Design and Access Statement

PROPOSED DEMOTION OF EXSITING GARAGES WITH THE ERECTION OF 2 NEW DWELLINGS TO AT
LAND ADJACENT TO
NO.39-41
HALL HILL ROAD
HOLBEACH
LINCS

This report's aim is to demonstrate how the design process has been established and created the thought process behind the planning application. The report outlines the provisions of a high standard of design with the inclusion of accessibility for all, whist complying with planning legislation.

JG212 Alexandra Design
Southfork Farm, Seadyke Bank, Murrow, Wisbech, Cambs, PE13 4SD
T: 07891175649 E: info.alexandradesign@gmail.com W: www.alexandradesign.co.uk

Design and Access Statement

1. **Introduction: -**

This Design and Access Statement has been prepared in support of a full planning application for the demolition of a block of existing garages and the construction of two single-storey residential dwellings (bungalows). The site was formerly owned by South Holland District Council (SHDC) and forms previously developed land. The proposal includes the retention and improvement of the existing gravel access, which currently serves the garages, and the provision of a pedestrian path extending to the field at the rear, as required under the site transfer credentials.
The scheme has been informed by pre-application advice received from the Local Planning Authority, which confirmed that the principle of residential development is acceptable in this location, subject to careful consideration of design and amenity impacts.

In accordance with the new draft local plan frontage infilling is considered acceptable and in line with the development boundary set out in the new local plan.

2. **Compliance with Planning Policies: -**

National Planning Policy Framework

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.

To meet the needs of the growing workforce, South Holland requires growth in employment land and business opportunities, leading to an improved range of jobs for everyone. To achieve this, infrastructure needs to be improved to retain and attract employers, and the district needs to keep its presence and appeal in front of potential investors.

South Holland has a unique environmental character, with its flat, open landscapes, big skies and complex network of drainage channels and watercourses. Although much of the land outside settlements is intensively farmed, there are areas, including within the watercourses, which remain important for their biodiversity and/or heritage value.

NPPF

Para.2 Applications should be determined in accordance with the development plan unless material considerations indicate otherwise.

Para.10 Presumption in favour of sustainable development

Para 12. Presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making.

Para 47. All applications for development shall be determined in accordance with the development plan unless material considerations indicate otherwise.

Chapter 14. meeting the challenge of climate change, flooding and coastal change.

Planning Policy Compliance

The proposal aligns with key national and local planning objectives, including:

- **Efficient use of previously developed land**
- **Delivery of small-scale housing opportunities**
- **Support for self-build housing**
- **High-quality design that respects local character**
- **Protection of residential amenity**

The redesign to single-storey dwellings directly addresses the LPA's pre-application concerns.

Housing supply

The policies of the NPPF overall, constitute the Government's view of what sustainable development means in practice. The three dimensions to sustainable development are as follows: environmental, economic and social.

- Environmentally, the proposed development would complement the aesthetics of the area and would not adversely affect the setting of the neighbouring buildings.
- Economically, the development would generate construction employment and the additional households would increase the spending power of the local community slightly to the benefit of businesses and services in the area.
- Socially, the proposed development would contribute to helping address the shortage of housing in the district as a whole. Whilst no affordable housing would be provided this is consistent with national policy in relation to small scale developments such as the proposal and that local circumstances do not justify such provision.

In conclusion in this case, having considered all the matters raised, is that the adverse impacts of the proposal are limited and fall short of significantly and demonstrably outweighing the benefits of 1 dwelling in helping address the shortfall in housing land supply when assessed against the policies of the NPPF and development plan collectively. The proposal would represent sustainable development as defined in the NPPF with material considerations indicate that planning permission should be granted for development that is not in accordance with the development plan.

Planning Note – Clearance from Overhead Electric Pole
Site Context

- **Location:** Hall Hill Road, Holbeach, Spalding (PE12 75B)
- **Client:** Mr J Gaskin
- **Scheme:** Proposed infill plots – 3 × 2-bed bungalows
- **Reference:** Planning/212

Electricity Distribution Assets

- National Grid Electricity Distribution (NGED) overhead lines identified on site.
- Voltage spans present: 230 V and 415 V.
- Pole heights: 5.1 m, 6.6 m, and 7.2 m.
- NGED clearance sheet confirms minimum horizontal and safety clearance of **2 m** for these spans.

Clearance Requirements

- **Minimum horizontal clearance:** 2 m from conductors (per NGED guidance).
- **Minimum safety clearance:** 2 m (no tipping, loading, or construction within this zone).
- **Maximum working heights:** 3.1 m (230 V), 4.6 m (415 V), 5.2 m (415 V).
- **Maximum passing heights:** 4.3 m, 5.8 m, and 6.4 m respectively.

