



DESIGN & ACCESS STATEMENT - RevB

SINGLE NEW-BUILD DWELLING — LAND TO REAR OF 53 WEST STREET, CROWLAND, PETERBOROUGH. PE6 0EE

November 2025

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This Full Planning Application is a resubmission of H02-0033-26 (submitted in January 2026 and decided in March 2026), in respect of a new build dwelling on a site off West Street, Crowland. A request pre-application advice had also been made prior, and received in July 2025.

The original application was refused on the following grounds:

The overall scale of the proposed dwelling is considered to be out of keeping with the area and as such, the visual impact of the development is considered to be unacceptable. Therefore, in visual and amenity terms, the proposal fails to accord with Policies 2 and 3 of the South East Lincolnshire Local Plan (2019) and Section 12 of the National Planning Policy Framework (December 2024), which amongst other things, seek to ensure that the design of all development is appropriate to the character and quality of the area.

It is considered that the proposed development would result in an unacceptable degree of overlooking and would result in overbearing environment, as a result of the siting and height of the proposed dwelling and the raised platform area along the eastern edge of the site. Therefore, the development is contrary to Policies 2 and 3 of the South East Lincolnshire Local Plan (2019), which, amongst other things, require that development should not adversely affect residential amenity or health. The development is also considered to be contrary to Paragraph 135 of the National Planning Policy Framework (December 2024), which sets out that planning decisions should create places with a high standard of amenity.

The application is not accompanied by a preliminary ecological appraisal. Therefore, there is no information from a qualified ecologist to set out whether there are protected species within the site, or habitat for such species. Policy 28 of the South East Lincolnshire Local Plan, 2019 (SELLP) sets out that proposals that would directly or indirectly adversely affect protected species to not be permitted unless suitable prevention, mitigation and compensation measures are provided. Whilst there might not be any protected species or habitat for such species within the site, without further information, the Local Planning Authority considers that the proposals could adversely affect such species. Paragraphs 187 and 192 of the NPPF also seek to ensure that proposals minimise their impact on priority or threatened species. Therefore, the proposals do not accord with Policy 28 of the South East Lincolnshire Local Plan (2019), or Paragraphs 187 and 192 of the National Planning Policy Framework (December 2024)

As a consequence of the refusal, the proposed dwelling has been substantially redesigned, including both a reduction in size and reorientation on the site. Specific details of the changes made are noted within this Design & Access Statement. A Preliminary Ecological Appraisal had also now been undertaken and provided to accompany the application.

The following information has been provided to support the application:

- 1888-01C Proposed Site Plan
- 1888-02C Proposed Plans and Elevations
- 1888-03D Block Plan
- 1888-04C Proposed site sections
- 1888-05 Location Plan
- ALO14 The_Statutory_Metric
- 53 West Street, Crowland — PEA & BNG Report
- FRA 251111 West Street Crowland

Where appropriate, the advice provided within the original Pre-Application Advice response has been included within the relevant sections of this document in blue, while the reasons for refusal are noted in red. In either case, any specific measures taken to reflect them are highlighted.



Fig 1. Site location (Google Earth)

SITE

Within the South East Lincolnshire Local Plan, Crowland is designated as a Main Service Centre, capable of supporting residential development. The Plan identified the town for the development of 524 dwellings over the plan period, with 43 dwellings per annum being provided through windfall development across the Local Plan area.

While the site is not a designated development site within the local plan, it would be considered an infill site and could therefore contribute towards the infill housing provision.

The site is also located within the Settlement Boundary.

Forming part of the property curtilage to No.53 West Street, a modern C20 brick bungalow, the site is a small grassed field/paddock serving that property, although it is not known when it last used for the grazing of animals (if ever) and there are no stable structures to suggest that this has happened recently.

It is presently grassed and mowed,

The site is rectilinear in nature, with overall dimensions of approximately 55m in length from the northern boundary to the rear edge of the existing garage to No.53. The site tapers in width from c26m at the southern end, to 10m to the north.

The northern boundary is bordered by a private road serving the nearby properties, and marked by a metal 5-bar gate, with a short section of post and rail fence either side.

On the eastern side of the site is a c1.5-2m side private path (mostly grassed, with a narrow concrete path in the centre) that runs the entire length of the site and appears to connect one or more properties on West Street, with the private road to the north. The path is separated from the site by a timber post and rail fence. Beyond the path are further residential properties and gardens.

To the south is No.53 West Street, the site being open to the property, but separated from the house by residential garden and the garage structure.

To the east, the site is bordered along its entire length by West Bank — a road set on an embankment that sits higher than the site and forms the flood defence from the flood plain to the River Welland on the opposite side. The road is separated from the site by a continuous hedge.

PLANNING HISTORY

It is not known exactly when the bungalow at No.53 was constructed, but based on the style it is very likely the 1980s, possibly 1970s. The oldest Planning Application for the site's post code listed on the SHDC website is in 1991, while the property does not appear on the 1950 Ordinance Survey map. There are no other planning applications for the site or No.53.

A request of for pre-application advice was made in July 2025 to ascertain whether the development of the site would accord with local planning policy and to identify any potential concerns/barriers to development, with the Full Planning Application (H02-0033-26) being determined in March 2026



Fig 2. And 3. (top — bottom) View of site looking north, and south, past garage to be demolished, along line of proposed driveway

PROPOSALS

- 3.1 A new single detached 4-bed dwelling will be constructed within the extended garden/paddock to No.53 West street.
- 3.2 A new boundary will be formed between the new dwelling and No.53, with new defined parking area and rear garden to the existing bungalow.
- 3.3 The existing driveway to No.53 will be widened/formalised so that it may serve both No.53 and the new dwelling.
- 3.4 A number of domestic fruit trees will be removed.



