

DESIGN AND ACCESS STATEMENT

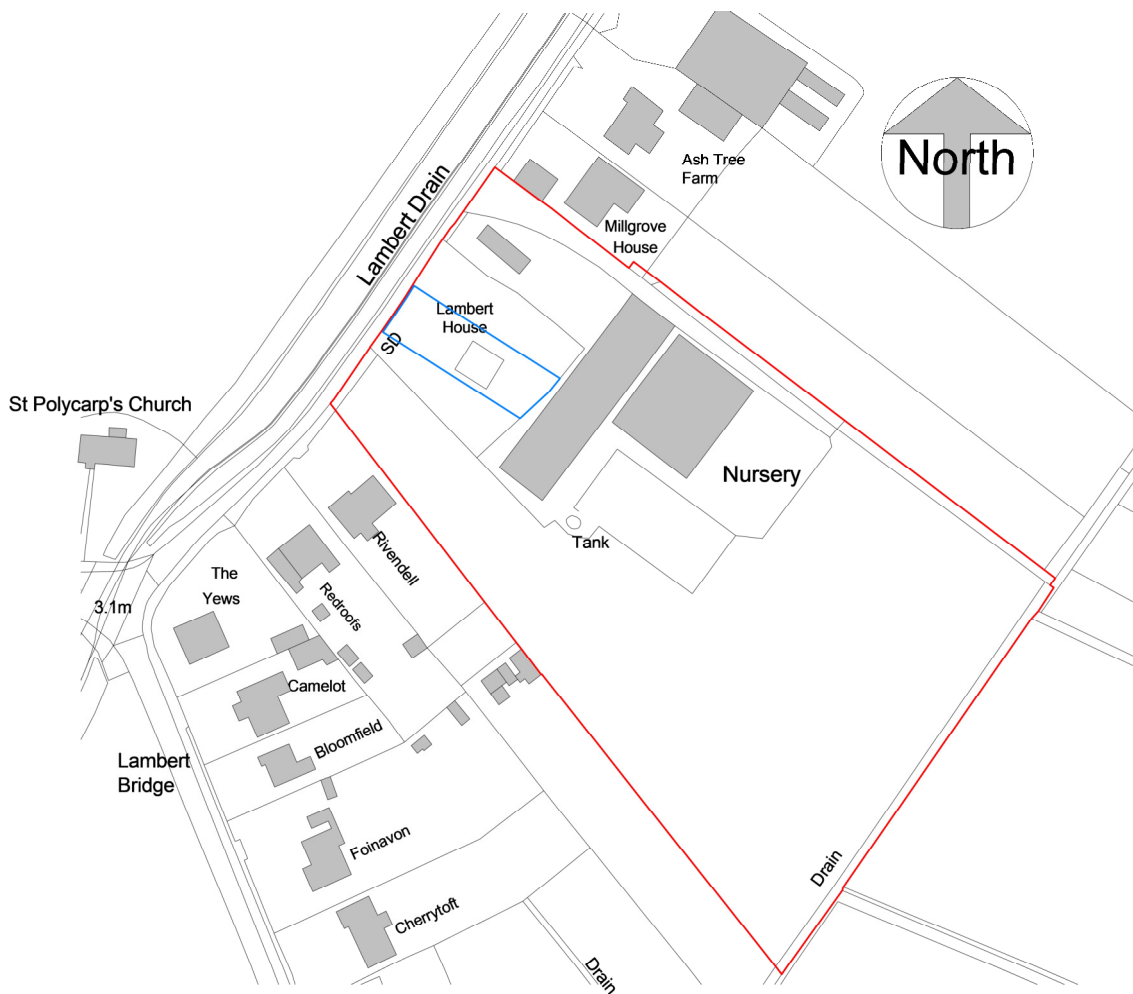
LAND ADJACENT TO LAMBERT HOUSE

Lambert Bank, Fleet Fen, Gedney Hill, Spalding, PE12 0PR

Erection of four detached dwellings with associated access, parking and landscaping

Application site location (drawing F010-ASD-DR-A00).

