



102-575 Wignal's Gate, Holbeach
Design and Access Statement for
D Brown Building Contractors Ltd

Rev A
14/07/25 ADA / DNW / LEN



CONTENTS

1.0 INTRODUCTION 5

1.1 Background and Context 6

1.2 Purpose of the Document 6

1.3 Document Structure 6

2.0 ASSESSMENT 7

2.1 Introduction 8

2.2 Planning Background 9

2.3 Planning History..... 9

2.4 Planning Policy Context 9

2.5 Planning Context 10

2.6 Affordable Housing Need 10

2.7 Site Location and Description 11

2.8 Flood Risk 14

2.9 Site Survey and Topography 15

2.10 Townscape Character - Wignall's Gate 16

2.11 Townscape Character - Maple Grove 17

2.12 Townscape Character - Wignall's Wood 18

2.13 Townscape Character - Town Centre 19

3.0 EVALUATION..... 20

3.1 Constraints & Opportunities 21

4.0 DESIGN & ACCESS..... 22

4.1 Design Concept and Development Principles 23

4.2 Layout and Scale 24

4.3 Use and Amount..... 25

4.4 Appearance 26

4.5 Landscaping 33

4.6 Access..... 36

5.0 SUSTAINABILITY 37

5.1 Introduction 38

5.2 Future Homes Standards..... 38

5.3 Ecology 38

6.0 SUMMARY & CONCLUSION..... 39

6.1 Conclusion 40

DOCUMENT CONTROL

REVISION	DATE	CREATED	CHECKED
-	08.07.2025	ADA/LEN/ DNW	DNW
A	14.07.2025	ADA/LEN/ DNW	DNW

FIGURE LIST

Fig. 01 Site Context 8

Fig. 02 South East Lincolnshire Local Plan 2011-2036 9

Fig. 03 South East Lincolnshire Strategic Housing Land Availability Assessment..... 9

Fig. 04 National Planning Policy Framework..... 9

Fig. 06 South Holland District Council 5-year Housing Land Supply Assessment 10

Fig. 05 Extract from South East Lincolnshire Local Plan 2011-36.....10

Fig. 07 Holbeach Policies Map (extract from South East Lincolnshire Local Plan 2011-2036).....10

Fig. 08 Site Location Plan 11

Fig. 09 Aerial Photograph.....12

Fig. 10 Photos 1-3 12

Fig. 11 Photos 4-10 13

Fig. 12 Environment Agency Flood Map for Planning.....14

Fig. 13 Environment Agency Flood Map for Planning.....15

Fig. 14 Townscape Character - Wignall's Gate.....16

Fig. 15 Townscape Character - Maple Grove.....17

Fig. 16 Townscape Character - Wignall's Wood Development 18

Fig. 17 Townscape Character - Town Centre.....19

Fig. 18 Constraints & Opportunities.....21

Fig. 19 Design Concept 23

Fig. 20 Illustrative Site Layout.....24

Fig. 21 Accommodation Schedule.....25

Fig. 22 Character Area Location Plan.....26

Fig. 23 Maple View Materials Palette 27

Fig. 24 Maple View Precedents.....27

Fig. 25 Maple View - Front Elevations 28

Fig. 27 Wignall's Edge Materials Palette 29

Fig. 26 Wignall's Edge Precedents.....29

Fig. 28 Wignall's Edge - Front Elevations 30

Fig. 29 Materials Plan 31

Fig. 30 Boundary Treatment Plan 32

Fig. 31 Landscape Masterplan 1-2 33

Fig. 32 Landscape Masterplan 2-2 34

Fig. 33 UKHABS Post Development Plan 35

Fig. 34 Site Access 36

Fig. 35 Car Tracking 36

Fig. 36 Refuse Vehicle Tracking.....36

Fig. 37 Design Process 40

EXECUTIVE SUMMARY

D Brown Building Contractors Ltd are pleased to submit proposals for 57 affordable homes on the western edge of Holbeach.

The layout has been designed to maintain views from Maple Grove and Wignals Gate across the site to the south, with the inclusion of a new open space containing a children's play area and SUDs system. The design of houses will reflect the local vernacular and draw inspiration from existing development in Holbeach.

The proposals have been designed in line with the National Design Guide and the National Planning Policy Framework. A range of technical studies have been undertaken to identify the site's opportunities and constraints and create a high quality development.

The scheme will integrate with its surroundings by reflecting the scale and density of development to the north and east. A single vehicular and pedestrian connection is proposed from Wignals Gate. The proposals provide new open space which includes a children's play area and planting to enhance biodiversity.

The provision of new homes and well planned places is an important issue locally and nationally and is recognised by Government. Demand for new homes is being driven a number of different factors and these proposals seek to meet the unmet need in South Holland.



1.0 INTRODUCTION

1.1 BACKGROUND AND CONTEXT

- 1.1.1 This Design and Access Statement (DAS) has been prepared by rg+p to support a planning application for residential development on land off Wignal's Gate, Holbeach on behalf of D Brown Building Contractors Ltd.
- 1.1.2 The application is for 57 affordable dwellings with associated access, open space and drainage. The proposals have been designed in accordance with the 10 characteristics of well designed places as set out in the National Design Guide.
- 1.1.3 The site has been reserved under the 2019 planning policy as 'Housing reserve site' under Hob011 within the South East Lincolnshire Local Plan 2011-36.

1.2 PURPOSE OF THE DOCUMENT

- 1.2.1 This statement has been prepared in accordance with Article 9 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, which requires certain applications to be accompanied by a DAS.
- 1.2.2 National Planning Practice Guidance (NPPG) states that a Design and Access Statement is a "concise report that provides a framework for applications to explain how the proposed development is a suitable response to the site and its setting and demonstrates that it can be adequately accessed by prospective users".
- 1.2.3 The Town and Country Planning (Development Management Procedure) (England) Order requires design and access statements to:
 - Explain the design principles and concepts that have been applied to the development;
 - Demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account;
 - Explain the policy adopted as to access, and how policies relating to access in relevant local planning documents have been taken into account;
 - State what, if any, consultation has been undertaken on issues relating to access to the development and what account has been taken of the outcome of any such consultations; and;
 - Explain how any specific issues which might affect access to the development have been addressed.

1.3 DOCUMENT STRUCTURE

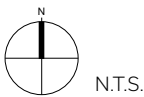
- 1.3.1 The DAS is divided into six sections as follows:
 - Section 1: Introduction - outlines the scope and purpose of the document.
 - Section 2: Assessment - considers the site and its surroundings in terms of the physical and social and planning context.
 - Section 3: Evaluation - identifies the site's constraints and opportunities and how they may shape the layout and design.
 - Section 4: Design and Access - presents the design principles that have been derived from a combination of site assessment, planning policy, the development brief, design evolution and the detailed design proposals including the type of use and amount proposed, access arrangements, layout of the development, scale of buildings, landscape design and the character and appearance of dwellings.
 - Section 5: Sustainability - Sets out the approach to a sustainable development.
 - Section 6: Summary and Conclusion - A summary of the design process and design outcomes.

2.0 ASSESSMENT

2.1 INTRODUCTION

- 2.1.1 This section sets out the planning background to the proposals and provides a baseline assessment of the site and its surrounding context.
- 2.1.2 It includes summary of the various technical studies and surveys that have been undertaken in relation to the proposed development. The recommendations in these studies - in addition to local and national planning policy - form the basis of the opportunities and constraints that have shaped and influenced the proposals.
- 2.1.3 Full versions of all the documents referred to have been submitted as part of the planning application.

Fig. 01 Site Context

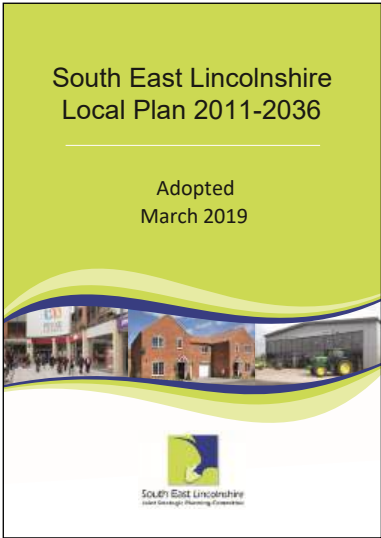


Key:
 The Site

2.2 PLANNING BACKGROUND

- 2.2.1 For planning purposes, the site is located within the administrative area of South Holland District Council. In planning policy terms, the development plan is South East Lincolnshire Local Plan 2011-36.
- 2.2.2 The site lies within the settlement boundary of Holbeach, which is identified as a 'Main Service Area' within the Local Plan. Development will be permitted that supports their role as a service centre for the settlement itself, helps sustain existing facilities or helps meet the service needs of other local communities.
- 2.2.3 The site is not covered by any other land use planning, landscape designation (such as green belt or AONB) or other designation which indicates development should be restricted in principle.

Fig. 02 South East Lincolnshire Local Plan 2011-2036



2.3 PLANNING HISTORY

- 2.3.1 A search of records held on the South Holland District Council website shows there are no records held which indicate any recent planning applications for development on the site as a whole.
- 2.3.2 Other relevant applications nearby include permission for the development of 77 dwellings and associated works on land to the immediate east of the site (application reference H09-0872-18, approved 4th December 2018). This application has subsequently been built out in full.

