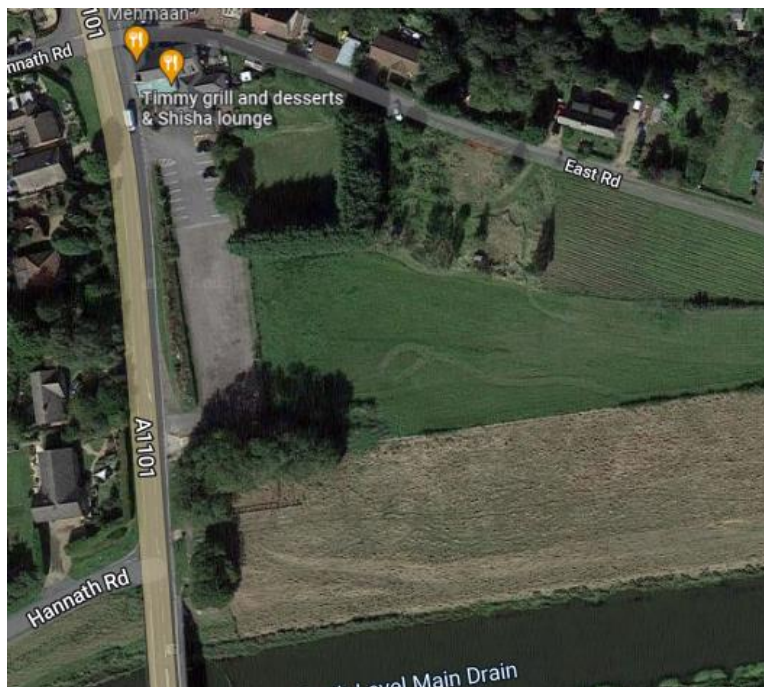




PETER HUMPHREY
ASSOCIATES

Application: Proposed Dwelling/Plot x 2 and New Car Park Area



Mr Jayesh Karavadara

Design & Access Statement

Revision: A
Date: 24/08/2022

Land South of Tydd Gote Inn
Sutton Road A1101
Tydd Gote, Wisbech
PE13 5QD

Introduction

The following design and access 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 proposal respects the local context that it will integrate with.

The role of this statement is to aid decision making. This is achieved by communicating the process employed to inform the development by considering the form, character, structure and impact of the proposed development in the context of its surroundings.

Proposal

This is a full application for the proposed residential development of 2 x dwellings with garages and parking, with the rejuvenation of the existing car park area for the restaurant.

The proposed dwellings have been designed to integrate with the character of the surroundings and make a positive contribution to the built environment, as well as matching the previously approved dwelling on the site (F/YR21/1154/PIP)



Site

The site is located within the village of Tydd Gote, to the South of the former Tydd Gote Inn, now 'Timmys Grill and Desserts & Shisha Lounge'.

The site currently comprises of the overflow car park from Tydd Gote Inn and part of the vacant parcel of land to the east.

The site is situated approximately halfway between Wisbech and Long Sutton, a 10-minute drive (max) from each.

The total site area is 2.74 ha including the 2 x proposed dwellings and the new car parking area for the restaurant.

The site has easy access to a range of services and local amenities within the village. There is limited access to local transport links close to the site. There is a bus and coach stops nearby on the Main Road and Station Road, giving access to the local community and surrounding towns and villages.

Planning History

(F/YR21/1154/PIP) – GRANTED - Permission in Principle (1no dwelling).

Design, Access, Parking & layout

Access to the 2 x dwelling development will be gained from a private drive formed off the A1101.

Access to the rejuvenated car parking area for the restaurant is existing and will remain as such.

The application will have suitable parking allocation appropriate to the dwelling sizes. Turning space has been provided in the driveways of the development and all vehicles will be able to enter and exit in a forward gear.

The private drive of the new development is proposed to be 6m in width to allow two cars to pass. It will be block paved to reduce noise/impact on neighbours.