Applicant	Richard and Julie Stokes
Local planning authority	South Holland District Council
Project reference	F010
Pre-application reference	HPE-0045-26
Prepared by	ARC Survey & Design Consultants Ltd
Status / date	Planning submission July 2026



1. Introduction

This Design and Access Statement has been prepared in support of a full planning application for the erection of four detached dwellings on land adjoining the retained Lambert House. The proposal includes individual vehicular access arrangements, in-curtilage parking, private gardens and associated landscaping.

The statement explains the design process, the character of the site and its surroundings, the amount and layout of development, scale and appearance, landscaping, access and inclusive design. It should be read with the submitted plans and the separate ecological and biodiversity documents.

Application description

Erection of four detached dwellings with associated access, parking and landscaping on land adjacent to Lambert House.

1.1 Documents reviewed

- F010-ASD-DR-A00 - Location Plan.
- F010-ASD-DR-A01 Rev A - Existing and Proposed Block Plans.
- F010-ASD-DR-A02 - Existing Site Plan.
- F010-ASD-DR-A03 Rev A - Proposed Site Plan and street-scene context.
- F010-ASD-DR-A04 to A08 - House types A to D: floor plans and elevations.
- South Holland District Council pre-application advice HPE-0045-26, dated 27 January 2026.
- Preliminary Ecological Appraisal and Preliminary Roost Assessment, Arbtech, April 2026.
- Great Crested Newt eDNA report, Arbtech, June 2026.
- River Condition Assessment, Arbtech, June 2026.
- Biodiversity Net Gain Assessment, Arbtech, updated July 2026.

1.2 Planning policy context

The statutory development plan is the South East Lincolnshire Local Plan 2011-2036, adopted in March 2019. The principal policies relevant to the design of the proposal are Policies 1 (Spatial Strategy), 2 (Development Management), 3 (Design of New Development), 17 (Providing a Mix of Housing), 28 (The Natural Environment), 33 (Delivering a More Sustainable Transport Network) and 36 (Vehicle and Cycle Parking), together with Appendix 6 parking standards.

The National Planning Policy Framework, December 2024 as amended in February 2025, is also a material consideration. In particular, the proposal has been developed having regard to the objectives of delivering homes, achieving well-designed places, promoting safe and sustainable movement, managing flood risk and conserving and enhancing the natural environment.

2. Site and surroundings

The site lies on Lambert Bank at Fleet Fen, with a postal address referring to Gedney Hill. For Local Plan purposes, South Holland District Council has confirmed that the site is within the defined settlement boundary of Holbeach Drove, which is identified as an Other Service Centre.

The application site forms part of a substantial, deep parcel of land containing Lambert House, former commercial nursery structures, hardstanding, grassland, scrub and trees. Lambert House is retained centrally within the developed frontage. The redundant glasshouses and associated structures occupy land behind the frontage and do not contribute positively to the residential character of Lambert Bank.

The immediate locality is characterised by detached dwellings in individual plots, including Rivendell and Redroofs to the south-west and Millgrove House and Ash Tree Lodge to the north-east. Plot widths, dwelling forms, roof profiles and architectural details vary, creating a loose and informal rural-settlement character rather than a uniform estate appearance.

Lambert Bank is a lightly trafficked rural road running along the north-western frontage. Lambert Drain lies beyond the road and forms an important linear landscape and ecological feature. Agricultural land and drainage channels contribute to the wider Fenland setting.

