

Design and Access Statement
Planning Statement
Residential development (5)
Land east of Holbeach Manor
Fleet Road
Holbeach



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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. It describes how relevant **development plan policies** have been taken into account. **Consultations** undertaken are outlined. It describes how prospective users will gain **access to the development** from the existing transport network and, why points of access have been chosen. It also considers **equality of access**; how everyone can get to and move through the proposed development on equal terms regardless of age, disability, ethnicity or social grouping.
8. Finally, the **Conclusions** section outlines how the proposed development conforms to good design principles.

2. Proposed development

Residential development (5), Land east of Holbeach Manor, Fleet Road, Holbeach

9. This full planning application, proposes the residential redevelopment of an area of garden land, comprising part of the grounds of Holbeach Manor.
10. Holbeach Manor comprises a substantial early 20th-century brick and render dwelling with adjoining outbuilding, set in extensive grounds, which is located on the southern side of Fleet Road, approximately 900m east of the main town-centre crossroads. The site in this case, comprises an elongated, roughly rectangular parcel of garden land approximately 0.45ha in extent situated to the east of the north-south aligned outbuilding. Set between the site and Fleet Road are a pair of frontage, semi-detached dwellings. To the west is retained garden land to Holbeach Manor. To the east, the boundary is defined by the rear boundary of dwellings set on the western side of Greenfields, a residential cul-de-sac served from Fleet Road. To the south is a consented residential development site (188 dwellings).
11. The application site and the remainder of the grounds of Holbeach Manor are situated within the defined settlement boundary, as is Greenfields to the east. The consented residential development site to the south (permission ref: H09-0332-16) is located outside of the defined settlement boundary and was consented at a time when there was a shortfall in housing land supply below the requisite five years. The development has been commenced (LDC ref: H09-0230-21).
12. The application site thus falls within the built-up part of the settlement and is surrounded on all sides by existing and consented residential development. Located within the defined settlement boundary for the town, the site is in a location where there is in-principle policy support for new residential development (Local Plan Policy 1: Spatial Strategy).
13. Planning permission is sought in this instance for the erection of five dwellings on the site, comprising 2(no.) bungalow properties and 3(no.) dwellings. The proposed dwellings are to be served from an existing secondary access to Holbeach Manor and its outbuilding (to the west of No.4 Fleet Road), with a private drive running southwards into the site to the east of the outbuilding. Three of the five dwellings are set to the east of the private drive backing onto the rear boundary of the Greenfields properties, and two dwellings are set across the end of the driveway, with a west-east alignment. A distinctive water tower structure is retained within the curtilage of one of the properties, and will serve as an ancillary domestic structure. The dwellings incorporate high-quality designs, in a complementary styling to the host dwelling.
14. The proposals in this instance accord with relevant development plan and national planning policies. The site is sustainably located with a Main Service Centre, where infill development within the defined settlement boundary is supported. The proposed development is appropriately designed in its particular context, and will give rise to no adverse impacts upon the character and appearance of the locality. The proposed dwellings enjoy an appropriate relationship to adjoining built development and will give rise to no adverse amenity impacts. Notable site features will be retained and incorporated into the scheme design.
15. The proposed development in this instance is considered to accord with other relevant national (NPPF) and local planning policy provisions (as set out in the South-East Lincolnshire Local Plan).

16. 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**.
17. 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 proposes the development of an area of residential garden land situated within the built-up part of Holbeach. The site is located within the defined settlement boundary for the town (as set out in the South East Lincolnshire Local Plan), where new residential development is supported. The site is bounded on three sides (west, north and east) by existing residential development, whilst to the south – beyond the defined settlement boundary – is further consented and commenced residential development (permission ref: H09-0332-16). The locality is residential in character, and a suitably scaled residential development will be consistent with the residential characteristics of the area. The site is considered to represent an appropriate location for a small infill type development.

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

Full planning permission is sought for 5 (no.) dwellings. The site has an overall area of approximately 0.45ha. The plans identify the dwellings served from a private drive extension to an existing secondary access to Holbeach Manor. The proposed dwellings are arranged along the eastern and southern sides of the driveway. This amount of development is consistent with the character and density of development in the locale. This amount of development can be accommodated on the site, whilst retaining notable site features (in particular important site trees and a water tower feature – associated with the Manor).