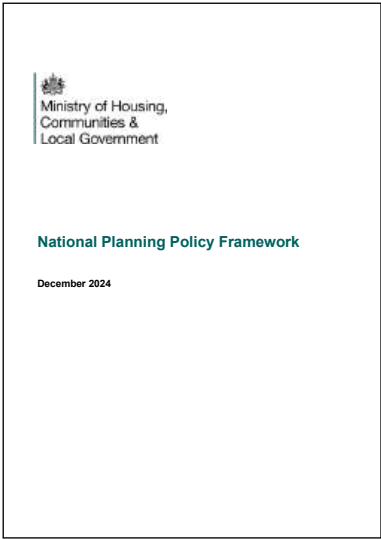
Fig. 03 South East Lincolnshire Strategic Housing Land Availability Assessment



2.4 PLANNING POLICY CONTEXT

- 2.4.1 The Planning and Compulsory Purchase Act 2004 defines the development plan as the development plan documents (taken as a whole) which have been adopted or approved in relation to that area. In this case, that is the South East Lincolnshire Local Plan 2011-36, defining polices for the South East Lincolnshire Partnership (South Holland, Boston and East Lindsey). The National Planning Policy Framework (2024) is an overarching consideration.
- 2.4.2 The development plan for the site is the South East Lincolnshire Local Plan 2011-36, from which the following policies should be taken into consideration.
 - 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 12 - Reserve Sites
 - Policy 17: Providing a Mix of Housing
 - Policy 18: Affordable Housing
 - Policy 31: Climate Change and Renewable and Low Carbon Energy
 - Policy 36: Vehicle and Cycle Parking

Fig. 04 National Planning Policy Framework



2.5 PLANNING CONTEXT

- 2.5.1 The site has been reserved under the 2019 planning policy as 'Housing reserve site' under Hob011 within the South East Lincolnshire Local Plan 2011-36. The proposed development is for a residential scheme of up to 70 dwellings.
- 2.5.2 The site allocation extracted from the South East Lincolnshire Local Plan 2011-36 is reproduced in Figure 06 adjacent.

Fig. 05 Extract from South East Lincolnshire Local Plan 2011-36

SITE ALLOCATION	DEVELOPMENT GUIDELINES	PROVISION
Reserve Site Hob011 (Land to the south of Wignal's Gate)	The site is on a list of potentially contaminated sites requiring further investigation. The County Archaeologist has advised the site has no major archaeological issues, but further information may be required depending on the development. The access to the site needs to be located where the existing agricultural buildings are currently situated provided that adequate visibility can be achieved. Access in front of Maple Grove would not be acceptable. There is no footway on the southern side of Hall Gate. A water main pipe crosses the site and must remain accessible. The design and layout of the site should take this into consideration. If it is not possible to accommodate the existing sewer within the design then diversion may be possible under section 185 of the Water Industry Act 1991. Although the site is within Flood Zone 3a, the SFRA identifies flood hazard in 2115 as 'no hazard' and flood depth in 2115 as 'no depth'. It is therefore unlikely that flood mitigation will be required.	Maximum 70 dwellings

2.6 AFFORDABLE HOUSING NEED

- 2.6.1 There is an accepted under-delivery of affordable housing within South Holland District Council, as confirmed in South Holland District Council 5-year Housing Land Supply Assessment (as at 31st March 2023). Further analysis of this can be found in the accompanying Planning Statement.

Fig. 06 South Holland District Council 5-year Housing Land Supply Assessment

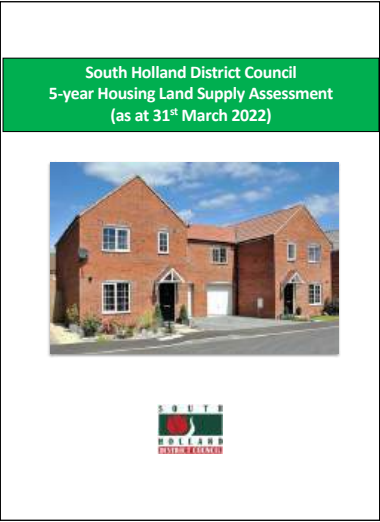
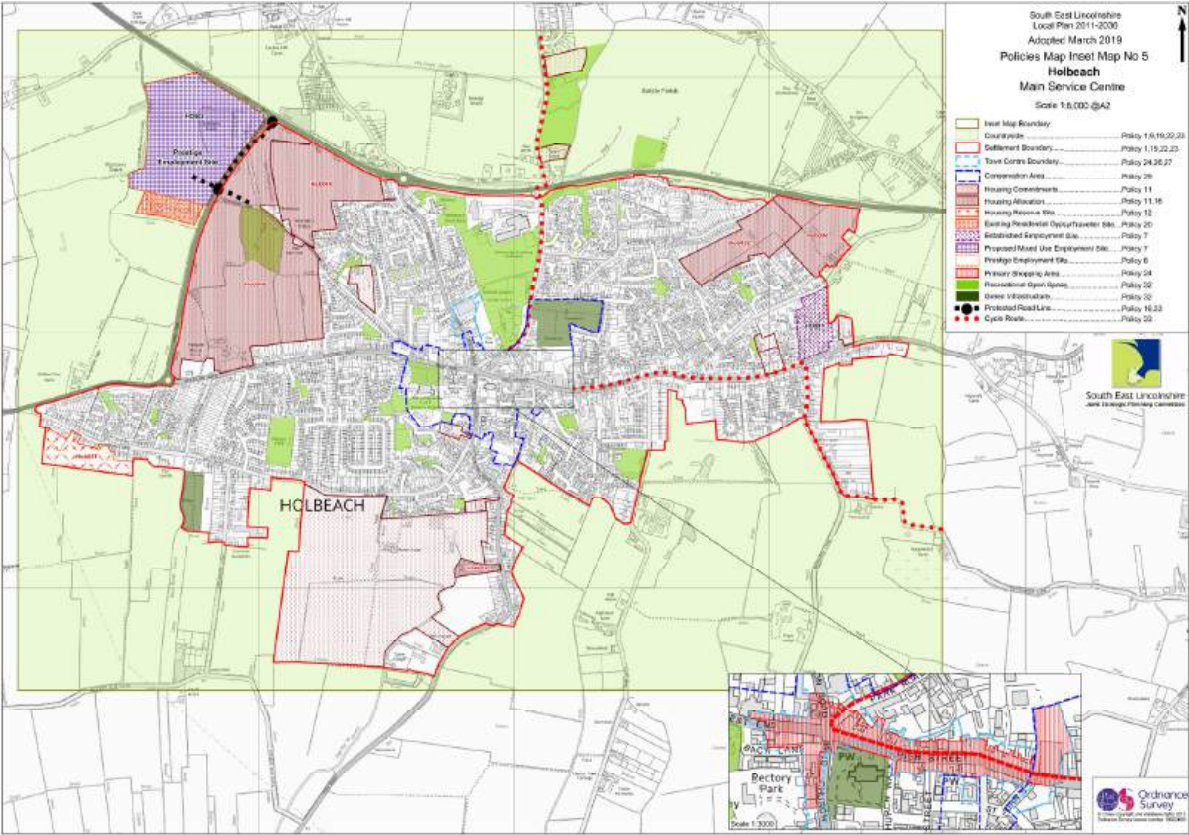


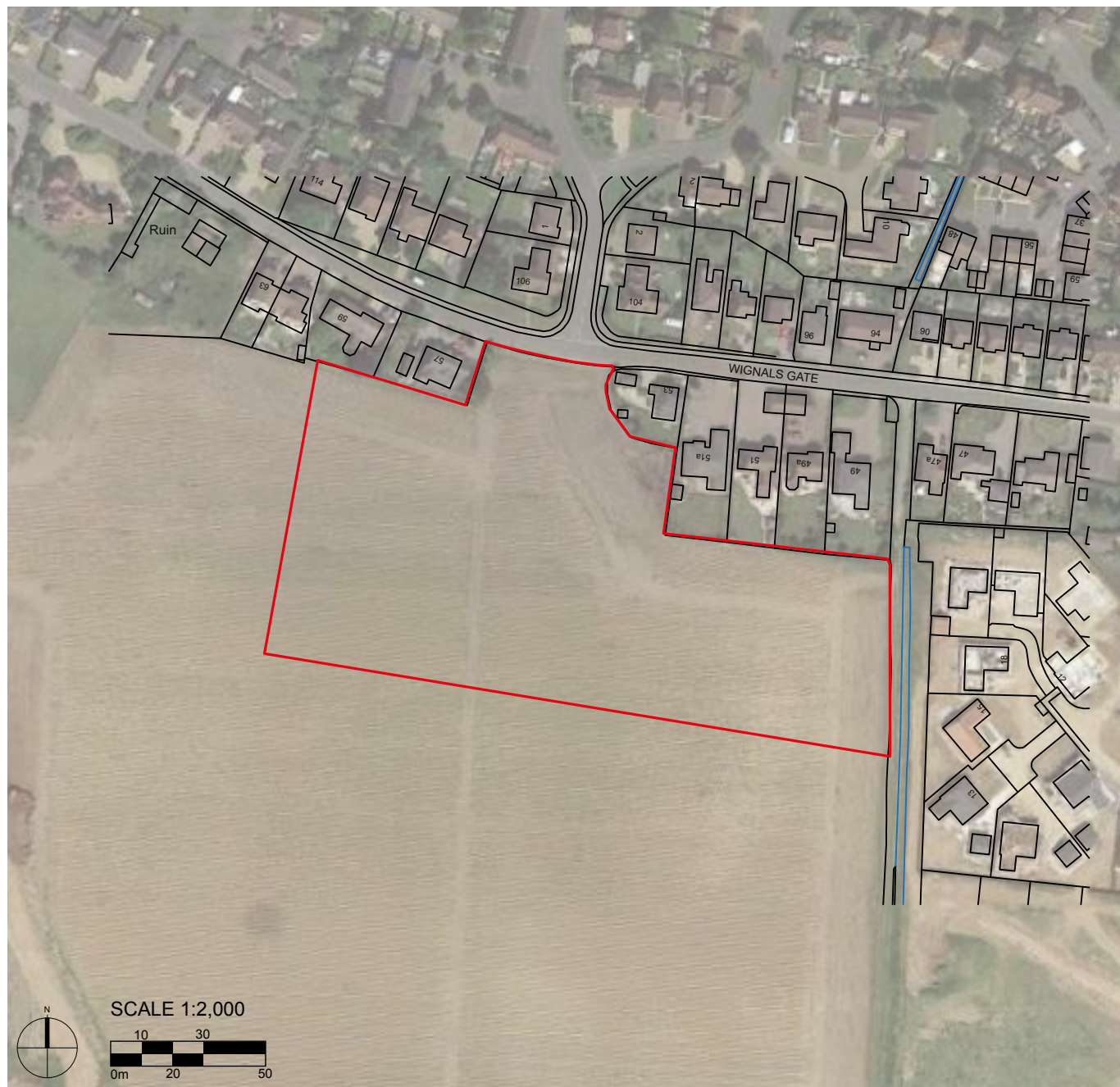
Fig. 07 Holbeach Policies Map (extract from South East Lincolnshire Local Plan 2011-2036)



