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Ref: 2485-12

**RESIDENTIAL DEVELOPMENT
AFFORDABLE HOUSING SCHEME
(RURAL EXCEPTION SITE)
MARSH ROAD
HOLBEACH HURN
SPALDING
LINCS**

FOR

D.BROWN (BUILDING CONTRACTORS) LTD



PLANNING, DESIGN & ACCESS STATEMENT

VAT No. 552 6200 69

Registered in England No: 5667107

Registered Address: Bank House, Broad Street, Spalding, PE11 1TB

**RESIDENTIAL DEVELOPMENT
AFFORDABLE HOUSING SCHEME
(RURAL EXCEPTION SITE)
MARSH ROAD
HOLBEACH HURN
SPALDING
LINCS**

The application is to acquire Town & Country Planning Permission for 6 No. affordable housing units at Marsh Road, Holbeach Hurn for the benefit of local people by D. Brown (Building Contractors) Ltd.

Pre-application discussions have been taking place since September 2012, eventually with positive responses as a total affordable housing scheme on a rural exception site complying with the following policies:

Policy HS7 – New housing in the open countryside, including other rural settlements.

Policy HS8 – Affordable housing

Policy HS9 – Rural exceptions.

The proposal is 3 No – pairs of semi-detached two bedroom houses (6 No. – units) on the North / West side of Marsh Road, Holbeach Hurn the whole application site amounts to approximately 0.2 hectares (0.5 acres).

The following section of this statement is as suggested by ‘The Commission for Architecture and the Built Environment’ (CABE).

USE

The existing site is situated to the North / West of Marsh Road, Holbeach Hurn and has a total frontage of approximately 68 metres and amounts to approximately 0.2 hectares (0.5 acres). Extensive discussions with the planning officers and it has been agreed that 3 No – pairs of two bedroom houses would be appropriate in this location.

AMOUNT

The amount of properties proposed have been agreed with the planning officers and the Enabling & Projects Department.

LAYOUT

The depth of the proposed site is generally determined by the adjacent affordable housing scheme and the adjacent street scene depth. The 6 No. unit will have a field access between plots 4 & 5 to satisfy the requirements of the agricultural land owner to retain the existing access.

SCALE

The size of the properties are acceptable for affordable housing projects and satisfies the requirements of the particular housing association involved.

LANDSCAPING

Where possible the native frontage trees are to be retained, a tree planting scheme for the site is proposed. Demarcation of properties will be by close board fences; the interface with the agricultural land to the rear will be by Lincolnshire post and rail fences complimented with mixed hedging.

APPEARANCE

The external appearance of the properties and materials proposed will be similar to the current street scene properties and particularly similar to the two affordable housing properties adjacent.

<i>WALLS</i>	<i>WIENERBERGER MERCHANT RED</i>
<i>ROOFS</i>	<i>SANDTOFT DOUBLE PANTILE - TERRACOTTA</i>
<i>WINDOWS</i>	<i>WHITE UPVC COTTAGE STYLE</i>

ENERGY EFFICIENCY

It is proposed to use air source heat pumps for heating and hot water. PV panels to be incorporated on the roofs. Rainwater harvesting units will be used for cleaning and garden irrigation purposes.

ACCESS

Direct accesses are to be created off Marsh Road with vehicle turning facilities subject to the requirements of Lincolnshire County Council, Highway Department. Access to, within and around, the properties will be designed to comply with all aspects of Approved Document M of the Building Regulations.

APPLICATION PLANS

2345-13-01A	LOCATION & SITE LAYOUT PLANS
2345-13-02B	FLOOR PLANS & ELEVATIONS PLOTS 1- 6 - PROPOSED

G R Merchant
May 2014.

APPENDIX

Location Plan 1/2500

‘Google’ Site Plans

Pre-application enquiries
September 2012 to date

Front Elevation & Floor Layout Plan



Holbeach Hurn, Spalding, Lincolnshire PE12, UK Holbeach Hurn

Site

Google earth

© 2014 Google
Image © 2014 Getty Images

Google earth

feet
meters

2000

800





Images © 2013 Google

Google earth



feet
meters

Google earth





G R MERCHANT <grmerchant.arch.cons@gmail.com>

Holbeach Hurn

Bland, Richard <Richard.Bland@breckland.gov.uk>
To: G R MERCHANT <gr.merchant@btconnect.com>
Cc: "Gedney, David" <DGedney@sholland.gov.uk>

Thu, Mar 6, 2014 at 3:35 PM

Bob/Sarah,

Paul Jackson has made me aware that he has recently spoken to you regarding an application for affordable dwellings at Holbeach Hurn and asked me to clarify exactly what we shall be looking for in terms of affordable housing.