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 private driveway running southwards off an existing access point from Fleet Road. The driveway runs to the east of a north-south aligned outbuilding to the Manor, and the five dwellings are either set along the eastern side of the driveway or across the southern end of the drive alongside the turning head. Retained within the garden area to the Plot 3 dwelling is a two-storey water tower structure with a steep pitched roof. This characterful building is to be retained for ancillary domestic usage. Notable site trees are also to be retained. The overall site layout is in large part dictated by the form and shape of the site, the position of notable site features, and the relationship of the site to surrounding development. The proposed dwelling arrangement suitably complements the existing pattern of development along the street, whilst optimising the use of the site. The layout enables the retention of the notable site 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 single-storey and two-storey properties. Immediately adjoining dwellings comprise two-storey properties, and the wider locale contains a diverse mix of dwelling sizes and heights. The mix of single and two storey properties is considered to represent an appropriate building scale in this instance, in keeping with the character of the locale.

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

Development in the vicinity of the site is generally non-vernacular in character. Materials are predominantly red brick, with some use of render and buff brick. The proposed dwelling, adopt varied, high quality stylings, with some locally referenced detailing. The Plot 4 dwelling adjoining the retained water tower building adopts a styling that complements the early 20th-century water tower building. The use of locally referenced materials will however ensure any development suitably complements surrounding and nearby development.

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 high-quality trees – which are generally set around the site perimeter – are to be retained. An arboricultural assessment accompanies the application, and the proposed site layout has been evolved taking into account the arboricultural constraints. There is a dense belt of cedars along the roadside frontage to Holbeach Manor and this serves to screen the side from wider public view. There is no requirement for significant additional landscaping in this case. It is considered that landscaping matters may be suitably addressed at the reserved matters stage and/or by means of appropriate planning conditions.

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 secondary access point to Holbeach Manor. The site access is located within a 30mph zone and enjoys good visibility in each direction. There is good pedestrian and cycle connectivity to Holbeach town centre via Fleet Road and Fleet Street. Regular bus services (serving Kings Lynn and Spalding) pass along Fleet Road.

