

Design and Access Statement

Retrospective Application for Eight Dwellings Land to the Rear of Tudor Lodge, Fen Road, Holbeach

1. Introduction

This Design and Access Statement / Planning Statement is submitted in support of a full retrospective planning application for eight dwellings constructed on land to the rear of Tudor Lodge, Fen Road, Holbeach.

The application relates to the eight rear dwellings arranged around the private driveway within the main body of the site. It does not seek permission for the separate gatehouse dwelling, formerly shown as Plot 9 under the wider approved scheme, which falls outside the current red-line application site.

The purpose of this application is to regularise the completed/as-built development in a clear and transparent manner, supported by accurate as-built drawings, an updated block and location plan, and a Biodiversity Net Gain Assessment and Statutory Biodiversity Metric.

The site benefits from an earlier full planning permission under reference H09-0950-22 for residential development comprising nine dwellings. The principle of residential development on this site, together with the broad layout, access arrangement, scale and residential character of the development, has therefore already been considered and found acceptable by South Holland District Council.

Following commencement, it became apparent that the relevant pre-commencement / before-commencement-beyond-oversite conditions had not been discharged at the correct stage. Given the extent to which the eight rear dwellings had progressed, it

was no longer possible to deal with those matters by simply submitting condition-discharge details in advance of the relevant works. The Local Planning Authority has therefore advised that a full retrospective planning application is required, rather than a Section 73 application or late discharge of conditions. This statement explains the site context, planning history, as-built development and relevant planning considerations.

2. Site Context and Character

The site is located to the west/rear of Tudor Lodge, Fen Road, Holbeach. It forms part of a wider area historically associated with Tudor Lodge and formerly comprised paddock/grassland with an access drive from Fen Road.

The wider locality is in transition from an edge-of-settlement/outlying character to a more residential setting, with significant existing, allocated and consented residential development in the surrounding area. The land lies within the settlement context of Holbeach, which is identified as a Main Service Centre within the South East Lincolnshire Local Plan.

The application site is relatively self-contained, being served from the existing access from Fen Road and arranged around a private internal drive. The site is visually contained by boundary planting, the retained western watercourse/tree belt, adjoining development and the wider grounds of Tudor Lodge.

The approved scheme and the as-built development both respond to this context by providing a low-density, spacious residential layout with detached dwellings, private gardens, garages/parking areas and retained/enhanced boundary landscaping where practicable.

3. Planning History and Reason for the Application

Full planning permission H09-0950-22 was granted on 31 January 2023 for residential development comprising nine dwellings on land south and west of Tudor Lodge, Fen Road, Holbeach.

The approved development comprised eight dwellings arranged around a private road within the rear/western part of the site, together with a ninth gatehouse-style dwelling alongside the access drive. The current application relates only to the eight rear dwellings.

The original decision notice approved the site layout drawing TLW-SH-SP-AR-002 C together with a series of plot/house-type drawings. The permission was also subject

to conditions controlling, amongst other matters, materials, surface water drainage, landscaping and biodiversity, refuse/private drive management and archaeological investigation.

The submitted Written Scheme of Investigation relating to archaeological trial trench evaluation was subsequently approved under reference H09-0327-23. A Section 106 Agreement was also completed in connection with the original permission, including provision for a Traffic Regulation Order contribution.

Development has progressed substantially on the eight rear dwellings. The immediate reason for the current full retrospective application is that certain conditions attached to H09-0950-22, including conditions requiring approval before commencement beyond oversight, were not discharged before the relevant stage of works. Because the dwellings are now substantially complete, those conditions cannot practically be dealt with as true pre-commencement / before-works approvals. The current application therefore provides the appropriate mechanism to assess and regularise the development as built, including external material/detailing amendments and the precise plot drawings now produced by TAC Architects.

In preparing this application, the approved drawing set has also been reviewed in detail. That review identified that the original approved site layout and certain individual house-type drawings were not fully aligned in respect of handedness/orientation. The development has been constructed to follow the approved site layout, which fixed the plot positions and spatial relationships. The current as-built drawings now provide a single coordinated record of the development as constructed.

4. Proposed / As-Built Development

The application seeks retrospective planning permission for the eight completed dwellings within the rear part of the site, together with associated garages, driveways, private gardens, landscaping, access arrangements and biodiversity provision.

The as-built development retains the core planning characteristics of the approved scheme:

- eight detached dwellings arranged around a private internal drive;
- a spacious, low-density residential layout;
- retention of the established access from Fen Road;
- provision of on-plot parking and garaging;
- retention of the principal western boundary ditch/tree line where practicable; and
- a coordinated palette of traditionally referenced residential materials and detailing.

The submitted as-built drawings should be treated as the definitive record of the development for the purpose of this application. The drawings show the layout, floor plans and elevations of each plot as constructed.