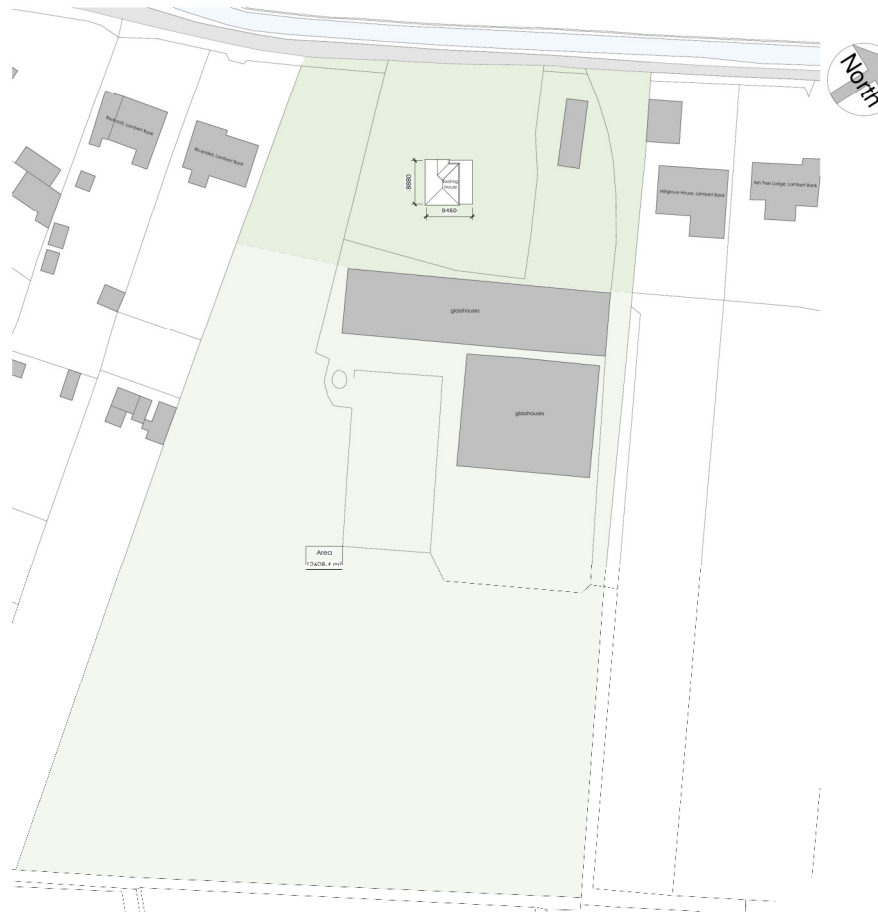


Figure 1: Existing block plan showing Lambert House, former nursery buildings and the surrounding frontage.

2.1 Opportunities and constraints

Opportunities

- The site lies within the defined settlement boundary and occupies a gap between established residential plots.
- Existing development and hardstanding provide an opportunity to remove redundant nursery structures and establish a coherent residential frontage.
- The depth of the land allows generous private rear gardens and meaningful separation between buildings.
- The retention of Lambert House creates a natural break and helps avoid the appearance of a single, repetitive estate composition.

Constraints

- The established loose grain and varied house designs require careful control of plot proportions, massing and repetition.
- Lambert Bank is narrow and the detailed safety of each access must be considered by Lincolnshire County Council as Local Highway Authority.
- Lambert Drain and other ditches require protection from encroachment, pollution and inappropriate lighting.
- The site has ecological value and the statutory 10% biodiversity net gain requirement must be secured.
- Pre-application advice identifies potential archaeological interest associated with Romano-British cropmarks in the vicinity.
- A site-specific flood risk and drainage strategy is required to address the low-lying Fenland context.

3. Design evolution and pre-application response

South Holland District Council's pre-application advice confirmed that the principle of four dwellings is capable of being acceptable as infill development within the Holbeach Drove settlement boundary. The officer's principal design concern was that an earlier iteration could appear overdeveloped when compared with the wider frontage, particularly because the proposed plots and dwelling footprints were smaller than several neighbouring properties.