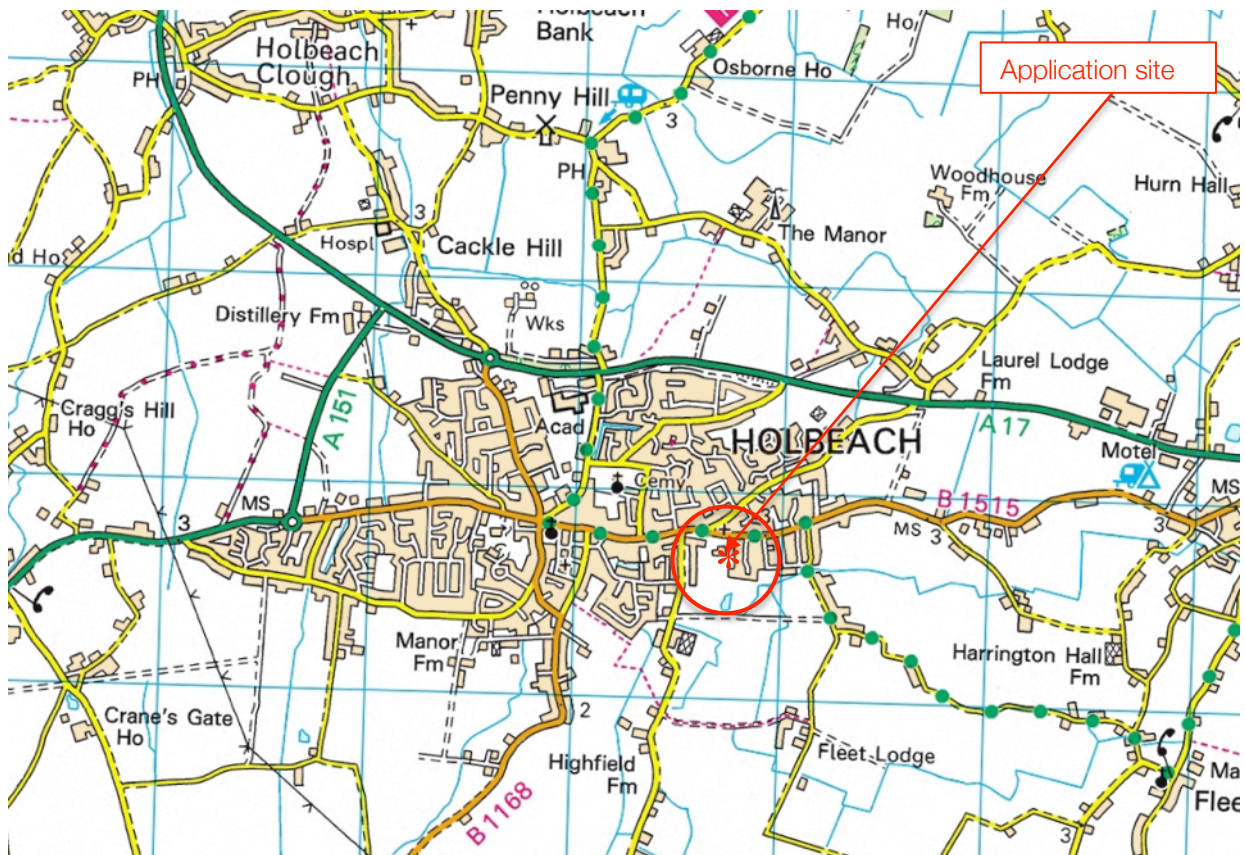
3.Site appraisal

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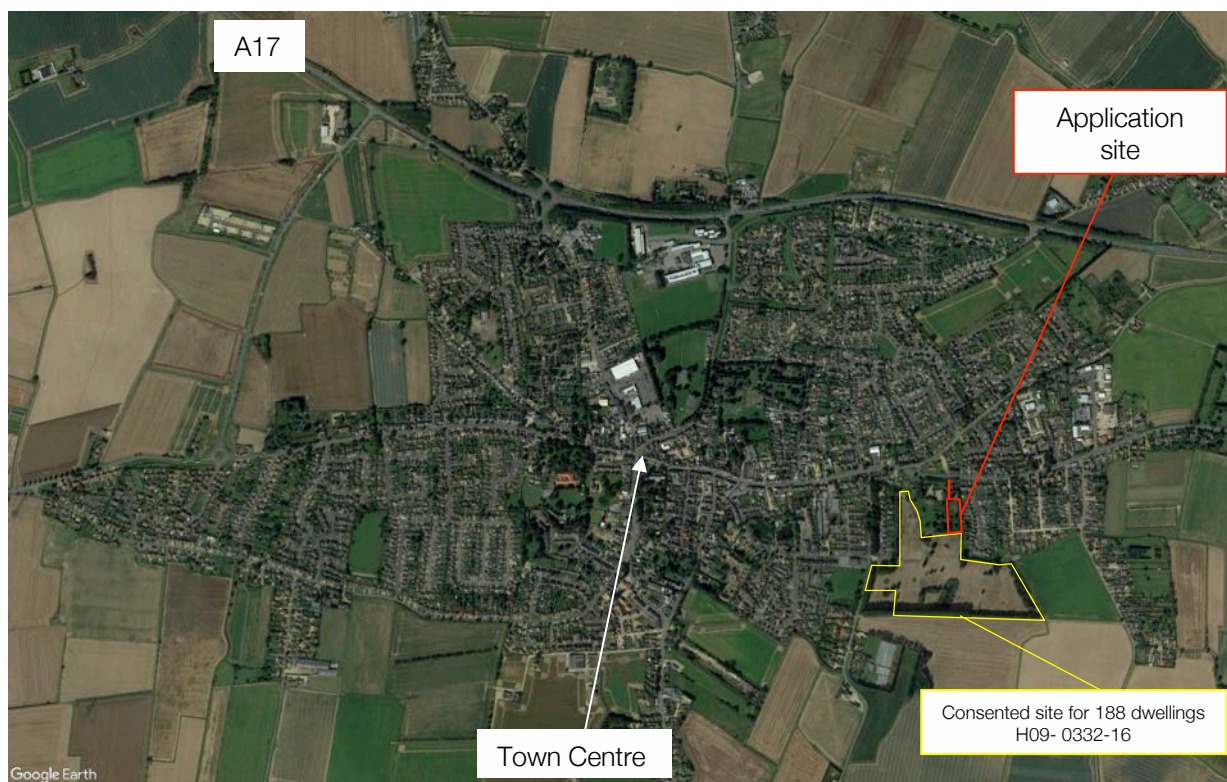
19. The National Planning Policy Framework (NPPF) emphasises the importance of good design in the planning process. Good design, the guidance states, is a key aspect of sustainable development, is indivisible from good planning and should contribute to making places better for people. Inclusive design, the guidance emphasises, 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.
20. 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

21. The application site is situated within the built-up part of Holbeach, on its south-eastern side, on the south side of the B1515 Fleet Road.



