

Planning statement for proposed dwelling on Cranmore Lane

Planning application number: H09-0141-23

Additional information to be included as part of the planning application and presented to committee provided by Barbara Griffin-Wright (Architect) to the planning officer.

- The proposal has been supported by the public in 13 letters of support from the community submitted to the local authority. These have not been made public on the local authority website but should be made available to the committee prior to meeting.
- The Holbeach Parish Council held a meeting on the 27th of February 2023 where the application was discussed and supported by them. No objections were raised. See link for the meeting:

<https://www.youtube.com/watch?v=IS0kLJWrSlc>

Quotes from that meeting

“it’s using up a parcel of land that is sitting there and has sat there for a number of years not being used and it is, yes ok technically outside of the building line but it is next door to a dwelling”,

“Also, with the good publicity things like that can generate, Norfolk you’ve got loads of them, and one in Weston that was featured in various different places and its bringing a bit more association with the area really. We could do with more houses like that”.

- There are three local authorities that refer to the South East Lincolnshire local plan. The local authorities are South Holland District Council, East Lindsey District Council and Boston Borough Council. Considering that all three local

authorities use the same local plan, the application for Cranmore Lane is should therefore be considered under the same criteria as applications in the three local authorities jurisdictions. Notably and application for a single dwelling was recently approved by East Lindsey District Council. This is a considerably larger property located outside of the boundary of the village and considered to be in open countryside.

- APPLICATION NUMBER N/100/01972/22
- Planning Permission - Erection of a detached dwelling with a detached pavilion and tennis courts with associated fencing, excavation of land to provide a pond and construction of a vehicular access. The image below is the proposed plan of the application N/100/01972/22



- Following feedback from the planning officer it was observed that the location of the proposal on Cranmore Lane is not considered to sit within the

open countryside (therefore NPPF Paragraph 80 being an appropriate type of application) or as stated in the feedback from the planning officer "*the site itself lies detached from the main built form or built -up area of Holbeach and lies extensively beyond the clearly identified settlement boundaries for Holbeach*". Therefore, it is difficult to determine how to judge the proposal as it sits within a hinterland between the open countryside and the built up area. Therefore no planning policy is applicable relating to housing.

- The proposal is on a brown field site. This site had static caravans established on it in the past with families living there. So much so there is permanent infrastructure and septic tanks that were used by those caravans. This needs to be taken into account in the consideration of this application.
- This proposal is for one house but the wider positive impact on the rehabilitation for this site should also be taken into account. This is not a site that is a greenfield. It has existing roads and infrastructure that will be reused. The natural habitats and planting strategies will rehabilitate the site for flora and fauna.
- The overall concept for the project is to design a house that is a prime example of an energy efficient home. This proposal should be seen as an exemplar for the area and also offers diversity in housing stock in the area and the country.
- Some comments were made relating to the size of the site and positioning of the dwelling on the site. This has been considered and designed around environmental conditions, flood risk assessment, existing infrastructure (so as effectively recycle existing road and reduce carbon footprint). The position also reduced visual impact on the neighbour and surrounding area by using the established boundary planting to reduce visibility in the landscape.

- The importance and emphasis of providing a healthy home for the family is also worth reiterating. The proposal is to create a synergy between home, landscape and the environment.