Battlefields Lane North, Holbeach

Design and Access Statement

March 2018

Client: Naylor Farms

Project: Outline application for the erection of up to 12 self build/ custom dwellings

Project no: 414

STUDIO11
architecture

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1.0 Introduction

1.1

This Design, Access and Planning Statement accompanies an outline planning application for the erection of up to 12 self build/ custom build homes with access from Battlefields Lane North.

1.2

The application has been submitted in outline with all matters reserved. An illustrative site layout, house design, design code document and illustrative artists impressions have been provided which indicates how the site could be developed to provide a safe sustainable environment for the occupants of the new homes.

1.3

This statement forms part of a series of reports and documents submitted in support of the planning application.

1.4

The Council is currently unable to demonstrate a 5-year supply of deliverable housing sites. In this context, local planning policies relating to the supply of housing are considered to be out of date and the principle of residential development is acceptable subject to other material planning considerations.

This planning application responds to the significant shortfall in housing, in particular in the self build/ custom build area of the market.



2.0 The Vision

2.1

The vision for these proposals is driven by an aim to create high quality, highly sustainable homes which contribute to the general housing need as well as the need for self-build/ custom build plots within the District.

The proposals also aim to promote the Governments aspirations to improve the supply of land for self-build/ custom building by providing a site of sufficient size and density which would be an attractive proposition for self-builders. The provision of self-build serviced plots adds diversity and variety to the housing market, offering an alternative to mass developer housing. Currently there are 38 applicants on the South Holland District Council register and these proposals aim to make a contribution in reducing the number of applicants awaiting serviced plots within the South Holland District.

3.0 Planning Policy Review & Material Planning Considerations

3.1 The Current Need for Housing

The Council have identified that there is a shortfall in the five-year housing land supply for South Holland. The last published assessment puts the supply at 4.1 years. This equates to a shortfall of well over 1,000 dwellings in the immediate 5 year period.

To assist the delivery of housing and diversify the housing market the Government introduced the '*Self-build and Custom Housebuilding Act* ' in 2015. This act places a requirement on local authorities to establish a local register of individuals and groups that wish to acquire serviced plots of land to develop into self-build and custom housebuilding projects. Currently the South Holland District register contains the names of 38 applicants that wish to either self-build or work with a developer to customise a home. This suggests that not only is there a shortfall in general housing across the District but that there is also a significant shortfall in the provision of serviced sites offering the opportunity for self-build and/ or custom homes.

The National Planning Policy Framework (NPPF) seeks to significantly boost the supply of housing and advises that applications should be considered in the context of the presumption in favour of sustainable development. In the context of a shortfall in the supply of housing land, paragraph 49 of the NPPF states that '***policies for the supply of housing are out date***'. This policy approach is intended to ensure that housing can continue to be delivered to meet social and economic needs, even where a Local Plan is out of date. The South Holland Local Plan is out of date, both due to its age and the fact that the supply of housing is currently inadequate.

As a result, Local Plan Policies SG3 and HS3 are out of date. Policy H7, which relates to acceptable uses on land beyond defined development boundaries and SG4, which seeks to protect the countryside, are not out of date, but carry r educed weight in decision making.

This effectively means that policies which might seek to restrict residential development at the application site are accorded relatively little weight, particularly when considered in the context of the importance which the NPPF places on meeting housing needs. In this context, proposals for housing must be judged on their merits, and in light of the presumption in favour of sustainable development. Sites such as this may therefore be considered suitable locations for residential development to meet immediate housing needs, irrespective of restrictive policies in the adopted Local Plan.

The provision of new housing to meet an identified need is a material consideration which should be given great weight in the determination of this planning application. This is made clear by the NPPF, which notes at paragraph 49 not only that polices for the supply of housing are considered out of date when there is an insufficient supply, but also that '***Housing applications should be considered in the context of the presumption in favour of sustainable development***'.

3.2 A Sustainable Location for Development

Holbeach is a sustainable location for development. It is well provided with local services including shops, a post office, community and education facilities, as noted in section 4. Its proximity and public transport links to Spalding, Kings Lynn and Peterborough, with their substantial range of facilities and services, means that residents day to day needs can be met in a sustainable way. Residents of the proposed scheme could walk and cycle to the town centre with the High street being approximately 20 minutes walk from the site. The 505 bus service between Kings Lynn and Spalding runs through the town every hour and several bus stops are provided along Fleet Street, the High Street and Spalding Road. Excellent national rail services are accessible from Peterborough.