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



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

22. Holbeach comprises a large settlement (pop. 7,346) situated 13km to the east of Spalding and 32km to the west of King's Lynn. Boston is some 27km to the north, and Peterborough 37km to the south-west. The settlement, which occupies a flat fenland landscape, is situated at the junction of the A17 Newark – King's Lynn road and the A151 Melton Mowbray – Bourne – Spalding – Holbeach road. The roads now skirt around the western and northern sides of the town. The centre of the town is focussed upon a 5-road junction of streets, with High Street leading eastwards away from this junction. The Council's 2009 conservation area appraisal describes the town centre area thus;

Holbeach is typical of small historic market towns in the south of the fens in that it is set on level land with a compact layout centred on the historic market area. Its historic routes radiate out from this point each in a gentle sinuous form, and are well defined by the varied buildings from the eighteenth and nineteenth centuries that line the back of pavement. The dominant building in the centre is the large medieval church which with its massive tower and spire features in most views of the town. Late Victorian development close to the church, behind the High Street has a tighter more grid like form

Building materials are brick, with some painted or rendered surfaces and slate or tiled roofs. The architecture has a vertical emphasis and there are some good surviving historic details, in particular fine door cases. Roof forms and heights vary between hips and gables, and two and three storey. Green spaces are provided by the churchyard, Stukeley Park and a number of private gardens with good hedges and trees. The town is the birthplace of the antiquarian William Stukeley who provided some contemporary accounts of life in the town and some fine drawings of some features of Holbeach.

23. Whilst the centre of the town contains a number of eighteenth and nineteenth century buildings of note, incorporating materials and detailing typical of the wider fenland area, arranged in compact form at the back edge of the town centre footways, the majority of development in the settlement dates from the inter-war and post-war periods.
24. The estate development forms that largely define the settlement are generally typical of their period of construction. This includes early post-war type development with uniform dwelling designs arranged in orderly patterns along linear and geometrically arranged streets, to less formalised, informal layouts of the 1980's onwards with varied dwelling designs and forms. As illustrated below, these developments vary considerably in their form, style and materials, and very little specifically reflects local vernacular design typologies or displays local distinctiveness. In large part they are very typical of post-war developments nationwide.



Example development Holbeach urban area

25. The town nevertheless has a critical mass of population and a large employment base, as well as a range of services and facilities including schools and further education facilities. Public transport connections with higher order centres are good. The town is a sustainable settlement and an appropriate location for further development growth.
26. Fleet Street, becoming Fleet Road, heads eastwards away from the town centre. Away from the town centre portion of the street, the road is generally wide and lined for the most part by frontage properties. These vary significantly in their overall form and styling, and are generally reflective of the building styles and fashions of their particular era. They comprise a mix of single storey and two storey properties. The street has a verdant character with established tree planting within some plots. The width of the street between frontages and the generally modest scale of buildings imparts a fairly open character to the street, which contrasts with the greater enclosure further to the east. Interspersed amongst the frontage properties are a number of small- scale commercial uses. A particularly noteworthy building is the Victorian era grade-II listed former workhouse located in a set-back position on the northern side of the street, now converted to residential apartments.



Fleet Street heading eastwards away from the town centre



Example development Fleet Road



Example development Fleet Road

27. Holbeach Manor is located on the southern side of Fleet Road, approximately 900m to the east of the town-centre crossroads. The property, which dates from the 1920's is set back from the road in extensive grounds. The large property is of brick and render construction in a loose Arts and Crafts styling, and is set back approximately 60m from the road frontage. It is screened from view from the road by a hawthorn hedge, behind which is a substantial row of conifer trees. There are two access drives to the property, one at each end of the site frontage, approximately 70m apart. Set adjacent and forward of the dwelling on its eastern side, and set perpendicular to the street, is a large 1.5 storey outbuilding, in a similar brick and render finish. The property is set within extensive treed grounds and set within the garden area are a number of separated garden spaces and paddock areas. There is also a disused tennis court, and set towards the eastern boundary of the property is a two-storey water tower building. This is understood to have served the needs of the dwelling and has a distinctive, Edwardian era appearance, with a square plan form and a steep pitched slated roof. The tower is now no longer required for its original purposes and is in disuse. It is nevertheless a characterful structure worthy of retention and it practicable, re-use.
28. As illustrated on the plan below, Holbeach Manor is flanked to east and west by frontage properties, albeit within smaller plots with more limited depths. To the east side, the garden area to the Manor extends to the rear of the adjoining frontage dwellings; Nos. 4 and 6 Fleet Road. These semi-detached properties appear to date from a similar period to the Manor and incorporate a similar brick and render detailing. These properties are similar screened from view from the road by extensive roadside planting.
29. Running alongside the eastern boundary of the Manor site are the rear gardens of dwellings set on Greenfields. This comprises a small estate of about 30 dwellings served from Fleet Road. The dwellings appear to date from the 1960's and in design and layout, are reflective of that period. To the west of the property is a narrow paddock area – forming part of a larger area

that extends around to the south of the Manor – beyond which are residential properties set along the eastern side of Dam Gate.

