



PLANNING STATEMENT WIGNAL'S GATE, HOLBEACH

PROJECT NUMBER: 102-575
D BROWN BUILDING CONTRACTORS LIMITED

JULY 2025

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1 EXECUTIVE SUMMARY

- 1.1 rg+p has been instructed by D Brown Building Contractors to prepare and submit a full planning application for residential development of 57 affordable residential dwellings at Wignal's Gate, Holbeach.
- 1.2 The site extends to approximately 1.65 hectares (2.5 acres) and is situated to the south of the road Wignal's Gate. The site is currently used for agricultural purposes and fronts onto Wignal's Gate. It lies within the defined settlement boundary of Holbeach.
- 1.3 The proposed development comprises residential development of 57 much-needed affordable dwellings with associated access, open space, and drainage.
- 1.4 It is considered that the plans and supporting evidence demonstrates that the proposal is consistent with policies contained within South East Lincolnshire Local Plan (2011-2036) and the National Planning Policy Framework (2024). On this basis and given the degree of compliance with the Local Plan planning permission should be granted 'without delay' (as per paragraph 11c of the NPPF (2024)).
- 1.5 There are compelling economic, social and environmental benefits associated with the delivery of this development, which will provide 57 affordable dwellings. Analysis of the sustainability of the proposal demonstrates that in the absence of substantive economic, social and environmental impacts (let alone significant and demonstrable) the proposal would represent sustainable development.

2 INTRODUCTION

2.1 This Planning Statement has been prepared by rg+p on behalf of D Brown Building Contractors (referred hereon as 'the applicants') to support a Full Planning Application to South Holland District Council as the Local Planning Authority ('the Council' / 'the LPA') at Wignal's Gate, Holbeach for the following development:

"Development of 57 affordable dwellings with associated access, open space and drainage."

2.2 The purpose of this Planning Statement is to provide an overview of the key planning policies and material considerations, and an analysis of how the development meets them – making suitable reference to technical evidence and supporting drawings. It confirms why this Full Planning Application should be approved.

2.3 This Statement should be read in conjunction with the other documents and drawings submitted in support of the application – as itemised on the schedule submitted to the Council with the application. This statement addresses the following matters:

- The Site and Surroundings;
- The Proposed Development;
- Planning History
- Planning Policy Context;
- Planning Assessment; and,
- Conclusions.

3 THE SITE AND SURROUNDINGS

- 3.1 A description of the site and its characteristics are set out in further detail within the Design and Access Statement.
- 3.2 The site is located south of the road Wignal's Gate. The town of Holbeach is located centrally in the district and is 8 miles (13km) east of Spalding which is one of the larger settlements in South East Lincolnshire. The site also lies 17 miles (27km) south of Boston, 20 miles (32km) west of King's Lynn, 23 miles (37km) northeast of Peterborough and 43 miles (69km) southeast of Lincoln. The site lies within the settlement boundary of Holbeach and is a Housing Reserve Site.
- 3.3 The site extends to approximately 1.65 hectares (2.5 acres) and is situated approximately 1.7km west of Holbeach Town Centre. The site is currently used for agricultural purposes.
- 3.4 It is bound to the north by Wignal's Gate Road, to the east by an existing residential development, and to the south and west by further open agricultural land.
- 3.5 The site is well located for local services and facilities in Holbeach, including nursery and primary schools, shopping facilities, public houses and recreational facilities. Extensive shopping facilities can be found at Springfields Outlet Shopping Centre in Spalding.
- 3.6 The site is located within Environment Agency Flood Risk Zone 3 and therefore has a high probability of flooding from rivers and the sea. However, approximately 85% of South Holland District lies within flood zone 3a. The adopted South East Lincolnshire Local Plan 2011-2036 considers flood risk in relation to this specific site stating:
- "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."*
- 3.7 The site is not crossed by or directly adjacent to any Public Right of Ways (PRoW), but the local network can be accessed via the north access to the site. Public transport in the form of buses is accessible along Spalding Road. Spalding Train station is located approximately 7 miles away and is accessible for wider onward travel to Peterborough, Lincoln and Doncaster.
- 3.8 For planning purposes, the site falls within the administrative area of South Holland District Council (SHDC). SHDC are the Local Planning Authority (LPA) who will determine the planning application, taking on board comments from statutory and non-statutory consultees.

4 THE PROPOSED DEVELOPMENT

- 4.1 This section of the Planning Statement should be read in conjunction with the submitted Design and Access Statement and plans, drawings and evidence, prepared by the consultant team.
- 4.2 A document schedule is included as part of the application submission, and this sets out the full list of plans and drawings against which this application should be determined. There are further technical assessments and studies which underpin these and form part of the application package.
- 4.3 The development proposal comprises:
- The development of 57 affordable dwellings; comprising a range of housetypes
 - A green corridor connecting Wignal's Gate to the wider countryside
 - Ability to extend development to the wider 'reserve site allocation' if need arises
 - Informal open space, including a LEAP
 - Sustainable Urban Drainage Systems (SuDS) and attenuation provision to accommodate surface water
 - Placemaking through arranging dwellings in 'blocks' to define the streetscape
 - Compliance and engagement with Policy 3: Design of New Development
 - Suitable levels of parking provision, in line with the Local Plan parking standards
- 4.4 The proposals have been designed sensitively to take into account the constraints and opportunities of the site. The scheme will provide a high-quality and attractive housing development with appropriate housing types, associated landscaping and access.