2.7 SITE LOCATION AND DESCRIPTION

- 2.7.1 The site is located on the western edge of Holbeach. The site extends approximately 1.65 hectares and is situated just south of Wignals Gate, opposite Maple Grove.
- 2.7.2 The site itself is currently in agricultural use and is surrounded by fields to the south and west with an open boundary along those edge. The eastern boundary is comprised of the newly built housing estate of Wignals Wood, whilst existing development on Wignals Gate borders the site to the north.
- 2.7.3 Holbeach, a Fenland market town in the South Holland district of southern Lincolnshire, is home to approximately 10,000 residents. The town features various amenities such as shops, public houses, and eateries. It is positioned 8 miles from Spalding, 17 miles from Boston, 20 miles from King's Lynn, 23 miles from Peterborough, and 43 miles (69 km) from Lincoln by road, with access via the junction of the A151 and A17.

Fig. 08 Site Location Plan



Key:



Site Boundary

Fig. 09 Aerial Photograph

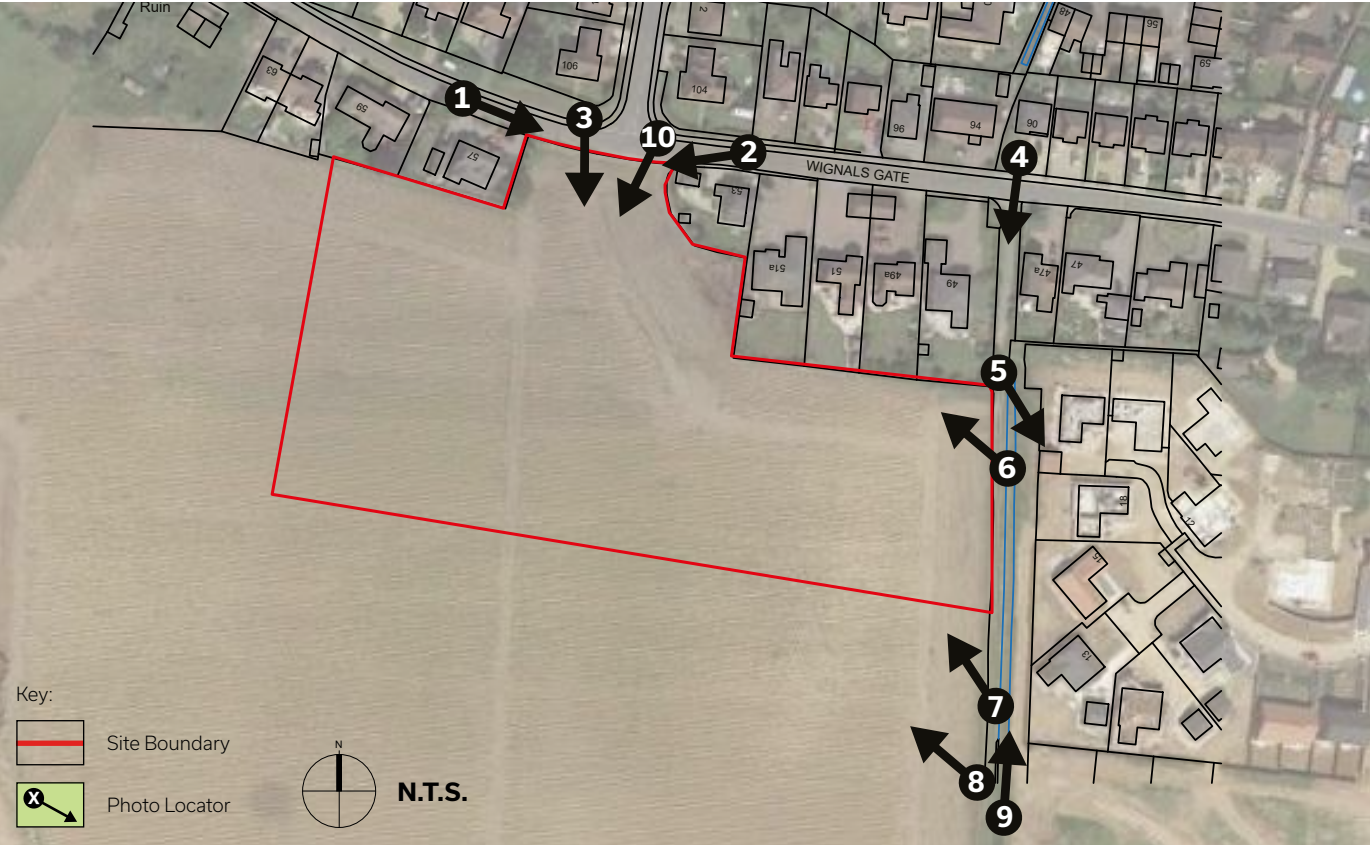


Fig. 10 Photos 1-3



1: Looking east down Wignals Gate towards the site and existing development on Wignals Gate.



2: Looking west down Wignals Gate towards the site and existing development on Wignals Gate.



3: Looking south into the site and across open fields from Wignals Gate.

Fig. 11 Photos 4-10



4: Looking South down Farmers track.



5: Looking South east to the new development that has recently erected in the last few years.



6: Looking North west to the back of the existing dwellings where our boundary sits along.



7: Looking North west to the back of the existing dwellings



8: Looking west over the open field that will be our site



9: Looking north back along the farmers track.

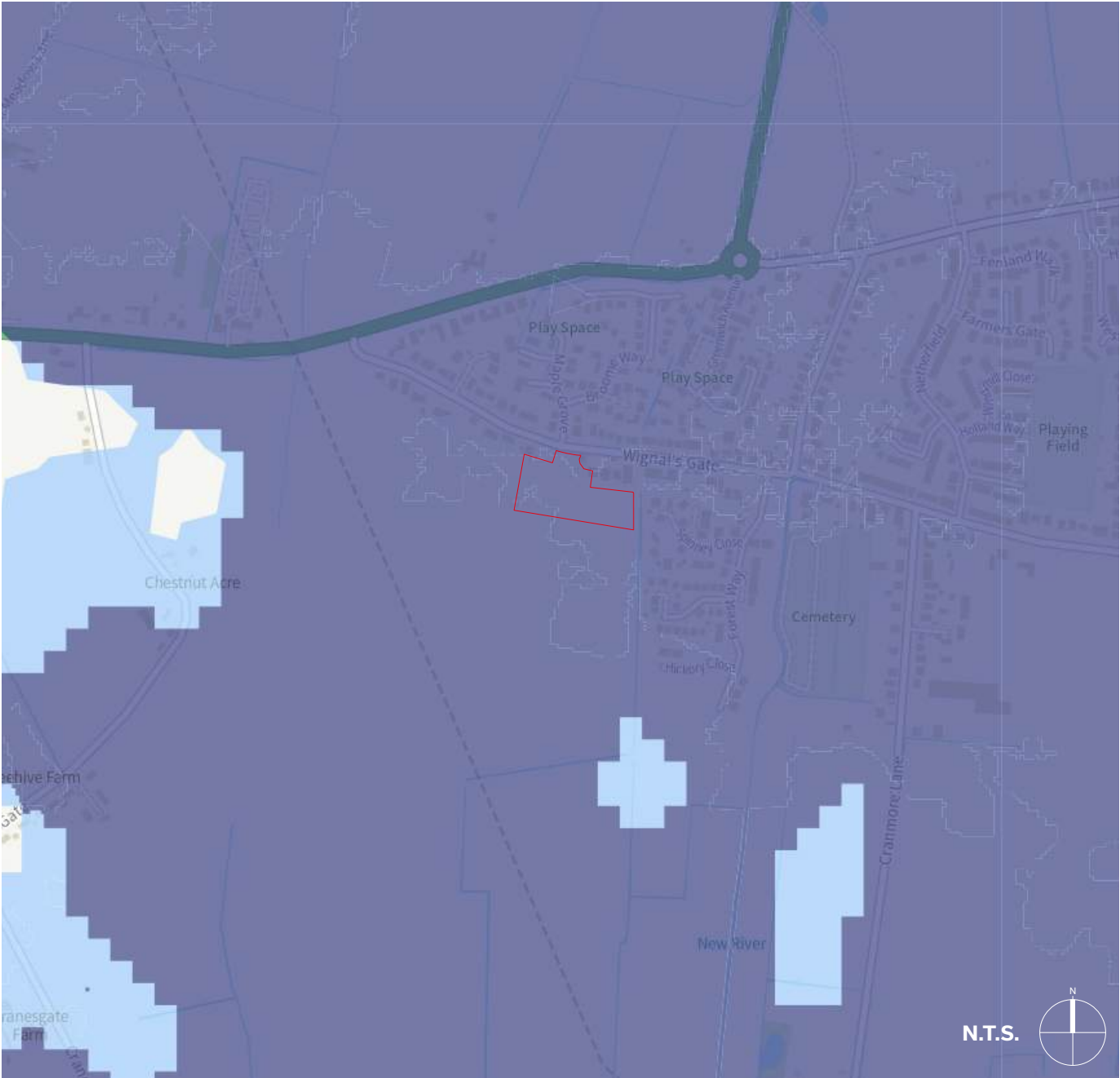


10: Looking South over the proposed site entrance and proposed green corridor.