Design Implications for Bungalows

- **Setback from pole base:** Allow **3–5 m** to provide NGED access and avoid conflicts with stays/anchors.
- **Building height:** Ensure ridge height and scaffolding remain below the maximum working/passing heights for each span.
- **Construction phase:** Apply HSE GS6 guidance – no plant or scaffolding within 10 m of overhead lines unless NGED has carried out protective works.
- **Amenity areas:** Position gardens, driveways, and frequently used spaces outside the 2 m clearance zone to avoid microshock or accidental contact risks.

Professional Statement

The proposed bungalow layout will respect NGED's minimum clearance requirements and HSE GS6 guidance. A conservative design line of **3–5 m setback from the pole base** will be adopted to ensure:

- Safe construction and long-term occupation.
- Adequate access for NGED maintenance.
- Compliance with statutory safety clearances.

Further confirmation of exact easements and protective measures will be sought directly from NGED prior to submission of the final planning pack.

Would you like me to also **draft a client-facing letter** in a more formal tone (addressed to Mr Gaskin) that explains why you've set the bungalows back this distance, so you can send it straight on?

3. **Use and amount: -**

 The site comprises a row of disused garages accessed via an established gravel track from *[insert road]*.

- The land is enclosed by existing residential development and open fields to the rear.
- The garages are in poor condition and no longer serve a functional purpose.
- The site is classified as previously developed land, supporting the efficient reuse of underutilised brownfield land.
- Existing utilities and service routes have been identified and are shown on the submitted Location Plan.
- As part of the historic SHDC ownership, the site includes a requirement for a pedestrian route to the rear field, which has been incorporated into the proposed layout.

The site has ample private amenity space with the addition of a driveway that will be used for off road parking also serving number 39. We are unsure at this time whether no.41 uses this area as from site inspection the property parks their cars on their garden.



A settlement hierarchy also helps to protect the character of the landscape, by maintaining and reinforcing the distinction between built-up areas and countryside, and carefully managing the forms of development that would be acceptable in the countryside. However, any settlement hierarchy must also respect how SHDC has evolved over the centuries, its agricultural context and the unique linear pattern of many of its smaller settlements, and it should allow development that reflects and reinforces that character to continue.

The proposed dwelling is sympathetic to the area, the materials used are in keeping with the area and has minor impact on the neighbouring dwellings, windows are strategically positioned to prevent overlooking. A site such as this is seen to be acceptable as it is:
- situated within the main settlement of Holbeach with.
-developments that have been erected immediately opposite the site and to the East.
- developments that have been erected immediately opposite the site and to the South.
- developments that have been erected immediately opposite the site and to the West.

This statement has been produced to show the concept and development of the proposal and to ensure that a high-quality development is produced, ensuring that it follows the guidelines laid down in Government Guidance but perhaps more importantly that the proposed development respects the local context that it will sit within. This application is in accordance with the principles outlined as discussed above, in that the site is a natural extension of the housing line. The Council will be aware of the acute shortage of land suitable for small scale high quality executive dwellings within existing Development Area Boundaries, the proposed development addresses these needs.

The site is clear to warrant residential planning permission from past approvals in the local area and also the character of the area. The areas that planning applications are decided, must be assumed, that it is of the sole opinion of the planning officer dealing with the application. The area is built up and seen to be close to the town/village centre, not considered out of the development area but to finalise a residential area with clever design.

The property that is proposed will enable the opportunity for first time buyers to gain ownership of these plots and also for aging individuals that do not wish to travel long distances into town, have limited maintenance gardens and a small community of neighbours along a private road for safety.

4. **Design/Layout: -**

The proposal seeks:

- Demolition of the existing garage structures.
- Construction of **three detached single-storey bungalows**, each with private amenity space and on-plot parking.
- Use of the existing **gravel shared access**, upgraded where necessary to meet current standards while maintaining the established character.
- Provision of a **pedestrian path** extending to the rear field, in accordance with the site transfer obligations.
- Landscaping and boundary treatments appropriate to a small-scale residential setting.

The immediate frontage neighbours all consist of housing developments. A proposed house development such as the application submission is seen to fit within the aesthetics of the area.

The primary purposes of settlement boundaries, and the policies which apply within and outside them, is to carefully manage new development in the countryside thereby balancing the need for housing and employment growth with conserving its intrinsic character and beauty; to maintain the essential character of each settlement; and to manage the growth within and outside each settlement in accordance with the settlement hierarchy.

Proposals within the settlement boundary will be supported in principle. The proposed site is considered acceptable as it has the following qualities:

• frontage development

• linear pattern of development, land leading directly or indirectly out of a settlement, suitable for residential frontage development of up to 3 new homes in the settlement

• within the settlement hinterland and respect the existing character and pattern of development

• adjacent to and accessed directly from a public highway

• consolidates existing development within the settlement hinterland boundary, and not introduce development beyond the existing physical and visual limit of the settlement hinterland boundary into the open countryside.