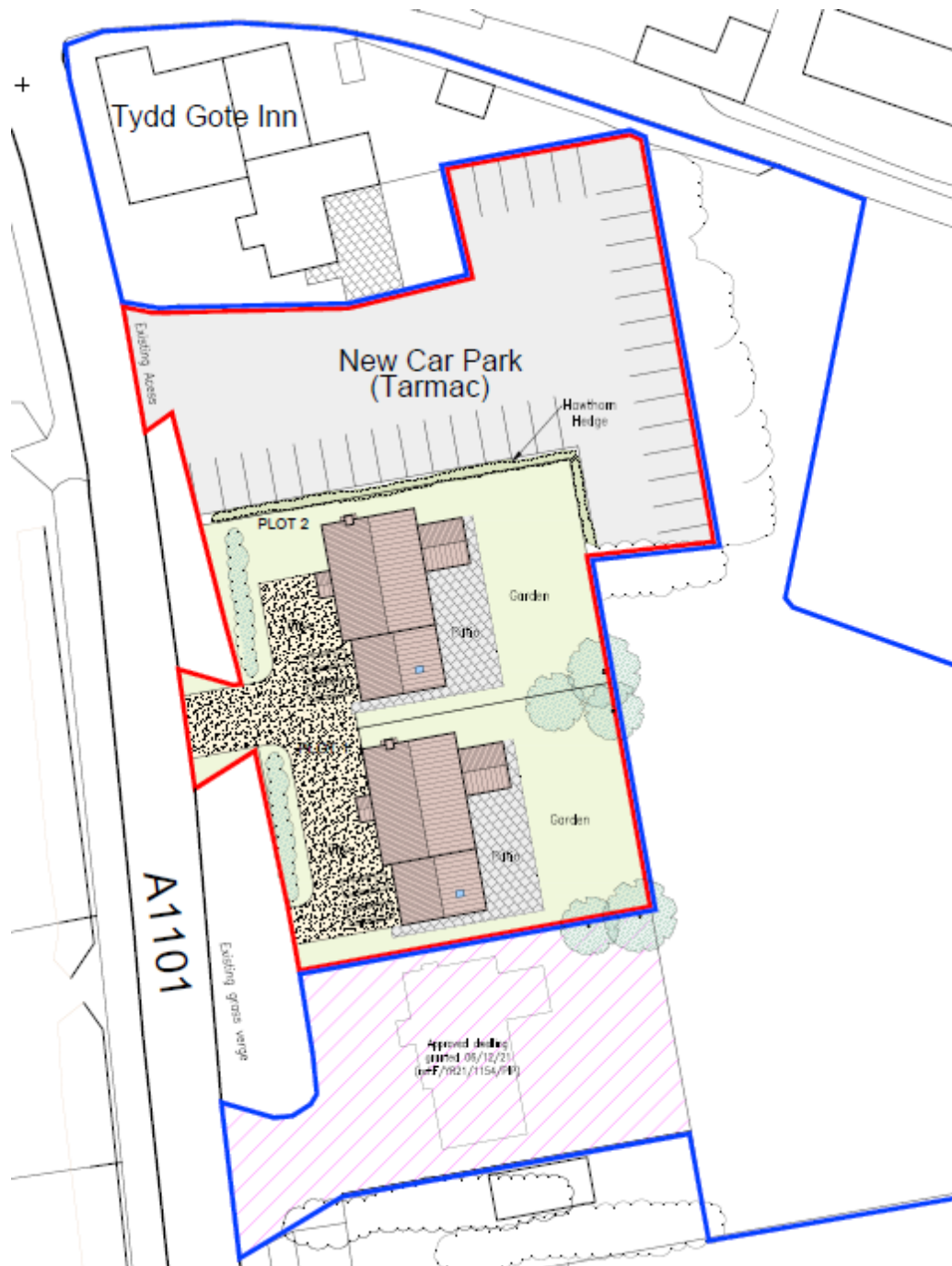
Waste management

The proposed dwelling will have Recycling and General Waste bins which will be managed by the occupants, waste collected by local authority.

Drainage

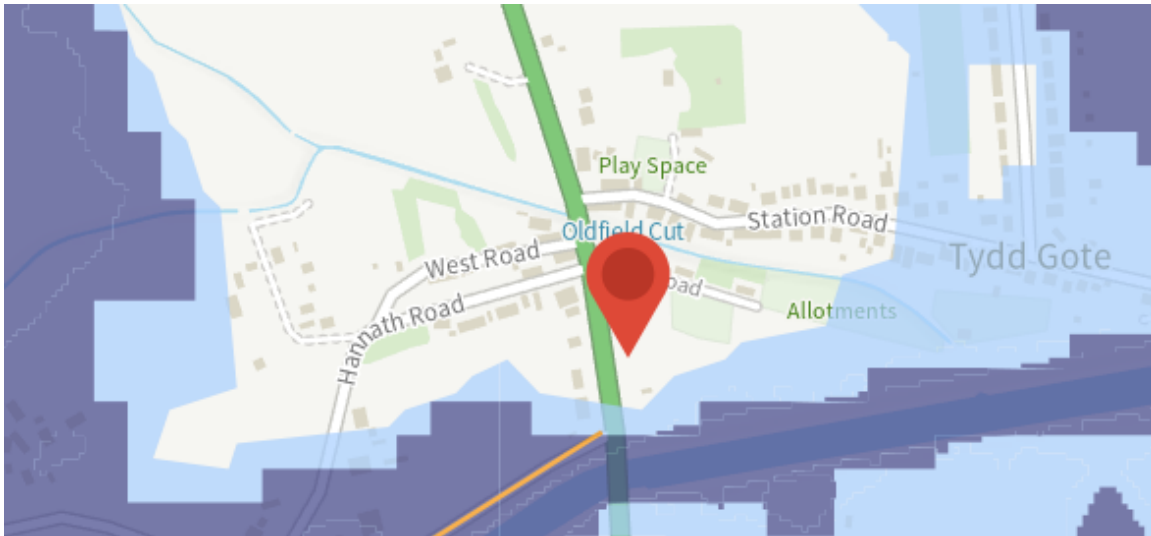
Surface water discharge will be to dedicated soakaways.

Foul water drainage will connect to existing system.



Flood Risk Assessment

The proposed site falls within Zone 1 and there are no ground floor bedrooms, therefore no further action is required.



Conclusion

This application seeks approval for 2 x dwellings and a new car parking area, The previous application for the dwelling approved to the south was decided at committee which stated in their consideration of the scheme felt that the proposal met the requirements of policy LP12 and made a positive contribution to the area. We feel a precedent has now been set and see no reason why these further two dwellings would not make the same positive contribution to Tydd Gote. They are well designed executive homes which will attract affluent families to the area, therefore we seek a favourable recommendation from FDC for this proposal.