2.8 FLOOD RISK

- 2.8.1 The site sits within flood zone 3 which indicates that there is a 1 in 100 chance of river flooding occurring each year, or a 1 in 200 chance of sea flooding. Properties and development will be at a significant risk of experiencing flooding events.
- 2.8.2 Within the site allocation for this site, the South East Lincolnshire Local Plan 2011-2036 states:
"Although the site is within Flood Zone 3a, the SFRA identifies flood hazard in 2115 as 'no hazard' and flood depth in 2115 has 'no depth'. It is therefore unlikely that flood mitigation will be required."
- 2.8.3 There is no requirement for a sequential test to be undertaken as this requirement has been satisfied through the plan making process and the allocation of the site.

Fig. 12 Environment Agency Flood Map for Planning



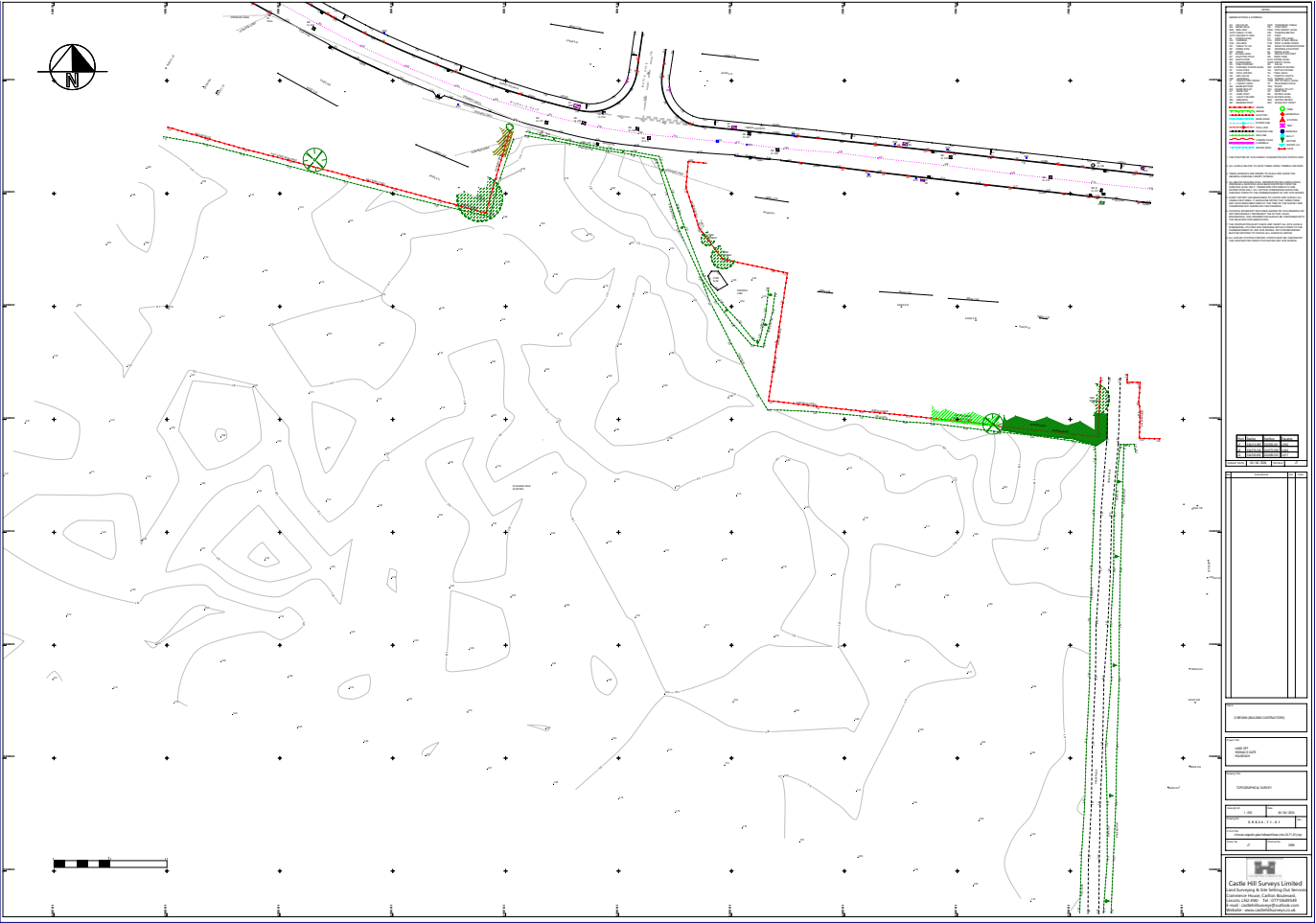
Key:

	Site Boundary
	Flood zone 3
	Flood zone 2
	Flood zone 1

2.9 SITE SURVEY AND TOPOGRAPHY

- 2.9.1 The site is currently in agricultural use for cultivation. Land within it falls gently from Wignal's Gate to the south and east with an approximate level change of c.0.5m. This reflects the topography in the wider settlement which is broadly flat with little change in level over large areas.
- 2.9.2 A shallow ditch follows the alignment of the eastern boundary of the site, although it appears to be unused given its current condition.
- 2.9.3 There are rear fences along the northern site boundary that vary in height and construction. In addition, there is sporadic vegetation present within rear gardens.
- 2.9.4 The southern and western boundaries are undefined.

Fig. 13 Environment Agency Flood Map for Planning



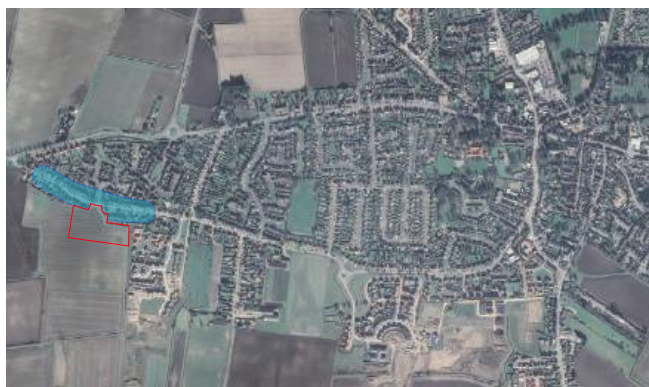
2.10 TOWNSCAPE CHARACTER - WIGNAL'S GATE

The character of existing development adjacent to the site is varied and has evolved over time. The street is defined by housing set back from the street with car parking to the front.

2.10.1 Key characteristics can be summarised as follows:

- Scale varies from 1 to 2 storey detached dwellings.
- A range of different roof types, mostly pitched roofs with hipped roofs too.
- Protruding front gables and pitched dormers throughout.
- Integral garages within most larger detached dwellings.
- Main facing materials are red and buff multi brick with occasional render on front gables.
- Generous space around dwellings with soft landscaping, trees and ornamental planting.
- Private drives allowing frontage parking.
- Roof coverings are a mix of brown and grey tiles.
- Brick chimneys on most of the larger dwellings

Fig. 14 Townscape Character - Wignal's Gate



2.11 TOWNSCAPE CHARACTER - MAPLE GROVE

2.11.1 The character of development to the north of the site is varied comprising a mix of dwellings built in red brick.

2.11.2 Key characteristics can be summarised as follows:

- Mostly 2 storey dwellings with a small number of bungalows.
- A mix of house types that includes terraces, semi-detached and detached dwellings along streets.
- Consistent use of red and brown brick throughout the development.
- Parking courts to the side and rear of dwellings for terraced units.
- Larger detached dwellings have more generous defensive space with parking to the front.
- Consistent architectural style utilising brick banding, brick headers and pitched canopies on smaller terraced units.
- Larger units employing a mix of features such as protruding gables, integral garages and bay windows.
- Hipped and pitched roofs.
- Brick chimneys on larger dwellings.

Fig. 15 Townscape Character - Maple Grove



2.12 TOWNSCAPE CHARACTER - WIGNAL'S WOOD

2.12.1 The character of recent development to the east of the site is an interpretation of traditional built form and use of building materials as seen in South Holland and Lincolnshire more widely. It was developed by the applicant.

2.12.2 Key characteristics can be summarised as follows:

- 2 storey detached dwellings are common with some use of bungalows.
- A range of different roof types, mostly pitched roofs with several hipped roofs.
- Projecting gables throughout.
- Integral garages or side garages common on most larger detached dwellings.
- A mix of red and buff multi brick throughout the site.
- Generous defensive space with trees and planting to the front of larger dwellings.
- Small semi-detached dwellings have a range of frontage or tandem side parking.
- Roof coverings are a mix of brown and grey tiles.
- A range of architectural features such as stone cills, brick headers, grey or beige windows.
- Typically pitched door canopies with occasional recessed porches

Fig. 16 Townscape Character - Wignal's Wood Development



2.13 TOWNSCAPE CHARACTER - TOWN CENTRE

2.13.1 Holbeach town centre contains a wide variety of built form, architectural style and use of building materials dating back over c.200 years. The most dominant styles are from the Georgian and Victorian periods with later infill.

