Dear Planning,

Please find enclosed the outline proposal details (all matters reserved) for the erection of 8 eco friendly homes consisting of 5 bungalows and 3 family homes of infill development with road frontage access from Boston Road North, Holbeach.

Applicant Name

Alan Hank Watson

Land Address

173 Boston Road North, Holbeach, PE12 8AG

Easting 535066, Northing 326440.

Land Registry Title number LL139648

Google link:

https://www.google.com/maps/place/188+Boston+Road/@52.8181057,0.0018857,237m/data=!3m1!1e3!4m13!1m7!3m6!1s0x47d7fd89bcda6bf3:0x2c79c15324e30cd9!2sHolbeach+Hospital,+Boston+Rd+N,+Holbeach,+Spalding+PE12+8AQ!3b1!8m2!3d52.8168059!4d0.0025212!3m4!1s0x47d7fd8851b23fcf:0x31981cca690d39dc!8m2!3d52.818359!4d0.002443



The total plot of land is the grassy looking area with the row of trees at the back of the 5.5 Acres (2.23 Hectares). The proposal is the road frontage of 0.54 Hectares. There is a separate access for the land to the South of my house near the bus stop sign and from Mill Road, as well as a second field access parallel to Mill Lane running by the Northerly boundary of the property on the corner. The house registered as a "school of motoring" was the property on the opposite side of the road.

Background & existing use

The property was previously part of a small holding, of which has been split down and down again by previous owners and 4.8 acres to the left of my bungalow remaining of arable land, the rest of the 5.5 acre plot being made up of my bungalow and yard, as well as the large garden area to the North of my bungalow. The land is not viable to be an arable business on its own with the property and changing some of the lands use from farmland to frontage development and agricultural use behind would improve the layout of the area whilst retaining its arable roots behind so as to sympathetically develop the area but with the ecology of the area largely unaffected. Currently there is a muddy verge that is maintained to the minimum by Highways on my side which is opposite a well maintained pathway, however if the field frontage

had a pathway too this would greatly improve the street scene and landscape of the area. It would provide a hard standing space for a bus shelter which I would be happy to offer the space for within the plans of the frontage infill development I am proposing in front of the telegraph poles to the South of my bungalow and the North of the uppermost proposed dwelling in line with guidance (https://www.lincolnshire.gov.uk/downloads/file/566/10---lcc-tsp-design-and-supervision-guide) that the Holbeach Parish Council could build with a grant http://parishes.lincolnshire.gov.uk/Files/Parish/514/UPC00011.pdf therefore no negative financial consequence on Local Government bodies as a result of this application or offer of bus shelter space. This would greatly improve transport links for an area with current business and residential use.

The total site space is 0.54 hectares in size, with one agricultural field that stretches to the rear and North of the plot, which would protect the Green Belt area sufficiently with the inclusion of the proposed development. Habitat consideration has been taken into account, with the tree line on my field being unaffected and leaving the area around this as open field to maintain the aesthetics whilst making best use of the space (Section 127e for optimised the use of the area of the National Planning Framework) along the road frontage and improving the street scene (Section 127c of national planning framework).

I am aware that this is outside of the existing marked land bank, however with how close in proximity it is to existing development, being between two other residential properties and being of equal street scene to the same over the road it would make no negative impact in that respect. Also, in consideration is the development having all amenities such as water, telephone lines, mains sewerage and electricity already there, so this would be a simple development with high impact to those that live there and low burden to existing infrastructure and the surrounding ecosystem. Boston Road North's width and accesses onto the road out front would be the same as opposite and would not greatly impact the Highway and its flow.

Please see some indicative pictures of the road frontage as it is at the moment and the detrimental street scene displayed as a result of my field side:



