

Reference & date:
22037/PDG
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Project:
**RESIDENTIAL DEVELOPEMNT at
LAND AT BROADGATE, WESTON HILLS, APALDING**

DESIGN AND ACCESS STATEMENT

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Introduction

This application is submitted on behalf of Farmer Educational Foundation, a registered charity, in support of an application for outline consent for 2no, dwellings on land between 357 and 363

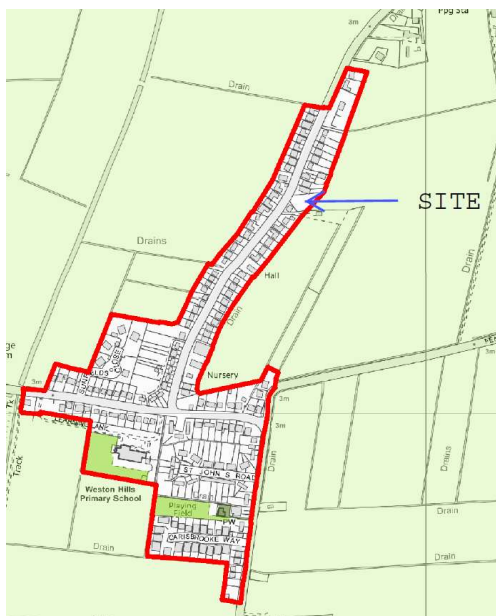
The aim of the design and access statement will be to show how the proposed development will address the impact on the existing building and respect the character of the local area.

The design statement will outline the proposals for the site showing how the applicant has considered the impact of the proposed development on the character of the immediate area.

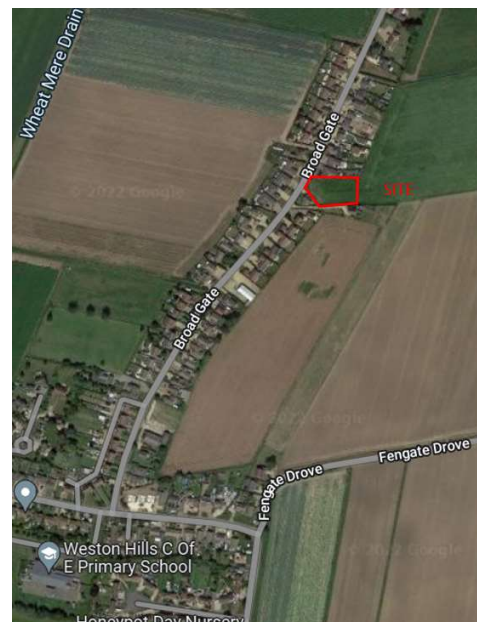
Site and Surroundings

SITE

The site is located in the lower section of Weston Hills, as noted on Inset Map 67 of the South East Lincolnshire Local Plan 2011-2039, adopted March 2019, on the west side of Broadgate.



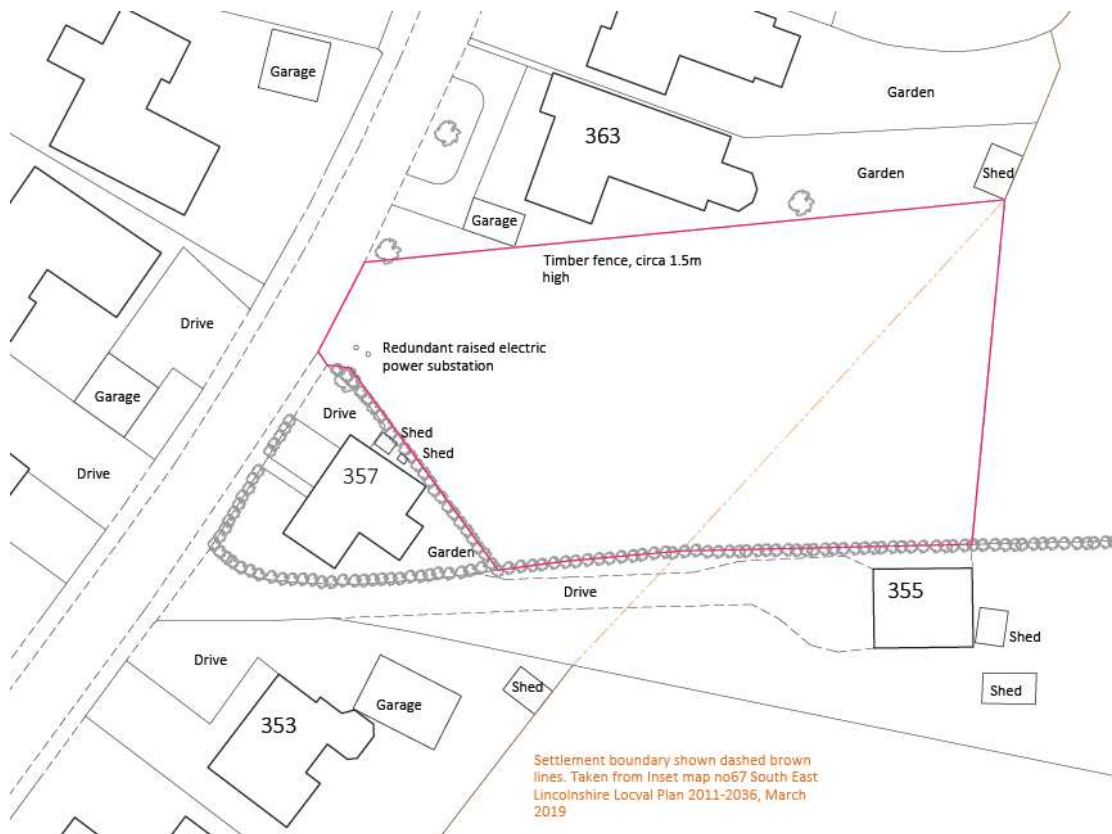
Extract Local Plan Inset Map 67



Google Earth extract

The Applicants owned the site and also the large field to the west which wraps down to the south and meets Fengate Drove, where a further access point exists to serve the agricultural fields. The applicants had a tenant who used the agricultural fields, bar the site to which this application refers, although the tenant had an obligation to keep it in clean and tidy order. The applicant has sold the field, bar this application site, to the tenant who continues to work it as an agricultural field, with access from Fengate Drove to the south.