2.13.2 Key characteristics can be summarised as follows:

- The scale of development varying from 2 and 3 storeys.
- Traditional older buildings throughout.
- Dominating red and brown brick with some render and stone banding.
- Generally little defensible space with buildings on the back of footway.
- A mixture of detailing and styles, but window surrounds and arched entrances are common.
- Hipped and pitched roofs.
- Parking to the rear of dwellings.

Fig. 17 Townscape Character - Town Centre



3.0 EVALUATION

3.1 CONSTRAINTS & OPPORTUNITIES

3.1.1 The site is relatively free from any constraints that would present a barrier to development. Access can be achieved from Wignal's Gate and drainage can be attenuated on site. There are a number of dwellings that back onto the site and suitable offsets and boundary treatments to these properties must be incorporated into the design.

3.1.2 The principal constraints and opportunities are set out below and identified on "Fig. 18 Constraints & Opportunities".

- The northern and eastern boundaries of the site are adjacent to existing residential properties on Wignal's Gate and Spinney Close.
- The site could be accessed off Wignal's Gate opposite Maple Grove with an offset junction.
- The southern and western boundaries of the site are undefined and bounded by agricultural fields.
- There is an existing ditch that runs north-south, adjacent to the site's eastern boundary.
- Surface water runoff to be directed to a central location and conveyed to Wignal's Gate.
- There is an opportunity to create a view corridor from Wignal's Gate / Maple Grove into the site and beyond across land to the south.
- Existing development adjacent to the site is comprised of a mix of 2 storey and 1 storey dwellings. Typically bungalows are found to the east of the site within the Wignal's Wood estate, whilst 2 storey dwellings are more prominent along Wignal's Gate.

Key:

	Site Boundary		Drainage Flow
	Sensitive Boundary		Ditch
	Open Boundary		Neighbouring Dwellings - Single Storey
	Open View		Neighbouring Dwellings - 2 Storey
	Potential Vehicular Access		

Fig. 18 Constraints & Opportunities



4.0 DESIGN & ACCESS

4.1 DESIGN CONCEPT AND DEVELOPMENT PRINCIPLES

4.1.1 The design concept is a response to the site's constraints and opportunities and a well-considered approach to placemaking. It seeks to create a development that is legible and makes best use of it's natural assets and key characteristics.

4.1.2 The design process has been iterative, and the key development principles are highlighted below with reference to "Fig. 19 Design Concept".

- 1 Vehicular access from Wignal's Gate will lead into the site past a focal green space containing a LEAP.
- 2 Development will be arranged along a legible street network, with feature dwellings on corners and vistas
- 3 Pedestrian link to open space.
- 4 Create a green corridor through the centre of the site which will incorporate a play space and attenuation features.
- 5 The design provides views from Wignal's Gate and Maple Grove.
- 6 The arrangement of development provides views over the surrounding countryside.
- 7 A drainage basin and swale is located within the green corridor.

Key:

Site Boundary

Approximate Development Area

Perimeter Blocks

Landmarks

Play space

Views

Route: Primary

Route: Secondary

Pedestrian route

Open Space

Indicative Location for Drainage Basin

Fig. 19 Design Concept



4.2 LAYOUT AND SCALE

4.2.1 The site layout demonstrates that 57 affordable dwellings could be successfully accommodated within the site (refer to dwelling mix at 3.3) by following the design concept and the development principles. The site could also deliver informal recreation space and a children's play area.

4.2.2 With the exception of plots 25 and 26 which are bungalows, all of the dwellings proposed are 2 storeys in height.

4.2.3 Key elements of the Illustrative Site Layout are set out below:

- ① Site access from Wignal's Gate.
- ② New substation
- ③ Informal public open space with children's play area (LEAP).
- ④ The open space allows views from Wignal's Gate and Maple Grove across the site.
- ⑤ Attenuation basin to accommodate surface water run off in conjunction with a swale.
- ⑥ Access to LEAP.
- ⑦ Mix of dwelling types arranged to define streets and spaces.
- ⑧ Gardens back onto existing development due to the sensitive boundary.

Fig. 20 Illustrative Site Layout



4.3 USE AND AMOUNT

4.3.1 The site layout demonstrates that the site can deliver a scheme that works as a 'place' and is policy compliant. The layout has been designed to respond to Policy Hob011 from the South East Lincolnshire Local Plan 2011-36.

4.3.2 The Accommodation Schedule includes 57 dwellings comprising mix of maisonettes, bungalows and houses.

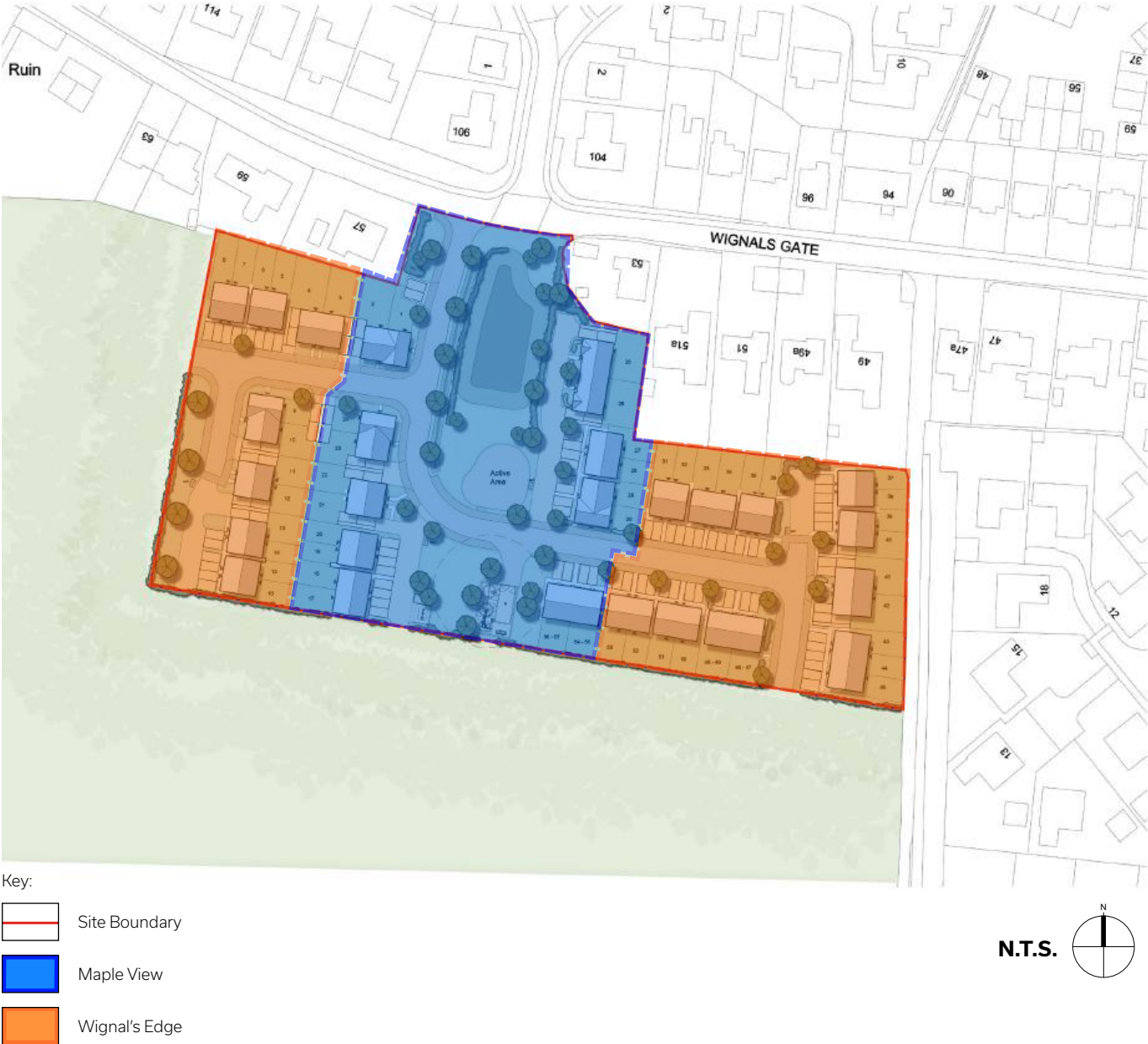
Fig. 21 Accommodation Schedule

ACCOMMODATION SCHEDULE										
102-575 Wignal's Gate, Holbeach								Date: 22 April 2025		
HOUSE TYPE	Beds	Persons	NUMBER	SQM	SQM Total	SQFT	SQft total	%	sub %	
TYPE A Masionette	1	2	8	50.00	400.00	538.20	4305.60	14.0%	14.0%	
TYPE B Bungalow	2	4	2	64.00	128.00	688.90	1377.79	3.5%		
TYPE C House	2	4	25	70.40	1760.00	757.79	18944.64	43.9%		
TYPE D House	2	4	1	82.80	82.80	891.26	891.26	1.8%	49.1%	
TYPE E House	3	5	15	82.40	1236.00	886.95	13304.30	26.3%		
TYPE F House	3	5	4	93.00	372.00	1001.05	4004.21	7.0%	33.3%	
TYPE G House	4	6	2	107.00	214.00	1151.75	2303.50	3.5%	3.5%	
TOTALS:			57		4192.80		45131.30	100%		
Total Site Area:			1.74			Hectares				
Total Site Area:			4.299			Acres				
Site Density:			32.76			DPH				
Developable Site Area:			1.23			Hectares				
Developable Site Area:			3.060			Acres				
Developable Density:			18.63			Units / Acre				
Developable Density:			46.34			Units / Hectare				
Sq. Feet/Acre Coverage			14748.79			Sq. Feet/Acre				