The advice also identified that four substantially identical dwellings would contrast with the individual appearance of nearby houses and would make the development read as a later, repetitive addition. The officer recommended greater individuality in the plot and house designs. No significant overlooking or overshadowing concern was identified from the information then available, although the final window positions remained relevant.

The submitted design retains four dwellings but responds to that advice by reducing their perceived bulk and avoiding repetition. Spacing between the properties is similar to the surrounding plots. The revised site plan is expressly noted as reducing the proposed dwelling sizes. Four different house types are now used, with distinct footprints, roof compositions, entrance arrangements and fenestration. Plot depth, side spacing and substantial private rear gardens preserve the loose grain of the surrounding settlement.

Response to the pre-application advice

The unit count remains four. The design response is therefore not a numerical reduction in density; it is a reduction in individual footprints and visual mass, combined with greater spacing and four genuinely different house designs.



Figure 2: Existing and proposed street-scene context, illustrating the varied house forms and the retained Lambert House.

4. The design proposal

4.1 Use and amount

The proposal is wholly residential. Lambert House is retained and four additional detached family dwellings are introduced along the Lambert Bank frontage. The submitted plans show two four-bedroom dwellings and two five-bedroom dwellings.

Plot	House type	Bedrooms	Ground-floor footprint shown on A03
1	A	5	Approximately 107 sq m
2	B	4	Approximately 110 sq m
3	C	4	Approximately 116 sq m
4	D	5	Approximately 124 sq m

Table 1: Proposed housing schedule. Footprints are taken from drawing F010-ASD-DR-A03 Rev A.

Policy 17 seeks a housing mix responsive to identified need. This is a small infill proposal rather than a strategic housing allocation. The four- and five-bedroom mix reflects the established frontage of detached family houses and the size and depth of the available plots. The house sizes are appropriate to the large plot sizes and we feel that smaller houses would not be appropriate on plots of this size.

4.2 Layout

The layout continues the established pattern of dwellings addressing Lambert Bank in individual plots. Plot 1 and Plot 2 lie to the south-west of Lambert House; Plot 3 and Plot 4 lie to the north-east. Retaining Lambert House between the pairs of new dwellings breaks the composition into smaller groups and preserves the historic evolution of the frontage.

Each new dwelling is set back from the highway behind a front garden and private driveway. The layout provides clear separation between public frontage, private side access and enclosed rear gardens. The substantial plot depth allows rear elevations to face into private amenity space rather than towards neighbouring dwellings.

The houses are not arranged on a rigid common building line. Small variations in siting, footprint and roof form respond to the informal character of Lambert Bank. The retained and proposed trees shown along the frontage soften the development, filter views of parked vehicles and reinforce the green edge to Lambert Drain.

The layout below demonstrates that the spacing and size of the houses is in keeping with the surrounding plots.



Figure 3: Proposed site plan showing the four new plots and retained Lambert House.

4.3 Scale and massing

All four dwellings are two storeys in height and use pitched-roof forms consistent with the surrounding residential character. Their ground-floor footprints range from approximately 107 sq m to 124.0 sq m. The street-scene drawing demonstrates that the proposed ridge and eaves levels sit within the established range of neighbouring development and do not introduce an unduly dominant building scale.

Massing is articulated through projecting and recessed elements, front-facing gables, pitched roof components and variations in building width. The separate house types avoid a continuous or institutional appearance. The generous gaps and the retained central house allow views between buildings and maintain a sense of spaciousness.

4.4 Appearance

The architectural approach is traditional and contextual rather than pastiche. Each dwelling has a clearly expressed entrance, well-proportioned window openings and a pitched-roof silhouette, but the composition differs from plot to plot:

- House A uses an asymmetrical plan with a principal pitched-roof form and a subordinate attached garage element.
- House B has a distinct L-shaped composition with a projecting gable and a different entrance and fenestration arrangement.
- House C uses a compact but articulated form with its own gable hierarchy and relationship between the dwelling and garage.

- House D is the broadest house type, with a three-gable front composition and a symmetrical central entrance emphasis.

