

Design and Access Statement
Planning Statement
Residential development (9)
Postland Road
Crowland



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1.Introduction

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1. The Town & Country Planning (Development Management Procedure)(England) Order 2015, requires certain types of application for planning permission to be accompanied by a **Design and Access Statement**. This statement has been prepared in line with relevant national guidance. It conforms to the advice set out in national guidance, and has been prepared in accordance with best practice guidance on the preparation of such statements. Regard has also been paid to the development plan and national planning policy guidance, and in particular the **South-East Lincolnshire Local Plan** and the **National Planning Policy Framework**.
2. The statement comprises the following main elements;-
3. Firstly, a description of the **proposed development** and its location
4. Secondly, the **Site Appraisal** section examines the physical context. The design solution for the site has been based upon a full and thorough understanding of the site and the surrounding area. Site appraisal forms a fundamental part of the evaluation process.
5. Thirdly, the **Planning Considerations** section considers the planning issues arising from the proposed development with particular regard to development plan policies.
6. In section 5, the **Design Component** sets out the design principles and concepts that have been applied to the proposed development. It describes how the physical characteristics of the scheme have been informed by robust site appraisal, assessment and evaluation. The resulting design principles that emerge from that appraisal process are considered under the headings of **Use, Amount, Layout, Scale, Landscaping, and Appearance**.
7. In Section 6, the **Access Component** explains the approach that has been adopted in relation to accessibility.
8. Finally, the **Conclusions** section outlines how the proposed development conforms to good design principles.

2. Proposed development

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9. This full planning application, proposes the residential redevelopment of an area of paddock land, situated on the northern side of Postland Road, Crowland, a short distance to the north of its junction with James Road.
10. The roughly rectangular shaped site, which has an area of approximately 1.3ha, is located on the northern side of a service road running eastwards off Postland Road, close to its junction with James Road. The service road also serves the former Crowland Garden Centre (now closed) which is located to the east and north of the site. This land has recently been consented for alternative commercial uses (H02-0741-22). To the north-east, effectively set between the two main elements of the former garden centre, is a site recently consented for the erection of 6(no.) custom / self-build dwellings (H09-0669-19 & H02-0285-23). To the west, are residential properties fronting Postland Road and Girdlestone Walk. To the north-west is an allocated residential development site (Allocation ref: Cro050).
11. Whilst the site in this instance is located adjacent to, but outside of, the settlement boundary for Crowland, it is effectively surrounded on all sides by existing and consented development and is considered to represent an appropriate, sustainably located residential infill opportunity. The site in its existing form, makes no material contribution to the character and appearance of the locality, or, to the setting of the settlement. A suitably scaled and designed residential development will complement the existing surrounding built form, and will not detract from the character of the wider locale. There will be no visible encroachment into surrounding countryside. Where visible, any development will be seen in conjunction with adjoining development and not in isolation.
12. Planning permission is sought in this instance for the erection of 9(no.) dwellings on the site, comprising a range of two-storey locally-referenced properties. The proposed dwellings are to be served from an improved existing access point at the western end of the frontage to the service road. The road adopts a meandering line through the centre of the site, and the proposed dwellings are arranged alongside this road and the turning head at its northern end. An existing pond in the north-western corner of the site is to be retained as a site feature and open space area. A further belt of open space is proposed at the southern end of the site alongside the service road. As far as practicable existing site trees and boundary hedges are to be retained. The dwellings incorporate high-quality locally referenced designs. The scheme has been designed to provide a unique, high-quality, residential development comprising prestige dwellings in an enclosed private setting; something that is not available in the local market at the present time. The site is generally screened from adjoining land by established hedges and tree planting.
13. The proposals in this instance generally accord with relevant development plan and national planning policies. The site is sustainably located within a Main Service Centre, where infill development within the defined settlement boundary is supported. Whilst the site in this case adjoins the settlement boundary, it is important to note that under planning permission ref: H09-0950-22, planning permission has been granted for residential development directly to the north-east, which similarly falls outside the settlement boundary. Development plan Policy 1(D) supports appropriate sustainable development outside of settlement boundaries and the proposals in this instance are considered to accord with the terms of this policy; meeting as it does, the sustainable development needs of the area, with tangible economic, community and environmental benefits.

14. The proposed development is considered to accord with other relevant national (NPPF) and local planning policy provisions (as set out in the South-East Lincolnshire Local Plan).
15. National guidance identifies the information that should be included in a Design & Access Statement. As a minimum, statements should include information on **Amount of development, Layout, Scale, Appearance, and Access**.
16. These matters are considered in further detail within this Design and Access Statement. For clarity the application particulars are summarised below;

USE: the use or uses proposed for the development and any distinct development zones within the site identified

The application site primarily comprises an area of paddock land situated adjacent the defined settlement boundary of Crowland (as set out in the South East Lincolnshire Local Plan). The site is bounded to the north and east by former garden centre buildings now consented for alternative commercial uses (H02-0741-22). To the north-east is land consented for the erection of 6(no.) custom / self-build dwellings (H09-0669-19 & H02-0285-23). To the west and south-west are existing residential properties fronting Postland Road and Girdlestone Walk. To the north-west is a allocated residential development site (Allocation ref: Cro050). The locality has a mixed character, albeit a residentially dominated one, and a suitably scaled residential development will be consistent with the key characteristics of the area. Whilst the site in this case is located beyond the defined settlement boundary for the settlement (as defined in the South East Lincolnshire Local Plan) the site demonstrably falls within the built fabric of the settlement; being bounded on all sides by existing, consented and allocated development. The consented development to the north-east (H09-0669-19 & H02-0285-23), whilst located beyond the settlement boundary, was considered appropriate in policy terms. The proposals in this case are considered to be similarly policy-compliant. Visually, physically and functionally the site is considered to form part of the wider settlement. Policy 1 of the South East Lincolnshire Local Plan states that outside of settlement boundaries – in areas considered countryside for policy purposes – development will be permitted that requires such a location, or where it can be demonstrated that it meets the sustainable development needs of the area in terms of economic, community or environmental benefits. It is considered that in this instance, that there are compelling grounds to support these proposals when considered against these criteria; economic benefits (in terms of employment during the construction phase), and community benefits (including support for town and other nearby facilities, and the delivery of executive housing for which there is an identified demand in the locale) will flow from the development and no environmental harm will result. The proposals will not visually encroach into the surrounding countryside. Residential use of the site is consistent with the predominantly residential characteristics of the locality, and will not materially impact upon the character and appearance of the area. The development thus has no implications in terms of use.

AMOUNT OF DEVELOPMENT: the amount of development proposed for each use

Full planning permission is sought for residential development of the identified site. The site has an overall area of approximately 1.3ha. Plans submitted with the application identify nine dwellings on the site. The dwellings will be served from an improved existing access point located at the western end of the site frontage. The existing pond in the north-western part of the site is to be retained and enhanced as a site feature and open space area. Additional open space is proposed along the site frontage.

Cont/....

The amount of development proposed is consistent with the character and density of surrounding and nearby development. This amount of development can be accommodated on the site, without impacting upon the character of the site itself, the locale or upon adjoining residential amenity.

LAYOUT: an indicative layout with separate development zones proposed within the site boundary where appropriate

Accompanying the application are details of the proposed site layout. The proposed dwellings are served from a new private driveway extending off an improved existing access point at the western end of the site frontage. The access road adopts a meandering line northwards through the centre of the site and the dwellings are generally arranged alongside the road, to either side, and alongside the tuning head at the end of the road. A pond feature in the north-western part of the site is to be retained and enhanced and the space around it will form an open space area. Dwellings are arranged around and front onto this pond area. A further area of open space is proposed at the southern end of the site, alongside the service road. Existing site trees and boundary hedges are to be retained where practicable. The overall site layout is in large part dictated by the form and shape of the site, the position of the access point into the main body of the site and by notable site features including the pond and site trees. The proposed dwelling arrangement suitably complements these retained features. The development represents an appropriate scale and quantum of built development that will neither comprise an overdevelopment nor give rise to overbearing impacts upon neighbouring properties. Adjoining residential amenity will not be detrimentally impacted.

SCALE : an indication of the upper and lower limits for height, width, and length of each building within the site boundary

The proposed development in this case proposes a mix of two storey properties. Adjoining development to the west and south west is two-storey, as is the consented development to the north-east. Two-storeys represents an appropriate building scale in this instance, in keeping with the character of the locale. The proposed dwellings respect and complement the scale of adjoining development, and will not look out of place in their particular context.