It is also accepted that low emission vehicles are a sustainable method of transport and this scheme is designed to take advantage of, and encourage the home occupiers to use low emission vehicles where possible. Facilities will be provided in each home which allow the occupants to use a battery electric vehicle, plug-in hybrid vehicle or extended range electric vehicle on a daily basis.

Holbeach is defined within the South Holland Local Plan as an *'Area Centre'* and as such is defined as a location where significant future growth can occur. This status is reflected in the new emerging South East Lincolnshire Local Plan and reinforces that the Council has a settled view that Holbeach is a sustainable location for development.

In summary, it is evident that the site represents a sustainable location for development. It is located nearto the settlement boundary of an Area Centre, adjacent to a recently approved housing scheme and adjacent to a proposed allocation within the South East Lincolnshire Local Plan. Taking account of these considerations and set against the background of a severe housing shortfall, it is clear that the principle of residential development is acceptable.

3.3 Economic Sustainability

The construction period for the proposed development would bring employment directly to Holbeach; this has the potential to benefit those particularly in need, such as the unemployed and young people.

Residential development is also likely to increase the demand for existing services within the settlement and the surrounding area, and so ensure that they are retained in the long-term. There has been a general trend nationally of declining services and facilities in rural communities, due in large part to increasing reliance on car travel, changing trends whereby people will travel further to access even convenience shopping facilities. The additional local demand created by new residents is therefore necessary to ensure that the facilities Holbeach has are not lost over time.

Economic sustainability is also enhanced by having a more varied mix of residents within the District and in particular from a more socio economic type of resident. This type of resident would traditionally seek Executive Housing which is currently not catered for within the District to any degree. The increase in provision of Executive Housing would also increase in revenue for the District through higher council tax generated by the provision of homes within the highest tax band.

The NPPF recognises that the new residential development is a

driving force for economic development. Paragraph 17 of the NPPF states that:

‘ ...planning should...proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth.’

The role that housing plays, as a driving force for a successful economy, is one of the main reasons that Governments are keen to boost house building in times of economic stress. In addition to the direct benefits outlined above, it is also the case that insufficient housing leads to serious negative effects, such as inflated prices and worsening affordability. It restricts choice in the market, encouraging those who can move further (generally higher earners) to move away, whilst those who cannot are forced to live in housing which does not meet their needs. For these reasons, paragraph 21 of the NPFF identifies **‘any lack of infrastructure, services or housing’** as a **‘barrier to investment.’**

Businesses will therefore naturally be drawn to areas with a good supply of housing. They will want to be in an area where all of their employees can find suitable housing, which is affordable to them. They will also want to be located where there is a good range of housing available, from smaller, more affordable housing, to family and executive housing. A lack of any of these types of housing can deter business from locating in any one area.

In light of these considerations, it is clear that a sufficient amount, variety and quality of housing is required not only to avoid stagnation in the local economy and secure existing local jobs, but also stimulate new economic growth. The houses proposed by this application would make a valuable contribution in this regard.

3.4 Environmental Sustainability

The application site currently represents a poor habitat for wildlife, being an intensively farmed agricultural field. The addition of garden land with kitchen gardens, bird boxes and insect houses within the landscaped areas has the potential to improve the site as a wildlife habitat.

The proposals would significantly exceed building regulations for thermal efficiency. The dwellings will be highly insulated, fitted with low energy systems throughout and generate their own electricity for use by its occupants as and when required. As such, the development can make a positive contribution to the reduction of carbon emissions across the lifetime of the homes, and therefore contribute to the mitigation of climate change.

The sustainability of the location in terms of the sites proximity to public transport routes and local facilities would help to reduce the number of car journeys required, encourage more sustainable transport choices and therefore contribute to a low carbon economy. Residents have a realistic option to take public transport to Peterborough, Spalding or Kings Lynn for both work and recreational purposes. Indeed given the installed infrastructure within each home allowing the occupants to own, charge and maintain a low emission vehicle that this demonstrates that the proposed new homes will be highly sustainable.

Further detailed information on the sustainability measures proposed within each home is outlined within Section 6 of this report.