Fig 4-6.. Indicative setting out of the proposed dwelling on the site — corners of the building denoted by the red block. Left and middle — looking north, with blocks in foreground denoting the garage. Right — looking south, with blocks to far left denoting the small single storey projection, with blocks to centre and right demarking the 1 ½ storey element.

PRINCIPLE OF DEVELOPMENT

The Advice confirmed that the development of the site for a single dwelling would be acceptable in principle in accordance with Policy 1 (Spatial Strategy) of the South East Lincolnshire Local Plan (SELLP).

The subsequent Planning Application did not refute the principle of development, with the reasons for refusal being on the grounds of Scale, Overlooking and the lack of a Preliminary Ecological Appraisal.

- 4.1 The development will provide a single new C3 dwelling.
- 4.2 Additionally, the existing bungalow will remain as a C3 dwelling, providing a net increase of +1 dwelling.

- 5.1 The new dwelling will be a 4-bedroom 8 person property (i.e. all bedrooms to be doubles).
- 5.2 It is noted within the SELLP that the majority requirement in South East Lincolnshire is for 2-Bed or 3-bed properties, the latter making up for 50%. However, the LP also notes there is a requirement of over 15% for 4-bed properties in South Holland. Since the larger developments are more likely to cater for the majority requirement, this development will contribute towards that percentage.
- 5.3 The dwelling will have a habitable Gross Internal Area (GIA) of 188sqm. **This is reduction from the 230sqm GIA of the previous application**, but still exceeds the requirements of the Nationally Described Space Standards (NDDS) which prescribes a minimum GIA of 124sqm (for a 4B/8P).
- 5.4 The accommodation will be split across two storeys, in a 1½ storey room-in-roof configuration.
- 5.5 In addition to the habitable gross internal area, there will also be an attached/integrated twin garage providing 40 sqm (**reduced from 44sqm**) at ground floor level, with an unheated storage area over (area now excluded due to restricted headroom).
- 5.6 The overall built footprint (including the garage) is 168sqm (reduced from 197sqm for the previous application).
- 5.7 **The Advice suggests that a dwelling of a similar scale to no.34 West Bank might be acceptable.**
- 5.8 The GIA of No.34 has been estimated to be approximately 228sqm, with a built footprint of c181sqm. **The new proposal is now notably less than this.**

SITING

- 6.1 The site offers a natural infill opportunity within the town, being surrounded on three sides by residential properties, and by the flood defence on the fourth.
- 6.2 Despite being open grass land, the land is private and so its development will not cause a loss of amenity to the public. It's value as open space is also limited, since it is bordered by the flood defence which sits noticeable higher.
- 6.3 The plot is of a size which can comfortably accommodate a 4-bed property (confirmed by the pre-application advice), with a similar housing density to the adjacent properties, providing an appropriate amount of external private amenity space. The development of the land will also still provide for sufficient parking and amenity for the existing property at No.53.

LAYOUT

- 6.4 The pre-app Advice suggested that the property be located towards the south and east part of the site (as opposed to the northern end which had originally been considered).
- 6.5 The position of the main part of the house has been altered from the previous submission, though is still located as suggested on the widest part of the site. Now though, the main part of the house is adjacent West Bank with its gable fronting the road, with only the garage sited towards the south east corner. Together the garage and house still form an 'L' shaped configuration.
- 6.6 The garage is now positioned directly perpendicular to the driveway access in the south-west corner of the site (the location of which is fixed).
- 6.7 The house has been positioned to allow space for pedestrian access to the north of the site from both the garage side, and also from the rear terrace.
- 6.8 A critical element of the flood risk mitigation is that the ground floor level of the property is set at 1m above the highest existing ground level (within the footprint of the habitable areas). This works with the topography of the site, whereby the vehicular entrance is at a higher level, and the site can be re-graded to suit the access to the front of the property with relative ease.
- 6.9 To the rear (now the north side, not the east where it was in close proximity to neighbouring properties) of the property, the level difference is overcome through the provision of a raised path with steps down to the main terrace at ground level. This will ensure that there is no risk over overlooking of neighbouring properties from the external seating area, especially as the terrace location has now been moved, and as was the concern on the previous application. There is also a slightly raised path to the east of the property to minimise the visual appearance of the height of the first floor windows due to the floor level requirements for flood mitigation. However, this is still lower than the floor level, and won't afford opportunities for overlooking, plus it will only be used for access and not as an amenity space.
- 6.10 The layout and position will also minimise any impact upon neighbouring properties as far as possible.
- 6.11 While the area bounded by the garage and dwelling will mostly be driveway, the remaining area to the south will be soft landscaped.
- 6.12 To the north, the remaining area of the site will be soft landscaped as private garden.

- 6.13 The rotating of the dwelling from the original proposal so that it sits perpendicular to West Bank replicates the arrangement of the two nearest properties — Nos.27 and 34 West Bank, so providing for a consistent street scene.

AMENITY

- 6.14 As noted above, the property will benefit from external garden amenity space, comprising a lawned area with planting and hard landscaping, including a private terrace which would be accessed directly (via steps) from the ground floor living/dining/kitchen area and affording a private outdoor space (screened from view by the building).
- 6.15 The property provides parking for a minimum of 3 vehicles, with two spaces within the garage and a further external space, as detailed in Section 9 below..
- 6.16 The garage has been sized so as to provide external storage for garden equipment, while there is also ample space for wheelie bin storage.
- 6.17 Being located within a Main Service Centre, the occupants of the dwelling will have access to shops and facilities located a short walk away, further long West Street, as well as bus services to Peterborough and Spalding, reducing car reliance.
- 6.18 There is a primary school within the Town, and secondary schools available within Spalding, Market Deeping and Peterborough.