Looking at 173 & off to the left



Existing street scene for same position



Entrance to 173



Developed against not street scene

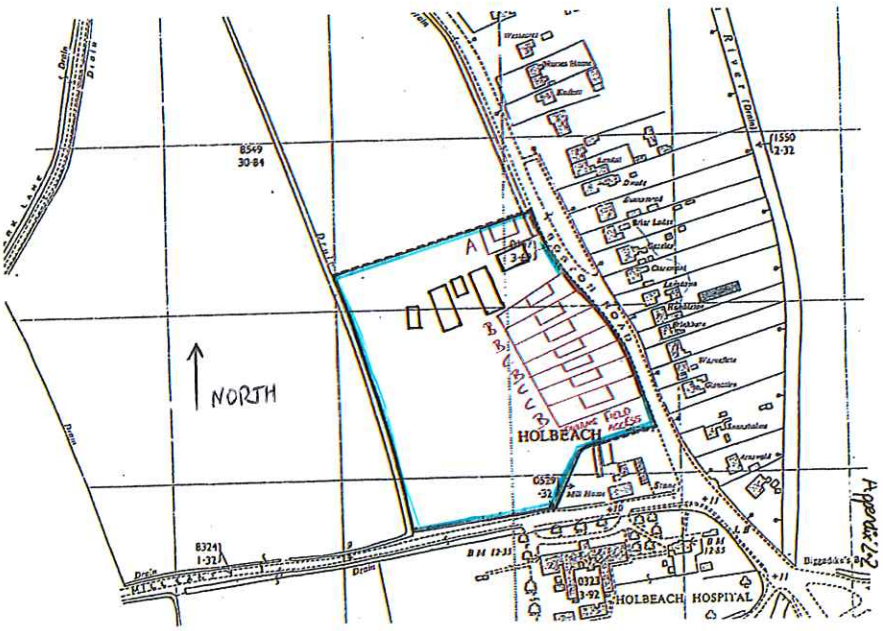
Flood Risk

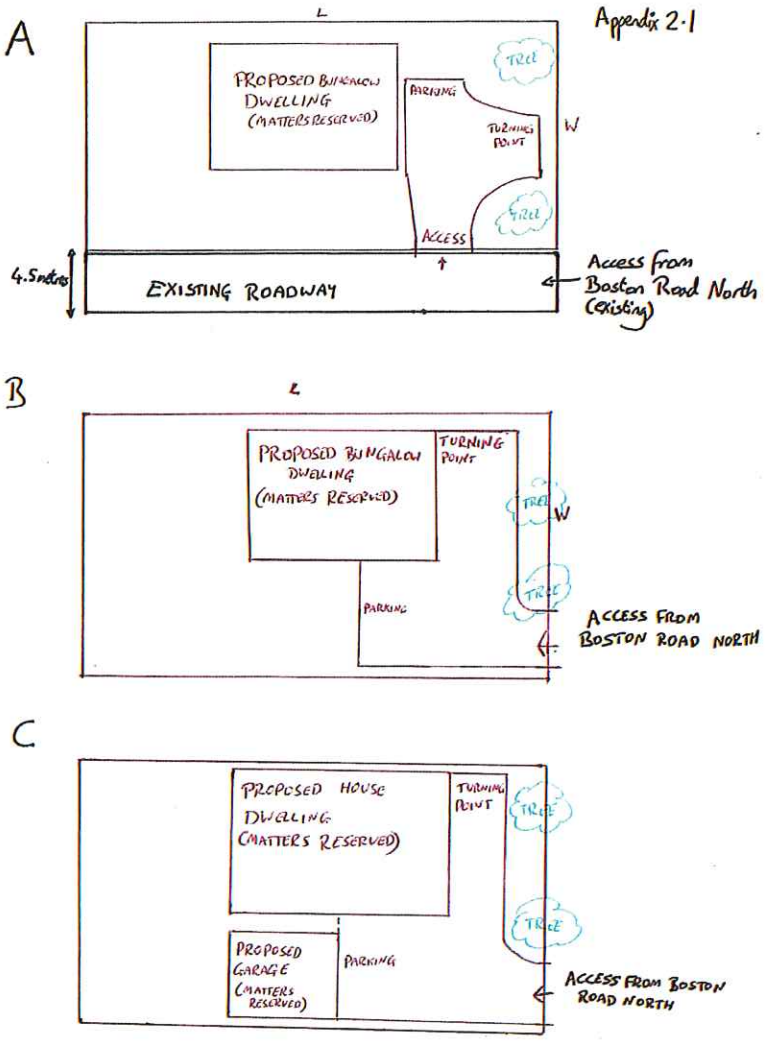
Please see attached the Land Registry report for flood risk (appendix 1), being low risk in area and not being built near any Drainage Board drains nor land dyke drains (not within 20 metres).

Site Plan and proposal

The Site Plan is proposed as Appendix 2.1 and 2.2 attached and pictured with summary key below. As each plot has a slight differential in its size due to the non uniform nature of the roadway and land, the calculated plots have been completed for floor size below more accurately. Each site is number consecutively in those calculations taking proposed 'A' as plot one through to the proposed property type B next to the field access being plot 8.

Site plan





Block plan (above)

Refuse: All properties can put their refuse and recycling at the front of their driveway in a similar fashion to those properties over the road. With the provision of the frontage as it is, there is room for each property to store refuse ready for collection off the Highway and thus avoiding such public nuisance and obstruction.

Pedestrian and vehicular access, Roads and Rights of Way

Question	Yes	No
Is a new or altered vehicle access proposed to or from the public highway?	X	
Is a new or altered pedestrian access proposed to or from the public highway?		X
Are there any new public roads to be provided within the site?		X
Are there any new public rights of way to be provided within or adjacent to the site?		X
Do the proposals require any diversions/extinguishments and/or creation of rights of way?		X

Please note that the field is road facing and has two access points already upon it. Each plot will access Boston Road North from the field side and therefore each one will have its own access. This is also where the refuse can be collected from, such as the opposite side of the road street plan. By taking each plot to 1.5 metres from the road side this leaves a disability conscious width pathway out the front but

removes amenity land such as across the road which creates long term Highway management costs such as cuts and additional drainage installation and maintenance. The Right of way for pedestrian usage out the front is implied with proximity to the Highway but accounted for in this application.