3.5 Social Sustainability

Providing housing at a time of acute need, when affordability of homes continues to worsen is an important contribution to the social life of the community. It allows residents to access housing that is suitable and appropriate for their needs. It allows families to grow and continue to live locally, and employees to live a comfortable distance from their places of work. We note that the Inspector assessing the emerging Local Plan has already concluded that the housing targets within that plan will need to be revised upward, in part so as to render housing more affordable.

This development will benefit future residents through its accessibility to local services, and to the main employment areas. Residents will benefit from modern high-quality homes, with exceptional thermal efficiency, driving down the cost of their energy bills.

This development can be achieved with no unacceptable loss of amenity to the surrounding residents, and will provide a good level of amenity for residents of the new development, as well as contributing to sustaining Holbeach as a thriving local community.

3.6 Flood Risk

The application site is located within Environment Agency (EA) Flood Zone 3—assessed as land at a high risk of flooding (having a 1 in 100 or greater annual probability of river flooding or a 1 in 200 greater annual probability of flooding from sea in any year). The requirement for a site specific Flood Risk Assessment is therefore triggered and a copy is enclosed within this application.

The Planning Practice Guidance (PPG) advises that the NPPF sets strict tests to protect people and property from river and sea flooding and, where these tests are not met, new development should not be allowed. Paragraph 100 of the Framework advises that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk . Paragraph 101 adds that the aim of the Sequential Test is to steer development to land with the lowest probability of flooding and that the Strategic Flood Risk Assessment (SFRA) will provide the basis for applying the Sequential Test.

A comprehensive review of housing sites in the District has already been carried out as part of the Councils Strategic Housing Land Availability Assessment (April 2017) and through background work for the South East Lincolnshire Local Plan—Which has now reached the final stage of preparation. Therefore, if there were more suitable housing sites in Flood Zone 1 these would already have been identified and brought forward to address the current shortfall in housing land supply.

Recent guidance from the Environment Agency has confirmed that where sites are within Flood Zone 3 (EA Mapping) and no sequentially preferable sites are available in Flood Zone 1 & 2 that the District Authority should accept that some development must be accepted within Flood Zone 3, but they then should revert to the latest flood mapping within the South Holland Strategic Flood Assessment to assess the sites true probability of flooding. The site specific Flood Risk Assessment considers the site and flood risk in some detail. It concludes that the sequential test is passed and that the exception test should then be applied.

The exception test is set out in paragraph 102 of the NPPF and is a method to demonstrate that flood risk will managed in a satisfactory way where development needs to go ahead in situations where suitable sites at a lower risk of flooding are not available. There are two parts to the Exception Test and both parts need to be passed for the development to be allowed. The proposed development needs to demonstrate that it will be safe for its lifetime and that it provides wider sustainability benefits to the community which outweigh flood risk.

The proposals are designed to directly address the Exception Test with the design of the buildings. All homes on the site will have ground floor finished floor levels 500mm above the existing ground level and flood resilient construction 300mm above the finished floor level therefore ensuring that the property and its occupants will be safe for the 100 year life of the development. Significant sustainability benefits would also be provided by the proposed development for Holbeach and the wider District. The homes proposed would be highly energy efficient, sustainable homes incorporating high quality architecture similar to a 'Paragraph 55' home. The scheme would also make a significant contribution to housing need and in particular for self-builders looking to create their home within the South Holland District. There are currently no sites specifically aimed at self-builders within the District and this is borne out by the current Self-build Register which contains 38 applicants. This approach to development also brings socio economic benefits by providing executive homes allowing existing residents to stay within the District and improve their lifestyle as well as encouraging new residents into the District. It is therefore felt that as there is no other sites that offer these benefits within the District the benefits of the proposals are significant and therefore the Exception Test is passed.

3.7 The Presumption in Favour of Sustainable Development

The presumption in favour of sustainable development applies to proposals for residential development, as directed by paragraph 49 of the NPPF. Paragraph 14 states that where local policies are out of date, planning permission should be granted unless:

- **'any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or**
- **Specific policies in this Framework indicate development should be restricted.'**

There are no policies which indicate that this development should be restricted. As such, development should be permitted unless there are adverse impacts of such severity that they **'significantly and demonstrably outweigh the benefits'**. This is a high policy test, and one which requires clear and substantial reasons for refusing the application. The benefits are clear—the provision of high quality, sustainable housing at a time of acute housing need, in a location that the Council has already concluded is sustainable, which boasts excellent transport links and good local services.