4.1 Drawing comparison and departures from H09-0950-22

The main differences from the originally approved drawing package are limited to the application boundary, the use of coordinated as-built drawings for the eight rear plots, plot handedness/orientation clarification, and localised amendments to fenestration, materials and elevational detailing.

The current red-line application boundary excludes the former Plot 9 gatehouse. The eight dwellings within the current application site remain arranged broadly as shown on the approved site layout, with no increase in dwelling numbers, no fundamental change to the access arrangement and no material change to the established residential layout principle.

For clarity, the following table summarises the relationship between the approved house types and the as-built submission drawings. It is intended as an overview only; the submitted drawings provide the precise record of the as-built position.

Plot	Approved house type	As-built drawing	Summary
Plot 1	S501	260429 PLANNING (PLOT 1)	As-built elevations and plans submitted. Minor fenestration/external detailing amendments recorded on drawings. Plot remains in the approved rear layout.
Plot 2	S416 V1	260429 PLANNING (PLOT 2)	As-built elevations and plans submitted. Handing/orientation and fenestration/external detailing clarified by the as-built drawing.
Plots 3 & 8	S418	260429 PLANNING (PLOTS 3 & 8)	As-built plans and elevations submitted for the two S418 dwellings. External appearance recorded as constructed.
Plot 4	S502	260429 PLANNING (PLOT 4)	As-built plans and elevations submitted, including localised amendments to the garden room/orangery and elevational treatment.
Plot 5	S503	260429 PLANNING (PLOT 5)	As-built plans and elevations submitted, including garage arrangement and external detailing as constructed.

Plots 6 & 7	S307	260429 PLANNING (PLOTS 6 & 7)	As-built bungalow plans and elevations submitted. External treatment and fenestration recorded as constructed.
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5. Design and Appearance

The design approach remains consistent with the residential character previously accepted under H09-0950-22. The dwellings are detached, generously spaced and designed with a varied but coordinated architectural language influenced by traditional barn/farmhouse forms.

The as-built elevations show a coherent palette of stone/brick walling, dark cladding elements, pitched tiled roofs, dark framed windows/doors and domestic detailing appropriate to the private residential setting. The external treatment remains compatible with the design rationale of the approved scheme, while the as-built drawings now accurately record the specific materials and elevational composition on site.

The amendments from the approved house-type drawings are not considered to give rise to unacceptable visual harm. The site is substantially internalised, screened by existing and retained landscape features, and experienced principally from within the private drive and from neighbouring residential land rather than from prominent public vantage points.

6. Layout, Scale and Massing

The layout remains based on the approved private drive arrangement, with dwellings arranged to either side of the internal access and with sufficient separation between plots to maintain a spacious residential character.

The scale and massing remain consistent with the approved residential development. The scheme comprises a mix of two-storey and single-storey dwellings, with the single-storey units positioned closest to Tudor Lodge to reduce the potential impact on the outlook and amenity of that property.

The development does not result in overdevelopment of the site. Each dwelling benefits from private garden space, parking/garaging and appropriate separation from neighbouring dwellings. The overall composition remains that of a high-quality private residential enclave, as originally envisaged and accepted in principle.

7. Residential Amenity

The development has been assessed in terms of its relationship with Tudor Lodge, the adjoining approved/consented residential development and the wider locality. The as-built arrangement retains the approved broad spatial relationships and does not introduce any additional dwelling numbers or materially closer relationships than the approved layout.

The dwellings provide good standards of accommodation for future occupiers, with private garden areas, parking and appropriate outlook. The plot arrangement ensures acceptable separation between dwellings and avoids any unacceptable overlooking, overbearing impact or loss of privacy.

The development is therefore considered to accord with the amenity expectations of Policies 2 and 3 of the South East Lincolnshire Local Plan.

8. Access, Parking and Refuse

Vehicular access is taken from Fen Road via the established access serving the site. The internal private drive arrangement remains consistent with the approved planning layout and provides access to the eight rear dwellings.

Each dwelling is provided with on-plot parking and/or garaging appropriate to the size of the dwellings and consistent with the requirements of the South East Lincolnshire Local Plan and Appendix 6 parking standards.

The original permission accepted that, because the access would remain a private driveway, refuse and recycling collection would be managed through a private collection arrangement, with the details secured by condition. The retrospective application does not alter that principle. The internal access remains private, and suitable arrangements for private refuse/recycling collection, together with management of the private drive and associated landscaped/open areas, can be secured by condition if required by the Local Planning Authority.

9. Flood Risk and Drainage

The original application was supported by a site-specific Flood Risk Assessment prepared by Ellingham Consulting Ltd. The site lies partly within Flood Zone 3 and was assessed in the context of national and local flood risk policy.

The retrospective application does not introduce a more vulnerable use than previously approved, does not increase the number of dwellings beyond the approved

scheme, and does not materially alter the site access or residential layout principles relevant to flood risk.