DENSITY

- 7.1 The development site has an area of 1510sqm, which includes the shared area of driveway to the side of No. 53, the garage to No.53 as well as private external area to the side of No.53 that will be reconfigured as part of the works (No.53 being in the same ownership by the applicant).
- 7.2 The actual private property curtilage of the new dwelling has an area of 1132sqm.
- 7.3 This therefore equates to a housing density of 9 dwellings per Hectare.
- 7.4 This is comparable to neighbouring properties (which are also detached dwellings), though as an infill site it would be inappropriate to compare this to open development sites for multiple properties where higher densities can be achieved and might be appropriate.

SCALE & FORM

- 7.6 The general form of the dwelling follows the same form of the immediately neighbouring properties which are a mix of 1½ storey room in roof and single storey bungalows, and with similar footprints.
- 7.7 The provision of a first floor is a requirement of the flood risk mitigation, providing a refuge area in the (unlikely) event of an extreme flood event.
- 7.8 The flood mitigation also requires the ground floor to sit a minimum 1m above the existing ground level, setting the datum for the building. **During the course of the previous application, the Environment Agency agreed a FFL of 4.315 above OSD. This has been maintained for the revised scheme.**
- 7.9 The height of the structure is still comparable with the neighbouring properties, but has been reduced from the previous submission to overcome the concerns re scale. The new dwelling will have a ridge height (to the 1½ storey element) of 11.389m (above OSD) **reduced from 11.850m**, while the ridge height of No.27 West Bank (to the north) is 11.679m and No.51 West Street (to the south east) is 11.310 — both also above OSD. In real terms, this provides for a ridge height of c7m above FFL, with the FFL being up to 1m above ground level at the building footprint.
- 7.10 The height of the garage to the new property is 9.065m above OSD, **reduced from 10.350m**, so now c1.3m lower than the ridge height of No.34 West bank at 10.107m above OSD.

MASSING

- 7.11 The 1½ storey approach will minimise the potential for overbearing impact and over shadowing from the structure on the neighbouring properties/gardens.
- 7.12 The raising of the ground level in front of the property serves to reduce the apparent mass of the property, which again is comparable with the other properties visible along West Bank, while at the rear, the raised terrace (which will sit 150mm below the finished floor level) will help to disguise that the property will sit 1m above the original ground level.
- 7.12 The position of the new dwelling will avoid placing the dwelling in line with the windows to the gable of No.34.
- 7.13 There will also be little to no impact upon the single storey bungalow to the east; due to the separation distance, the height, and the position due west all serving to mitigate any potential overshading and avoid overbearing impact. **The rotation of the building on the site will further serve to reduce the impact even greater. It should also be noted that the new structure will afford the occupants of this property a greater degree of privacy — presently pedestrians on West Bank can look over the hedge directly into their garden and the new garage roof will obscure their view considerably without detriment to the occupants.**
- 7.14 Due to the separation distance, there will be no impact upon the nearest property to the north.
- 7.15 No.53 is also not impacted, being immediately south of the new dwelling so not affected by over-shadowing and separated by a sufficient distance to avoid overbearing impact. There will also be no overlooking of the private rear garden through the lack of first floor windows to the south elevation of the new dwelling and the screening provided by the trees and garage (to No.53).
- 7.16 **The mass of the new submission has been reduced considerably — especially when viewed from West Bank. This can be appreciated in the street scenes provided. This has been achieved by overall reduction in building size, rotating the building to sit perpendicular to West Bank and removing the pitched roof to the secondary part of the building linking the main part with the garage.**

- 8.1 As noted previously, the overall form of the building will be very similar to the immediately surrounding properties, and will comprise a main 1½ storey range with a perpendicular single storey range, in a traditional appearance. This follows the pre-application advice (where both a traditional and contemporary approach were considered), which stated:
- 8.2 The 1½ storey roof eaves line is set at first floor cill level, with lead clad dormers, set in a red clay pantile roof.
- 8.3 In accordance with the flood mitigation strategy, flood resistant construction will be used to the ground floor.
- 8.4 The primary facing materials be a reclaimed/stock style red brick, in keeping with the local vernacular
- 8.5 The single storey flat roofed link will be finished in a straw coloured render, with single ply membrane roof.
- 8.6 The windows will be traditional flush casement style, in either timber, aluminium or UPVC (e.g. Residence collection)
- 8.7 Rooflights will be a modern conservation type (e.g. Velux, Keylite etc.) with vertical glazing bar.
- 8.8 The roof to the garage will include solar PV panels on the east facing roof slope.
- 8.9 The main construction in both cases would be traditional concrete blockwork cavity walls and internal partitions (at ground floor level), since this will provide thermal mass for temperature regulation and to limit potential overheating.