Set against this are conflicts with policies that are either out of date or carry reduced weight. In particular policies such as those restricting development in the open countryside should be given very limited weight in decision making as such conflicts cannot significantly and demonstrably outweigh the benefits of the proposals. We do not believe that there would be any adverse impacts that would significantly and demonstrably outweigh the considerer able benefits, and we believe that planning permission should therefore be granted without delay.

4.0 The Development in Context

4.1 Character Assessment

Holbeach is a typical Fenland settlement, located along the A17 between Spalding and Kings Lynn. Holbeach is identified in the South Holland Local Plan 2006 as an Area Centre and benefits from a range of services, employment opportunities and acts as a focal point for the surrounding rural area.

The site comprises of approximately 2.43 hectares of land on the north-eastern edge of Holbeach. To the north of the site lies residential development and to the south the A17 with further residential development beyond including an agricultural field currently proposed as an allocated site within the South East Lincolnshire Local Plan.

The application site is currently agricultural land and benefits from road frontage to its north-western boundary. The site is located within a relatively flat landscape but does benefit from mature trees and vegetation to the south of the site bounding the A17 which largely screen the site from public view.

The site lies in close proximity to the settlement centre and is within 20 minutes walking distance of its centre and associated amenities.



Plan Showing Amenities, Housing Commitments and Proposed Housing Allocations within Holbeach

4.2 Physical Influence

At an early stage it was felt that the design of the scheme should be influenced by both the Holbeach architectural vernacular where possible and the sites position within the settlement. The scheme has therefore been designed in a modern context with vernacular architecture which responds directly to the site constraints and end use of the homes. The design principles incorporated are intended to provide a modern sustainable housing scheme that seeks to create its own sense of place but also deals with flood risk issues and the land availability problems faced by self builders.

The site presents few constraints to development. The topography of the site is comparatively flat, with mature perimeter landscape features to the south. The two main key constraints to the site are the A17 to the south and the drain forming the sites boundary to the west.

These constraints have shaped the proposals and demonstrate that it is possible to have a low density high quality development in this location.



View into the site from the south-west



View into the site from the north-west



View into the site from the A17



View of site from footpath connection to Battlefields Lane

4.3 Social Context

The development will deliver twelve self build/ custom build homes, adding variety to the type of housing that can be purchased within the District. This allows existing South Holland residents to remain within the District if they wish to build their own bespoke home.

4.4 Economic Context

The proposals aim to provide a mechanism for local people to remain in Holbeach but opt for a less 'mass developer' approach to living, by providing a modest site of self build plots which can be developed into a high quality housing scheme.

A good example of this approach is the recently approved 'Paragraph 55' home (H02-0968-15) off Plank Drove, Crowland which is currently under construction. This home was designed as an exemplar home for an existing Crowland resident that sought a lifestyle and home that could not be provided by the mass developer housing being currently constructed in Crowland. The planning permission granted by the Planning Committee in 2015 enabled the resident and his family to remain in Crowland. Maintaining his local business and allowing his family to continue to contribute to the South Holland District.

The scheme as proposed would also add to the significant housing need within the District as well as providing a direct contribution to the need for self-build/ custom build houses within the District.