30. The paddock area to the west and south of the Manor comprises approximately 9.2ha. As illustrated on the aerial photograph below, the land is located beyond the existing built-up area of the town, and beyond the settlement boundary as defined in the South East Lincolnshire Local Plan. Although not allocated, the site has been consented for residential development under application ref: H09-0332-16 (and lawfully commenced: H09-0230-21). The development, for 188 dwellings was consented in view of the then extant shortfall of deliverable housing land.



Overview of the application site and surrounding area.



Holbeach Manor viewed from the north-west. The picture illustrates the extensive tree screen to the property along the roadside boundary and the limited visibility of the property itself. The entrance is the western of the two entrances.



Fleet Road: The eastern site entrance. This entrance also provides access to Nos. 4 and 6 Fleet Road. The roadside tree screen is a notable feature in the locality

The application site. View along eastern boundary (the hedge to the left) looking south, illustrating one of several brick garden-walls within the grounds of the property. Also visible is the disused water tower building.



View south along the access drive. To the left is No. 4 Fleet Road and to the right is the outbuilding to Holbeach Manor.

The disused tennis court area Looking east towards Greenfields).





Greenfields looking south. These properties back onto the eastern boundary of the application site.

31. The application site in this case comprises the eastern portion of the garden area to Holbeach Manor set between the outbuilding and the rear boundary of the Greenfields dwellings. To the north the site is bounded by the rear boundaries of Nos. 4 & 6 Fleet Road, and to the south, the site extends up to the boundary of the paddock consented for 188 dwellings. Also included within the application site is the eastern access drive to the manor, which principally serves the outbuilding, as well as providing access for Nos. 4 and 6 Fleet Road. Included within the defined site is a garden area part enclosed by walling – the walling has been built with a varying, staggered height and is inset several metres from the eastern site boundary – as well as the water tower structure, a garage block and the disused tennis court area. Set mainly around the periphery of the defined site, which is roughly rectangular in form, are a number of mature trees, some which are covered by a Tree Preservation Order. The site has an area of approximately 0.45ha.



Extract of part of the approved layout plan for the adjoining consented development of 188 dwellings that illustrates the enclosed character of the application site. It is surrounded on all sites by existing and consented residential development. The application site is highlighted in red.

32. With the exception of the access point, the site has no material visibility from public vantage points. It is enclosed on three sides by existing built development whilst on the fourth side it is adjoined by the consented residential site (which continues southwards for a further 200m).
33. The site is located within the built-up part of the settlement. It is adjoined by existing residential development and is located within the defined settlement boundary for the town. This location within the built-up part of the settlement will be further reinforced by the development taking place to the south. In our view, the site demonstrably represents an appropriate residential infill opportunity within the built-up part of the settlement. The site comprises part of the residential garden area to Holbeach Manor, albeit that it is set away from the main building and in part separated by the large adjoining outbuilding. The defined site does not fall directly to the rear of the property and any development of the land would not impinge on the outlook from the property. It represents an underused area of garden land. Given its sustainable location it is considered to represent an appropriate location for a suitable scaled and designed residential development.
34. The site does not make any material contribution to the character of the locale. The site itself is screened from view by surrounding buildings, and in particular by the extensive tree screen along the southern side of Fleet Road (on adjoining land). Whilst there are glimpses of some of the site trees from Greenfields, these views are fleeting and not particularly notable. There are some features of note within the site. These include the mature trees set around the perimeter, as well as the disused water tower building. These features, whilst they do not make any significant contribution to the character of the wider locale, are worthy of retention as part of any scheme of development for the site. Holbeach Manor, whilst a large building, is not listed, and by reason of its age, cannot be considered to comprise a non-designated heritage asset. A measured development of the site would be set well away from the property and would have no impact upon the property. Similarly, the adjoining dwellings to the north and east are set away from the site boundaries (as are the consented dwellings to the south), and there is demonstrably scope, as part of any scheme of redevelopment to ensure that any new buildings do not impact upon adjoining residential amenity. There is a good quality access serving the site (capable of improvement if required), with good visibility in both directions along Fleet Road.
35. Based upon our appraisal of the site and the locality, it is considered that the following are the key design parameters relating to the change of use of the buildings for residential purposes.
- ❖ The application site is located within the built-up area of Holbeach. And is bounded on all sides by existing and consented residential development. The site is sustainably located, on a public transport corridor 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. These comprise frontage properties, and small estate areas and small developments served from private drives. Any development should seek to complement the existing form and pattern of development and ensure appropriate scale and siting relationships with neighbouring properties. A private drive development served from the eastern Manor entrance 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 the disused water tower building. It is considered that there is

potential to either incorporate this building into a new dwelling, or to retain it as an ancillary garden building (home office, games room or similar).