Fig 7 Indicative elevational treatment

VEHICULAR ACCESS

- 9.1 Access to the property will be from West Street, via the existing (altered) driveway that presently serves no.53.
- 9.2 The existing metalled cross-over to the grass verge and footpath, as well as the drop kerb to the highway edge, will be retained. The cross-over has an approximate width of 4m.
- 9.3 The existing opening in the boundary wall to No.53 has a width of c3m. This will be widened to 4.5m, allowing vehicles to be angled to the realigned driveway. This will also improve pedestrian visibility splays to the existing entrance.
- 9.4 As this is an existing access that is in use by no.53, visibility splays have not been shown. However, due to the large cross-over, and the single lane carriageway formed by the central landscape island that splits the two lanes of West Street, there is ample visibility to the east along West Street — in excess of 50m (though in part this is through the tree trunks, below the canopy).
- 9.5 Visibility to the west is limited by the proximity to the junction with West Bank, which lies approximately 12m away. However, any vehicles approaching from the west will be turning off West Bank, and as such will have much lower speeds; not to mention that any vehicle on the cross over having exited the driveway will be very prominent.
- 9.6 While the addition of a dwelling will increase the volume of traffic using the access, given the existing circumstances and improvements proposed, there is not considered to be an increased safety risk as a result.
- 9.7 Within the site, the existing driveway alongside No.53 will be repositioned within the existing curtilage so that is as far away from the existing house as possible, with a dividing low level fence or some other form of demarcation to steer vehicles away from the entrance to the property. It will become a shared private driveway serving both dwellings. The driveway width will be set at minimum 4.1m to allow two vehicles to pass. The driveway will be finished with a bound finish, such as concrete/asphalt for the first 5m (min). **The parking and turning arrangements for No.53 will not be affected.**
- 9.8 While there is an existing gated access to the site at the far northern end, this leads from a private road (serving several of the surrounding properties) which the owner does not have permission to use as an access for the new dwelling. This access will be permanently blocked off. The property will not therefore have any direct vehicular access to West Bank.

PARKING

- 9.9 The existing property at No. 53 is a 3-bed, and will be left a minimum of two private off-street parking spaces.
- 9.10 The new dwelling, is a 4-bed property, and is provided with three private off-street parking spaces (the minimum for this property size being three).
- 9.11 One of these spaces will be open-air spaces off the driveway, while two are located within the garage.
- 9.12 In addition, the internal dimensions of the garage will be approximately 6.7m x 6m, allowing for the storage of bikes and other household/garden items while still accommodating two vehicles.

FOOTPATH

- 9.14 Within the visual curtilage of the site (but not, it is understood, the curtilage of ownership), there is a private pedestrian footpath running along the eastern boundary of the site. This is separated from the site by a timber post and rail fence.
- 9.15 The footpath will be retained, although the post and rail fence will be replaced by a 1.8m fence panels incorporating a 300mm high section of trellis to provide privacy, while still allowing natural surveillance of anyone who might be using the path.



Fig 8. & 9. Private footpath on the east side of the site looking north (l) and south (r), with adjacent properties (to the site) beyond

ENERGY EFFICIENCY

- 10.1 As a minimum, the property will be constructed to satisfy the version of Part L of the Building Regulations that is applicable at the time, in terms of fabric efficiency (U-values) and air tightness.
- 10.2 Heating of the property will combine an Air Source Heat Pump (ASHP), with low temperature underfloor heating.
- 10.3 The use of solid blockwork cavity walls and internal divisions will provide thermal mass which will help to regulate the temperature within the dwelling, and serve to reduce potential overheating of the dwelling under Building Regulation Part O. This will be of particular importance with an inverted layout with bedrooms at ground floor level since this will reduce natural ventilation opportunities.

RENEWABLE TECHNOLOGY

- 10.4 As above, the primary heat source will be ASHP
- 10.5 The design will also accommodate Solar PV panels, mounted on the east facing roof slope of the garage.
- 10.6 Consideration will also be given to the installation of the following additional technologies:
- Solar diverter — to divert excess solar generation into the hot water cylinder via an immersion heater
 - Home battery system — to divert excess solar generation into a battery storage system, allowing it to be used outside of daylight hours and/or to mitigate peak electrical demand. The battery system will also allow for charging from the grid during off-peak times, reducing demand on the grid at peak periods.
 - Mechanical Whole-House Ventilation with Heat Recovery.

EV CHARGING

- 10.7 The property will be pre-wired for the installation of an EV charging point by the future occupant.

INFORMATION TECHNOLOGY

- 10.8 The property will be pre-wired for the installation of Ultra-fast fibre broadband, with ducting from the fibre entry point to a suitable router and network switch position, ready for the future installation of fibre broadband (presently available in Crowland) by the occupant.
- 10.9 The building will be wired with CAT6 data cabling from the switch to key locations in habitable rooms. The building will also feature Wireless Access Points as necessary to ensure complete coverage within the building.

- 11.1 Being located on the very edge of the town, the plot could be seen to enjoy a semi-rural location.
- 11.2 The potential entry points for an intruder are via the private road from the north, the private footpath to the east which separates the site from the neighbouring properties, or via the shared drive running alongside No.53. It is unlikely that an intruder would attempt access from West Bank, due to the level changes involved and the existing hedge which provides a natural barrier.
- 11.3 To counteract intrusion from the north, the existing 5-bar metal gate and fence/railings will be replaced with a new more secure fence.
- 11.4 The eastern boundary fence will be supplemented with a further 1.8m high fence along the extent of the new house. This fence will comprise 1.8m high panels with timber/concrete posts, the panels being 1.5m solid with 0.3m of trellis. This will make entry more challenging, while still allowing a level of surveillance to deter individuals from loitering on the path. Alongside the garden, the fence will reduce to 1.2m, but will be supplemented by a new native hedge (with thorned varieties) to deter intruders.
- 11.5 The south access drive will benefit from natural surveillance from No.53, though this will be supplemented through the use of CCTV cameras covering the access.
- 11.6 CCTV camera's will also be mounted externally on the building to provide coverage of all approaches through the garden to the building.
- 11.7 The property will be fitted with a wired and connected security alarm system.
- 11.8 All doors will be fitted with 5-lever locks and/or Yale digital smart locks.
- 11.9 All ground floor windows, and accessible first floor windows will be lockable.
- 11.10 All windows and doors will meet the PAS 24 standard for security, while Secured By Design certification will also be considered.
- 11.11 The inverted plan form of the dwelling, if adopted, will also serve to improve natural security, since this will reduce the scope for an intruder to enter the property at ground floor level without alerting the occupants.