The development can be considered against the flood risk mitigation principles previously accepted, including appropriate finished floor levels and resilient construction measures where required. Surface water and foul drainage arrangements are capable of being addressed through submitted technical information and/or appropriately worded planning conditions.

The proposal therefore remains capable of complying with Policy 4 of the South East Lincolnshire Local Plan and the flood risk provisions of the National Planning Policy Framework.

10. Trees, Landscaping and Ecology

The site benefits from established boundary planting, particularly along the western boundary associated with the watercourse. The original Arboricultural Implications Assessment confirmed that the development could be accommodated without significant conflict with retained trees, subject to appropriate protection and management.

The as-built layout retains the principal western landscape structure in the main. Some tree/hedgerow management and removal has occurred as part of the development, and this is reflected in the submitted Biodiversity Net Gain Assessment and as-built habitat mapping.

Landscape and biodiversity enhancement will be secured through the submitted BNG documentation and, where necessary, appropriate planning conditions or legal mechanisms. The proposed approach includes on-site native hedgerow creation and off-site biodiversity provision to address the statutory net gain requirement.

11. Biodiversity Net Gain

The application is supported by a Biodiversity Net Gain Assessment and completed Statutory Biodiversity Metric prepared by HS Ecology.

The assessment is retrospective. The baseline has therefore been established using aerial photographs, pre-development photographs, evidence from adjacent grassland, the 2022 arboricultural report and professional ecological judgement.

The pre-development baseline is assessed as comprising predominantly species-poor modified grassland, together with a field shelter/hardstanding, rural trees, a western boundary line of trees and an associated ditch. The modified grassland is described

as heavily grazed, short-sward and species-poor, with areas of disturbance around gateways.

Post-development, the site comprises dwellings, garages, sealed surfaces, driveways, private garden/verge habitats, the retained ditch and the retained western line of trees in part. The BNG Assessment identifies a requirement for additional biodiversity provision in order to achieve the statutory 10% net gain.

The submitted assessment identifies that this will be achieved through a combination of on-site native hedgerow creation and the securing/purchase of off-site biodiversity units. The identified requirement comprises 2.68 area habitat units, 0.67 linear units and 0.05 watercourse units from an off-site provider, alongside proposed on-site hedgerow creation.

The application is therefore accompanied by the appropriate ecological information to allow the Local Planning Authority to assess the statutory Biodiversity Net Gain position.

12. Planning Policy Assessment

The development plan for the area includes the South East Lincolnshire Local Plan 2011-2036, adopted in March 2019. The relevant policies include Policy 1: Spatial Strategy, Policy 2: Development Management, Policy 3: Design of New Development, Policy 4: Approach to Flood Risk, Policy 10: Meeting Assessed Housing Requirements, Policy 11: Distribution of New Housing, Policy 17: Providing a Mix of Housing, Policy 28: The Natural Environment, Policy 30: Pollution, Policy 33: Delivering a More Sustainable Transport Network, and Policy 36 / Appendix 6 relating to vehicle and cycle parking.

The National Planning Policy Framework is also a material consideration, including its provisions relating to sustainable development, effective decision-making, housing delivery, making effective use of land, achieving well-designed places, flood risk, and conserving and enhancing the natural environment.

The officer report for H09-0950-22 previously concluded that residential development of this site was acceptable in principle and that the approved scheme complied with the relevant policies of the South East Lincolnshire Local Plan and the National Planning Policy Framework. The current application does not seek to revisit the principle of residential development, but to regularise the eight rear dwellings as constructed.

The as-built development remains acceptable in principle, remains compatible with the established and emerging residential character of the area, provides an

appropriate standard of residential amenity, retains a suitable access and parking arrangement, and is supported by updated BNG information.

13. Planning Balance and Conclusion

This application provides the Local Planning Authority with a clear and coordinated basis for assessing and regularising the eight rear dwellings as constructed on land to the rear of Tudor Lodge.

The principle of residential development on this site has already been accepted under H09-0950-22. The as-built development retains the approved broad layout, access arrangement, low-density residential character and relationship with surrounding land uses. The submitted drawings now accurately record the completed dwellings and resolve any uncertainty arising from the previous approved drawing set and subsequent construction-stage amendments.

The development does not give rise to unacceptable harm to the character or appearance of the area, residential amenity, highway safety, flood risk or ecological interests. The application is supported by a retrospective Biodiversity Net Gain Assessment and Statutory Metric which identify the required on-site and off-site provision to meet the statutory BNG requirement.

The proposal therefore represents an appropriate, proportionate and policy-compliant regularisation of the eight rear dwellings. It accords with the relevant provisions of the South East Lincolnshire Local Plan and the National Planning Policy Framework, and should be supported by the Local Planning Authority.