APPEARANCE : the aspect of a place or building that determines the visual impression it makes

The proposed dwellings, adopt varied, high-quality traditionally referenced stylings. The buildings will be or predominantly stone construction, with secondary building elements finished in brick or timber cladding. Conceptually the dwellings have been designed in the style of traditional farmhouses and barns (with traditional barn features and detailing). Dwelling design includes the use of contrasting red brick and timber cladding for detailing and secondary building elements, two storey height openings (with glazed infill detailing). The use of stone as the dominant walling material will ensure a high-quality development that suitably complements surrounding and nearby development. Development in the vicinity of the site is generally non-vernacular in character.

LANDSCAPING : the treatment of public or private spaces to enhance or protect the amenities of the site

The nature of the proposal in this instance does not give rise to any significant additional landscaping requirements. Existing perimeter tree and hedge planting is to be retained. There is no requirement for significant additional landscaping in this case. It is considered that landscaping matters may be suitably addressed by means of appropriate planning conditions. Existing perimeter landscaping, and tree planting is to be retained and will add a mature, sylvan character to the development

ACCESS : an area or areas in which the access point or points to the site will be situated

Access to the development is proposed via an existing access point set at the western end of the site frontage. This access will be improved and will serve a private drive. The site access enjoys good visibility in each direction. Crowland town centre is a short distance from the site, readily accessible on foot or cycle. Postland Road is a public transport corridor with hourly bus services to both Spalding and Peterborough

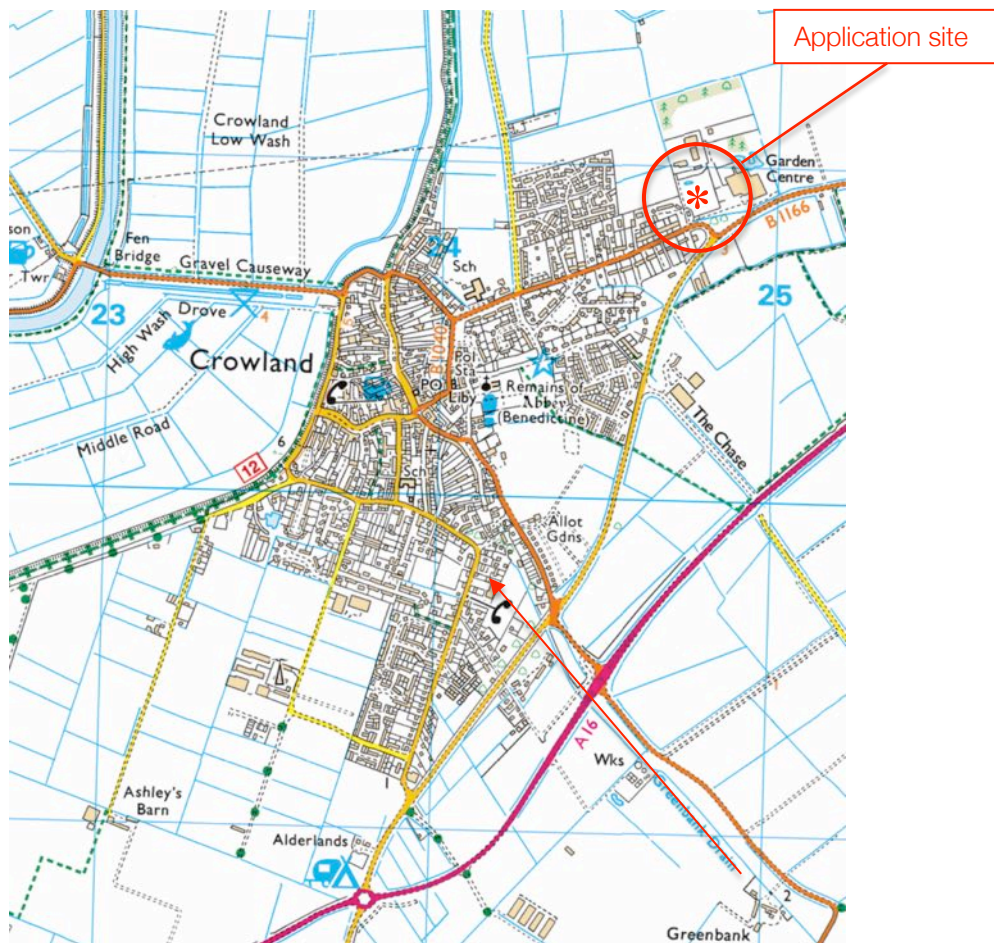
3.Site appraisal

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- 17. The National Planning Policy Framework (NPPF)(2021) emphasises the importance of good design in the planning process. Good design is a key aspect of sustainable development, is indivisible from good planning and should contribute to making places better for people. Inclusive design goes beyond the mere architectural and visual appearance of buildings; it should also ensure connectivity between people and places and integration of new development into its natural or built surrounds.
- 18. High quality and inclusive design should create well-mixed and integrated developments which avoid segregation. Good design should ensure places function well and that developments add to the overall character and quality of the area, not just for the short term, but for the lifetime of the development. Good design will emerge from a full understanding of the site and its surroundings. This section describes the site and the surrounding area, and then appraises the factors that contribute to the character and appearance of the area, and the key factors that should influence design on the site.

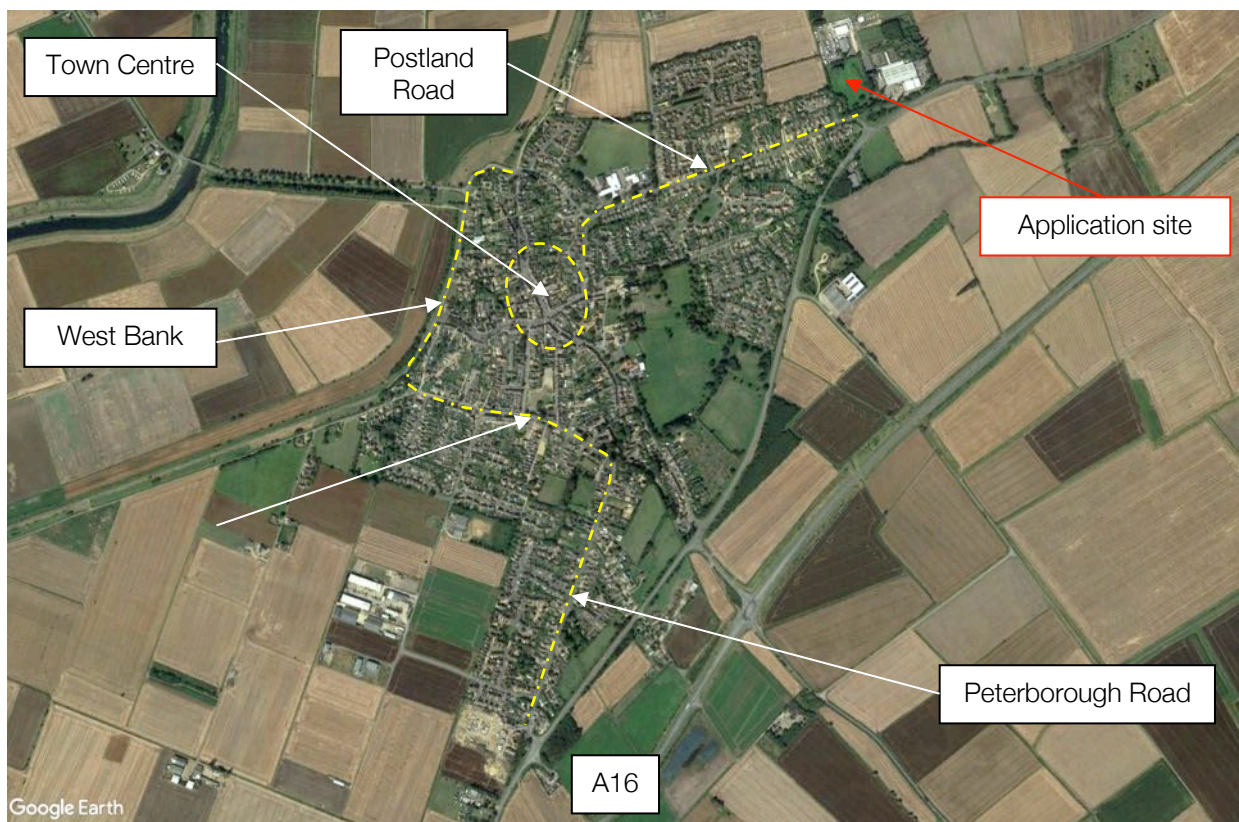
The application site and the surrounding area

- 19. The application site is situated within the built-up part of Crowland, on the northern side of Postland Road.