4.5 Landscaping and boundaries

New trees are shown along the Lambert Bank frontage and within the plots, providing filtered views, reinforcing the linear green corridor and creating a transition between the development and Lambert Drain.

New planting shall be native, wildlife-beneficial species. Front boundaries will remain low and visually permeable so that the dwellings address the road and contribute to natural surveillance.

A detailed soft-landscape schedule should identify species, planting sizes, establishment, replacement obligations and long-term management. It should be coordinated with the Biodiversity Gain Plan and Habitat Management and Monitoring Plan.

5. Access and movement

5.1 Vehicular access and highway safety

Each dwelling is served by an individual access from Lambert Bank, with parking located within its own curtilage. This avoids a shared private drive, gives clear responsibility for maintenance and reflects the access pattern of nearby detached houses.

The Local Plan requires three parking spaces for dwellings with four or more bedrooms. The proposed plots have sufficient frontage and driveway depth to accommodate at least three in-curtilage spaces.

The pre-application response noted that Lambert Bank is narrow and that Lincolnshire County Council Highways had not been consulted at that stage. The access widths, gradients, visibility splays, vehicle tracking, drainage of paved areas and any requirement for a bound surface near the highway must therefore be demonstrated to the satisfaction of the Local Highway Authority.

5.2 Pedestrian and inclusive access

A clear pedestrian route can be provided from each parking area to the principal entrance. The site is broadly level, enabling gently graded or level approaches, flush or weathered thresholds and suitable entrance-door clear openings to be incorporated at detailed design stage. The dwellings will be designed to meet the applicable requirements of Building Regulations Part M.

5.3 Cycles, refuse, servicing and emergency access

Secure and covered cycle storage can be provided within the garages or dedicated garden stores. Bin storage is located discreetly to the side or rear of each dwelling, with a practical route to a temporary collection point at the frontage.

The direct frontage arrangement allows normal domestic servicing from Lambert Bank. The design ensures that fire and rescue access, hose distances, and any necessary turning or parking controls comply with Building Regulations and the requirements of the relevant statutory bodies.

6. Residential amenity, safety and security

The layout provides separation between the new dwellings and established neighbouring houses. Principal rear-facing rooms look into deep private gardens. Side-facing windows are limited and are obscure glazed at first floor serving bathrooms.

The pre-application assessment identified no significant overlooking or overshadowing concern in principle, subject to final window positions. The revised footprints and building spacing further reduce the potential for overbearing effects. Each dwelling has a generous, usable private garden capable of meeting the day-to-day recreational needs of future occupiers.

Front entrances and habitable-room windows address the highway and driveways, providing natural surveillance.

7. Sustainability, ecology and drainage

7.1 Sustainable design

The dwellings will be designed to meet current Building Regulations through a fabric-first approach, limiting heat loss and uncontrolled air leakage before reliance is placed on building services. The separated plots allow useful daylight, natural ventilation and private outdoor space. Detailed design can incorporate low-carbon heating, photovoltaic panels and electric-vehicle charging where technically appropriate.

The development reuses previously developed parts of the frontage and removes redundant nursery structures. Permeable paving or other suitable sustainable drainage surfaces should be used where ground conditions and the drainage strategy permit.

7.2 Ecology and protected species

The Preliminary Ecological Appraisal records modified grassland, ruderal vegetation, mixed scrub, a line of trees, scattered trees, ditches and the adjacent Lambert Drain. It identifies the drain as an important bat commuting and foraging feature and recommends a low-impact lighting strategy.

Lambert House has moderate potential for roosting bats, although no evidence of a roost was recorded. The proposal retains Lambert House and does not require works to its identified potential roost features. Precautionary working methods remain necessary to avoid disturbance. No works are proposed to Lambert House as part of this application.