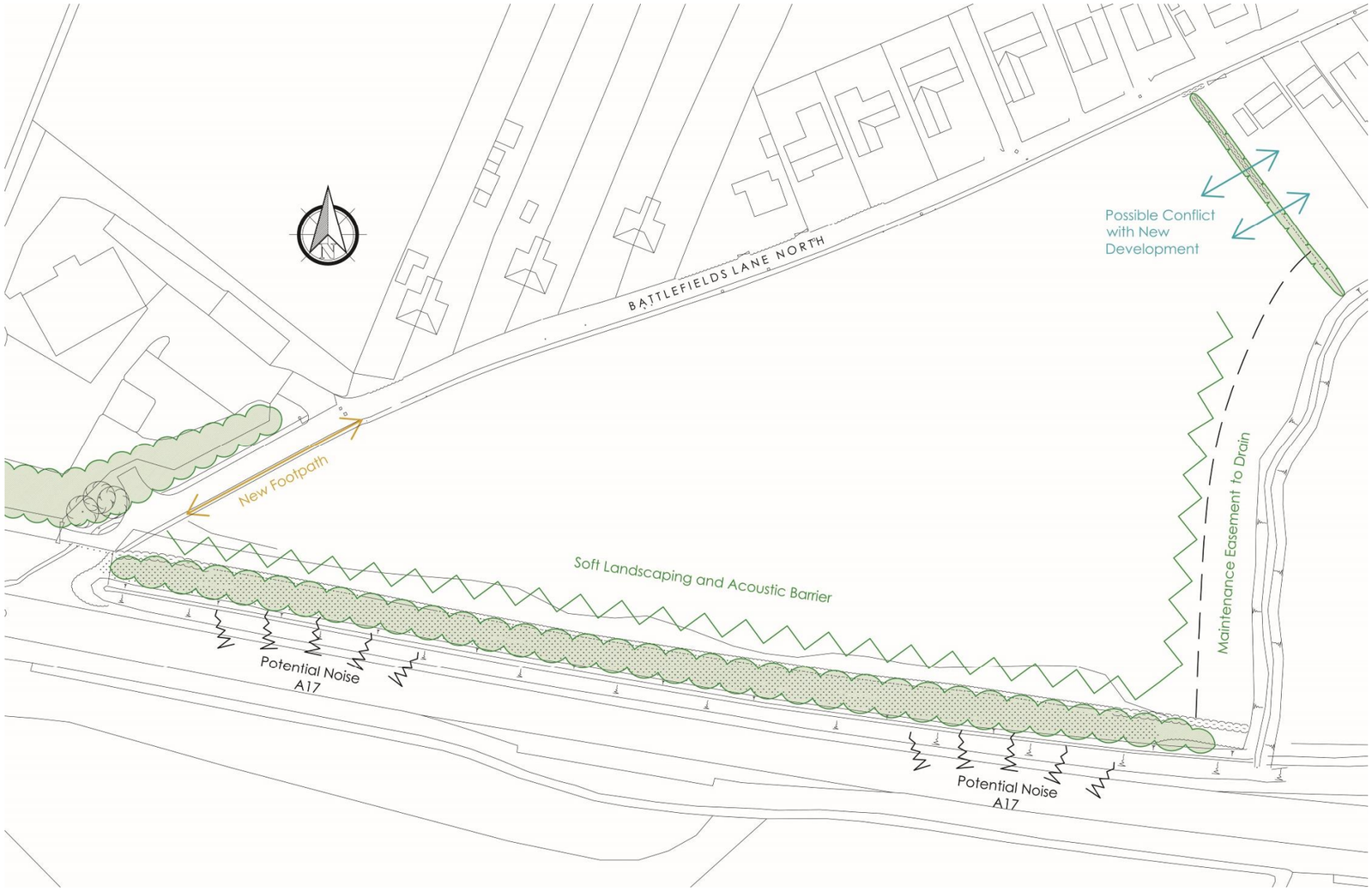
4.5 Involvement

Informal consultations have been undertaken with Planning Officers which have informed the submission.

4.6 Constraints & Opportunities

The site is within a few of minutes walking distance of the town centre and is served well with footpath and public transport connections.

The main constraints to the scheme are in providing new homes that are sustainable, affordable and contribute to Holbeach and the wider District.



Opportunities & Constraints Plan

5.0 Proposed Development

5.1 Use

The development will be residential in composition.

5.2 Amount

An illustrative Site Layout accompanies this application which demonstrates that up to 12 new homes could be provided on the site. The proposals have been prepared on the basis of providing an appropriate density with due regard to the character, density and appearance of the surrounding development. The proposals seeks to make good use of the land by proposing 12 houses on the site giving a density of 5 Dwellings/ hectare, appropriate for this type of site on the edge of the settlement.

5.3 Layout

The proposed layout of the site is illustrative at this stage but does propose very generous plots with frontage to Battlefileds Lane North and the newly created Public Open Space. This approach to the layout offers the opportunity for large plots which in turn stimulates the opportunity for a high quality development.

5.4 Scale

The proposals consist of up to 12 new homes which could be either 2 or 2.5 storey in height.