- ❖ **Be appropriately scaled and designed.** Any development should seek to complement existing development in the settlement. 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 treatments 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 north and east. Regard should also be paid to the siting of the approved dwellings to the south.
- ❖ 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;

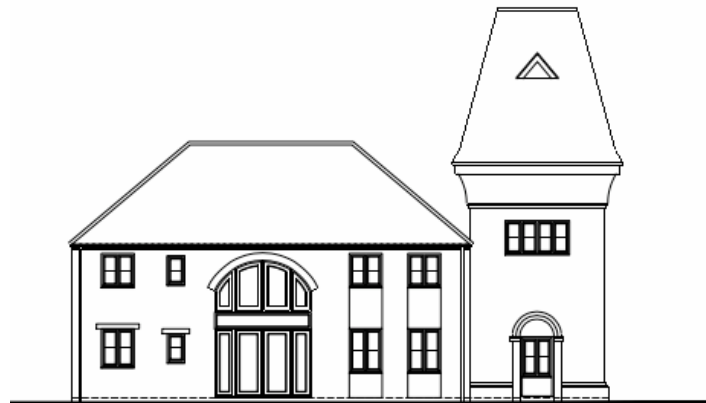
The proposed development

37. This planning application, which is a full planning application proposes the erection of five (no.) dwellings on the site, comprising 2(no.) bungalow properties and three (no.) two storey properties. The properties comprise 3 and 4 bedroomed units.
38. The layout plan accompanying the application identifies the proposed development layout, an extract of which is set out below. The plans show a private drive branching off the existing eastern driveway and running southwards to the east of the outbuilding. Three dwellings are set along the eastern side of the driveway (facing westwards), with two further dwellings aligned east-west, across the width of the site, at the southern end of the driveway. The two northernmost units are single storey properties. To the north of the Plot 1 property provision is made for parking for the adjoining dwellings to the north; 4 and 6 Fleet Road.
39. The central plot 3 dwelling includes within its curtilage the retained water tower structure. It is retained as a free standing rather than incorporating it within the design of a building (the proximity of the building to the eastern site boundary does not make this a particularly suitable design option). The plot 3 dwelling has been purposely designed to reflect the particular styling of the water tower building, with an 'outbuilding' character to the building, with a distinctive full height glazed entrance feature set centrally on the front elevation. The arched head to this opening reflects a similar pronounced arch to the entrance to the water tower. The building incorporates a hipped roof and has a relatively plain Victorian era styling that suitably complements the semi-industrial character of the water tower building.
40. The building designs of the remaining properties vary, and adopt high quality finishes with some locally referenced detailing. The single storey properties incorporated forward projecting gable elements and half-hip roof detailing. Materials for the dwellings draw from the pallet of locally distinctive materials.

41. The overall site layout takes account of the important site trees, the majority of which are set around the perimeter of the site. Some selective removal of trees is proposed. These trees and their removal are assessed within the arboricultural assessment that accompanies the application. Root protection areas (RPA's) for the retained trees are identified and the proposed site layout has been formulated having regard to these RPA's.
42. Also accompanying the application is a flood risk assessment. This demonstrates that appropriate flood risk mitigation can be incorporated into scheme design.



Extract of proposed site layout



The proposed dwellings

4.Planning Considerations

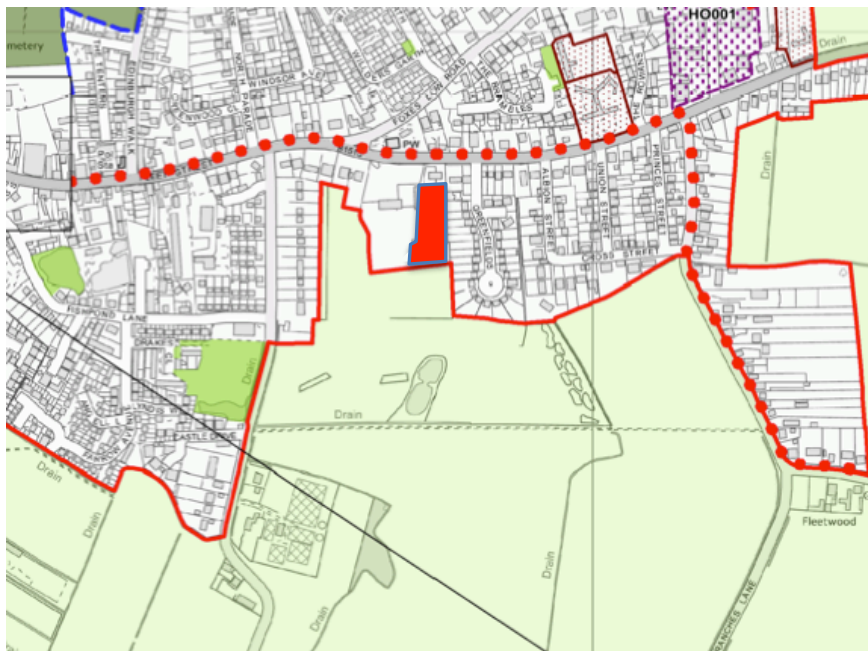
Residential development (5), Land east of Holbeach Manor, Fleet Road, Holbeach

