DESIGN AND ACCESS STATEMENT

to support

OUTLINE PLANNING APPLICATION

for

RESIDENTIAL DEVELOPMENT

at

LAND at HIGH ROAD

WHAPLODE

SPALDING

Lincolnshire

for

Mr K Jackson



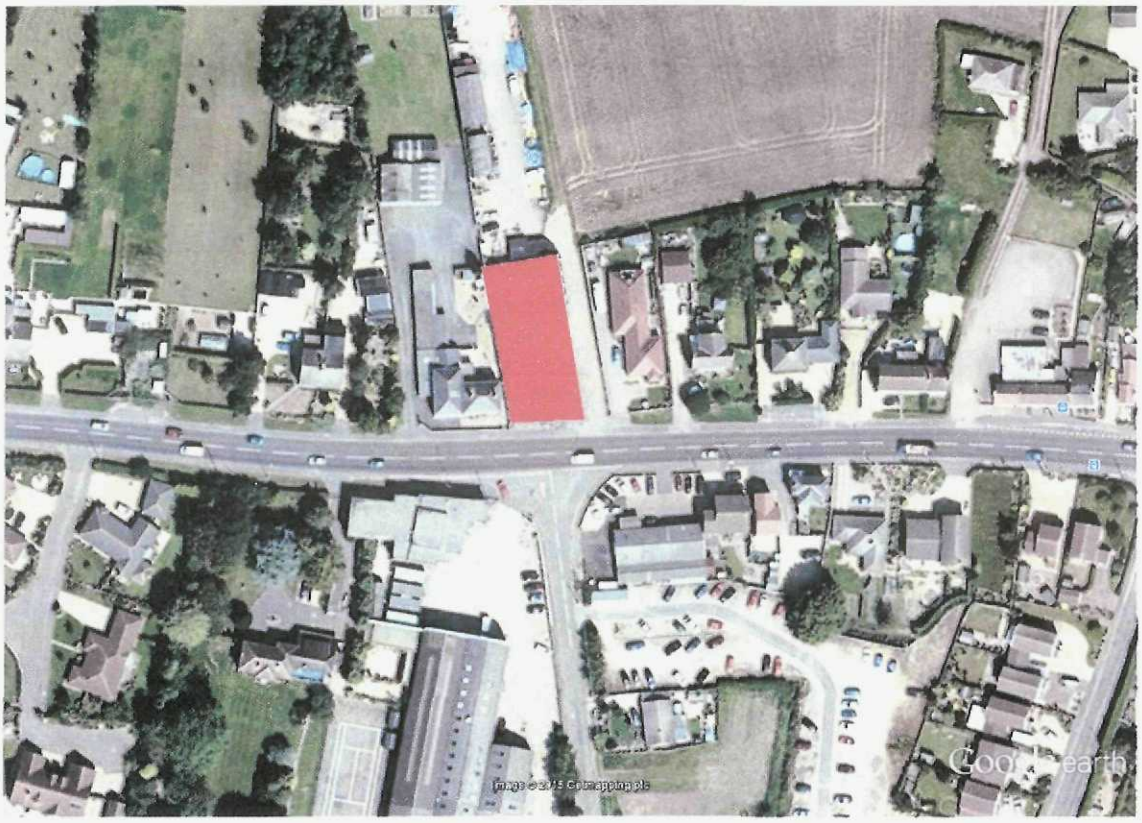
Location plan

LOCATION

The application site is located on the north of the A151 High Road close to the centre of Whaplode village. The site is located between residential properties and fonts onto the main road.
The site was used by a service provider for the installation of utilities to the construction industry



SITE AND SURROUNDINGS



The site is within a very short distance to the village centre. Immediately west of the site is what appears to be a commercial property and beyond this are residential dwellings, to the east are dwellings fronting High Road. To the north is a storage yard accessed by the same access as the agricultural land to the north east.. Opposite and either side of Kirk Gate there are commercial properties but other than these the area is predominantly residential.

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 17 refers to encouraging the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value;

South Holland Local Plan 2006

The policies specified within the Core Strategy & General Policies support the development proposed.

SUSTAINABILITY

The location of the site within the development boundaries of the village, it's proximity to the primary school, church, shops etc,the fact that it is on a bus route to Spalding, King's Lynn identify this as a sustainable site.

In Spalding, a distance of 9.0 kilometers, there are 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 within 700m 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 site is within the defined development boundaries for the village

The site is a brownfield site

The site is in a sustainable location.

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