5.5 Landscaping

Where possible all existing landscape features will be retained. The existing mature landscaping to the south will be retained and enhanced with a new landscaped bund that is maintained by a Management Company in perpetuity.



Illustrative Site Layout

5.6 Amenity Space

Each home is provided with private amenity space for socialising commensurate with their use as family homes. They will also be provided with private gardens of sufficient size to allow each home to create their own Kitchen Garden and grow their own food.

The overall site will be provided with a large area of Public Open Space which equates to 18% of the site area. The Public Open Space will be provided with a LAP play area.

5.7 Appearance

The design philosophy underpinning the proposals aims to ensure that the development has a clear affinity with the sites location. Analysis of the design and the design principles underpinning the proposals is included within the Design Principles and Design Code document.

5.8 Access

The principle access to the development is by way of private drives off Battlefields Lane North. Pedestrian and Cycle access is available via Battlefields Lane North.

Access to the principle entrance of each home will be level and will be provided with a level threshold. Each home will also be provided with the facility for installing a lift ensuring access to all for the life of the homes.

5.9 Maintenance

Each property will be sold on a freehold basis and will be responsible for maintaining their own properties.

Restrictive covenants will be placed on each property to ensure that residents ensure the look of the development is maintained.

Communal areas will be maintained by a Management Company. For more information see the Illustrative Maintenance Plan

5.10 Waste

Each property will be provided with internal bins for household refuse and recycling. Once these bins are full residents will empty them into bins within their private gardens. On the day of collection the sacks will be placed at the kerbside for collection.

5.11 Affordable Housing

Policy HS8 of the South Holland Local Plan 2006 seeks the provision of one third affordable housing on schemes with 3 or more dwellings or on sites over 0.1hectares.

In 2014 the Government released a ministerial statement introducing a new policy which required the provision of affordable housing on sites of 10 dwellings or more, or with a maximum gross floor space of 1,000sq m. This policy remains a ministerial statement only but most Local Authorities have adopted this stance and indeed the Planning Inspectorate have recently allowed an appeal in the Fenland District where the Planning Inspector took the view that because the site was for less that 10 dwellings no affordable housing was required.

There is also an argument to say that a self-build site is not an appropriate location for affordable housing and that the provision of serviced self-build plots is actually dealing with a crucial housing need within the District given the number of applicants on the current Self-build Register at South Holland District Council.

On the basis of the above it is therefore felt that on site provision of affordable housing would be inappropriate for this type of scheme. It is therefore felt that an appropriately agreed financial contribution to affordable housing should be agreed.

6.0 Key Sustainability Issues

6.1 General

The following section considers how the proposals will deliver its sustainability objectives and make a lasting and positive contribution towards sustainable development. The basic framework for analysis corresponds with the three key sustainability issues set out in planning and environmental legislation, guidance and best practice.

Sustainability in relation to the location of the site, amenities and public transport links are discussed in detail within Section 3.0 of this report.

Environmental Issues

6.2 Energy

The need to reduce greenhouse gas emissions, particularly carbon dioxide (CO2), and adapt to effects of climate change is recognised as a global imperative. A key objective of the scheme has therefore been to encourage energy efficiency in all aspects of the homes, including design, procurement, construction and use.

All walls, floors and roofs will be highly insulated and the building airtightness will be improved significantly beyond current Building Regulations to provide highly energy efficient homes with a minimum EPC A Rating.

Each home will generate its own electricity through Photvoltaic Modules, using this electricity where possible and selling the remainder back to the grid. The homes will also be provided with 100% low energy lighting, mechanical ventilation heat recovery and a ground source heat pump reducing energy consumption within each home.

6.3 Water and Flood Risk

It is understood that there are no major water courses flowing through the site and therefore the risk of water pollution is very low. There is however a drain to the eastern boundary of the site which will be fully protected during construction.