The south-eastern ditch was dry during the May 2026 follow-up visit and could not be sampled for environmental DNA. The ecologist concluded that it does not provide suitable great crested newt breeding habitat but retains a minor terrestrial connectivity function. Precautionary methods for amphibians, reptiles, breeding birds, badgers, hedgehogs and riparian species should be incorporated into the construction information.

Ecological enhancement should include integrated bat and bird boxes, native tree and shrub planting, pollinator planting, log or brash habitat, invertebrate features and hedgehog permeability. The exact measures should be coordinated with the final landscape and biodiversity documents.

7.3 Biodiversity net gain

The updated Biodiversity Net Gain Assessment concludes that the current landscape proposal does not yet deliver the statutory 10% gain. It identifies losses in area-based and linear habitat units and no gain in watercourse units, with relevant trading rules not yet satisfied.

The biodiversity gain hierarchy will be followed: important existing trees, grassland and watercourse features will be retained where practicable; new planting and habitat creation will be maximised within the site; and any residual deficit will be addressed through registered off-site biodiversity units or statutory credits as a last resort. The mechanism will need to be agreed with South Holland District Council and secured through the appropriate planning obligation.

A Biodiversity Gain Plan and a Habitat Management and Monitoring Plan will be required before commencement, including implementation, management and monitoring commitments for at least 30 years.

7.4 Water environment, flood risk and drainage

The River Condition Assessment records Lambert Drain as being in moderate condition and concludes that the proposal would not change its river-condition class. No in-channel works are proposed. Construction controls should prevent encroachment and pollution, and the landscape and lighting strategy should protect the drain corridor.

The site is in flood zone 1 and not at risk of flooding. Floor levels will be 150mm above existing ground levels to align with the houses either side.

8. Historic environment and archaeology

The proposal does not rely on the demolition or alteration of a listed building and no designated heritage asset has been identified within the application site in the submitted material.

Upon checking the application for the adjacent site (application ref H05-1007-17) there was no recommendation for any archaeological study.

9. Conclusion

The proposed development is an infill scheme within the defined settlement boundary of Holbeach Drove. South Holland District Council's pre-application advice accepted that four dwellings could be appropriate in principle, while identifying the need to reduce the apparent intensity and avoid repetitive design.

The revised proposal responds directly to those concerns. It retains Lambert House as a central break in the frontage, uses four different house types, limits the development to two storeys, reduces individual footprints and provides generous plots and private gardens. The arrangement reflects the established pattern of detached dwellings while establishing a coherent and landscaped residential frontage.

The scheme provides practical on-plot parking and inclusive routes to each entrance, subject to detailed agreement of access and visibility with Lincolnshire County Council Highways. It protects residential amenity through building separation, orientation and deep gardens.

The development will retain and enhance ecological features where practicable. The identified biodiversity net gain deficit must be resolved through an agreed combination of on-site measures and off-site units or credits, supported by the statutory Biodiversity Gain Plan and long-term management plan. Flood risk, drainage and archaeology are separate technical matters that must be satisfactorily evidenced before determination or controlled by appropriate planning requirements.

The proposal represents a well-considered, low-density frontage development that is capable of complying with the relevant objectives of the South East Lincolnshire Local Plan and the National Planning Policy Framework.

References

Department for Levelling Up, Housing and Communities / Ministry of Housing, Communities and Local Government: National Planning Policy Framework, December 2024, as amended 7 February 2025.

South East Lincolnshire Joint Strategic Planning Committee: South East Lincolnshire Local Plan 2011-2036, adopted March 2019.

South Holland District Council: Pre-application Advice HPE-0045-26, 27 January 2026.

Arbtech Consulting Ltd: Preliminary Ecological Appraisal and Preliminary Roost Assessment, April 2026.

Arbtech Consulting Ltd: Great Crested Newt eDNA Sampling Report, June 2026.

Arbtech Consulting Ltd: River Condition Assessment, June 2026.

Arbtech Consulting Ltd: Biodiversity Net Gain Assessment, updated July 2026.