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Your ref:

Our ref: H10172/MH/mh

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DESIGN & ACCESS STATEMENT

FOR PROPOSED RESIDENTIAL DEVELOPMENT

NORTH OF 55-65 BROADGATE, WESTON, SPALDING, PE12 6HY

1.0 INTRODUCTION

It is proposed to submit a Full Planning Application to South Holland District Council for residential development at this site.

Documents with the application include a Flood Risk Assessment, Design & Access Statement, existing and proposed planning drawings, Topographical Survey, Ecology Report and Biodiversity Checklist.

2.0 CONSERVATION AREA/LISTED BUILDING

This site is not located within a conservation area or within the grounds or adjacent a listed building.

3.0 WESTON SETTLEMENT

This site is located within the Weston Settlement Limit as defined by the local authority.

4.0 ECOLOGY

An Ecology Survey has been undertaken by a separate qualified Consultant, Glaven Ecology and accompanies the application.

A separate Biodiversity Checklist also accompanies the application.

As the site is less than 0.2 hectares, BNG does not apply.

5.0 FLOOD RISK

This site is located within flood zone 3.

A Flood Risk Assessment accompanies the application.

It should be noted that although the site is within flood zone 3 on the Environment Agency Flood Map, these maps do not take into account the flood defences. Large parts of South Holland District Councils jurisdiction also lie in flood zone 3.

Generally, reference should be made to the South Holland District Council Strategic Flood Risk Assessment 2017.

It should further be noted that on the Environment Agency Flood Map annual likelihood of Surface Water Flooding, none is shown on this site or access at 1 in 1000 annual likelihood.

Parts of South Holland District are set between the River Walland and River Nene which is also in flood zone 3. Therefore, sites for development in alternative lesser flood zones are extremely limited.

This site is located within a defended flood plain.

Reference should be made to the Flood Risk Assessment which accompanies this application.

6.0 ACCESS

Access to this site is via Broadgate.

There is an existing access which is shown on the Topographical Survey, which already serves the site and has a lowered kerb already.

The access of 5m x 10m is laid to fall away from the highway and is set with tarmac in accordance with Lincolnshire County Council details.

This would improve the existing access and improve this for the adjacent dwelling No 55 that already has access in this regard.

The further access into the site is shown at 4.5m width for this small scale development. However, there is scope for this to be widened further if required.

This would be a private drive.

Reference should be made to the proposed site plan which indicates the bin lorry can enter and exit the site.

Each dwelling does have two parking spaces with adequate room to turn to ensure vehicles enter and exit the site in a forward gear.

7.0 EXISTING SITE

The existing site is set within the settlement of Weston and is surrounded by residential development.

Particular attention should be paid to the north west of the site where three bungalows directly abut this site, which were approved in 2020.

These bungalows are also set within a flood zone and directly abut this site.

This proposal is also for bungalows, therefore ensuring no overlooking on to this site.

To the south east of this site there are a row of two storey properties estimated at being approximately 60 years in age and these are set over 30m from the proposed dwellings, therefore there would be no impact on residential amenities.

To the north east of the site there is St Marys Close, which is a mixture of two storey dwellings with bungalows further around the close.

The proposal for bungalows therefore matches in directly to the north west of this site.

8.0 RESIDENTIAL AMENITY

Reference should be made to the proposed site plan for the proposed residential amenity.

The proposal has been shown as bungalows which therefore should have no detrimental impact on to adjoining properties.

The two storey properties to the south east, do have large north western gardens and the dwellings are over 30m from the actual dwellings.

It should be noted that rear garden areas to this small scale development are also very similar to the size of the approved development in 2020 directly to the north west and these bungalows are a smaller scale.

9.0 OVERLOOKING

The proposal is for bungalows and therefore there should be no overlooking from the proposal.

10.0 REFUSE COLLECTION

The proposed site plan does detail that a bin lorry can enter and exit the site if required.

Each property would have its own individual bins.

A communal bin collection point is shown within the site.

The access road is shown as permeable block paving to reduce any noise impact on adjacent properties.

It should be noted that the access is existing and is being improved substantially by this proposal.

11.0 WESTON SETTLEMENT

This site is within the defined South East Lincolnshire Local Plan 2019 inside the Weston Settlement Limits.

This is indicated as a minor service centre.

Generally, development will be permitted that supports the role of a service centre for the settlement and helps sustain existing facilities to meet the service need which this proposal of a small scale does.

12.0 DRAINAGE

This site would connect to the foul sewer within Weston.

With regards to the Surface Water Proposal, permeable surfaces are utilised within the development.

The rainwater from the proposed dwellings roofs would be set to soakaways in accordance with BRE Digest 365.

13.0 CONCLUSION

This site is located within the settlement limit of Weston in accordance with South East Lincolnshire Local Plan.

The site, although in a flood zone is surrounded by residential developments particularly to the north west where three bungalows have been given planning approval in the same flood zone.

Large areas of South Holland District Council are within a high flood zone and a Flood Risk Assessment has been submitted with the application to demonstrate that there would not be an increase on flood risk on adjacent properties.

An Ecology Report is also submitted with the application.

The site has a large existing access which is to be improved as part of the development.

The site abuts a Lincolnshire adoptable road, this being Broadgate.

The proposal is for single storey dwellings to ensure no overlooking and no impacts on adjacent residential amenities.

Garden areas proposed are very similar in depth to the approved development to the north west.

The proposal also demonstrates that a bin lorry can enter and exit the site if required and all parking standards are complied with in regard to two spaces per dwelling.

Ecological improvements are proposed within the Glaven Ecology Report, which can be complied with via a Planning Condition.

Utilities are accessible to this site via the existing driveway where utilities are set within Broadgate.

The site is not within a conservation area or adjacent a listed building.