From Inset Map 67 it can be seen that the site is located within the settlement of Weston Hills, albeit not entirely with a triangular section of land being outside of the line proposed by the Local Authority. See extract overleaf of submitted existing site plan below, showing the relationship of the site boundary and the settlement boundary



It is understood that Weston Hills is classed as a minor service centre. The site is not located within a Conservation Area and there are no listed buildings in the immediate vicinity.

The site has not been previously submitted for any type of development on the site.

The village of Weston Hills is serviced by 4 bus routes with 3 dedicated stops along Broadgate, providing links to surrounding villages and Spalding.

The site is located within flood zone 3 – high probability of flooding – and as such a Flood Risk Assessment has been prepared and submitted with the application.

SITE AREA

The site extends from an entrance point off Broadgate which is circa 10m in width and widens as it extends to the west, prior to running parallel with the boundaries of the adjoining plots. The overall depth is approximately 65m and provides an overall site area of 1887sqm.

SITE FEATURES

The main body of the site is generally level, including the open frontage access off Broadgate. A redundant raised electrical sub-station is located at the entrance which will be removed to accommodate the development.

The boundary to the property to the north (no.363) has a timber palisade fence set within concrete post and trellis above, all to height of circa 1.5m. The boundary to the south (no.357) has a low-level privet hedge of circa 1m high, evolving into a conifer hedge behind which is a 1.8m high timber panel fence providing privacy to the rear garden. The remaining south boundary continues up and past no 355 and consists of a range of different hedging, from indigenous type, through to conifers. The west boundary is open to the agricultural fields



View into site from Broadgate South 357 in foreground



View from entrance off Broadgate



View to site from Broadgate North – 357 in background



View to site from Broadgate North – 363 garage in foreground

SURROUNDINGS / CHARACTER OF THE AREA

The pattern of development is focused along Broadgate, which links the upper and lower areas of the village. Buildings are located either side of Broadgate in a ribbon layout, with buildings set back providing driveways and gardens at the front. There are two exceptions, in this part of the village, and they are no. 355 which is set back some distance from Broadgate with its own access drive, and likewise 371 which has been constructed to the rear of 369 and 373. Interestingly both of these properties are two storeys, albeit 373 is reduced in height to be a chalet type property.

The general form of the buildings along Broadgate are bungalows, with a number of two storey dwellings – 353 to the south, 367, 369, 371 and 373 to the north, on the same side as the application site, and 330, 332, 334 on the opposite side



View along Broadgate looking south (location of site on left hand side)



View along Broadgate looking north (location of site on right hand side)

Design Statement

The application is for an outline application with all matters reserved. The access, layout, scale and design will be subject to a reserved matters application.

AMOUNT

The submitted plan is an indicative layout to show that 2 dwellings can be sited on the plot, including parking provision and private amenity space, both to the front and rear.

LAYOUT AND SCALE

The proposed development is to reflect the vernacular continuing the ribbon pattern, with properties set back into the site and access of Broadgate. The footprint of the properties is within an identified build zone, highlighted on the submitted drawings.

The materials will be subject to a reserved matters application and should be consistent to the local areas of the village, to ensure character and continuity is maintained.

ACCESS

Two new vehicular access drives are to be constructed off Broadgate. The access can provide safe visibility to the existing highway with visibility splays along the road. The levels of the land will allow for a seamless integration of the road into the site as such will allow for disabled access.

CAR & CYCLE PARKING

The City Council's parking standards set out in the Council's Planning Policies DPD and indicates that in relation to three or more-bedroom dwellings a minimum of 2 parking spaces per dwelling plus visitor parking shall be provided. The outline plan shows this can be achieved.

Bicycle storage can be accommodated within garden sheds.

Landscaping and Boundaries

The existing boundary treatments shall remain as is. A 1.2m high post and rail timber fence reinforced with indigenous hedging will be proposed to the west boundary, where overlooking the agricultural fields. The front of the site will remain open to reflect the local vernacular.

The properties would benefit from large front and rear gardens, which would be laid to lawn

Services

The foul water from the dwelling would be discharged to a mains sewer which is believed to exist in Broadgate. The surface water drainage would be by soak aways. All new external surfaces would be permeable. It is understood that Water, electricity and telephone services are available within the immediate vicinity.

General waste and recycling wheelie bins will be located out of sight to the rear of dwelling and will be brought forward and positioned at the edge of Broadgate on collection days.

Assessment & Conclusion

The proposal is located within the village limits, within a section of land between numbers 357 and 363, suggesting address inclusion for two properties, and for which the submitted drawings clearly demonstrated there is adequate space.

It is a small infill development, which accords to the Council policies, and its inclusion would not affect the settings or existing site designs and layouts.

The proposal will have minimal impact in terms of visual and residential amenity

The proposed access and will have minimal impact on the highway in terms of traffic generation and highway safety.

There are no significant topographical constraints on the proposals

A well-designed layout will ensure that it is entirely in character, keeping and complimentary to the surrounding development.

The foregoing statements demonstrate that the provision of two new dwellings on the application site can be accommodated without adverse impacts on residential amenity or landscape.