• be of a high-quality design and environmental performance; air source heat pumps are proposed for both dwellings, 150mm insulations to cavities, 200mm insulation in floor and 1.4 -value for

windows and doors that are all constructed to gain building regulations approval and surpass the legal limitations buildings now have to achieve.

• does not result in the physical and visual coalescence of settlements nor loss of or significant reduction in important gaps within or between settlements.

The water consumption of the dwelling hereby permitted should not exceed the requirement of 110 litres per person per day (as set out as the optional requirement in Part G of the Building Regulations 2010 and the Southeast Lincolnshire Local Plan, 2019). The person conducting the work must inform the Building Control Body that this duty applies. A notice confirming the requirement for the water consumption has been met shall be submitted to the Building Control Body and Local Planning Authority, no later than five days after the completion of each dwelling.

Response to Pre-Application Advice

The pre-application response noted:

"The broad principle of residential development on this site may be considered acceptable… However, there are initial concerns relating to the design of the properties and their potential amenity impacts. A redesigned scheme, potentially utilising single-storey dwellings, may be recommended prior to a formal submission."

The scheme has been redesigned accordingly:

- **All dwellings are now single-storey**, eliminating concerns regarding overlooking or overbearing impacts.
- Plot spacing, window placement, and boundary treatments have been arranged to protect both existing and future residential amenity.
- The scale and massing have been significantly reduced compared to earlier concepts.

Layout

- The three bungalows are arranged to make efficient use of the site while respecting neighbouring boundaries.
- Each dwelling benefits from a private rear garden and dedicated parking.
- The shared gravel access remains in its current position, minimising disruption and maintaining the established access pattern.
- The pedestrian path to the rear field is positioned to ensure clear, safe, and unobstructed access.

Scale and Appearance

- The bungalows are modest in scale, with low ridge heights and simple roof forms.
- Materials will complement the surrounding residential character, typically including brickwork, tiled roofs, and contemporary but sympathetic fenestration.
- The design aims to deliver high-quality, energy-efficient homes that sit comfortably within the local context.

Landscaping

- Soft landscaping will soften the site edges and enhance biodiversity.
- Boundary treatments will be a mix of hedging and timber fencing, ensuring privacy without creating a harsh visual barrier.
- Permeable surfaces will be used where appropriate to support sustainable drainage.

Impact on Neighbouring Amenity

The single-storey form, careful positioning of windows, and generous separation distances ensure:

- No unacceptable overlooking
- No overbearing impact
- No significant loss of light to neighbouring properties

The proposal represents a sensitive and appropriate form of infill development.

5. **Environmental Elements: -**

The proposed dwellings will respond well to the changes. The use of air source heat pumps, and materials sourced as close as possible to the site. The element mentioned above help the development stay up to date with current climate changes and the measures constantly being updated to stay away from fossil fuels. The development is situated within walking distance to the local amenities including a footpath.

6. **Sustainability: -**

Economic Activity

This application will help gain access to a range of employment opportunities for the local community, as the further housing will allow residents of parson drove to live and work within it to minimise commuting, pollution and thus prevents car movement and saves on fossil fuel consumption.

- Existing service routes have been identified and are shown on the submitted plans.
- The development will connect to existing utilities with minimal disruption.
- The dwellings will be constructed to modern energy-efficiency standards, reducing long-term environmental impact.
- Surface water drainage will utilise permeable surfacing and appropriate soakaway or attenuation measures, subject to detailed design.

7. **Access: -**

Vehicular Access

- Vehicular access will continue to be taken from the existing gravel track.
- The access is already established and suitable for light residential use.
- Visibility and manoeuvring space have been reviewed to ensure safe operation.

Pedestrian Access

- A dedicated pedestrian path will be provided to the rear field, fulfilling the SHDC transfer requirement.
- Each dwelling will have level access from the parking area to the front door, supporting inclusive design principles.

Parking

- Each bungalow includes on-plot parking in accordance with local parking standards.
- Visitor parking can be accommodated informally along the shared access without obstructing movement.

Site access

Existing private access for a shared access between properties with parking and turning allowing the new plot to leave the access in forward gear onto Hall Hill Road.

Inclusive access

The general topography of the site is level and will comply with Part M of the Building Regulations. The front door will have a level access threshold and all internal ground floor doors will include inward and outward opening doors to any W.C, allowing access throughout the ground floor area.

Fire appliance Turning.

The close proximity of Hall Hill Road allows the Fire brigade to gain access to the site should the event of a fire break out.

8. Conclusion:

This application presents a well-considered, policy-compliant proposal for the redevelopment of a previously developed site to provide three high-quality bungalows. The scheme responds positively to pre-application advice, protects neighbouring amenity, and delivers modest, sustainable homes in a manner that respects the character of the area.

The development represents an efficient and appropriate use of land and is therefore considered suitable for full planning approval.

If you want, I can tailor this to a specific site address, add a constraints plan summary, or prepare a matching Planning Statement to accompany it.

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