4.4 APPEARANCE

- 4.4.1 The architectural character of dwellings has been designed to reflect the prevailing characteristics of Holbeach and the surrounding area, as identified in the townscape assessment.
- 4.4.2 Two character areas are proposed that would respond to their context and location within the site:
- Maple View
 - Wignal's Edge
- 4.4.3 It is considered that a traditional mix of building materials, built form and architectural details would be appropriate for these two areas, as identified in the townscape assessment.
- 4.4.4 Holbeach is made up of predominantly traditional buildings and its prevailing character is a mix of Georgian and Victorian styles. The following defining features are commonly found in Holbeach:
- Georgian / Victorian style windows
 - Brick detailing
 - A mixture of red and buff brick as a main facing material - in various textures and tones.
 - Occasional use of timber cladding
 - Predominately pitched roofs with occasional hipped roofs
- 4.4.5 Maple View consists of dwellings built using red brick and black timber cladding exclusively. The architectural style will include feature and details as described above, but unified in a more contemporary manner across all types for consistency. The objective is to define the central open space and view across the site from the site entrance and Maple Grove to the north.
- 4.4.6 Wignal's Edge includes the same mix of dwelling types and architectural styles as Maple View, but introduces buff brick as an accent material on corners, vistas and dwellings in longer runs to provide variety and contrast.
- 4.4.7 The overall aim is to create a place that is well related to Holbeach, with a complementary palette of materials and details throughout. A materials plan is provided on page 31.

Fig. 22 Character Area Location Plan



CHARACTER AREA - MAPLE VIEW



Fig. 23 Maple View Materials Palette

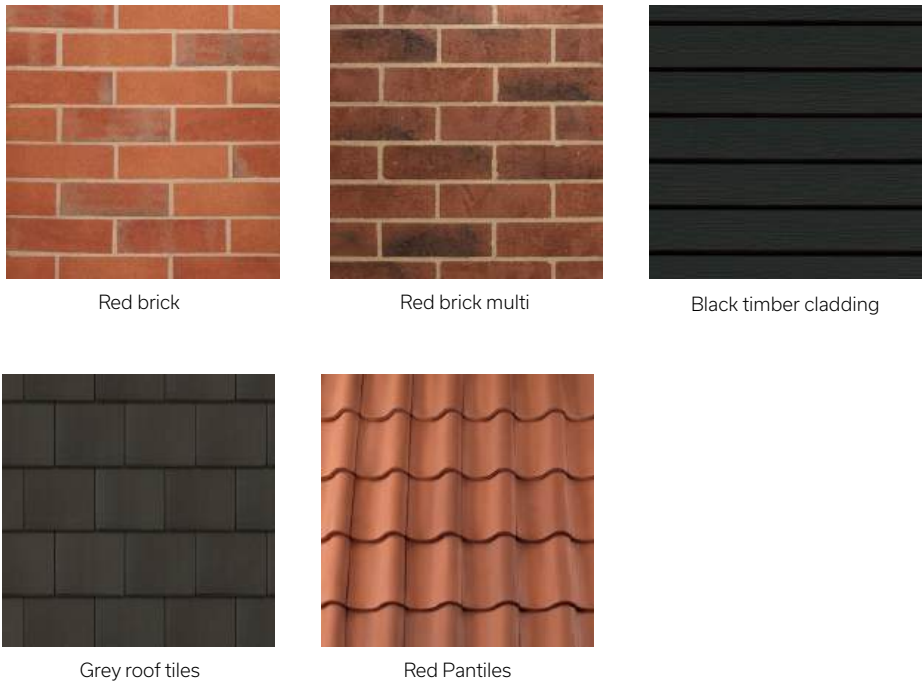


Fig. 24 Maple View Precedents



Images for general reference only to depict use of red brick, black timber cladding and varied roof coverings in a broadly traditional style. Refer to materials palette and house type drawings for proposed dwellings and architectural details.

Fig. 25 Maple View - Front Elevations



Type A - Brick



Type A - Brick / Timber Cladding



Type B - Brick



Type C1 - Brick



Type C - Brick



Type C - Brick / Timber Cladding



Type EF - Brick / Timber Cladding



Type CDC - Brick



Type E1 - Brick



Type E - Brick / Timber Cladding

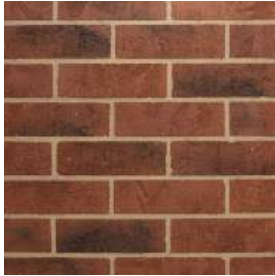
CHARACTER AREA - WIGNAL'S EDGE



Fig. 27 Wignall's Edge Materials Palette



Buff brick



Red brick multi



Black timber cladding



Grey roof tiles



Red Pantiles

Fig. 26 Wignall's Edge Precedents



Images for general reference only to depict use of red / buff brick, black timber cladding and varied roof coverings in a broadly traditional style. Refer to materials palette and house type drawings for proposed dwellings and architectural details.

Fig. 28 Wignal's Edge - Front Elevations



Type C1 - Brick / Timber Cladding



Type E1 - Brick / Timber Cladding



Type G - Brick / Timber Cladding

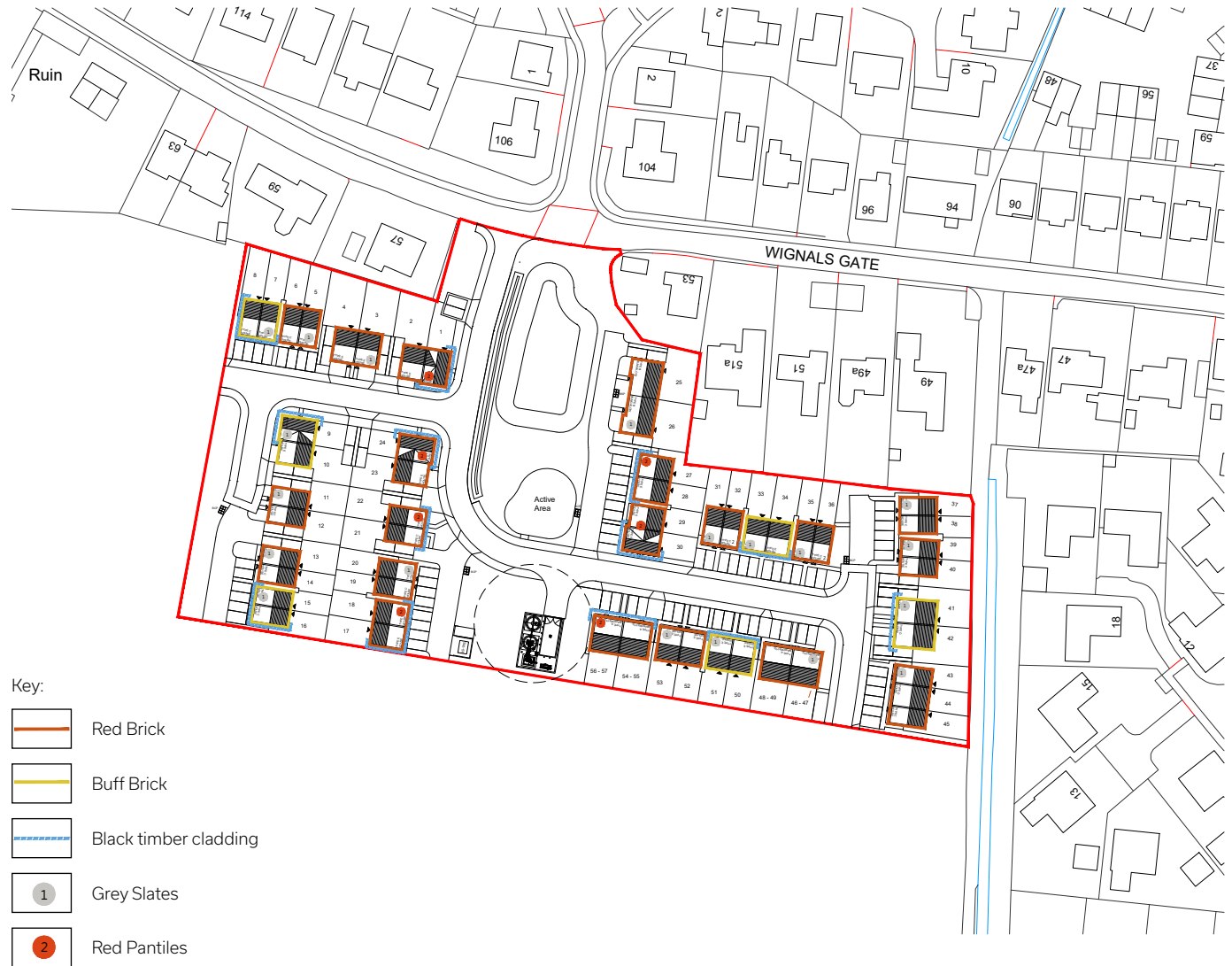


Type EF - Brick / Timber Cladding

MATERIALS PLAN

- 4.4.8 The material plan shows the distribution of main facing materials around the site which include red and buff brick, grey roof tile and red pantiles.
- 4.4.9 Black timber cladding laid horizontally is used as a feature material on corner turning dwellings, on vistas and within longer runs of dwellings.