I can confirm that we would be looking for no more than 6 affordable dwellings. The greatest need in the area is for 2-bed rented accommodation and therefore we would be supportive of a scheme of 6no. 2-bed dwellings for affordable rent.

I hope this has cleared up any confusion.

Kind regards,

Richard Bland | Senior Enabling & Projects Officer | **Breckland Council**
Office: 01362 656870
DDI: 01362 656238
richard.bland@breckland.gov.uk

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06/03/2014



G R MERCHANT <grmerchant.arch.cons@gmail.com>

FW: PE-00533-2012.

Hogan, Matthew <mhogan@sholland.gov.uk>
To: G R MERCHANT <gr.merchant@btconnect.com>
Cc: "Gedney, David" <DGedney@sholland.gov.uk>

Mon, Sep 30, 2013 at 10:04 AM

Hi Sarah

Further to your email, I have had the chance to consider both available evidence relating to housing need in Holbeach Hurn, along with the profile of the existing housing stock in the area.

Based on the evidence that I have to hand, there is evidence to support a small development of two bed houses for affordable rent. However, the evidence to hand does not necessarily support the development of six properties; a figure closer to two or three would be more appropriate. For reference, the team would be unable to support an exceptional approach being taken to provide three bed units in Holbeach Hurn, given the profile of the existing stock in the area.

I trust that if sufficient to assist you in formulating your plans with this scheme.

Matthew

Matthew Hogan | Strategic Housing Team Leader | South Holland District Council
DDI: 01775 764524 | www.sholland.gov.uk

From: grmerchant.arch.cons@gmail.com [mailto:grmerchant.arch.cons@gmail.com] **On Behalf Of** G R MERCHANT
Sent: 27 September 2013 09:16
To: Hogan, Matthew
Subject: Fwd: FW: PE-00533-2012.

[Quoted text hidden]

[Quoted text hidden]

30/09/2013



G R MERCHANT <grmerchant.arch.cons@gmail.com>

FW: PE-00533-2012.

G R MERCHANT <gr.merchant@btconnect.com>
To: "Hogan, Matthew" <mhogan@sholland.gov.uk>

Fri, Sep 27, 2013 at 9:16 AM

Good Morning Matthew

We have recently made a pre-application response to David Gedney and he has since replied (see emails below).

Please could we have your comments on the development which is shown on the attached plans.

We look forward to hearing from you.

Regards
Sarah

G R Merchant Ltd
01406 490800

[Quoted text hidden]

2 attachments

 **2485-12-01(DBROWN).pdf**
674K

 **2485-13-02[DBROWN].pdf**
759K



G R MERCHANT < grmerchant.arch.cons@gmail.com >

FW: PE-00533-2012.

Gedney, David < DGedney@sholland.gov.uk >
 To: G R Merchant Ltd < gr.merchant@btconnect.com >

Thu, Sep 26, 2013 at 3:35 PM

Dear Bob,

I write in reply to your enquiry received 9 September 2013 and apologise for the delay in responding.

Holbeach Hurn is not the most sustainable of settlements. It has limited services and a poor public transport route. As a consequence, any additional affordable housing should be very limited, perhaps a further pair of semi-detached properties. It might be useful to contact Richard Bland for his comments from a demand point of view to support your case.

I hope the above is of assistance, but must stress that the views expressed are purely my professional opinion and offered without prejudice to any subsequent decision by this Authority.

Regards.

David Gedney.

David Gedney | Development Control Officer | South Holland District Council
 DDI: 01775 764468
www.sholland.gov.uk

From: grmerchant.arch.cons@gmail.com [mailto:grmerchant.arch.cons@gmail.com] **On Behalf Of** G R MERCHANT
Sent: 09 September 2013 11:17
To: _planningadvice
Subject: PE-00533-2012.

F.A.O: DAVID GEDNEY

Dear David

**RESIDENTIAL AFFORDABLE HOUSING SCHEME
 MARSH ROAD, HOLBEACH HURN**

Further to your pre-application advice dated 28th September 2012 my clients have been negotiating with the landowners and housing association and have eventually acquired agreement from all parties.

Please find enclosed attached the latest proposal which indicates 6 No - affordable housing units, your further pre-application advice would be appreciated prior to making the necessary Town & Country Planning Application.

If you require any further information or clarification of my clients aspirations, please do not hesitate to contact me.

Regards

Bob Merchant

G R Merchant Ltd
 01406 490800

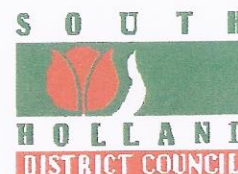
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26/09/2013

28th September 2012

G R Merchant
gr.merchant@btconnect.com



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facsimile: 01775 762937
planningadvice@sholland.gov.uk
www.sholland.gov.uk

Dear Sir/Madam

DEVELOPMENT CONTROL - PRE-APPLICATION ADVICE

Reference: PE-00533-2012

Case Officer: David Gedney

Location: Marsh Road Holbeach Hurn Spalding Lincs

Description of Enquiry: 4 No affordable dwellings.