OS mapping (not to scale) illustrating Crowland and the location of the application site

19. Crowland comprises a small town (population approx. 4,600) situated approximately 22km to the west of Spalding and 12km to the north-east of Peterborough city centre. The settlement, which occupies a flat fenland landscape, is situated to the east of the River Welland (from which is defended by the West Bank), which defines the western edge of the town. The A16 Peterborough – Spalding road skirts around the southern and eastern side of the settlement. The centre of the town is focused upon Trinity Bridge, which is located at the junction of North Street, South Street, East Street and West Street. The southern end of North Street comprises the main commercial heart of the settlement, with a range of shops and offices lining both sides of the street, with some uses also extending onto the initial sections of the three other streets. West Bank runs southwards along the top of the defences on the western side of the town, turning eastwards south of the town centre and becoming Broadway, before turning sharply southwards as Peterborough Road. Postland Road is the principal road exiting the town centre north-eastwards.



Aerial photo of Crowland, identifying the location of the application site and surrounding development

20. Postland Road follows a straight alignment for most of its length, before dipping southwards at its eastern end to meet James Road; the south-west to north-east running road that largely contains the settlement on its eastern side. As illustrated in the photographs below, the street is mainly lined by frontage properties. These span a broad time period although most properties date from the interwar and post-war periods. Development comprises a mix of dwellings and bungalows (there are, overall, more dwellings than bungalows) and there is a mix of detached and semi-detached properties. The properties incorporate a varied palette of materials, mainly red, dark-buff and render finishes, with slate or concrete tiled roofs. Dwelling set-backs vary quite considerably. Along the length of the street, plot sizes vary quite considerably. Development is predominantly non-vernacular, and typically reflects the building styles and idioms of the era of construction. A number of side roads lead from Postland Road, north and southward, serving estate areas of varying sizes, set further to the north is residential estate development served from Clout Drove, which exits the town northwards.

