

Your ref: PP-09640979
Our ref: 817 12 LMS MAG

18 March 2021

Please treat this as supporting information for the application

Planning Manager
South Holland District Council
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Dear Sir

MR S KENNALLY
ERECTION OF 5 TWO STOREY DWELLINGS
LAND OFF PENNY HILL ROAD, HOLBEACH, PE12 8DN

We have submitted a Full Planning Application for the erection of 5 dwellings on land off Penny Hill Road, Holbeach via the Planning Portal reference PP-09640979.

The site benefits from an extant Full Planning Permission for the erection of 4 detached houses (LPA ref H09-789-11), which formed part of a larger scheme that included further dwellings, sports pitches and associated car parking. This proposal sees the replan of the site with the addition of one further dwelling. A more recent planning application to add five extra units (nine in total) was refused permission in 2019 (LPA ref:- H09-0863-19).

Following the granting of permission, the South East Lincolnshire Local Plan has been adopted and the site is identified as a housing commitment in accordance with local Plan Policy 11, which indicates that housing commitments, together with housing allocations, make up the broad targets for housing numbers in all of the principal settlements in the district. Local Plan Policy 11 does not set a maximum or minimum number of dwellings but assumes a density of 30 dwellings per hectare. Of greater importance is that the most efficient use of land, together with good design etc is achieved in meeting housing targets.

The site is well located in relation to Holbeach with a footway connection to the A17 pedestrian underpass, providing good access to the nearby secondary school and Holbeach town centre beyond. There is a better pedestrian connection with the principal facilities on offer in Holbeach than some of the major allocations identified on the inset map for the town. The local planning authority can demonstrate a five-year housing land supply, however, this should not be seen as an impediment to additional housing numbers both on allocated sites and committed sites where housing development has already been approved. The addition of one extra unit makes better use of the site with little or no difference in terms of the impact on the character of the area over and above that which has already been considered acceptable.



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Flood Risk

A Flood Risk Assessment has been prepared and this indicates that the site is at a low risk of flooding.

Air Quality

There is no impact on air quality over and above that which has already been approved.

Landscaping

A comprehensive landscaping scheme can be secured by an appropriately worded condition. There is sufficient space to secure a planting scheme which will assist in assimilating the proposal in the context of the existing group of buildings to the south and the formal sports pitches to the north.

Trees

There are no existing trees on the site and those which are close to the site boundary to the south will not be impacted upon by the proposal, as they are sufficiently far enough away from built development.

There are hedgerow trees on the development site, these will be retained and not impacted on by the proposals.

Highways

The access to the site is in the same location as the implemented consent and we have shown the necessary visibility splays of 2.4m x 120m on the submitted drawing.

Conclusion

The site has the benefit of an implemented planning permission for four dwellings and is identified as a housing commitment under Policy 11 in the development plan. The housing targets as set out in the Development Plan, both in relation to committed and allocated sites, are not fixed and there is quite rightly a greater emphasis on best use of land and good design etc.

Notwithstanding the fact that the site is outside the settlement boundary, other material considerations as set out above indicate that planning permission should be granted.

There is good connection to Holbeach, and the nearby school is a matter of minutes away on foot via the A17 underpass.



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A Flood Risk Assessment demonstrates that the site is not at risk of flooding and there is no greater impact arising from the proposal over and above the extant permission.

We trust that you will consider this latest application favourably, however, in the event that additional information is required, please do not hesitate to contact us.

Yours faithfully

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