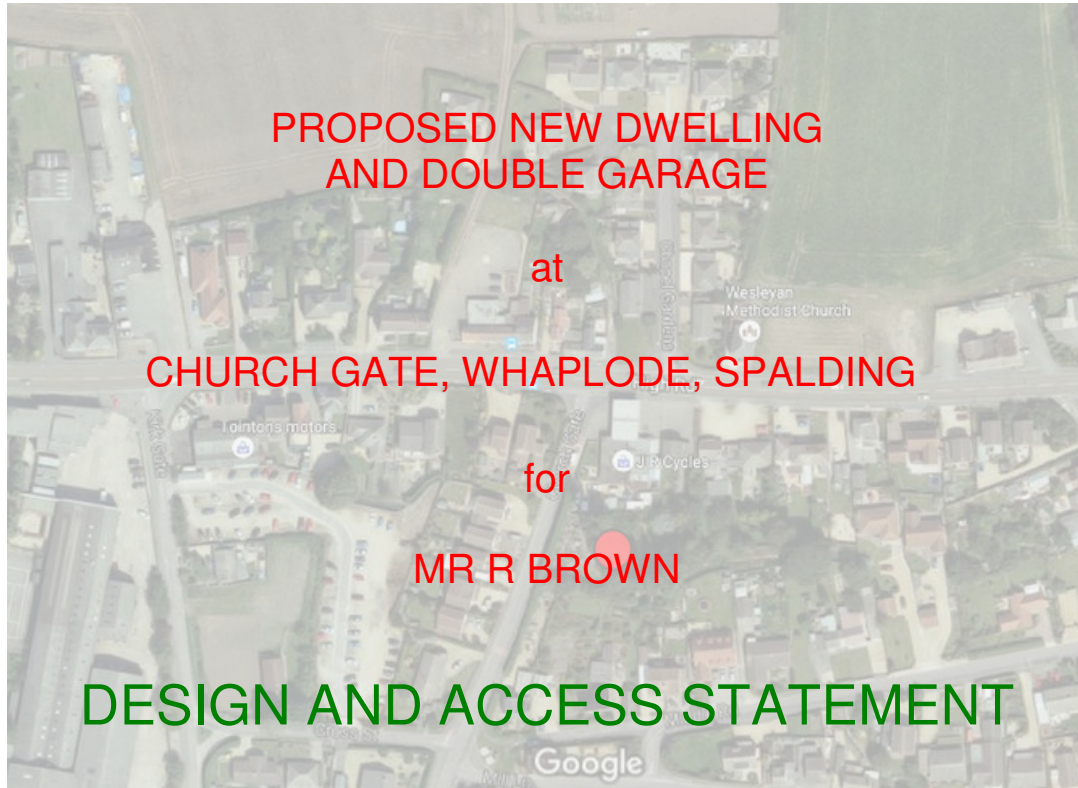




1. BACKGROUND AND PRESENT SITUATION

- 1.1. The site is located on the east side of Church Gate, approximately 50 metres south of the A151 High Road running from Spalding to Holbeach. The whole of the site is located within the development area boundary for Whaplode, which in planning terms is considered to be a 'Group Centre' for development.
- 1.2. Outline approval, H23-0557-12, for two dwellings has been granted. The broad principles of development are therefore already established

2. SITE ASSESSMENT

- 2.1. The site sits within an established residential area, adjacent to a cycles business fronting High Road. A Board's drain, which has been piped, runs through the site and its route has been plotted across the site. Proposed new buildings have been sited more than nine metres from the pipeline to allow for possible future maintenance.
- 2.2. Site levels are flat and horizontal to all intents and purposes, and match the surrounding areas.

3. EVALUATION

3.1. Opportunities

3.1.1. The opportunities for development in a broad sense has been established as a part of the Outline Approval

3.2. Constraints

3.2.1. The building design and siting are important to a successful outcome, and any issues of potential overlooking and any possible overbearing effect or loss of amenity on neighbouring properties will need to be addressed.

3.2.2. Any residential development proposal should take account of the general character and grain of the established area.

4. DESIGN

4.1. The design of the proposed dwelling which is the subject of this application is intended to reflect and reinforce the rather older buildings seen in the area and produce a dwelling that sits well within the site and adds to the rhythm of the street scene.

4.2. The site allows for parking, and manoeuvring as shown in this current application planning drawing.

5. ACCESS AND SUSTAINABILITY

5.1. The proposed house is within a sizable village, with a shop, post office church and public house within less than a few minutes' walk. The village also has thriving community facilities.

5.2. Access to the site is possible by foot or by vehicle. Disabled visitors can drive, or be driven up to the principal entrance.

5.3. A bus service operates, along High Road, with bus stops very close to the site providing easy access to Peterborough, Spalding, Holbeach and beyond. Spalding has a railway station so it is not difficult to access the national network by public transport.

6. FLOOD RISK

6.1. The flood risk as determined by the South Holland District Council SFRA shows the site as being in flood zone 1. The site is within the SHIDB district which is protected by the rivers Welland and Nene tidal defences, and the Wash coastal defences against a minimum flood return period of up to 1 in 200 years. Permission for residential development was granted in 2012 with no onerous flood risk conditions, but only that the recommendations within the submitted FRA were applied.

7. CONCLUSION

7.1. It is considered that the proposed development is suitable for its site and the area generally.

7.2. In summary, it is contended that the proposal is of benefit not only to the site, but also to this corner of Whaplode.