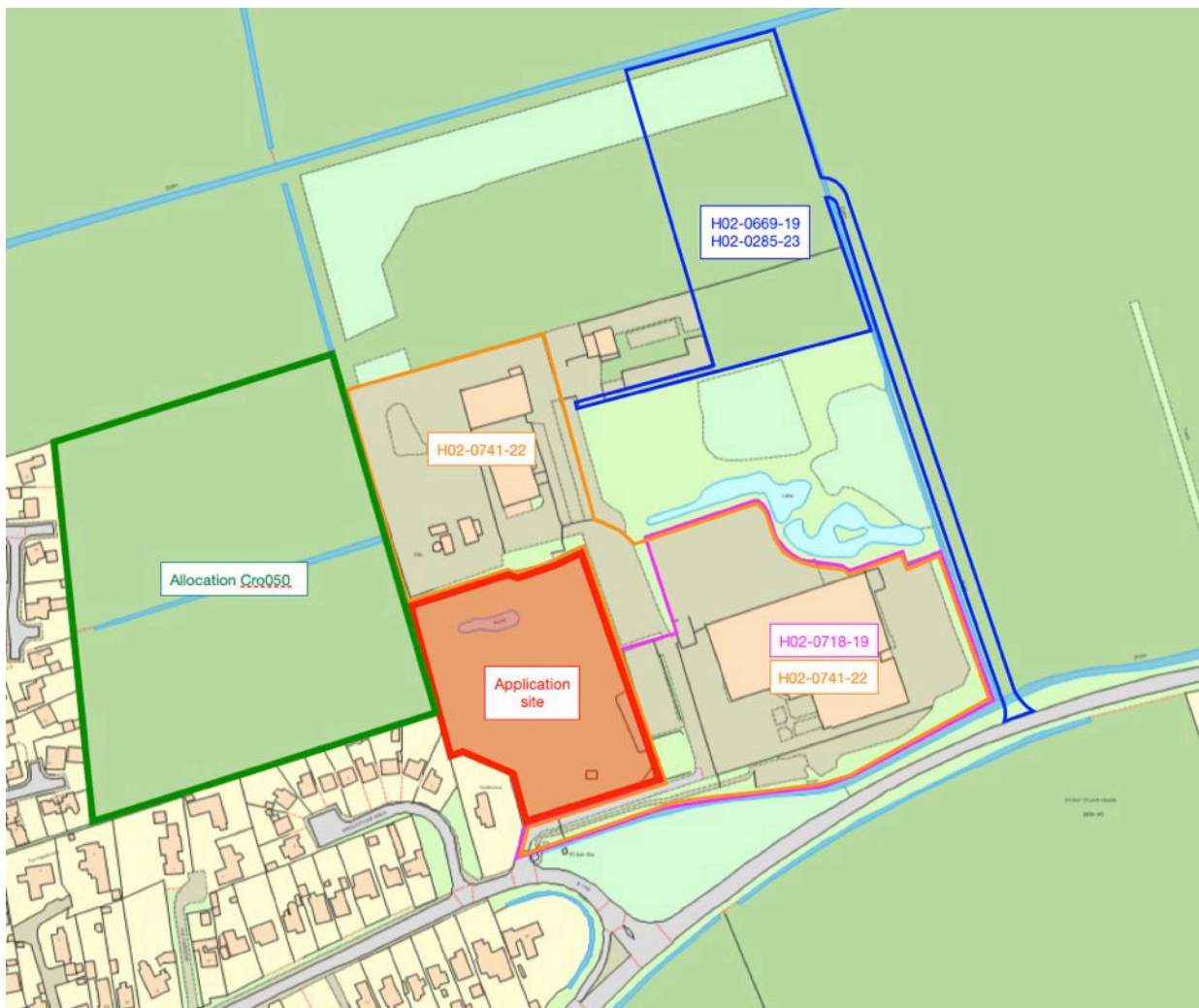


Example development Postland Road, Crowland

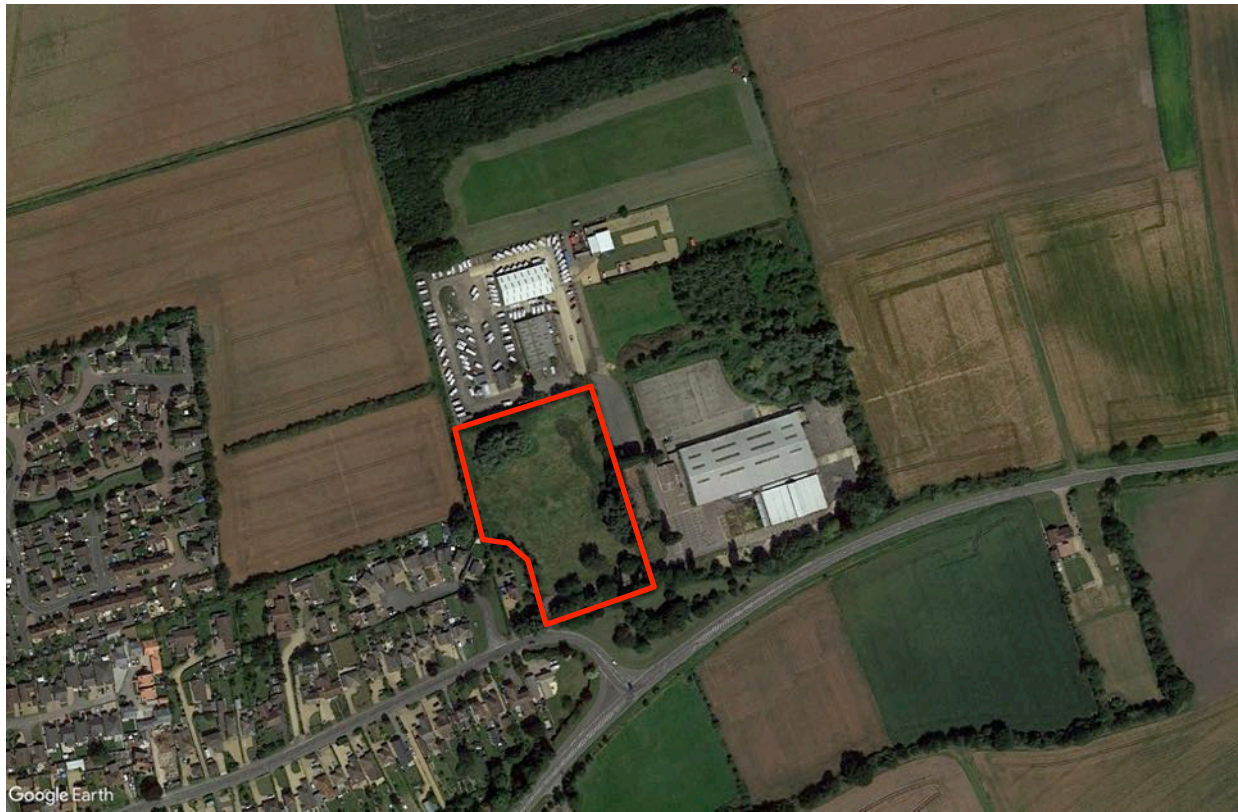
20. The town, which is designated as a Main Service Centre in the South-East Lincolnshire Local Plan, has a critical mass of population and a large employment base, as well as a range of services and facilities including schools and medical facilities. Public transport connections with higher order centres are good (there are hourly services to both Peterborough and Spalding). The town is a sustainable settlement and an appropriate location for further development growth.
21. At the eastern end of Postland Road, as the road turns southwards to join James Road, a service road continues eastwards, following a not dissimilar north-eastward alignment to Postland Road. This service road historically served Crowland Garden Centre, and a range of associated buildings located to the north-west of the main garden centre building. The se latter buildings and the surrounding land were used, for a number of years by a caravan sales company. That company has since relocated to a new site to the south of the A16. The garden centre itself closed in 2019. Subsequent to the cessation of these two uses, a number of separate consents have been granted on these sites.
22. The application site in this case is set between residential properties fronting Postland Road and the former Garden Centre site. As illustrated on the plan and photographs below, the site comprises a roughly rectangular-shaped enclosed paddock area. The site, which has an overall area of approximately 1.3ha has a short boundary to the service road and extends northwards towards the site historically used for caravan sales. To the west the site is bounded by residential properties served from Postland Road and from Girdlestone Walk, a short cul de sac of dwellings running northwards from Postland Road. The immediately adjoining dwelling, Northolme, is set between the site and the Girdlestone Walk junction.
23. To the north-west, beyond Girdlestone Drive, are two rectangular shaped fields, split north-south by a drainage ditch. These are framed to the west by residential development served

from Clout Drove (Jubilee Way and Normanton Road). As illustrated on the plan below, these two fields are allocated for residential development in the South East Lincolnshire Local Plan (Allocation ref: Cro050). The allocated land abuts the western boundary of the application site.

24. To the north, the site is bounded by the former caravan retail site, which is now consented for automotive uses (car sales and repairs) (H02-0741-22). To the east is the former garden centre site, which has similarly been consented for automotive uses as part of the same consent. Previous to this the garden centre site has been consented for conversion to B1/B8 uses (H02-0718-19). To the south, a dense belt of planting separates the site from James Road.
25. A short distance to the north west of the site a further parcel of land has been consented for residential development, for 6(no.) custom / self-build dwellings. These consents identify a pedestrian access serving the dwellings via the garden centre service road, with a new vehicular access running southwards, to the east of the garden centre site, to James Road. As we discuss later in this statement, these consents are particularly significant, as they illustrate that in appropriate circumstances, development proposals located outside of settlement boundaries may be supported, under the provisions of current development plan policy. Whilst some weight was given to the custom / self-build nature of the development, it is also clear that the sustainability credentials of the site and development were sufficient to satisfy the requirements of Policy 1(D) of the Local Plan (relating to development in countryside locations)



Recent applications in the vicinity of the application site



The application site



The application site viewed from the service road leading to the former garden centre

26. As illustrated in the photographs above, the site is bounded by established tree and hedge planting and the main body of the site also contains a number of established trees. Set in the north-western part of the site is a large pond, although this has limited visibility from the service road to the south (Historically this has offered a semi-public view towards the site, albeit that the road is a private road). The site is generally level.
27. The site does not make any material contribution to the character of the locale. The site itself is generally screened from public view by surrounding buildings and roadside vegetation. Whilst there is a view along the garden centre access drive, these views are essentially private views. The only site feature of note is the hedges and trees set around the perimeter.



The settlement boundary. The application site is highlighted in blue.

28. Whilst the site is located outside of the settlement boundary for the town, in physical, functional and visual terms it is considered to form part of the built-up area. The site is essentially bounded on all sides by existing built, consented and allocated development. The land is an integral element of the settlement as a whole and the defined application site may be considered to fall within the built-up part of the settlement. The land certainly cannot be described as *isolated* in *Braintree*¹ terms. The development of the allocated land to the north-west and the consented land to the north-east, will, in short time further consolidate the site's location within the built-up part of the settlement.
29. Located as it is within the built-up part of the settlement the site is considered to comprise an eminently suitable location for an appropriately scaled and designed residential development.

¹ *Braintree v Secretary of State for Communities and Local Government & Anor [2018] EWCA Civ 610*

30. Based upon our appraisal of the site and the locality, it is considered that the following are the key design parameters relating to the development of the site for residential purposes.

- ❖ **Adjoining planned limits of development.** The application site is located immediately adjacent the built-up area of Crowland (as defined in the South-East Lincolnshire Local Plan). The Council has consented development outside the planned limits, to the north-east of the site. That development, for custom / self-build housing, was deemed appropriate when considered against Policy 1 of the Local Plan, and equivalent considerations should apply in this case. The site is bounded to north, west and east by existing buildings and by consented / allocated residential development to the north-east and north-west. Any development on the site would represent a logical infilling in this locale. The site is sustainably located, and offers good accessibility to the town's services and facilities. It represents an appropriate location for an appropriately scaled and designed residential development.
- ❖ **Be appropriately designed and sited.** Development in this part of the settlement comprises a varied mix of predominantly non-vernacular properties. area. The pattern of development around the site is varied; a mixture of frontage type development and small estate groupings. Given the self-contained and screened nature of the site, there are relatively few design or siting constraints. Development should however have regard to the most immediately adjoining property Northolme. A private drive development utilising the existing access point (suitably improved) is considered appropriate.
- ❖ **Have regard to existing site features.** Notable site features should, where practicable be retained and incorporated into any scheme design. The notable site features considered worthy of retention are the perimeter site trees and hedges (particularly to the to western, northern and eastern boundaries) and the pond in the north-western corner of the site.
- ❖ **Be appropriately scaled and designed.** Any development should seek to complement adjoining consented development. Dwellings should not exceed two storeys in height. The mixed character of buildings in the locality would suggest that there is some flexibility in terms of a design response. However, it is clearly desirable that materials draw from and complement the local palette of materials.
- ❖ **Be suitably screened and landscaped.** Any development should incorporate an appropriate landscaping treatment. Existing boundary hedges and trees should as far as practicable be retained.
- ❖ **Have due regard to neighbouring dwellings.** Dwelling design, scale and orientation should ensure that the development does not give rise to unacceptable overbearing, overlooking or privacy loss to neighbouring properties; notably the dwellings to the west of the site.
- ❖ Any development should seek to complement rather than mimic the style and character of surrounding development. Integration with the existing built form can best be achieved in this instance through the use of complementary materials; predominantly red brick, render and plain red or grey tiles.

36. The application proposals have been formulated having regard to these considerations.

The proposed development

31. This planning application, which is a full planning application proposes the erection 9 (no.) dwellings on the site, comprising 7(no.) two-storey 4-bed properties and 2 (no.) two-storey 5-bed properties.
32. The layout plan accompanying the application, and extract of which is set out below, identifies the proposed development layout. The development is proposed to be accessed via an improved existing access point set at the western end of the site's frontage onto the garden centre service road. The private drive runs into the centre of the site and then northwards towards the pond area, which is to be retained and enhanced as a public open space area. The driveway terminates at a turning head alongside the pond, with access drives extending westwards and northwards. The proposed dwellings generally front onto the new driveway. The first dwelling, close to the entrance to the site (Plot 1), faces southwards towards Postland Road. Towards the northern end of the site, dwellings have been designed to overlook the open space and pond area, and includes a pair of dual aspect dwellings (Plots 3 and 7) that have active frontages both towards the pond and to the main access drive. At the southern end of the site, a belt of open space is proposed alongside the service road. As illustrated on the plan below, the existing perimeter trees and hedging to the western, northern end eastern boundaries are to be retained, as is the planting around the pond area and within the southern open space area. The submitted layout plan also identifies a potential future access route to serve adjoining land to the north. This access route, as highlighted could potentially offer a more favourable access option to the land consented to the north-east, which would obviate the need for a pedestrian access passing through the centre of a commercial area, and, for a new access running to the east onto James Road.