LANDSCAPING

- 12.1 As previously noted, the site is presently low-quality maintained private grassed paddock (vegetated garden), with limited wild-flowers other than dandelions.
- 12.2 Generally the external spaces will be re-landscaped with a mix of hard and soft landscaping. The soft landscaping will predominantly comprise domestic lawned areas, with ornamental beds planted with shrubs and perennials, as well as some areas of wild planting comprising a mix of wild grasses and wild flowers.
- 12.3 While the landscaping scheme has been created with BNG in mind, BNG compliance will be achieved through the use of off-site credits. As such the landscaping provided will supplement this, and will not be subject to management conditions.
- 12.4 Hard Landscaping to paths and terraces will likely comprise Indian Sandstone paving, or another comparable domestic finish.
- 12.5 The surface finish to the private drive will be permeable block paving, as part of a sustainable drainage system.
- 12.6 Within 5m of the rear edge of the highway curtilage (from the back edge of the footway directly in front of No.53), a hard bound finish (either concrete or asphalt) will be used (i.e. to the driveway to No.53).

TREES & HEDGEROWS

- 12.7 There are a small number of domestic fruit trees falling within the curtilage of the site, with the majority positioned outside of the curtilage within the garden to No.53 (and as such do not form part of this application). The trees do not form part of a historic orchard. An Arboriculturalist has undertaken a preliminary assessment of the trees, and advised:
- The trees are all approaching maturity with evidence of atypical defects associated with their age such as deadwood, cavities and cracks.
 - It has been a few years since any formative pruning was carried out.
 - There was only one dead tree, with dieback in the crown of at least one more.
 - The trees have a low Safe Useful Life Expectancy (SULE)
- 12.8 The development of the new dwelling will require the removal of three trees (T1, T2, T3), with the three remaining trees within the red line to be retained. As these are fruit trees in private domestic garden, outside of the Conservation Area, they should not require consent for removal, but have been noted as part of the application for completeness and as they will still be considered as part of the BNG assessment.
- 12.9 The remaining trees on the site (T4, T5 and T6) may require arboricultural work due to their condition. T4 also sits outwith the Conservation Area, while T5 and T6 sit within it. Several new fruit trees will also be planted to replace those lost.
- 12.10 There is an existing hedge running alongside the boundary fence to West Bank, on the Western edge of the site. This hedge will be unaffected by the development.
- 12.11 Several new hedgerows will be planted within the proposals:
- To the new boundary fence dividing the new dwelling from No.53
 - To the northern boundary
 - Between the new and existing fences to the east boundary



Fig 10. Boundary hedge along West Bank, on the western boundary to the site. The metal railings to the elevated road are just visibly above the hedge line.

ECOLOGY

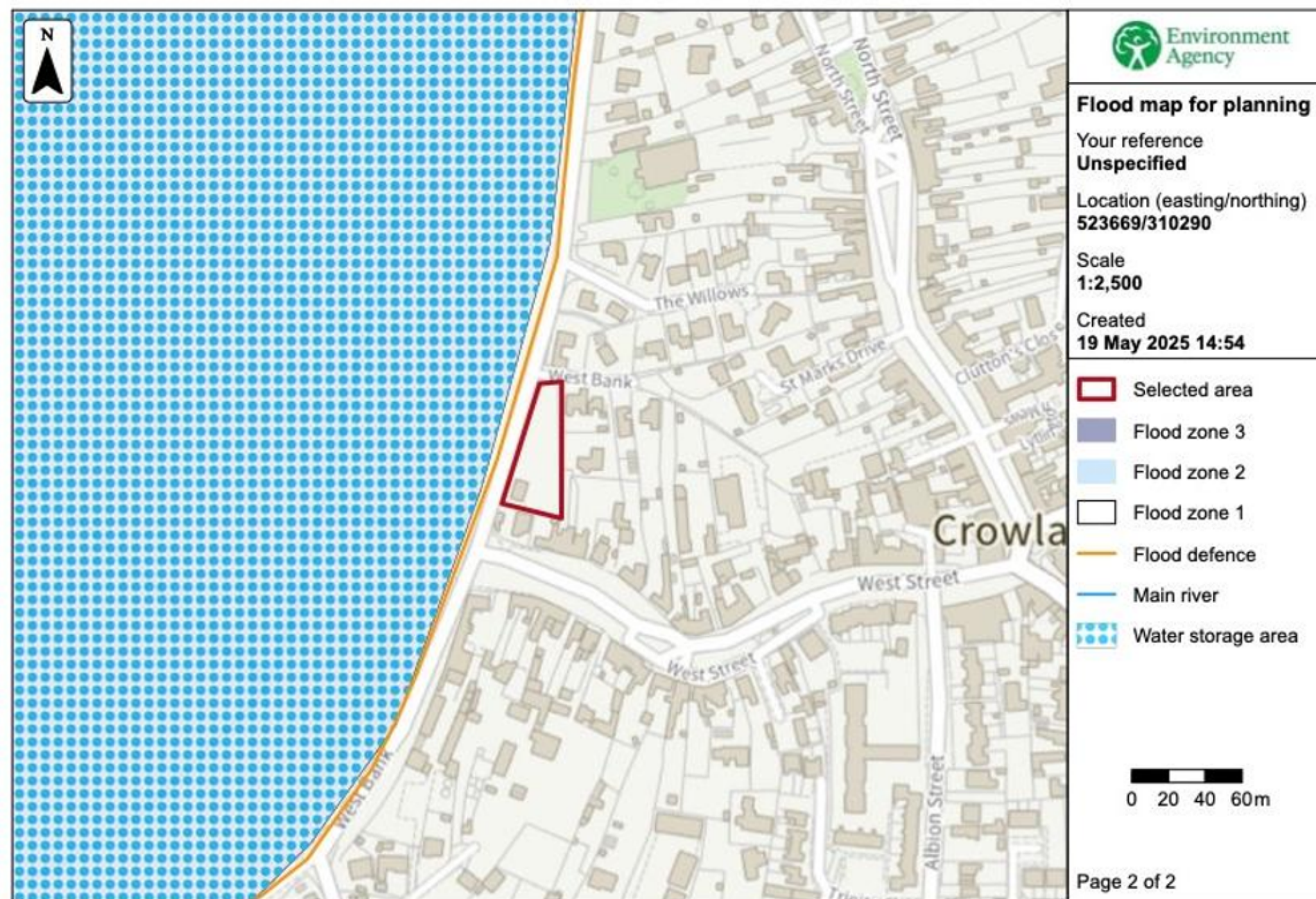
- 13.1 The only existing structure on the site is the garage to No.53, which is to be retained. This is a modern structure, which features concrete interlocking pantiles, concrete cement bedded ridges and closed timber eaves. There is therefore low potential for any protected species (bats) to be affected.
- 13.2 There are no ponds in the immediate area that could provide a habitat for newts, and no know badger sets on the site or in the immediate area.
- 13.3 There are several fruit trees on the site, some of which are to be removed to facilitate the dwelling.
- 13.3 If required, a Preliminary Ecological Report can be provided to establish the likelihood of any habitats for protected species being affected.
- 13.4 Following the lack of a PEA being given for refusal, one has now been provided to accompany the application.