Fig. 29 Materials Plan

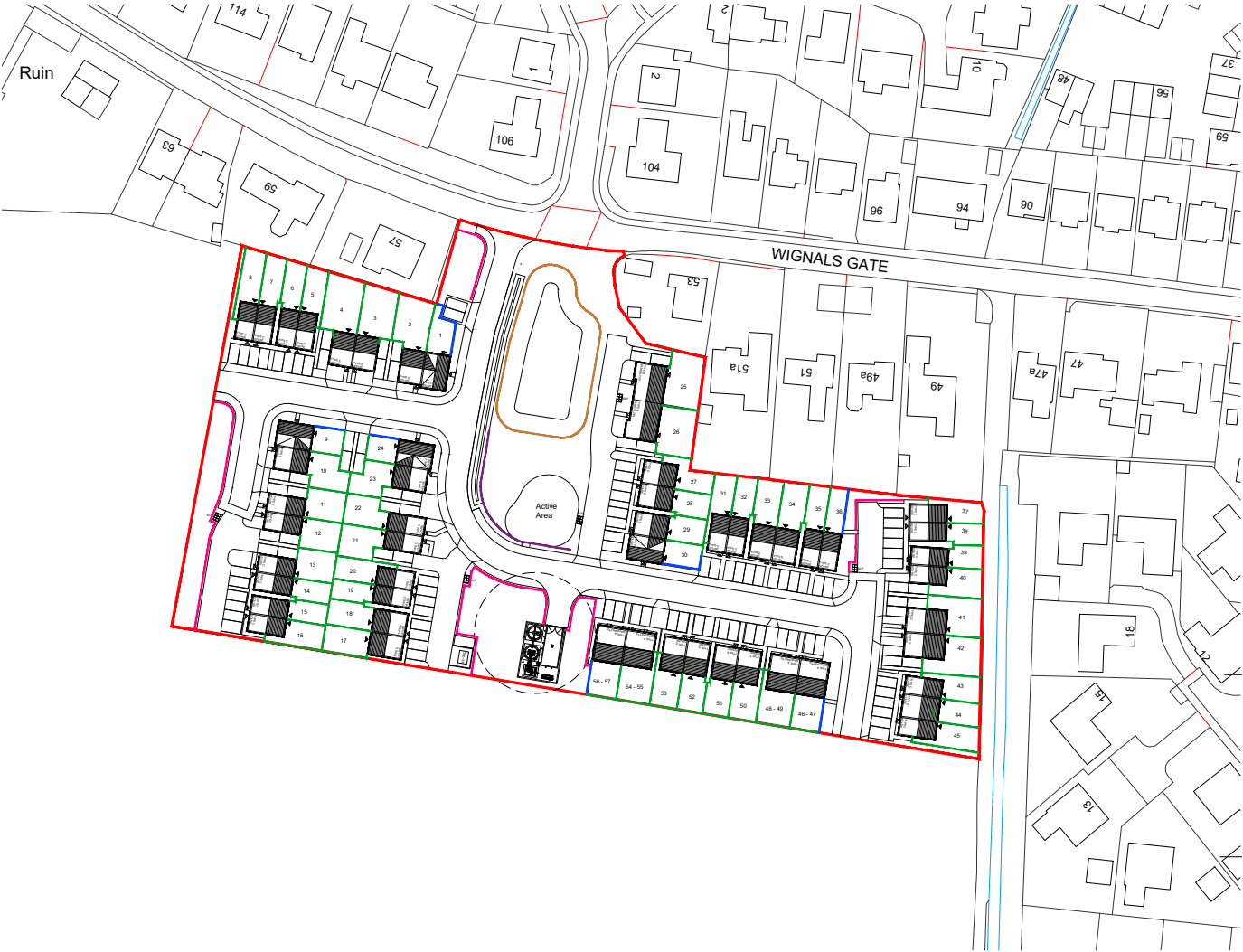
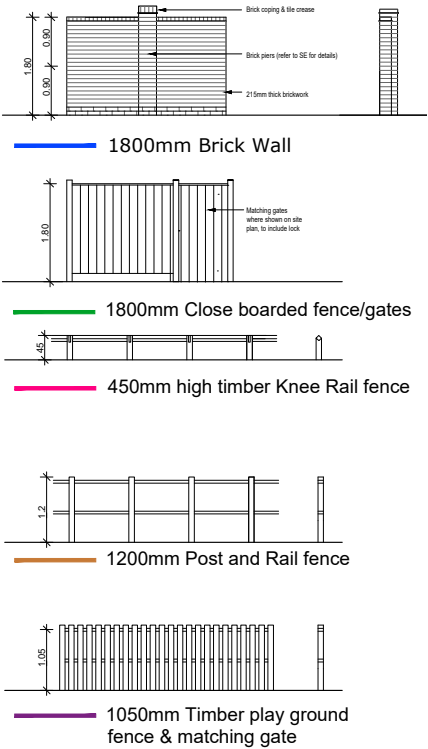


BOUNDARY TREATMENT PLAN

- 4.4.10 Boundary treatments consist of 1.8m high close board fencing between dwellings, with 1.8m high brick walls in materials to match the dwelling in locations that are visible from the street or public open space (POS). These are typically on the ends of runs of dwellings.
- 4.4.11 Timber knee rail fencing will be installed around the edges of open spaces to create a defined boundary and prevent unwanted vehicle access.

Fig. 30 Boundary Treatment Plan

Boundary Treatment Legend:



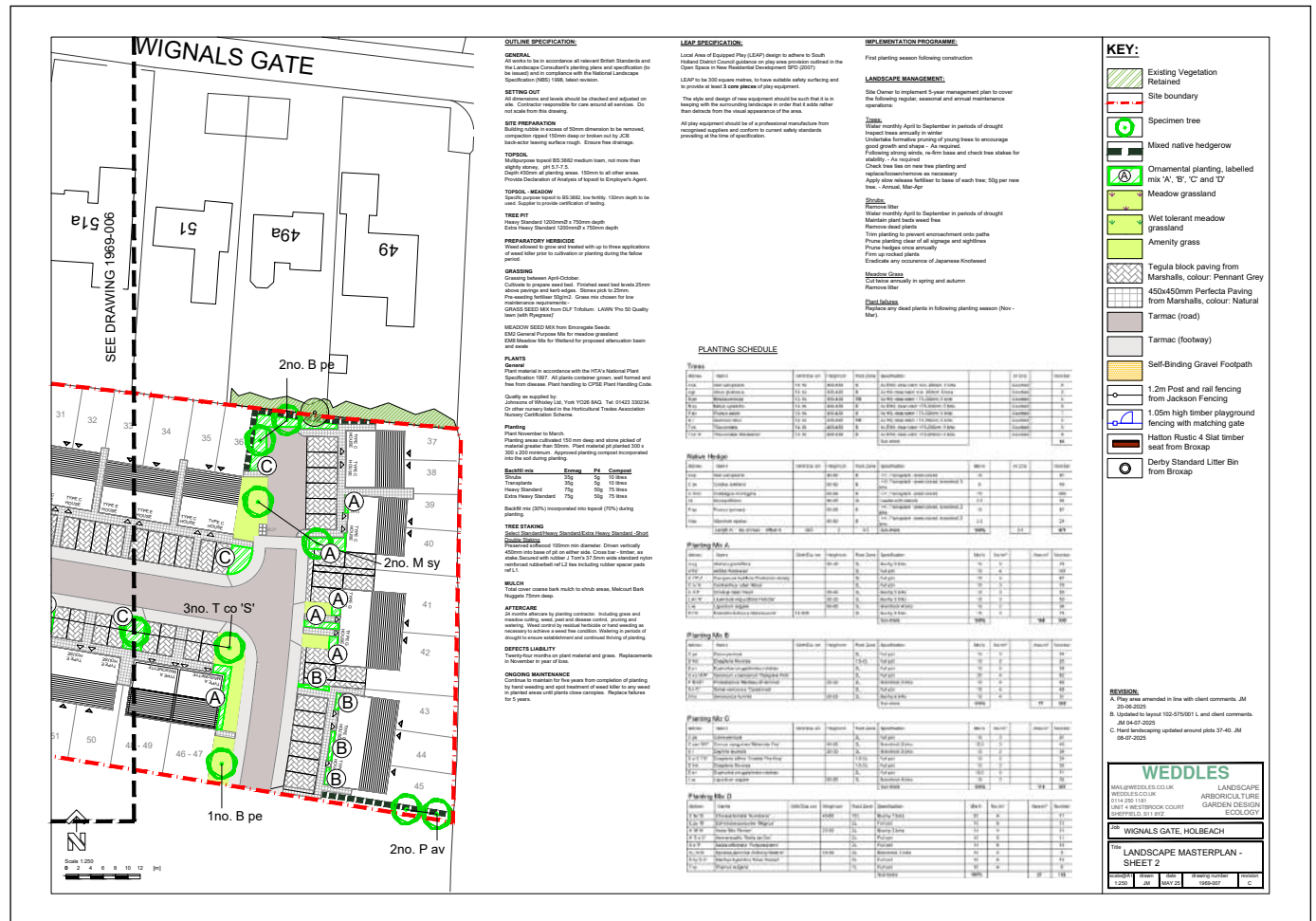
4.5 LANDSCAPING

- 4.5.1 The landscape proposals have been prepared by Weddles and are reproduced here for reference. The original drawings are included in the application pack.
- 4.5.2 The landscape proposals are designed to provide open space and play facilities for residents, create attractive streets through the provision of plot landscaping and street trees and enhance biodiversity.
- 4.5.3 The details of the proposals for hard and soft landscaping are provided as part of the planning application pack.