Advice Given: I write in reply to your email received 31 August 2012.

The site is outside a defined development boundary. Policy HS7 of the Local Plan, 2006 only makes provision for new housing in such locations where it is proven essential to meet the needs of rural workers, or the proposal is for small scale, rural exception affordable housing that complies with Policy HS9.

Policy HS9 of the South Holland Local Plan, 2006 exceptionally makes provision for affordable housing, subject to compliance with the following criteria:

- 1) It meets an identified local need and is subject to an agreement to ensure it remains as affordable housing.
- 2) The development is in scale and character with the settlement in which it is to be located.
- 3) It is acceptable on sustainability grounds.

Addressing the above, I understand that Richard Bland has advised separately in terms of whether there is an identified local need. In terms of criterion 2, the development would be in scale and character with the settlement in which it is located.

Concerning criterion 3, Holbeach Hurn is not the most sustainable of locations. However, there may be scope for a limited amount of additional affordable housing, subject to need.

This planning advice is given in good faith but is an officer opinion only and therefore is not binding on any formal decision the Council may make following the receipt of a planning application.

PE_DC_ACKE

Terry Huggins Chief Executive
Mark Stokes - Deputy Chief Executive Maxine O'Mahoney - Director of Commissioning



BUILDING REGULATIONS

The works that you are proposing may also require Building Regulations and this informal advice or any subsequent planning permission does not give authority under Building Regulations to commence work. Please contact the Building Control section for further information on 01775 764557

Yours faithfully

A handwritten signature in black ink, appearing to read "D. Gedney".

David Gedney
Planning Officer
dgedney@sholland.gov.uk

FW: Pre-Application Enquiry

George Merchant

Sent: 31 August 2012 15:02**To:** richard.bland@breckland.gov.uk**Attachments:** D BROWN - HOLBEACH HURN.pdf (410 KB)

Don had direct discussion
with Richard Bland in
September 2012.

Dear Richard

Please find below an email pre-application enquiry we have sent to Richard Fidler of SHDC Planning Department, we would also appreciate your thoughts and comments at this stage.

I look forward to hearing from you.

Regards

Bob Merchant

G R Merchant Ltd

01406 490800

From: George Merchant**Sent:** 31 August 2012 14:59**To:** rfidler@sholland.gov.uk**Subject:** Pre-Application Enquiry

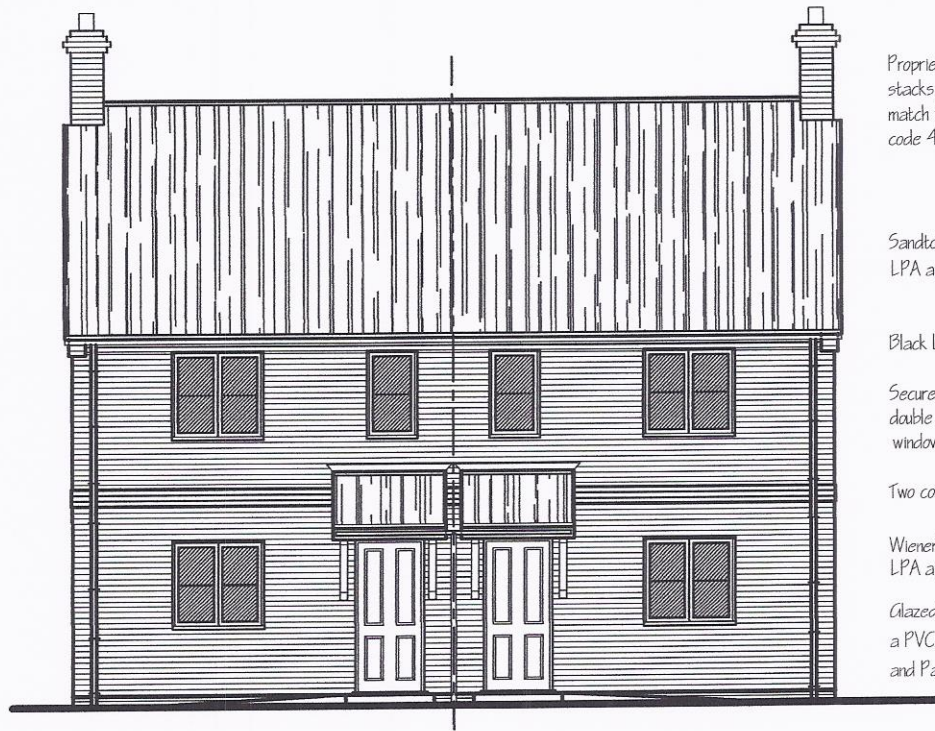
Dear Richard

AFFORDABLE HOUSING SCHEME - 4 NO HOUSES**MARSH ROAD, HOLBEACH HURN**

I have been approached by a builder client, in conjunction with the owner and an housing association, to enquire if a rural exception site would be favourably considered as detailed on the attached site and location plans.