33. The proposed dwelling designs which are illustrated below adopt high-quality finishes with some locally referenced detailing. Materials for the dwellings draw from the pallet of locally distinctive materials. Dwellings are predominantly of stone construction with the use of red brick and horizontal dark stained cladding for secondary elements. The properties, whilst adopting more modern floorplate designs, incorporate in many instances, design elements redolent of traditional farmhouse type properties (with balanced front elevations), and barn-type structures , including for example two storey height glazed features.



The proposed dwellings

4.Planning Considerations

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Overview

34. This section sets out the planning policy considerations relevant to the proposed development. Whilst not required as part of a Design and Access Statement, it is considered that a full understanding and appraisal of the relevant policy context will positively inform the design response.
35. In terms of planning policies, the development on the site appears to be in broad conformity with the development plan. The development also satisfies the relevant provisions of the NPPF. By intention, the NPPF is substantially more economic in terms of its policy guidance. In the context of the NPPF, the development proposals may be seen to comprise a sustainable form of development, in a sustainable location. The presumption in favour of sustainable development should prevail in this case.
36. The guidance also promotes the achievement of high quality design. Good design the guidance states should contribute positively to making places better for people. Design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted. High quality and inclusive design should be the aim of all of those involved in the development process. Developments should respond to their local context and create or re-inforce local distinctiveness.

Development plan considerations

General development principles

37. The development plan for the area comprises the South East Lincolnshire Local Plan. As has been discussed in some detail in the previous section, the site is located immediately adjacent but outside of the defined settlement boundary for Crowland. Crowland is identified as an 'Main Service Centre within the plan. Policy 1: Spatial Strategy states:

Within the settlement boundaries of the Main Service Centres (as shown on the Inset Maps) development will be permitted that supports their role as a service centre for the settlement itself, helps sustain existing facilities or helps meet the service needs of other local communities.

38. Outside of defined settlement boundaries, land is classed as Countryside. Section D of Policy 1 states;

In the Countryside development will be permitted that is necessary to such a location and/or where it can be demonstrated that it meets the sustainable development needs of the area in terms of economic, community or environmental benefits.

39. Thus, within the defined settlement boundary for Crowland, development proposals that can be termed infill will normally be supported in planning terms. In locations outside of the defined settlement boundary, development opportunities may arise where it can be demonstrated than any new development would meet the *sustainable development needs of the area in terms of economic, community or environmental benefits*. The use of the word 'or' in describing these

benefits suggests that it is not necessary to demonstrate benefits against all three considerations.

40. In our view the settlement boundary for the town, as defined at the time of making of the plan, was not an accurate or appropriate reflection of the built-up part of the settlement, omitting as it did, the adjoining development to the north and west, which is physically and functionally part of the built-up area. Moreover, the allocated land to the north-west and the consented land to the north east, will significantly extend the built-up area. The pattern of development in the locale has changed significantly, and the extent of the built form is clearly evolving. It is important to acknowledge these changes and take them into account in the determination of any new applications.

41. We acknowledge that the site is located outside of the defined settlement boundary and in a countryside location. However, when assessed against the provisions of Part D of Policy 1; we consider that there are compelling grounds to support these proposals;

- ❖ In terms of **economic** considerations, the proposed development will contribute to the local economy. Whilst this will be principally during the construction phase, ongoing residential occupation will contribute to supporting local services and facilities, including local shops and retail facilities as well as local service providers such as garages, and maintenance / repair services.
- ❖ In terms of **social** considerations, the development will contribute to the supply of housing in the locale. The adjoining development will deliver larger scale housing to meet a local need, and the intention is to deliver further similar properties for which there is an identified demand. The new properties, which comprise family homes, will also help support the local schools, which are readily accessible from the site.
- ❖ In relation to **environmental** considerations, the proposed development is entirely in keeping with surrounding development and will re-inforce the form and pattern of development in the locale. It is considered to represent an appropriate infilling between existing development. The significant screening around the perimeter of the site and the screen along James Road is such that any development of the site will have no material or harmful visibility from public vantage points.

42. The Council's Planning Committee, in supporting the 6-dwelling residential development to the north west of the present site, in October 2019 (H02-0669-19) listed, in the Minute of the meeting, the following reasons why the Council supported that particular application;

That, contrary to the recommendation, outline planning permission be granted as the Planning Committee felt that the social and economic benefits of delivering a small number of eco self-build/custom-build properties in this location outweighed the policy requirements of the South East Lincolnshire Local Plan, and consequently, the presumption in favour of sustainable development was considered to apply in this instance. With regard to the issue in relation to flood risk, the site could be made safe through the use of appropriate mitigation measures.

43. This identified that there were demonstrable social and community development benefits that justified support for the proposals, and that such benefits '*outweighed the policy requirements of the Local Plan*'. In actual fact, the development plan supports development outside of settlement boundaries, where such development '*meets the sustainable development needs*

of the area in terms of economic, community or environmental benefits'. As such, the proposals, in view of their social and economic benefits, accorded with development plan policy and should not be regarded as an exception to policy.

44. We consider that equivalent benefits can be ascribed to these proposals and the site has the same, or indeed enhanced sustainability benefits in terms of accessibility and proximity to services. same sustainability. As highlighted above, proposals do not have to satisfy all three sustainability criteria, only one. In this case however, it is considered that these proposals demonstrate clear benefits against all three criteria.
45. Development plan policy supports infill type development in the town. Whilst the present site is technically outside of the defined settlement boundary, this application proposes a form of development (ie. infill development), that is consistent with the type of development that is supported by the terms of Policy 1. It is not for example, a remote outlying development, nor is it a development that extends the built form of the settlement outwards. It represents a form of development that is entirely in keeping with the existing consented built form and the pattern of development in the locale.
46. Sites located beyond settlement boundaries are generally perceived to be less sustainable as, for example, access to services may be poorer, or, they may be remote from settlements. On this basis, development in the countryside is often restricted. However, in this case the proposed dwellings will be no less accessible to services than any other property in the town, and they will moreover, help to contribute to the maintenance of existing facilities in the town (the site could certainly not be considered to be 'isolated' in *Braintree* terms). Indeed, we consider that the site is actually more accessible than the consented site to the north-east.
47. In these key respects, we consider the proposals to comprise a sustainable form of development that will deliver key social and economic benefits and will not give rise to any adverse environmental impacts. As such we consider the proposals accord with the provisions of Policy 1.
48. Set Set out below are a number of examples – including two appeal decisions - of where proposals located outside of settlement boundaries have been supported under the terms of Policy 1: Section D).
 - ❖ **Application ref: H23-0970-22; Ravens Bank, Whaplode St, Catherine;** infill frontage development set between edge of settlement boundary and outlier. Proposals identified as falling in countryside but considered to comprise sustainable development within the terms of Policy 1(D). Approved by Committee.
 - ❖ **Application ref: H21-0537-23; Land west of 1 East Road, Tydd Gote;** Site for dwelling located outside of settlement boundary but considered to be sustainable with environmental (heritage) benefits. Compliance with Policy 1(D).In supporting the development the officer report notes;

Furthermore, it should be noted that whilst the site is situated just outside of the defined settlement boundary, this site should be quite readily considered to represent a form of infill development. The western end of East Road represents a constituent part of the contiguous urban setting of Tydd Gote, and there is an established history of the granting of consent for dwellinghouses at this, as well as adjacent sites in recent years, including under the current policy regime (under planning application reference H21-1250-21). Therefore, there is an established precedent for residential development at this site and this specific setting should be considered

to be closely associated to Tydd Gote and it's defined settlement area. This is further established by the fact that whilst this setting is outside of the defined settlement boundary, under policy terms it is still considered to be an integral part of the conservation area for Tydd Gote, which confirms its close relationship to the urban area of the settlement.