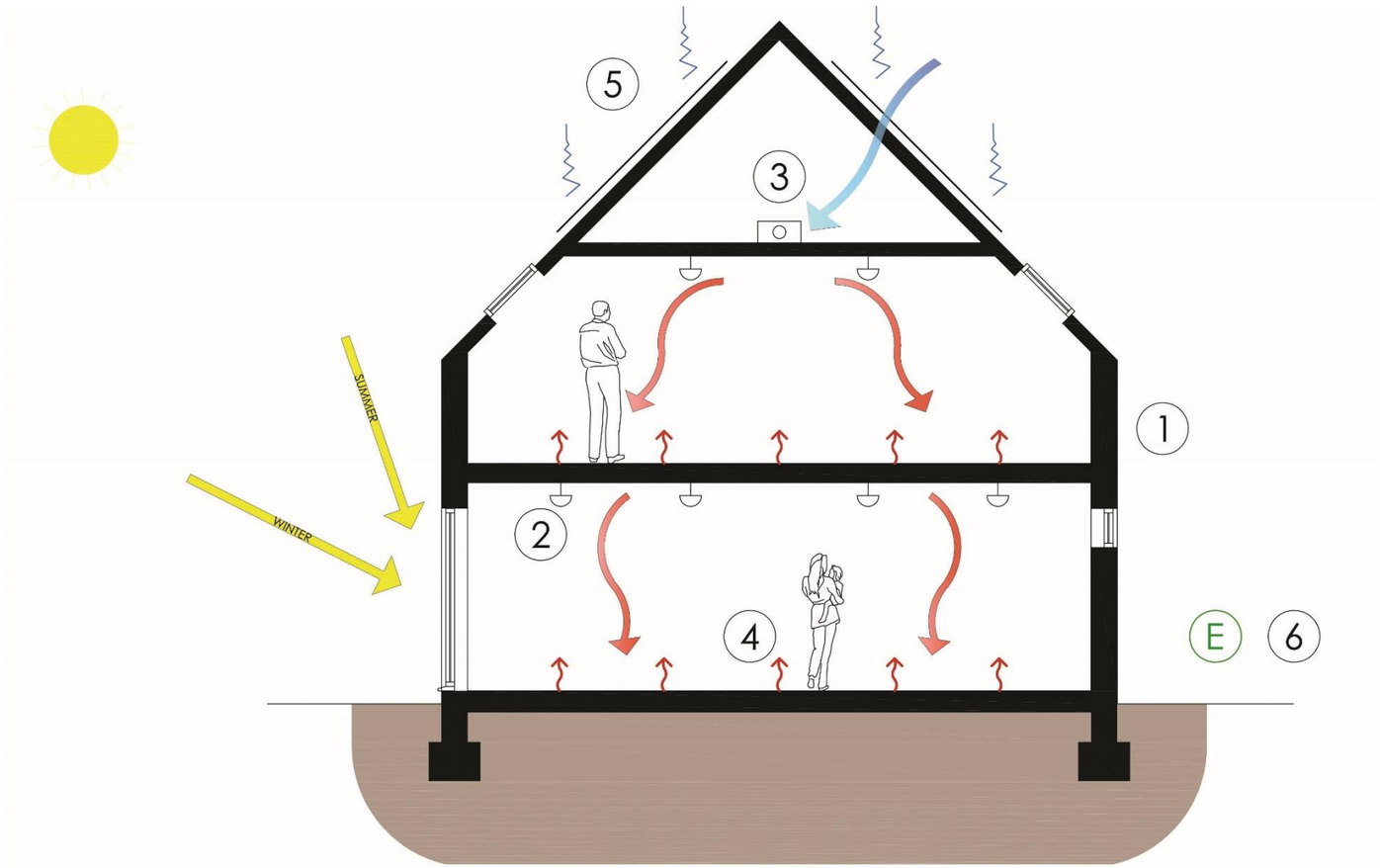
The use of water at the site will be regulated by fitting low consumption technology. Each home will have its water restricted to 125 litres/person/day in line with current Building Regulations. Each home will also incorporate rainwater harvesting for use as irrigation within the garden and for washing cars.

The site lies within Flood Zone 3 and a site specific Flood Risk Statement accompanies this statement confirming that the application site is not at risk of flooding. However, flood resilient mitigation measures are incorporated within the homes in accordance with the recommendations of the Flood Risk Assessment.

The surface water generated on site by the proposed development will discharged through a Sustainable Drainage System, attenuated to Greenfield run-off and discharged to the drain to the west of the site.







Sustainability Measures

1 - Highly insulated walls, floors and roofs.

2 - Energy efficient light fittings.

3 - Mechanical heat recovery ventilation system providing fresh air and re-using heat generated by the building to warm incoming air.