Overview

43. 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.
44. 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.
45. 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

46. The development plan for the area comprises the South East Lincolnshire Local Plan.



Extract of South East Lincolnshire Local Plan: Holbeach Inset Map.
The application site location is highlighted

47. The site in this case is located within the defined settlement boundary for Holbeach. Policy 1 Spatial Strategy states that within the defined settlement boundary for the town, development will be permitted that supports its role as service centre and which helps sustain existing facilities. The development clearly satisfies these provisions and may be considered to represent an appropriate location for new development. (The fact that the built up area will be effectively extended by the large residential development to the south of the site reinforces the suitability of the location for an infill residential development).
48. **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;	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 (trees, water tower). Full regard has been paid to the relationship of the development to adjoining development. The site is located within an established residential area and is compatible with surrounding 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.
2	Quality of design and orientation	The design of the proposed dwellings are appropriate in their context. The existing water tower building is retained and incorporated into Plot 3 as an ancillary building. Dwellings are oriented such that they will enjoy good access to daylighting and sun-lighting. They similarly enjoy an appropriate relationship to adjoining buildings (rear-to-rear or side-to-rear)
3	Maximizing the use of sustainable materials and resources	The development will make use of sustainable materials and resources.
4	Access and vehicle generation levels	Suitable provision is made for access, turning and parking within the site.
5	The capacity of existing community services and infrastructure	The development will not impact upon local service provision or facilities.
6	Impact upon neighbouring land uses by reason of noise, odour, disturbance or visual intrusion	The development is compatible with adjoining land uses. It suitably integrates with adjoining development and will not be visually intrusive, nor give rise to adverse amenity impacts.
7	Sustainable drainage and flood risk	A flood risk assessment accompanies the application. This demonstrates that the proposed properties can be suitably protected against the risk of flooding.

8	Impact or enhancement for areas of natural habitats and historical buildings and heritage assets	No ecological issues arise in this case. No heritage assets are impacted.
9	Impact on the potential loss of sand and gravel mineral resources	No mineral resource issues are raised in this case.

49. 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;	The development will have a sense of place. The overall design has sought to retain important site features (trees, water tower) and incorporate them into the overall scheme design. The scale and layout of buildings has due regard to surrounding development. The overall dwelling density is appropriate in its context.
2	Distinguishing between private and public space	There is a clear distinction between public and private space.
3	The landscape character of the location	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.
4	Accessibility by a choice of travel modes including the provision of public transport, public rights of way and cycle ways	The property offers good public transport options. Regular frequency bus services, linking Spalding, Holbeach and King's Lynn run along Fleet Road. The Local Plan Inset Map highlights Fleet Road as a designated cycle route.
5	The provision of facilities for the storage or refuse / recycling bins, storage and/ or parking of bicycles and layout of car parking.	Suitable provision will be made for the storage of waste, cycle storage and car parking.
6	The lighting of public spaces	No public space is proposed as part of the development.
7	Ensuring public spaces are accessible to all	No public space is proposed as part of the development.
8	Crime prevention and community safety	The development proposals have been formulated with crime prevention / security considerations in mind.
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	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 roofslopes.
10	The appropriate treatment of facades to public places, including shop frontages to avoid visual intrusion by advertising, other	Not relevant or applicable in this case.

	signage, security shutters, meter boxes and other service and communication infrastructure	
11	Residential amenity	Due regard has been paid to the relationship of dwellings to adjoining (and consented) residential properties. Adjoining properties will not be impacted by the proposed development. The properties enjoy robust boundary treatments and this will ensure that residential amenity standards will not be impacted.
12	The mitigation of flood risk through flood resistant and flood-resilient design and sustainable drainage systems	Appropriate flood risk mitigation is proposed in this case.
13	The use of locally sourced building materials, minimizing the use of water and minimizing land take, to protect best and most versatile soils	Locally sourced building materials will be utilised. There will be no loss of agricultural land.
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	Appropriate landscaping provision will be made as part of the development. This can reasonably be secured by means of planning conditions.
15	The appropriate use or re-use of historic buildings	Although not a designated or non-designated asset, the proposals seek to retain and re-use the existing water tower building within the site.