- ❖ **Application ref: H21-1073-21; (APP/A2525/W/22/3290122): Land adj. 7 Station Road, Tydd Gote ;** Site for dwelling located outside but immediately adjoining settlement boundary. Allowed on appeal. Inspector considered the site to comprise a sustainable form and location for development with no identifiable harm. The Inspector notes at paragraphs 5-7;

5. *Sites beyond development boundaries generally are less sustainable as access to local services tends to be poorer and it is, therefore, appropriate that development in the open countryside is restricted. However, the appeal site would be no less accessible to services than any other dwelling in the settlement and would tend to support the retention of existing facilities and services in the village.*
6. *The Council indicate that development in such settlements will 'normally' be limited to committed sites and infill within settlement boundaries although it is suggested by the appellant that opportunities for infill sites within the tightly drawn boundary of Tydd Gote appear restricted. The appeal site conjoins that boundary on its southern and western perimeters and would be surrounded by other development; in particular by No.7 Station Road which is not shown on the settlement mapping but encloses the appeal site and is itself well screened from the surrounding open countryside beyond. In a practical sense, the appeal site lies within what is understood as the village of Tydd Gote and does not visually encroach upon open countryside.*
7. *In conclusion on this main issue, the development would be in clear conflict with SELLP policy 1 insofar as it would be located outside a defined settlement boundary. Nevertheless, I have not identified any actual planning harm arising from the proposal due to its location adjacent to the settlement boundary and the enclosing effect of existing development.*

- ❖ **Boston application ref: B/21/0011; (APP/Z2505/W/21/3283241); Llewellyn House, Main Road, Wigtoft ;** Four dwellings on site outside of defined boundaries of Wigtoft and Sutterton in an area characterised by dispersed development. Proposals considered to comply with the social, economic and environmental provisions of Policy 1(D). (NB. Whilst this decision relates to the Boston Borough area, the two authorities share one development plan and settlement policies apply equally to both areas).

49. These decisions illustrate that development proposals on sites located close to and adjoining existing settlement boundaries have been found to satisfy the terms of Policy 1(D). The illustrated examples provide some context for the types of considerations considered sufficient to satisfy the economic, social or environmental sustainability strands. Equivalent considerations are considered to apply in this case and the sustainability merits of the development are considered to meet each of the three sustainability strands (noting that the policy does not require all three considerations to be satisfied). Indeed, it is also relevant to note that all of the examples quoted relate to lower order settlements. It is considered that the site in this case, located on the edge of a higher-order town, represents an arguably more sustainable proposal than the examples outlined above.

50. **Policy 2** of the Local Plan relates to **Development Management**. The Policy states that all new development should be of a high-quality design. The Policy continues that it will be necessary to demonstrate that new development satisfies a range of considerations;

POLICY 2: DEVELOPMENT MANAGEMENT		
Proposals requiring planning permission for development will be permitted provided that sustainable development considerations are met, specifically in relation to:		
No	Criteria	Comment
1	size, scale, layout, density and impact on the amenity, trees, character and appearance of the area and the relationship to existing development and land uses;	<i>Full regard has been paid to these considerations in the formulation of these proposals. The development represents an appropriate development of a sustainable urban site. Important site features have been incorporated into the overall scheme design (pond, boundary trees and hedges). Full regard has been paid to the relationship of the development to adjoining development. The site is located within an area that will become increasingly more residential in character and estate development adjoins the site. The proposed development is compatible with surrounding, emerging development. The screened nature of the site is such that the development will not give rise to any adverse impact upon the character and appearance of the locality.</i>
2	Quality of design and orientation	<i>The development incorporates high quality dwelling designs and incorporate high quality locally referenced materials. Dwellings are oriented such that they will enjoy good access to daylighting and sun-lighting. They similarly enjoy an appropriate relationship to adjoining buildings.</i>
3	Maximizing the use of sustainable materials and resources	<i>The development will make use of sustainable materials and resources.</i>
4	Access and vehicle generation levels	<i>Suitable provision is made for access, turning and parking within the site.</i>
5	The capacity of existing community services and infrastructure	<i>The development will not impact upon local service provision or facilities.</i>
6	Impact upon neighbouring land uses by reason of noise, odour, disturbance or visual intrusion	<i>The development is compatible with adjoining land uses. It suitably integrates with adjoining (existing and consented) development and will not be visually intrusive, nor give rise to adverse amenity impacts.</i>
7	Sustainable drainage and flood risk	<i>The proposed properties can be suitably protected against the risk of flooding.</i>
8	Impact or enhancement for areas of natural habitats and historical buildings and heritage assets	<i>No ecological issues arise in this case. No heritage assets are impacted.</i>
9	Impact on the potential loss of sand and gravel mineral resources	<i>No mineral resource issues are raised in this case.</i>

51. Policy 3 of the Local Plan relates to the Design of New Development. The policy identifies 15 considerations to which proposals should have regard. We can identify no material conflict with these considerations;

POLICY 3: DESIGN OF NEW DEVELOPMENT		
All development will create distinctive places through the use of high quality and inclusive design and layout and, where appropriate, make innovative use of local traditional styles and materials. Design which is inappropriate to the local area, or which fails to maximise opportunities for improving the character and quality of an area, will not be acceptable. Development proposals will demonstrate how the following issues, where they are relevant to the proposal, will be secured:		
No	Criteria	Comment
1	creating a sense of place by complementing and enhancing designated and non-designated heritage assets; historic street patterns; respecting the density, scale, visual closure, landmarks, views, massing of neighbouring buildings and the surrounding area;	<i>The development occupies a site that is largely framed by existing development. The development, in its design and layout, will complement this adjoining development. The overall design intention is to retain important site features (pond, perimeter hedges and trees) and incorporate them into the overall scheme design. The scale and layout of buildings has due regard to surrounding development. The overall dwelling density illustrated is appropriate in its context.</i>
2	Distinguishing between private and public space	<i>There is a clear distinction between public and private space.</i>
3	The landscape character of the location	<i>The overall character of the locality will not be adversely impacted in this instance. Indeed, the development will have no material visibility from public vantage points.</i>
4	Accessibility by a choice of travel modes including the provision of public transport, public rights of way and cycle ways	<i>The property offers good public transport options. Regular frequency bus services to Spalding, and Peterborough, run along Postland Road. The town centre area is readily accessible on foot and by bicycle.</i>
5	The provision of facilities for the storage or refuse / recycling bins, storage and/ or parking of bicycles and layout of car parking.	<i>Suitable provision will be made for the storage of waste, cycle storage and car parking. In common with other private drive consented developments of the applicant, the anticipation is that refuse collection will be undertaken by a private contractor rather than the local authority. Future occupiers will be subject to an appropriate covenant / undertaking to this effect (ie. to not utilise the local authority collection service, to not place refuse containers on the roadside for collection, and to undertake to pay the relevant costs of this service for the duration of the development). Similar proposals were submitted and agreed as part of consent ref: H05-0527-22 (Land East of Holbeach Manor).</i>
6	The lighting of public spaces	<i>The nature of the open space in this case is such that lighting is not considered necessary or appropriate (although the areas will each enjoy good passive surveillance from adjoining properties).</i>
7	Ensuring public spaces are accessible to all	<i>The open space areas enjoy good accessibility from within the development</i>
8	Crime prevention and community safety	<i>The development proposals have been formulated with crime prevention / security considerations in mind.</i>

9	The orientation of buildings on the site to enable the best use of decentralized and renewable low carbon energy technologies for the lifetime of the development	<i>Internal building layout optimises the particular orientation and siting of the buildings. The layout offers the scope, at some future stage, for the installation of, for example, solar panels on south facing roof slopes.</i>
10	The appropriate treatment of facades to public places, including shop frontages to avoid visual intrusion by advertising, other signage, security shutters, meter boxes and other service and communication infrastructure	<i>Not relevant or applicable in this case.</i>
11	Residential amenity	<i>Due regard has been paid to the relationship of dwellings to adjoining residential properties. Adjoining properties will not be impacted by the proposed development. The properties will enjoy robust boundary treatments and this will ensure that residential amenity standards will not be impacted.</i>
12	The mitigation of flood risk through flood resistant and flood-resilient design and sustainable drainage systems	<i>Appropriate flood risk mitigation is proposed in this case.</i>
13	The use of locally sourced building materials, minimizing the use of water and minimizing land take, to protect best and most versatile soils	<i>Locally sourced building materials will be utilised. There will be no loss of agricultural land.</i>
14	The incorporation of existing hedgerows and trees and the provision of appropriate new landscaping to enhance biodiversity, green infrastructure, flood risk mitigation and urban cooling	<i>Appropriate landscaping provision will be made as part of the development. This can reasonably be secured by means of planning conditions.</i>
15	The appropriate use or re-use of historic buildings	<i>There are no historic buildings within or in the vicinity of the site.</i>

52. Accordingly, we can identify no policy conflicts in this case.

General planning considerations

53. The proposals in this case are considered to accord with good planning principles. It has been demonstrated above that the proposals are in accordance with planning policies. Likewise, it has been demonstrated that against a broad range of planning / design considerations, no substantive issues arise. The development is appropriately designed in its context, and will result in no adverse impacts upon adjoining residential amenity.