Fig. 31 Landscape Masterplan 1-2



Fig. 32 Landscape Masterplan 2-2



Key

- Red dashed line: Final Line Boundary
- Green circle: Street - Proposed
- Yellow line: Side - Millers Hedge
- Light blue area: Other Standing Water
- Light green area: Other natural grassland
- Dark green area: Matted grassland
- Red area: Built-up areas and gardens
- Red area with diagonal lines: Development land, vested utility
- Red area with diagonal lines: Buildings
- Red area with diagonal lines: Unfilled areas, paved surfaces
- Light blue area: Watercourse, ponds
- Light green area: Ornamental grounds

Example Details

Site
MILLERS HEDGE, HOLLINGHAM

Map:
LIVERS PARK DEVELOPMENT PLAN

Reference	Scale	Date	Version
01/00	1:100	01/01/00	1.0

4.6 ACCESS

- 4.6.1 The proposals for access have been prepared by Vectio and are included with the planning application. They demonstrate that the site can be accessed safely from Wignal's Gate and that the internal road network can accommodate by private cars and larger vehicles such as refuse collection wagons.
- 4.6.2 Drawings from the application package are reproduced adjacent.

Fig. 34 Site Access

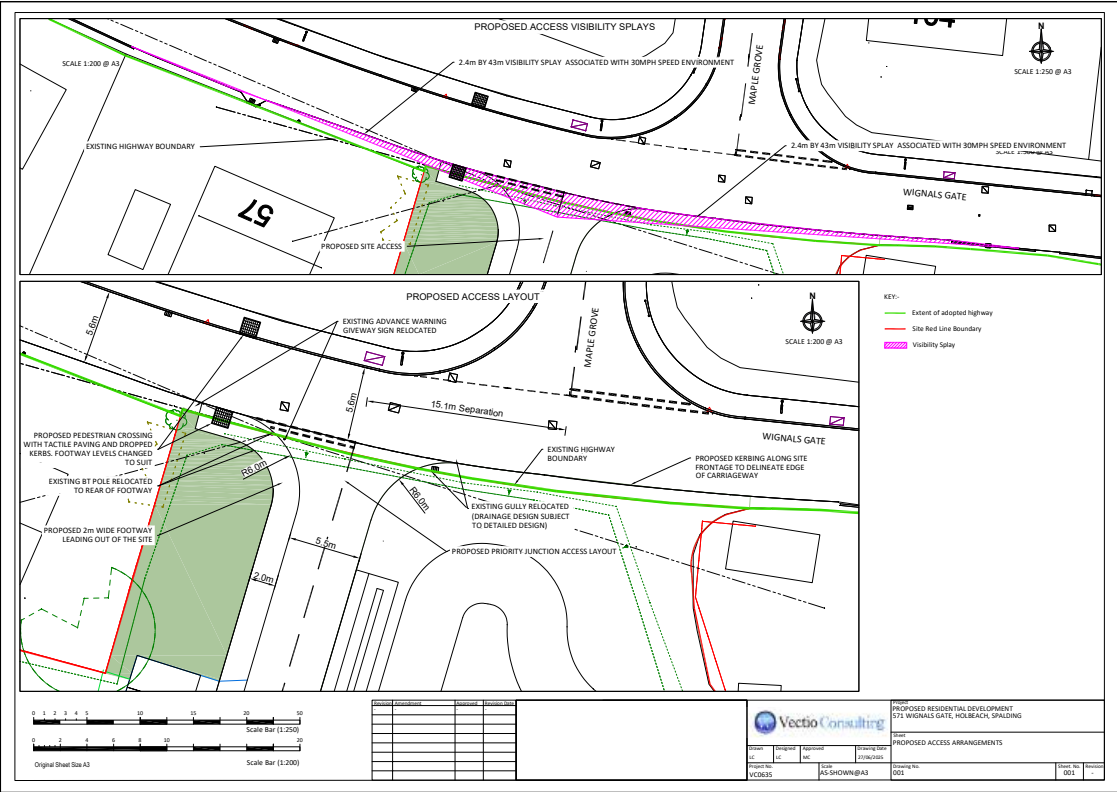


Fig. 35 Car Tracking

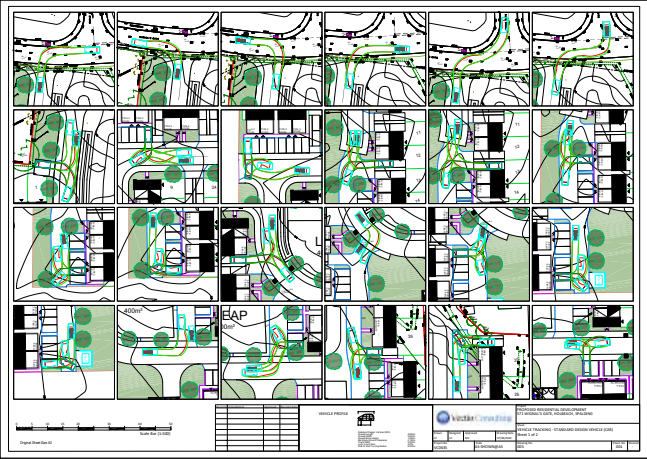
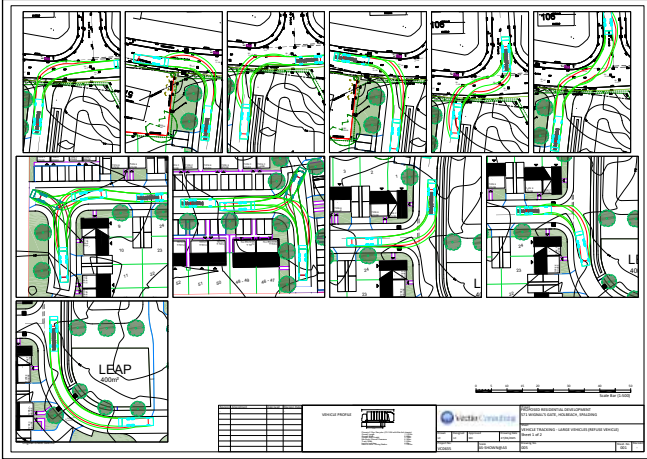


Fig. 36 Refuse Vehicle Tracking



5.0 SUSTAINABILITY

5.1 INTRODUCTION

- 5.1.1 Future development would need to minimise impacts on the environment and climate change by being well designed and energy efficient. Key points in relation to these considerations are as follows:
- The importance of the creation of a sustainable community through the provision of an appropriate mix of dwelling type, size and tenure.
 - The inclusion of pedestrian and cycle routes designed to reduce the reliance on cars and promote physical activity.
 - Landscaping proposals to provide, protect and enhance natural habitats.
 - Ensuring the site is in a sustainable location with many facilities in close walking distance, good access to public transport and a low probability of flooding.
 - The health & well-being of the future occupants has been carefully considered. Access to public and private outdoor spaces, the introduction of tree lined streets and improving quality of life through good daylighting and availability of fresh air have all been key considerations.
 - Minimising CO2 emissions arising from the operation of a home and its services has been given due consideration. All homes would be designed to meet the Future Homes Standard, electric vehicle charging will be provided and renewable technologies be considered.
 - The specification of water efficient fittings will reduce consumption of water within the home in order to meet water efficiency standards

5.2 FUTURE HOMES STANDARDS

- 5.2.1 New homes will be designed to meet the FHS target through an all-electric strategy which will allow home owners to operate at Net Zero. Through meeting the FHS the new dwellings would achieve at least a 75% carbon reduction, beyond Current Building Regulations.
- 5.2.2 Central to the delivery of low carbon and energy efficient buildings is the 'Fabric First' principle which recognises the most effective way of minimising carbon emissions is to reduce the demand for heat and power through a well-insulated, energy efficient building fabric and services.

- 5.2.3 The design of new homes will reduce thermal energy demand by the achievement of improved insulation levels and air leakage and fabric u-values in line with the FHS. The following measures to reduce energy use and carbon emissions will be considered during the detailed design of individual buildings:

- Design to promote passive solar gains, maximise natural daylight, sunlight and ventilation;
- Design which aims to optimise natural daylight;
- Buildings which target better u-values and air tightness than current Building Regulations;
- A timber frame system will be utilised to construct dwellings which will be manufactured off-site, enhancing sustainability, reducing on-site risks, and improving overall efficiency.
- Gas boilers will be used to heat homes, an EPC A rating will be achieved through the integration of PV systems, waste water heat recovery units, DMEV's, and electric vehicle charging points."
- New homes within the development will include lighting that provides for a minimum efficacy for lighting to be 95 luminaire lumens per circuit watt for general lighting 80 luminaire lumens per circuit watt for display lighting.
- Specification of high energy efficient equipment that will use less energy and water.

5.3 ECOLOGY

- 5.3.1 The following measures should be incorporated within proposed dwellings:
- Swift bricks to be included in the construction of all suitable buildings. We have a visiting population of swifts which are declining due to the lack of suitable nesting sites.
 - Bee/insect bricks could also be incorporated at the construction stage.
 - Bird and bat boxes can be added if required.
 - Hedgehog highways to allow hedgehogs safe access through gardens, hedgerows and open spaces.
 - Green roofs to be considered on any suitable buildings.

6.0 SUMMARY & CONCLUSION

6.1 CONCLUSION

- 6.1.1 This document has set out to demonstrate that the site on land south of Wignals Gate, could deliver up to 57 affordable dwellings as described in the reserve allocation. The proposals are underpinned by desktop studies and the site and its context have been well considered during the design process.
- 6.1.2 The site layout is landscape led and development is designed to respond sympathetically to its context in a manner that can maintain amenity for existing residents and provide new public open space and a children's play area.
- 6.1.3 Dwellings would be designed to reflect the local vernacular with appropriate materials and details. Dwellings are to be designed to conform to NDSS requirements (85% or higher).
- 6.1.4 Overall the scheme would make a good contribution to this part of Holbeach and provide much needed affordable housing in the district.

Fig. 37 Design Process





102-575 WIGNAL'S GATE, HOLBEACH

Design and Access Statement for
D Brown Building Contractors Ltd