BIO-DIVERSITY NET GAIN

- 13.5 The development will be subject to a BNG assessment which has been provided to support the application.
- 13.6 The site area to be developed is predominantly maintained (mown) low quality grassland with a significant proportion of dandelions.
- 13.7 As noted above, there is an element of linear habitat in the form of the hedgerow to West Bank. This habitat will be unaffected by the works.
- 13.8 In addition to the loss of area habitat value resulting from the erection of the new dwelling, there will be some loss of habitat value where trees are to be removed. Any tree removal that may happen within the area of the paddock that has been separated off to form the rear garden to No.53 is outside of the site boundary and not considered.
- 13.9 While the landscaping has been considered with BNG habitat creation in mind, due to the limited area of the site and the number of habitat units that are required, it is not possible to achieved the required 10% gain completely on site.
- 13.10 Since off-site credits are required in any case, and given the additional complication of segregation and management of any BNG habitat creation on the site, BNG compliance will take the form of off-site credits in its entirety.
- 13.11 0.25 habitat units will be required, with 0.02 hedgerow units (despite significant length of new hedgerow forming part of the landscaping scheme).

FLOOD RISK

- 14.1 According to the Environment Agency Flood Map for Planning, the site is located within Flood Zone 1 (low probability of flooding), despite its low lying position.
- 14.2 Protection comes from the West Bank embankment, to the immediate west of the site, which is a recognised flood defence.



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Fig 11. EA Flood map for Planning



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- 14.3 The principle residual risk to the site would stem from the breaching of West Bank, the flood defence. However, the majority of the risk area from a breach lies to the north and south of the town, from breaches to the embankment that contains the river Welland flood plain. The site (and immediately surrounding area that is also within these zones) are separated from the main risk areas, so for the site to flood there would have to be a breach directly along that relatively small stretch of embankment, as opposed to anywhere to the north and south, reducing the actual risk in practice.
- 14.4 In accordance with the Pre-Application Advice, a flood specialist has been engaged and they have prepared a Flood Risk Assessment (FRA) which has been provided to support the application, though the key points are noted below.
- 14.5 The FRA includes a sequential test in accordance with Section 14 of the NPPF — while it is for the LPA to evaluate the sequential test in accordance with their criteria and the availability of other suitable sites, it is considered that the site passes the sequential test.
- 14.6 As demonstrated by the Flood Risk map and as noted above, the annual probability of flooding on the site is less than 1% due to the flood defence.

14.7 In the event of failure of the flood defences (considered to be very low), then the flood level on the site in 2115 is likely to be between 1m and 2m, to a height of the 4.6m OD.

14.8 The following mitigation has been recommended, and will form part of the development:

- the finished floor level of the dwelling is +4.315 (1.0m above the highest existing ground levels within the footprint of the proposed dwelling);
- demountable defences 0.6m above finished floor level; and
- flood resilient (recoverability) construction to +4.9m OD.
- two storey design to enable occupants to retreat to the first floor, with all sleeping accommodation at the first floor
- management of surface water run-off

DRAINAGE

14.9 Due to the levels of the existing drainage at No.53, it is not possible to achieve a gravity drainage system that will utilise a connection to the existing drainage within the property. It is also noted that a Section 58 order is now in effect for West Street until 26th May 2028, prohibiting future street works during that period. This would impact on the ability to create a new drainage connection to the main sewer if this is located within the highway (as expected),

14.4 Given the expected poor drainage characteristics of the underlying ground (the site likely sitting on Oxford clay), storm water from the site will be collected in an attenuation chamber below the drive, whereby it will be pumped at a controlled rate to the existing drainage to No.53 before continuing to the mains drainage system under gravity.