54. The development offers an acceptable standard of amenity for future occupiers. We have demonstrated that the development comprises a sustainable form of development and that the presumption in favour of sustainable development should apply.

5.Design Component

Residential development (9), Postland Road, Crowland

55. This section considers the design issues relating to the development arising from the site appraisal of the previous section. It specifically covers those topic areas required to be included within Design and Access statements.
56. The National Planning Policy Framework, at paragraph 136, outlines matters to consider when assessing design quality. These include a consideration of whether the development:-

National Planning Policy Framework (2024)	
Paragraph 35: Planning policies and decisions should ensure that developments	
a	Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development <ul style="list-style-type: none"> • <i>The site is well located relative to shops and services in the village.</i> • <i>The development proposes a form of development that complements the existing built form, and will not give rise to adverse amenity impacts.</i> • <i>The site suitably integrates with the existing built form.</i> • <i>The application proposes an efficient use of space that is safe, accessible and user-friendly.</i> • <i>The development will incorporate appropriate measures to minimise the carbon footprint of the building, and ensure its resilience to climate change.</i>
b	Are visually attractive as a result of good architecture and appropriate and effective landscaping <ul style="list-style-type: none"> • <i>The proposed works are appropriately designed in their context. The proposed dwellings, in their design, draw upon local design typologies.</i> • <i>Landscaping matters are capable of being addressed by means of appropriate planning conditions.</i>
c	Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities) <ul style="list-style-type: none"> • <i>The development will be compatible with its surroundings.</i> • <i>The proposed works will be sympathetic to the character and appearance of the locality</i>
d	Establish and maintain a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit <ul style="list-style-type: none"> • <i>The development has been designed to complement the character and appearance of the locality. It will re-inforce the character of the locality and sense of place.</i>
e	Optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks <ul style="list-style-type: none"> • <i>The development represents an efficient and effective use of the site.</i> • <i>The development is compatible with surrounding land uses.</i> • <i>The development optimises the potential of a sustainable and accessible site within the built-up part of the village.</i>

f	Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and disorder and the fear of crime, do not undermine quality of life or community cohesion and resilience
	<ul style="list-style-type: none"> • <i>The development will be safe and accessible. The site is proximate to services and facilities.</i> • <i>A high standard of amenity will be achieved</i> • <i>The development raises no material crime and disorder / community safety issues.</i>

57. The National Design Guide identifies the well-designed places will embody 10 key characteristics;

<p>National Design Guide (2019) <i>Well-designed places have individual characteristics which work together to create its physical Character. The ten characteristics help to nurture and sustain a sense of Community. They work to positively address environmental issues affecting Climate. They all contribute towards the cross-cutting themes for good design set out in the National Planning Policy Framework.</i></p>	
C	<p>Context</p> <ul style="list-style-type: none"> • <i>C1: Understand and relate well to the site, its local and wider context</i> • <i>C2: Value heritage, local history and culture</i> <p>This statement and appraisal have demonstrated a sound understanding of the site, its features and its wider context. The proposed development has been designed to integrate with its surroundings, and will complement adjoining development. There are no heritage assets in the vicinity of the site, and none will be impacted by the proposed development.</p>
I	<p>Identity</p> <ul style="list-style-type: none"> • <i>I1: Respond to existing local character and identity</i> • <i>I2: Well-designed, high quality and attractive places and buildings</i> • <i>I3: Create character and identity.</i> <p>The proposed development in this case has a positive and coherent identity, that everyone can identify with, including residents and the wider community; so contributing to health and community well-being, and cohesion. The character of the development suits its particular context. It is visually attractive, and sits comfortably alongside existing adjoining development. The dwellings have been designed to suit their particular context, and incorporate locally distinctive detail and locally referenced materials.</p>
B	<p>Built form</p> <ul style="list-style-type: none"> • <i>B1: Compact form of development</i> • <i>B2: Appropriate building types and forms</i> • <i>B3: Destinations</i> <p>The development has compact form that is walkable, so contributing to well being and placemaking. The site enjoys good proximate accessibility to shops and services and to public transport. The development will have recognisable streets with their edges defined by buildings, making it easy for anyone to find their way around, and promoting safety and accessibility. The development incorporates memorable features including open space areas and retained site trees and boundary treatments.</p>
M	<p>Movement</p> <ul style="list-style-type: none"> • <i>M1: A connected network of routes for all modes of transport</i> • <i>M2: Active travel</i> • <i>M3: Well-considered parking, servicing and utilities infrastructure for all users</i> <p>The development will be safe and accessible for all. The site enjoys good connectivity with adjoining (and future) development. The terrain and site layout are conducive to cyclists and pedestrians. Car parking and infrastructure provision are considered and appropriate. Appropriate landscaping will be carried out as part of the development.</p>

N	Nature
	<ul style="list-style-type: none"> • <i>N1: Provide a network of high quality, green open spaces with a variety of landscapes and activities including play</i> • <i>N2: Improve and enhance water management</i> • <i>N3: Support rich and varied biodiversity</i> <p>The development incorporates high-quality open spaces. The open space areas are easy to access. Existing perimeter landscaping and tree planting will be retained where practical and appropriate protection will be made during the construction phase. Appropriate additional landscaping will be carried out as part of the development. Ecological assessment has identified a range of biodiversity enhancement measures to be incorporated into development proposals.</p>
P	Public spaces
	<ul style="list-style-type: none"> • <i>P1: Create well located, high quality and attractive public spaces</i> • <i>P2: Provide well designed spaces that are safe</i> • <i>P3: Makes sure public spaces support social interaction</i> <p>The development incorporates high quality open space features. These open space areas will support a wide range of activities and encourage social interaction. The open spaces areas are overlooked and enclosed by buildings and will feel safe, secure and attractive to use. Appropriate additional landscaping will be carried out as part of the development.</p>
U	Uses
	<ul style="list-style-type: none"> • <i>U1: A mix of uses</i> • <i>U2: A mix of tenures, types and sizes</i> • <i>U3: Socially inclusive</i> <p>The development is exclusively residential – something that is considered appropriate in its particular site context. The development incorporates a range of house types and sizes, and a suitable overall mix.</p>
H	Homes and buildings
	<ul style="list-style-type: none"> • <i>H1: Healthy, comfortable and safe internal and external environment</i> • <i>H2: Well-related to external amenity and public spaces</i> • <i>H3: Attention to detail: storage, waste, servicing and utilities</i> <p>The proposed dwellings offer a good quality internal and external environment for users, promoting health and well-being. The dwellings relate positively to their streets and to the open space areas within the development. Waste facilities can be sited in such a manner that they will not appear intrusive or detract from the overall development (see also commentary in respect of Policy 3(5)).</p>
R	Resources
	<ul style="list-style-type: none"> • <i>R1: Follow the energy hierarchy</i> • <i>R2: Careful selection of materials and construction techniques</i> • <i>R3: Maximise resilience</i> <p>The development has been designed with durability and longevity in mind. The dwellings are fit for purpose and adaptable over time, reducing the need for redevelopment and unnecessary waste. Wherever possible low impact materials will be utilised.</p>
L	Lifespan
	<ul style="list-style-type: none"> • <i>L1: Well-managed and maintained</i> • <i>L2: Adaptable to changing needs and evolving technologies</i> • <i>L3: A sense of ownership</i> <p>The development has been designed and planned for long-term stewardship by the community. By design it is intended to be robust, easy to use and look after and will enable users to establish a sense of ownership and belonging. The buildings will be adaptable to users changing needs and evolving technologies.</p>

58. Having considered compliance with NPPF and National Design Guide objectives, this statement now considers the following issues required to be included in Design and Access Statements.

