

DESIGN & ACCESS STATEMENT

Client: Loosegate Developments Ltd
Project: Residential development, Wignall's Gate, Holbeach, Lincolnshire
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INTRODUCTION

Just over a year ago it was reported by The Spalding Voice (20.11.19) of SHDC's plans to create woodland near every settlement in South Holland.

This is because this area has one of the lowest rates of woodland in the country and the council are looking to redress that. At the time Lord Porter explained that they had already been in discussions with developers and land owners about providing spaces in each South Holland settlement where a new wood could be created.

Lord Porter was quoted as saying, *'Ideally we'd be able to plant many hundreds of trees so there's places throughout the district for the public to walk in and enjoy. Hopefully we'll be able to get land and woods in every settlement – in every large settlement at least.'*

There is a significant shortfall of over 46ha of natural and semi natural green space in Holbeach. There is also a shortfall of 1.5ha of amenity green space and 0.4ha shortfall of provision for children and young people.

The submitted proposals go some way in contributing to this shortfall by offering a significant area of open space provision and woodland (2.9ha in total) tailored to addressing this shortfall in Holbeach.

It is important to consider this application in the context of the current permissions previously gained.

Outline planning permission was granted on 21.08.18 (planning ref. H09-0326-17) followed by reserved matters permission on 04.12.18 (planning ref. H09-0872-18) for 77 dwellings.

This application is for a full planning application to extend the site to incorporate a larger public open space plus woodland, and to increase the number of dwellings by 27.

The application includes changes to the previously approved reserved matters permission, summarised as follows:

Plot 50 dwelling type changed.

Additional dwelling (plot 102) next to plot 50.

Plot 51 garden increased and garage repositioned.

Plot 52 garden increased.

Plots 71 – 77 of reserved matters scheme omitted.

Attenuation area behind plot 66 increased and as a result rear garden of plot 67 reduced.

Public open space relocated further south.

USE

The proposed use of the site is a combination of residential development and public open space / woodland.

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The previous scheme approved under reserved matters dedicated 20% of the site to public open space (with the remaining 80% as roads and built environment comprising 77 dwellings). At that time the SHDC minimum requirement was to provide 14% public open space.

This current application combined with the previous reserved matters site dedicates 35% of the site to public open space / woodland (with the remaining 65% as roads and built environment comprising 104 dwellings).

This is an extremely generous gesture by the applicant to dedicate such a high percentage of the total site for public open space / woodland.

AMOUNT

The application site area is around 4.68ha (the overall total site including that approved under the reserved matters permission is around 8.2ha).

This application comprises 36 dwellings. 9 of these are changes to those previously approved. The net increase in dwellings is 27 above that currently approved.

The dwelling mix proposed is varied as follows:-

Market housing:

8 no. 3 bedroom bungalows (with single or double garages) [single storey].

13 no. 2 bedroom bungalows (with single garages) [single storey].

12 no. 4 bedroom houses (with double garages) [2 storey].

3 no. 3 bedroom houses (with single or double garages) [2 storey].

The combined total site area (including that approved under the reserved matters permission) is 8.2ha.

The total site-wide open space provision is increased to 2.9ha (35% of the total site). Of this total provision, 1ha is dedicated to woodland.

The current SHDC requirement for open space is 0.85ha per 1000 residents. For the total site of 104 dwellings this would equate to a minimum requirement of around 0.51ha. The submitted scheme is proposing 6 times that at 2.9ha in total.

LAYOUT

The site layout is an extension of that approved under the reserved matters permission. The general road layout is essentially the same. The site extends southwards with the open space and woodland occupying the southernmost part. The woodland occupies the southernmost tip of the site.

The dwellings extend south and wrap around the main open space area giving a sense of enclosure and security. The open space is well overlooked and forms a focal point at the end of the journey through the site from Wignall's Gate.

The opportunity has been taken to create a 'soft edge' to all exposed edges of the site. Soft landscape screening throughout provides a subtle transition between the built environment and the rural landscape.

Car parking has been carefully designed so that wherever possible garages are located back from the front of dwellings. The majority of parking is, therefore, to the sides of the homes. This helps create a better streetscape when viewed from one end as the cars are much less prominent. Car parking meets the requirements of the SELLP Appendix 6: Parking Standards.



Site layout showing dwelling types

Green – bungalows (3 bed), Mid blue – bungalows (2 bed).
Pink – houses (4 bed), Yellow – houses (3 bed).

SCALE

The proposed scale replicates that of the previously approved scheme of 77 dwellings.

The scale varies from single storey to two storeys and from 2 bedroom to 4 bedroom properties.

All properties have garages and are of a scale and form that allow the integral garages to be less prominent by pushing the garage back from the main front face of the houses.

The overall development has a scale and form which is varied and is reminiscent of traditional rural homes in the area.

LANDSCAPING

An integral part of this proposal is a generous proportion of public open space and woodland, which is 6 times greater than the SHDC requirement. The applicant is offering a unique opportunity where over one-third of the overall site is dedicated to soft landscaping.

The entire site has a soft green edge [in varying degrees] which provides variation, interest and integration into the wider landscape.



Site Layout showing landscaping principles

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Hard landscaping to publicly accessible areas will comprise generally of tarmacadam. Private areas will generally be a mixture of paving flags for pathways and block paviors for drives and parking areas. All plots will have soft landscaping comprising lawned front gardens. Trees will provide additional screening and a back-drop to the built form.