14.5 A further option being considered is the formation of a balancing pond/swale on site, which would provide some attenuation of storm water (possibly in addition to below ground storage), with any overflow then being pumped away as above. This may also contribute towards the BNG habitat creation.

14.6 Foul drainage will be removed using a Package Sewage Treatment Plant, located within the garden. The treated outflow will be discharged to the swale/sump chamber as per the storm water.

CONTAMINATION

14.7 There is no reason to expect that there may be any contamination on the site, it being an open grassed paddock with no known previous use, other than the possible grazing of horses/livestock.

- 15.1 The site has not previously been developed, with No.53 being a modern C20 property. The other immediately surrounding properties are also modern.
- 15.3 Historical mapping from 1887 suggests an outbuilding type structure where the drive will be located where the drive will be positioned; however, this has disappeared by 1903. This is likely to have been outbuildings serving a property on Wes Street, or possibly stables for a paddock, if that was indeed a former use of the site. The area where it was located has since been developed as part of the construction of No.53, its garage and associated outbuildings and hardstandings.
- 15.2 There is no reason to expect that there may be buried archaeology within the site area.

POLICYThe National Planning Policy Framework February 2019 (NPPF)

- 16.1 This sets out the Government's planning policies for England and how should be applied. The NPPF includes three overarching objectives for the planning system (section 2, paragraph 8), including "c) an environmental objective — to contribute to protecting and enhancing our natural, built and historic environment..."
- 16.2 Paragraph 189 of the NPPF directs that that local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.
- 16.3 Paragraph 196 of the NPPF directs that less than substantial harm should be weighed against the public benefits of the proposal.
- 16.4 Paragraph 197 relates to non-designated heritage assets, again directing that "in weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset."
- 16.5 Paragraph 201 relates to conservation areas, stating that "not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole."

The Planning (Listed Buildings and Conservation Areas) Act 1990

- 16.6 Section 66 of the Act provides that "In considering whether to grant planning permission [or permission in principle] for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 16.7 Section 72 of the Act provides a "General duty as respects conservation areas in exercise of planning functions" part (1) states that "In the exercise, with respect to any buildings or other land in a conservation area, ... , special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area".

IMPACT

- 16.8 While No.53 and its garage sits within the conservation area, the site itself sits just outside of it.
- 16.9 There are no Listed Assets within the immediate vicinity, or visible from the development site.
- 16.10 There are several 'Buildings of Local Heritage' nearby on West Street which are considered to be non-designated heritage assets; however, these will not be affected by the development.

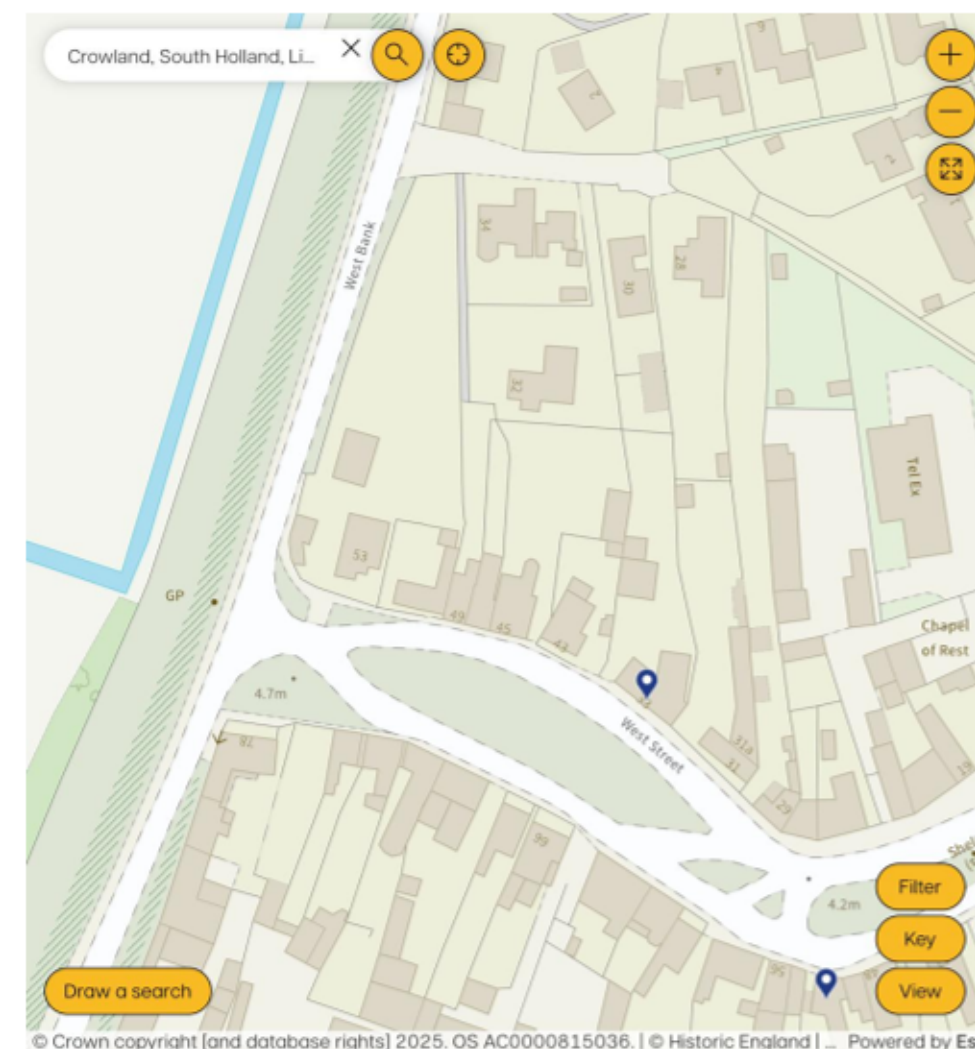


Fig 14. Map showing Listed Assets in the area (Historic England)