If you require any further information at this stage please do not hesitate to contact me.

Regards



Proprietary oip dummy chimney stacks clad with brick slips to match facing brickwork and code 4 lead flashing

Sandtoft Double Pantile - Terracotta LPA approved

Black UPVC rainwater goods

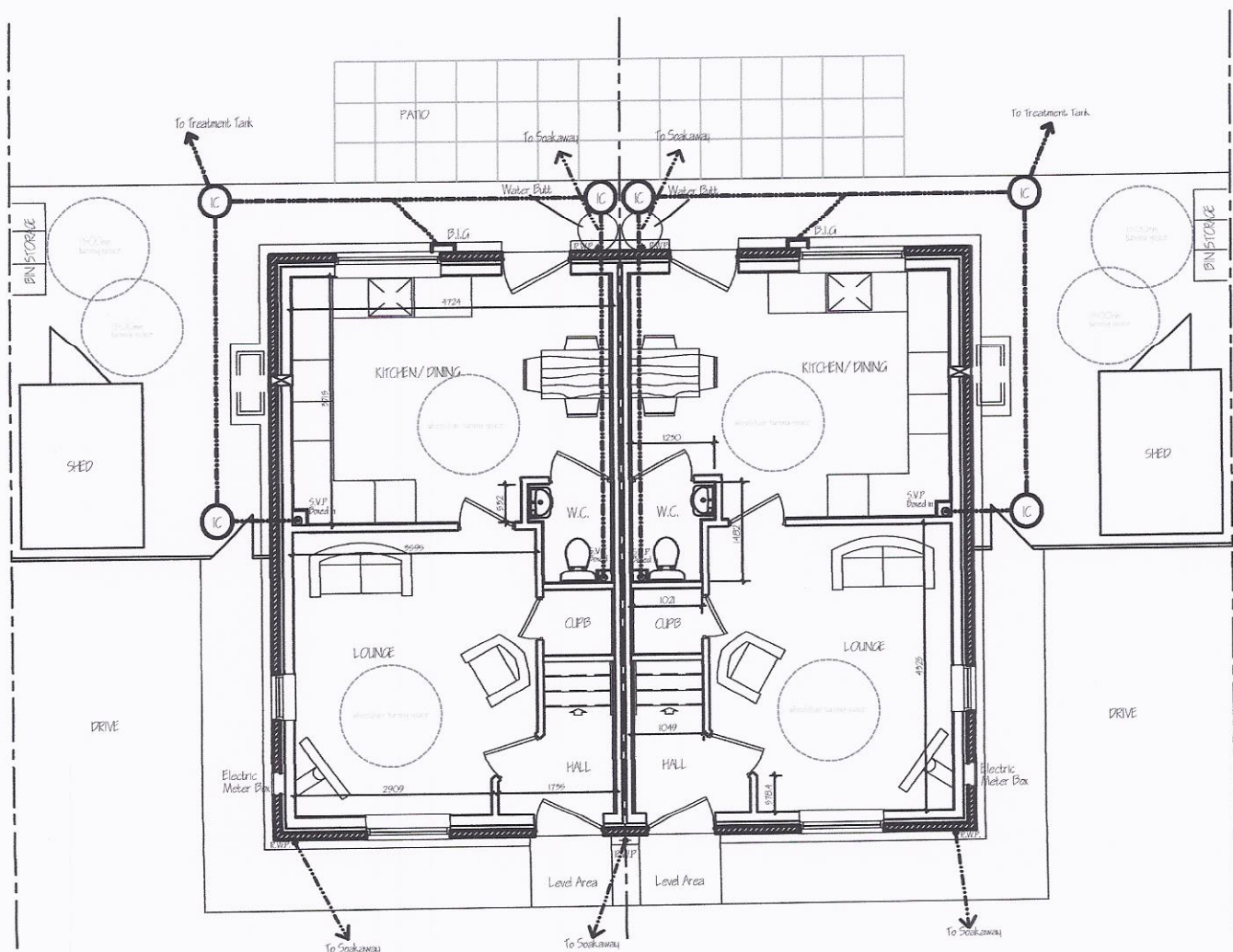
Secured by Design certified double glazed PVCu framed windows

Two course brickwork detail

Wienerberger Merchant Red LPA approved

Glazed composite front doors in a PVCu frame, Secured by Design and Part M compliant

FRONT ELEVATION



GROUND FLOOR PLAN