APPEARANCE

The dwelling design takes much of its influence from the traditional rural houses and agricultural buildings of the South Holland area.

A palette of materials has been chosen that provides cohesion to the scheme but also provides plenty of variation and interest. Materials have been chosen that suit the typology of the building and form.



Detached 4 bedroom house of brick, with cladding, tile roof & rooflights



Detached 4 bedroom house of brick, with timber porch, slate roof & dormer window

Brick is the predominant material and red brick is in character with the traditional buildings of the surrounding area. A number of brick types have been chosen that provide an aged appearance. In addition to brick, some buildings will feature black weatherboarding often seen on traditional agricultural buildings and barns.

The roof materials will be either a slate effect finish or pantile, both of which are commonplace in this part of South Holland. Some houses combine both roofing materials which adds further character.

Windows and doors will be cream or grey framed. Again, to offer variation and interest. Windows that occur in brickwork will have reconstituted stone cills (generally to frontages). Window head treatment will vary and will include soldier courses in a contrasting brick.



Detached 3 bedroom house of brick, with timber porch, slate roof & dormer window



Detached 3 bedroom bungalow of brick and tile

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The larger houses vary in height so as to keep the massing in proportion. Garages are generally set back from the main part of the house. Some garages have attic rooms above with either dormer windows or a rooflight arrangement combined with windows. Some garages are clad in weatherboarding. The front porches vary in type and include timber framed projecting porches or recessed porches.

ACCESS

'Access' was included as part of the matters to be considered under the original outline planning application and has been approved as part of that outline planning permission.

Every effort has been made to work with the topography in a way which affords accessibility wherever possible and within the constraints of the site.

Access and circulation by foot has been carefully considered and the layout of the site encourages walking (and dog walking) offering scope to walk and exercise around the swathes of public open space.

The principles of 'Secure by Design' are integral with the site layout, offering safe access which is well integrated with the orientation of dwellings and thus, casual surveillance from households.

The new properties will comply with the Building Regulations Part M and will include gently sloping ramped approach to principal entrance doors, level threshold and ground floor accessible toilet. Car parking is designed to be close to the dwelling to which it serves. External lighting will be provided to the bulkheads of porches (or next to front doors) with PIR activation and dusk to dawn sensors.

PLANNING CONSULTATION

The applicant has consulted with and been given pre-application advice by SHDC. Discussions have taken place with Phil Norman, Richard Hodgson, Polly Harris-Gorf and Peter Udy. Initial pre-app consultation with Polly Harris-Gorf via email/letter (pre-app ref. PE-00256-20) during August 2020 has assisted the applicant and agent to incorporate recommendations put forward by SHDC.

As part of the SHDC consultation, LCC Highways confirmed that an extension to the existing development would not be unacceptable in highway terms. The existing approved road layout and the site's junction with Wignall's Gate would be capable of accommodating the additional vehicle movements. The additional movements would not be expected to push any parts of the local highway network over their operating thresholds.

The applicant/agent have taken into consideration pre-app advice for a preference for adoptable highways. The submitted scheme, therefore, has increased the amount of adoptable highway compared with initial designs. This includes extending an adoptable highway between plots 92- 98 (leaving only plots 99-101 served off a non-adopted access). Similarly, plots 73-74 are the only other plots served off a non-adopted access. These properties have access to refuse collection points, one of which serves just 3 dwellings and the other serving only 2 dwellings.

The applicant has consulted with forward planning officer, Peter Udy, in connection with the need for woodland in South Holland.

The following table is a list of open space in Holbeach that compares provision with need as set out in the open space assessment prepared as evidence for the SELLP.

Holbeach	TOTALS	SEL Standard / 1000	Population Ward requirement	10458	Difference
Amenity Greenspace	6.26	0.75	7.84		-1.58
Provision for children and young people	0.65	0.10	1.05		-0.40
Park and Garden	2.88	0.10	1.05		1.83
Civic Space			0.00		0.00
Allotments	4.77	0.30	3.14		1.63
Churchyards and Cemeteries	7.12	0.57	5.96		1.16
Natural and Semi natural Green Space	0.38	4.50	47.06		-46.68
SUB TOTAL	22.06				
School and College pitches	2.99				
TOTAL	25.05				

Summary table showing open space data supplied by SHDC

The natural and semi-natural green space category is 46.68ha short and so any proposal which offers the ability to increase this provision is welcomed by SHDC.

CONCLUSION

Hopefully we'll be able to get land and woods in every settlement – in every large settlement at least.' (Gary Porter).

There is a significant shortfall of over 46ha of natural and semi natural green space in Holbeach. There is also a shortfall of 1.5ha of amenity green space and 0.4ha shortfall of provision for children and young people.

This planning application is a positive contribution to addressing this shortfall by offering a significant area of open space provision and woodland (2.9ha in total) tailored to addressing this shortfall in Holbeach.

The total site-wide open space provision as a result of this scheme is increased to 2.9ha (35% of the total site). Of this total provision, 1ha is dedicated to woodland.

The submitted proposals are a seamless extension of what has previously been approved under reserved matters. The road network is similar and the dwelling designs are to the same standards of those currently under construction.

LCC has raised no concerns with extending the development by the number proposed and don't feel it will have any adverse impact on the wider road network.