- 16.11 The only part of the Conservation Area from which there is any potential to see the new dwelling would be from either the very end of West Street, or from the rear upper windows of properties on the North side of West Street. With regard to the former, the view of the new dwelling will be largely obscured from by no. 53 and its garage to the rear. No.53 and its garage make a neutral contribution to the Conservation Area.
- 16.12 With the layout of the proposed dwelling positions the two storey element directly behind the line of the bungalow, with the 1 ½ storey garage being the part most likely to have some visibility.
- 16.13 Presently the open space cannot be appreciated from the Conservation Area, being entirely obscured by the bungalow and the garage, so this currently makes no contribution to the Conservation Area whatsoever.
- 16.14 With this in mind, the impact any new dwelling might have on the Conservation Area will be very much limited.
- 16.15 Nevertheless, the new dwelling will be of a high quality and bespoke design, so while it will still largely not be visible from the Conservation Area due to how far it will be set back, despite the removal of the garage, any contribution it does make will hopefully be viewed as positive, in accordance with NPPF Paragraph 135
- 16.16 The traditional appearance with predominantly brick facades, and limited use of render, harmonises with the vernacular of the Conservation Area — as identified within the Pre-Application Advice.
- 16.17 While tree removal is proposed, those trees that will be lost sit outside of the Conservation Area. The trees within the CA are to be retained, although their contribution to the CA is limited in any case.

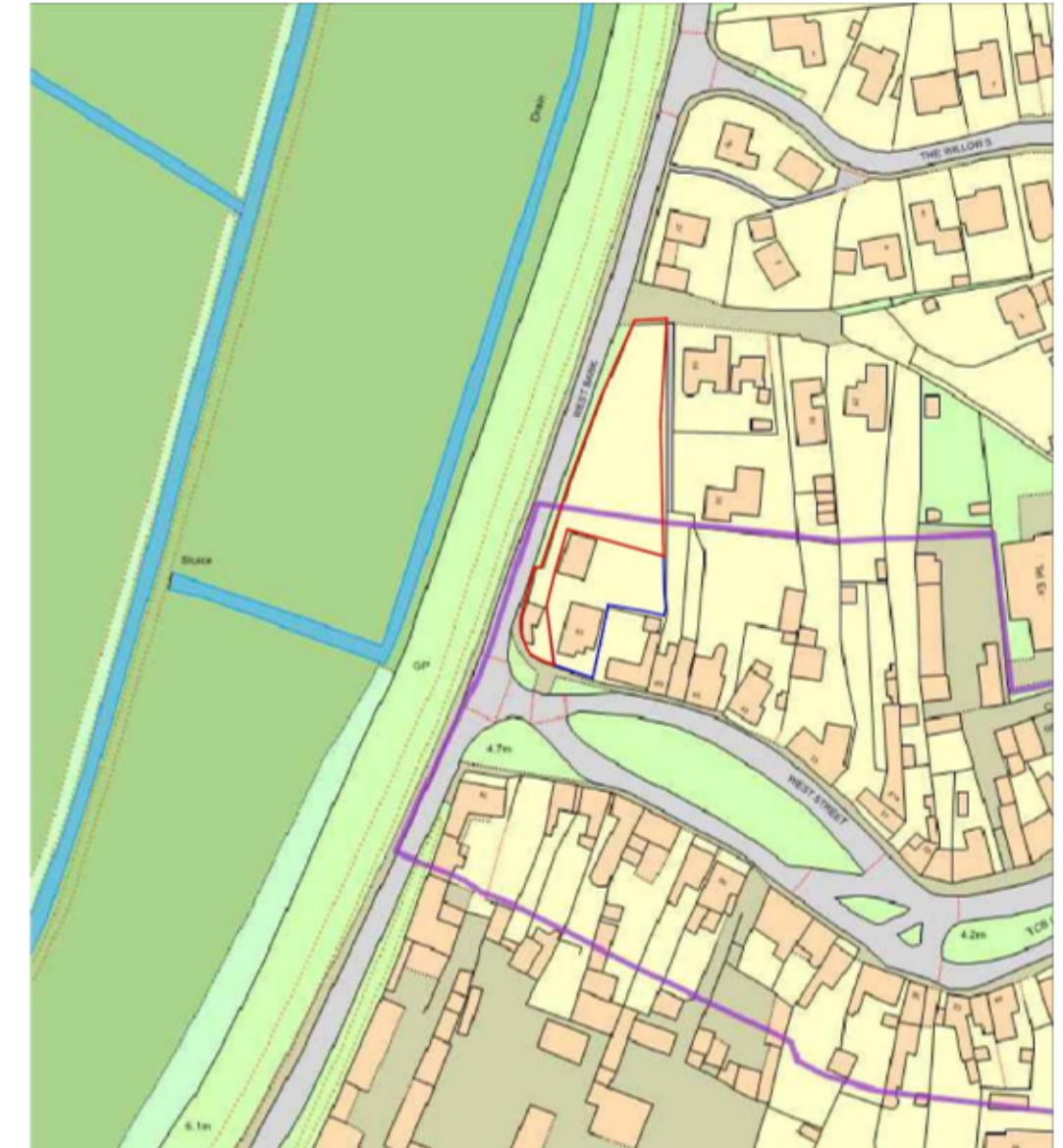


Fig 15. Map showing extent of the Conservation Area (purple), with the site bounded in red. (SHDC interactive public mapping tool)