4 - Under floor heating with heat input from ground source heat pump.

5 - Photovoltoric modules generating electricity.

6 - Electric car charging point.

Illustrative Sustainability Measures Diagram

6.4 Transport

Given its location, the site benefits from excellent access to the local public transport network. The proposed site is within a few minutes walking distance of a bus stop which offers regular bus services between Kings Lynn and Spalding.

Each home will also be provided with electric car charging points which allow the occupants to own, maintain and use electric cars as part of everyday life. As the homes will be generating their own electricity through renewable technologies this mode of transport is seen as being highly sustainable.

6.5 Waste

Sustainable development demands a fundamental change in the way we design, produce, use and dispose of the products we consume. Every effort has been made to design out the production of on-site waste.

Each home will be provided with dedicated internal bins within the Kitchen to allow the separation of recyclable and kitchen waste from landfill waste. These bins in-turn can be emptied into sacks and brought out to the kerbside of the road for collection on the appropriate day.

The occupiers of each home will be encouraged to grow their own food and therefore reduce waste. Each home will be provided with a space for a Kitchen garden which allows this to be cultivated in accordance with the occupiers wishes. As part of the Kitchen Garden, compost bins will be provided to each home reducing the need for removal of garden waste from each home.





6.6 Biodiversity

The proposed site occupies an intensely farmed agricultural field on the outskirts of the town centre. As such, its ecological value is inherently low. There are no species of nature conservation interest living at or near the site and soft landscaping is currently limited to the wooded area on the north of the site. The landscaping strategy will therefore aim to retain existing landscaping where possible and include new tree and shrub planting to enhance the development and improve local wildlife habitats.

It is also proposed to enhance the biodiversity of the site by introducing bird boxes and insect habitats where possible.

Economic Issues

6.7 Local Economy

The scheme will bring substantial benefits to the local economy in terms of offering new and existing residents of Holbeach an alternative to mass developer housing.

6.8 Consumer Choice

A key part of the proposal is to address the lack of variety in the local housing market and in particular address the clear need for serviced plots within the South Holland District to enable self-builders to create their own home. In general terms the provision of this type of scheme will not only add to consumer choice and satisfy local demand, it will ultimately result in a more competitive and diverse market place.

Social Issues

6.9 Sustainable Communities

People's neighbourhoods have a significant impact upon their quality of life. A sustainable community cannot function without providing attractive places where people want to live and work, which respects the built environment and contributes to a thriving and diverse local economy. The proposed scheme pursues each of these aims in an Integrated manner, delivering substantial benefits to the local community.

6.10 Historic and Cultural Environment

The site in its current form is of little cultural significance and it is felt that the proposed scheme would create an integrated community on site and within the local community of Holbeach.

6.11 Local Identity and Sense of Place

Local residents will derive considerable benefits from the enhanced appearance of the site and its contribution to the wider area. The Design and Access Statement details how the scheme has evolved and the key design principles which have been applied to achieve this.

The scale of the development is entirely appropriate for this location, responding positively to its context, presenting a strong sense of presence and sense of place. The introduction of the proposed development will add visual interest and in doing so, the development will reinforce a strong sense of place and local identity.



6.12 Security and Crime

The principles of Secured By Design are included within the design of the proposals and as such high levels of safety and security will be afforded to all users of the development.

A high level of natural surveillance will be afforded with all buildings having windows overlooking both the frontages of the properties but also footpaths where possible.

6.13 Inclusive Access

Residents and visitors to the site will have level access to the properties throughout the life of the homes.

6.14 Community Cohesion

The development of the site will create a modern, vibrant place where people feel comfortable and safe.

7.0 Conclusions

This proposal for 12 self-build plots addresses a clear need within the District and this combined with an aspiration to create high quality homes within the scheme with a clearly defined Design Code is seen as exceptional for the District.

The proposals also aim to offer a design solution for new homes within flood risk areas of the Fens. Scale and form within the flat landscape of the Fens is crucial and this scheme demonstrates that flood risk can successfully be dealt with through considered design solutions.

Careful consideration has also been given to the sustainability of the scheme and the proposed homes are designed to significantly save energy as well as being located in a highly sustainable location.

It is therefore felt that this scheme is exceptional for the District and will make a significant contribution to housing need and in particular serviced plots designed for self-builders.

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