Use

59. The application site primarily comprises an area of paddock land situated adjacent the defined settlement boundary of Crowland (as set out in the South East Lincolnshire Local Plan). The site is bounded to the north and east by former garden centre buildings now consented for alternative commercial uses (H02-0741-22). To the north-east is land consented for the erection of 6(no.) custom / self-build dwellings (H09-0669-19 & H02-0285-23). To the west and south-west are existing residential properties fronting Postland Road and Girdlestone Walk. To the north-west is an allocated residential development site (Allocation ref: Cro050). The locality has a mixed character, albeit a residentially dominated one, and a suitably scaled residential development will be consistent with the key characteristics of the area. Whilst the site in this case is located beyond the defined settlement boundary for the settlement (as defined in the South East Lincolnshire Local Plan) the site demonstrably falls within the built fabric of the settlement; being bounded on all sides by existing, consented and allocated development. The consented development to the north-east (H09-0669-19 & H02-0285-23), whilst located beyond the settlement boundary, was considered appropriate in policy terms. The proposals in this case are considered to be similarly policy-compliant. Visually, physically and functionally the site is considered to form part of the wider settlement. Policy 1 of the South East Lincolnshire Local Plan states that outside of settlement boundaries – in areas considered countryside for policy purposes – development will be permitted that requires such a location, or where it can be demonstrated that it meets the sustainable development needs of the area in terms of economic, community or environmental benefits. It is considered that in this instance, that there are compelling grounds to support these proposals when considered against these criteria; economic benefits (in terms of employment during the construction phase), and community benefits (including support for town and other nearby facilities, and the delivery of executive housing for which there is an identified demand in the locale) will flow from the development and no environmental harm will result. The proposals will not visually encroach into the surrounding countryside. Residential use of the site is consistent with the predominantly residential characteristics of the locality, and will not materially impact upon the character and appearance of the area. The development thus has no implications in terms of use.

Amount

60. Full planning permission is sought for residential development of the identified site. The site has an overall area of approximately 1.3ha. Plans submitted with the application identify nine dwellings on the site. The dwellings will be served from an improved existing access point located at the western end of the site frontage. The existing pond in the north-western part of the site is to be retained and enhanced as a site feature and open space area. Additional open space is proposed along the site frontage. The amount of development proposed is consistent with the character and density of surrounding and nearby development. This amount of development can be accommodated on the site, without impacting upon the character of the site itself, the locale or upon adjoining residential amenity.

Layout

61. Accompanying the application are details of the proposed site layout. The proposed dwellings are served from a new private driveway extending off an improved existing access point at the western end of the site frontage. The access road adopts a meandering line northwards through the centre of the site and the dwellings are generally arranged alongside the road, to either side, and alongside the tuning head at the end of the road. A pond feature in the north-western part of the site is to be retained and enhanced and the space around it will form an open space

area. Dwellings are arranged around and front onto this pond area. A further area of open space is proposed at the southern end of the site, alongside the service road. Existing site trees and boundary hedges are to be retained where practicable. The overall site layout is in large part dictated by the form and shape of the site, the position of the access point into the main body of the site and by notable site features including the pond and site trees. The proposed dwelling arrangement suitably complements these retained features. The development represents an appropriate scale and quantum of built development that will neither comprise an overdevelopment nor give rise to overbearing impacts upon neighbouring properties. Adjoining residential amenity will not be detrimentally impacted.

Scale

62. The proposed development in this case proposes a mix of two storey properties. Adjoining development to the west and south west is two-storey, as is the consented development to the north-east. Two-storeys represents an appropriate building scale in this instance, in keeping with the character of the locale. The proposed dwellings respect and complement the scale of adjoining development, and will not look out of place in their particular context.

Landscaping

63. The nature of the proposal in this instance does not give rise to any significant additional landscaping requirements. Existing perimeter tree and hedge planting is to be retained. There is no requirement for significant additional landscaping in this case. It is considered that landscaping matters may be suitably addressed by means of appropriate planning conditions. Existing perimeter landscaping, and tree planting is to be retained and will add a mature, sylvan character to the development.

Appearance

64. The proposed dwellings, adopt varied, high-quality traditionally referenced stylings. The buildings will be or predominantly stone construction, with secondary building elements finished in brick or timber cladding. Conceptually the dwellings have been designed in the style of traditional farmhouses and barns (with traditional barn features and detailing). Dwelling design includes the use of contrasting red brick and timber cladding for detailing and secondary building elements, two storey height openings (with glazed infill detailing). The use of stone as the dominant walling material will ensure a high-quality development that suitably complements surrounding and nearby development. Development in the vicinity of the site is generally non-vernacular in character.

6. Access Considerations

Residential development (9), Postland Road, Crowland

65. Access to the property is from Postland Road (via an improved existing access point). The site is well located relative to services and facilities in the town centre, which area accessible on foot and by bicycle.

Is the development accessible and inclusive?

66. The proposed development does not include any physical or social barriers to accessibility. The site is generally level and accesses directly to movement networks. It is well located relative to facilities in Crowland. The generally level terrain and ease of access to facilities makes the development equally accessible to all, including those with physical impairments. The proposal appears to comply with relevant development plan policies with regard to accessibility.

67. Access to buildings is dealt with under the Building Regulations, and is not specifically covered in this statement. It is not considered that there are any exceptional access issues arising in this case.

68. Access to the development is proposed via an existing access point set at the western end of the site frontage. This access will be improved and will serve a private drive. The site access enjoys good visibility in each direction. Crowland town centre is a short distance from the site, readily accessible on foot or cycle. Postland Road is a public transport corridor with hourly bus services to both Spalding and Peterborough.

7. Conclusions

Residential development (9), Postland Road, Crowland

69. The appraisal process has identified a clear and justified design and access solution for the site. This has been based upon an appraisal of the site and the surrounding area. It has drawn upon the physical context of the site and the surrounding area.
70. Having regard to the location of the site and the prevailing character of the area, the following design parameters are proposed;
- ❖ **Adjoining planned limits of development.** The application site is located immediately adjacent the built-up area of Crowland (as defined in the South-East Lincolnshire Local Plan). The Council has consented development outside the planned limits, to the north-east of the site. That development, for custom / self-build housing, was deemed appropriate when considered against Policy 1 of the Local Plan, and equivalent considerations should apply in this case. The site is bounded to north, west and east by existing buildings and by consented / allocated residential development to the north-east and north-west. Any development on the site would represent a logical infilling in this locale. The site is sustainably located, and offers good accessibility to the town's services and facilities. It represents an appropriate location for an appropriately scaled and designed residential development.
 - ❖ **Be appropriately designed and sited.** Development in this part of the settlement comprises a varied mix of predominantly non-vernacular properties. area. The pattern of development around the site is varied; a mixture of frontage type development and small estate groupings. Given the self-contained and screened nature of the site, there are relatively few design or siting constraints. Development should however have regard to the most immediately adjoining property Northolme. A private drive development utilising the existing access point (suitably improved) is considered appropriate.
 - ❖ **Have regard to existing site features.** Notable site features should, where practicable be retained and incorporated into any scheme design. The notable site features considered worthy of retention are the perimeter site trees and hedges (particularly to the to western, northern and eastern boundaries) and the pond in the north-western corner of the site.
 - ❖ **Be appropriately scaled and designed.** Any development should seek to complement adjoining consented development. Dwellings should not exceed two storeys in height. The mixed character of buildings in the locality would suggest that there is some flexibility in terms of a design response. However, it is clearly desirable that materials draw from and complement the local palette of materials.
 - ❖ **Be suitably screened and landscaped.** Any development should incorporate an appropriate landscaping treatment. Existing boundary hedges and trees should as far as practicable be retained.
 - ❖ **Have due regard to neighbouring dwellings.** Dwelling design, scale and orientation should ensure that the development does not give rise to unacceptable overbearing, overlooking or privacy loss to neighbouring properties; notably the dwellings to the west of the site.
 - ❖ Any development should seek to complement rather than mimic the style and character of surrounding development. Integration with the existing built form can best be achieved in this instance through the use of complementary materials; predominantly red brick, render and plain red or grey tiles.

71. These matters have been fully embodied into the design proposals for the site. This statement has confirmed that the proposed development would result in enhancements to the character and appearance of the locality, without any corresponding harm arising. The proposed development complies with relevant national and local planning policy.

M Sibthorp
May 2025