

DESIGN AND ACCESS STATEMENT

to support

PLANNING APPLICATION

for

RESIDENTIAL DEVELOPMENT

at

LAND ADJACENT 434 BROADGATE

WESTON HILLS

SPALDING

Lincolnshire

for

Mrs A ATKIN



Location plan

LOCATION

The application site is located between two existing dwellings on the west side of Broadgate between Weston Hills Austendyke, 350m to the north, and Weston Hills St Johns, 600m to the south. It is 5.3k from the centre of Spalding, 3.76k to the A16 north and 3.25k to the A16 southbound.

SITE AND SURROUNDINGS



The site is situated between two dwellings on the west side of Broadgate. Ownership of the site is within the boundary of the dwelling immediately to the south and whilst it is maintained by the owner it is not included as part of the garden to that property. To the west are open fields towards the A16 around Spalding and directly opposite there is a dwelling house which is related to the adjacent farm. The dwelling to the north of this, as with those either side of the application site, has no direct connection with agriculture. The majority of dwellings on this section of Broadgate between Weston Hills Austendyke and St Johns have little or no connection with agriculture.

As the crow flies the site approximately 300m further from the centre of Spalding Market Place than the southerly point of the proposed Holland Park development.

POLICIES

National Planning Policy Framework (NPPF)

South Holland Local Plan 2006

The National Planning Policy Framework sets out the Government's policies and how they expect them to be applied.

Para 55 refers to promoting sustainable development which will enhance and maintain the vitality of rural communities within groups of smaller settlements. It also advises avoiding new isolated homes in the countryside unless there are special circumstances which includes exceptional quality or innovative nature of design. It is intended that the design will help raise standards of design in architecture and will enhance its immediate setting. This application is within a small group of dwellings and is not, therefore, isolated.

The use of this plot would be considered as an acceptable form of infill, it is suitable for a single dwelling, and does not extend the ribbon development

South Holland Local Plan 2006

In the Strategic and General policies the LPA states that "in towns, villages and in the open countryside the effective use of land and buildings is of great importance"

The policy then continues "we will encourage the use, reuse or redevelopment of derelict, disused and underused land"

Policy SG7 refers to the need to be energy efficient. The dwelling proposed for this site will take full advantage of the orientation of the site, will harvest the rainwater for reuse, source the heating from either the air or the ground and use solar photovoltaic cells to provide electricity.

The NPPF nor the SH Local Plan, whilst giving guidance on planning issues, do not give specific guidance to the potential use of small pockets of land such as the application site which are of little use due to their size and position. The position between two dwellings and the size precludes the site's ability to be integrated back into agriculture as modern equipment is too large and the site too awkward for that purpose.

SUSTAINABILITY

A parliamentary white paper on this subject concludes "We consider that the definition of sustainable development must give a clear indication of what constitutes sustainable development, while encouraging local authorities to apply this definition to their own local circumstances and allowing them scope to do so.

The term sustainability is regularly used in planning legislation yet there is no definitive definition of the word. As Stuart Hilton, representing the Planning Officers Society stated, "What that is saying is you have a definition that runs to 52 pages whose conclusions will inevitably point in all sorts of different directions".

The Brundtland report describes sustainability as that "meets the needs of the present without compromising the ability of future generations to meet their own needs"

John Rhodes of Quod told us that :- "everybody has a different view of sustainability. It is possible I could give you any case study for a development proposal and we could all disagree about whether or not it was sustainable. Trying to identify what sustainability really means is almost the holy grail".

We believe the following identifies the suitability and sustainability of the site for residential use :-

The site is on a bus route

The site is 5.3k from the centre of Spalding, by road, which compares favourably to the 3.6k that the Holland Park development, at its most southerly point, will be. The site is also a similar distance to Springfield shopping outlet whereas the same point in Holland Park is in excess of 7.3k.

There are in Spalding the following amenities available:-

- **Essential needs:-**

Supermarkets (6no.), hardware, gardening, home shopping –most within Spalding Market
Market stalls – 2 x week
Clothes outlets – in Spalding centre & Springfield outlet
Doctor's surgeries
Hospital

- **Education:-**

Primary/secondary/grammar schools. A primary school is 1.3 k south of the site

- **Leisure**

Restaurants & pubs (a pub serving food is 1.1k north),
cinema & theatre,
ten pin bowling
lawn & indoor bowls
gyms, swimming etc

- **Employment**

Spalding is the centre of the food industry in this area providing employment for all levels of skills and professions either within that business or in the many associated businesses.

The application site is also located within easy access to the main routes to access other main towns & cities

CONCLUSION

A significant housing shortage exists nationally. Policy HS1 identifies the needs to 2021 of which 440 dwellings are allocated for rural development.

The growth of the housing development companies developing large sites of high density housing has reduced the construction of the individual style of dwelling which this site will accommodate.

By definition the plot is an infill plot being situated between two existing dwellings.

The proposal will provide electricity from solar energy, heating from either ground or air source and will harvest rainwater.

The site is in a sustainable location.

We therefore conclude that the site is acceptable for residential development.