Pre application advice

I sought pre application advice from South Holland District Council reference PE-00344-20.

Key calculations for proposed block & site plan (appendix 2.1 & 2.2)

Notes for proposed 3 bungalow dwelling A

- Square plot size L = 40.0 metres, W = 18.6 metres.
- Parking provision made for two cars at 2.4 metres provision width per car (British Parking Association guidelines) taking into account space for two bicycles to park (section 106 of National planning framework).
- Planting to be agreed at Reserved matters but provision for planting made.

Notes for proposed 3 bedroom bungalow dwelling B

- Square plot size L = 38.7 metres, W = 14.7 metres*.
- Parking provision made for two cars at 2.4 metres provision width per car (British Parking Association guidelines) taking into account space for two bicycles to park (section 106 of National planning framework).
- Planting to be agreed at Reserved matters but provision for planting made.

Notes for proposed 4 bedroom House dwelling B

- Square plot size L = 38.7 metres, W = 14.7 metres**.
- Parking provision made for two cars at 2.4 metres provision width per car (British Parking Association guidelines) taking into account space for two bicycles to park (section 106 of National planning framework).
- Planting to be agreed at Reserved matters but provision for planting made.

The application is with a view to building each home to mirror the other side of the road with five 3 bedroom bungalows and three 4 bedroom family homes to maintain the street scene. The sizing of the plots is to ensure that the minimum size was avoided to keep similar to that over the road whilst considering the momentum in social opinion with the gardens. The frontage of the houses on the opposite side of the road is 12.4 metres and the bungalows have 12.1 metres. The total square plot sizes are as below:

Plot reference	Width/metres	Length/metres	Metres Squared
A	18.6	40	744
B	14.7	38.7	568.89
C	14.7	38.7	568.89

Left intentionally blank

*/**To give more exact measurements of each plot as per below:

Plot number	**Calculation** (width/northernmost length/southernmost length) *[metres]*	**Total square metres ($m^{2)}$**
1	18.6 x 40	744
2	14.7 x 40 x 43.1	610.78
3	14.7 x 43.1 x 46.4	680.61
4	14.7 x 46.4 x 48.5	697.52
5	14.7 x 48.5 x 48.3	711.48
6	14.7 x 48.3 x 46.3	695.61
7	14.7 x 46.3 x 43.4	659.79
8	14.7 x 43.4 x 40	612.99
Total exact site size		**5412.78**

Considerations: The plots are calculated as close to the value as possible, measured with a calibrated measuring wheel. The exact site and plot size has been marked in white string on the field in question should a planner or Councillor wish to see the proposal visually.

Social impacts and demands (Commercial viability)

Those whom work at the Holbeach Hospital Nursing home have suggested the application to me so as to create more appropriate housing in the area to fit the demand. This development would reduce the commute times for staff that already work a long day and improve their quality of life work balance. The existing housing stock opposite is a mix of family homes and bungalows so it would be in keeping of the area whilst supporting how much the area has grown. There is also an ambulance station right around the corner and these properties would help serve those NHS employees also. I would note as well that there are businesses such as Gallery Tiles also along the same stretch of road and these businesses would all greatly benefit from a pool of employees living closer to their place of work.

There is another group that will be positively served by this development in the older generations, who may well end up with a relative in the Holbeach Hospital Nursing home. The accessibility of bungalows in such close proximity would help residents live near their loved ones and continue to share the end of their lives together. Bungalows are in recognised shortage and I have proposed a disproportionate number of those within this application to the existing development across the road (an extra bungalow). This would help manage neighbours street scene without having to face only large family homes and keep a good balance of people living in the area with a range of property needs fulfilled.

Financially, the multiplier created from the workforce needed to complete these works for the town is exponential and will create employment for approximately 24 months for around 15 skilled labour and 3 unskilled. The additional value added to the areas matrix with the balance of residential development proposed as well as the additional revenue created with the economies of scale of it being infill development is in positive benefit for the District Council for the administration of refuse collection and other services.

Precedent

I would like to point out that such infill frontage development has been passed very near under reference: H23-0231-18. There are also plots such as application reference number H05-0906-16 which have been passed too on similar grounds. I believe with additional matters regarding the planting and I have taken note of the rural aspect of the planning given this is of equal standing but making more use of the infill space. I would be happy to consider less dense development but was conscious of the street scene being maintained.

Council employee/relative/official

I can declare I am not related to or connected to a Council Employee, relative or Elected Official.