50. Accordingly, we can identify no policy conflict in this case.

General planning considerations

51. 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. 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 (5), Land east of Holbeach Manor, Fleet Road, Holbeach

52. 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.

Use

53. The application proposes the development of an area of residential garden land situated within the built-up part of Holbeach. The site is located within the defined settlement boundary for the town (as set out in the South East Lincolnshire Local Plan), where new residential development is supported. The site is bounded on three sides (west, north and east) by existing residential development, whilst to the south – beyond the defined settlement boundary – is further consented and commenced residential development (permission ref: H09-0332-16). The locality is residential in character, and a suitably scaled residential development will be consistent with the residential characteristics of the area. The site is considered to represent an appropriate location for a small infill type development.

Amount

54. Full planning permission is sought for 5 (no.) dwellings. The site has an overall area of approximately 0.45ha. The plans identify the dwellings served from a private drive extension to an existing secondary access to Holbeach Manor. The proposed dwellings are arranged along the eastern and southern sides of the driveway. This amount of development is consistent with the character and density of development in the locale. This amount of development can be accommodated on the site, whilst retaining notable site features (in particular important site trees and a water tower feature – associated with the Manor).

Layout

55. Accompanying the application are details of the proposed site layout. The proposed dwellings are served from a private driveway running southwards off an existing access point from Fleet Road. The driveway runs to the east of a north-south aligned outbuilding to the Manor, and the five dwellings are either set along the eastern side of the driveway or across the southern end of the drive alongside the turning head. Retained within the garden area to the Plot 3 dwelling is a two-storey water tower structure with a steep pitched roof. This characterful building is to be retained for ancillary domestic usage. Notable site trees are also to be retained. The overall site layout is in large part dictated by the form and shape of the site, the position of notable site features, and the relationship of the site to surrounding development. The proposed dwelling arrangement suitably complements the existing pattern of development along the street, whilst optimising the use of the site. The layout enables the retention of the notable site 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

56. The proposed development in this case proposes a mix of single-storey and two-storey properties. Immediately adjoining dwellings comprise two-storey properties, and the wider

locale contains a diverse mix of dwelling sizes and heights. The mix of single and two storey properties is considered to represent an appropriate building scale in this instance, in keeping with the character of the locale.

Landscaping

57. The nature of the proposal in this instance does not give rise to any significant additional landscaping requirements. Existing high-quality trees – which are generally set around the site perimeter – are to be retained. An arboricultural assessment accompanies the application, and the proposed site layout has been evolved taking into account the arboricultural constraints. There is a dense belt of cedars along the roadside frontage to Holbeach Manor and this serves to screen the site from wider public view. There is no requirement for significant additional landscaping in this case. It is considered that landscaping matters may be suitably addressed at the reserved matters stage and/or by means of appropriate planning conditions.

Appearance

58. Development in the vicinity of the site is generally non-vernacular in character. Materials are predominantly red brick, with some use of render and buff brick. The proposed dwelling, adopts varied, high quality stylings, with some locally referenced detailing. The Plot 4 dwelling adjoining the retained water tower building adopts a styling that complements the early 20th century water tower building. The use of locally referenced materials will however ensure any development suitably complements surrounding and nearby development.

6. Access Considerations

Residential development (5), Land east of Holbeach Manor, Fleet Road, Holbeach

59. Access to the property is from Fleet Road (via the existing eastern Manor 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?

60. 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 Holbeach. 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.
61. 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.

How will access be achieved?

62. Access to the development is proposed via an existing secondary access point to Holbeach Manor. The site access is located within a 30mph zone and enjoys good visibility in each direction. There is good pedestrian and cycle connectivity to Holbeach town centre via Fleet Road and Fleet Street. Regular bus services (serving Kings Lynn and Spalding) pass along Fleet Road.

7. Conclusions

Residential development (5), Land east of Holbeach Manor, Fleet Road, Holbeach

63. 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.
64. Having regard to the location of the site and the prevailing character of the area, the following design parameters are proposed;
- ❖ The application site is located within the built-up area of Holbeach and is bounded on all sides by existing and consented residential development. The site is sustainably located, on a public transport corridor 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. These comprise frontage properties, and small estate areas and small developments served from private drives. Any development should seek to complement the existing form and pattern of development and ensure appropriate scale and siting relationships with neighbouring properties. A private drive development served from the eastern Manor entrance 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 the disused water tower building. It is considered that there is potential to either incorporate this building into a new dwelling, or to retain it as an ancillary garden building (home office, games room or similar).
 - ❖ **Be appropriately scaled and designed.** Any development should seek to complement existing development in the settlement. 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 treatments 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 north and east. Regard should also be paid to the siting of the approved dwellings to the south.
 - ❖ 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.

65. 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
June 2021