57no. Residential Units

- 4.5 The proposed development comprises 57 affordable dwellings thoughtfully designed and arranged to maintain views from Maple Grove and Wignal's Gate across the site to the south. The design of the dwellings reflects the local vernacular, drawing inspiration from existing developments in Holbeach.
- 4.6 With the exception of 2 single storey bungalows, all dwellings are two storeys in height. The materials proposed for construction have been selected to reflect those commonly used in the surrounding area, ensuring the development integrates within its context.
- 4.7 The proposed layout also incorporates a dedicated area of public open space for residents to enjoy. This includes a Local Equipped Area for Play (LEAP) and a SUDs system, providing both recreational and functional benefits within the development.

Parking Provision

- 4.8 A total of 109no. compliant parking spaces are proposed as part of the site's layout. This includes 108 spaces allocated for dwellings and 1 space allocated for the sub-station on site.
- 4.9 Each dwelling is provided with secure cycle parking for a minimum of 1 bicycle in the rear gardens of all the dwellings.

Materials

- 4.10 The materials for the dwellings across the site have been selected to reflect the prevailing characteristics of Holbeach and the surrounding area. The proposed style includes Georgian and Victorian style features but is unified in a contemporary manner across all dwelling types for consistency.

Landscaping and Ecology

- 4.11 Our client has instructed the services of 'Weddle Landscape Design' to undertake a Preliminary Ecological Appraisal, as well as to provide a Biodiversity Net Gain (BNG) Metric and BNG Summary. They have also provided a Landscape Masterplan with details of a LEAP.
- 4.12 The above referenced information forms part of this application's submission pack.

Trees

- 4.13 Our client has instructed 'Weddle Landscape Design' to provide a Tree Survey, Tree Constraints Plan and Tree Protection Plan.

Flood Risk and Drainage

- 4.14 A review of the Environment Agency's Flood Map for Planning identifies the site to be within Flood Zone 3. A Flood Risk Assessment has been carried out by 'William Saunders' to assess flood risk in more detail.
- 4.15 The assessment is included in the submission pack and includes details of a surface water drainage strategy.

5 PLANNING HISTORY

- 5.1 A search has been undertaken on the South Holland District Council website and there is no planning history on the site.
- 5.2 The following planning applications are relevant to the context of the site, as they relate to development located immediately adjacent to and directly east of the application site, all situated on land off Wignal's Gate, Holbeach, Spalding. These applications collectively represent a significant residential development that now borders the site under consideration.
- 5.3 H09-0200-22 – this Section 73 application sought permission for the “Erection of 77 dwellings & associated works – approved under H09-0872-18. Modification of Condition 1 to allow amendments to previously approved plans. Amend non-adopted roadway in front of plots 68-70” on Land off Wignal's Gate, Holbeach. It was submitted on the 18th February 2022 and approved on the 27th May 2022.
- 5.4 H09-0872-18 – this Reserved Matters application sought permission for the “Erection of 77 dwellings and associated works – outline approval H09-0326-17.”
- 5.5 H09-0326-17 – this application sought outline planning permission for a “Residential Development.”
- 5.6 The above application approvals and subsequent build out of the scheme changed the general environment surrounding the site from an agricultural nature to one that is residential.

6 PLANNING POLICY CONTEXT

- 6.1 This section outlines the most relevant legislative and planning policy provisions against which this development scheme falls to be assessed.
- 6.2 The Planning and Compulsory Purchase Act 2004, Section 38 (6), states that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise.

Adopted Development Plan

- 6.3 The adopted Development Plan relevant to the site address comprises the following documents:
- The South East Lincolnshire Local Plan (2011-2036)
- 6.4 There is no 'made' Neighbourhood Plan covering the application site.
- 6.5 The South East Lincolnshire Local Plan was adopted in March 2019. It establishes the strategic approach to new development in the district and identifies the main strategic allocations, as well as more detailed policies for use in the determination of planning applications.
- 6.6 The relevant policies in the South East Lincolnshire Local Plan are as follows:
- 'Policy 1: Spatial Strategy' identifies the key areas where development will be permitted. In this instance, the site lies within the settlement boundary of Holbeach and will support the town's role as a service settlement by delivering affordable housing. It is noted that Holbeach has a greater range and concentration of services and facilities and also sees a high demand for housing locally.
 - 'Policy 2: Development Management' seeks to ensure that development is appropriate to the site, achieves a high quality of design and efficient use of land and buildings, and should respond creatively to the character and distinctiveness of the surrounding area. The current proposal seeks to respond to the unique character of Holbeach whilst also ensuring good placemaking principles are utilised on the edge of the settlement.
 - 'Policy 3: Design of New Development' seeks to create distinctive places through the use of high quality and inclusive design. The proposed scheme seeks to create a development that is legible and makes best use of its natural assets and key characteristics.
 - 'Policy 4: Approach to Flood Risk' recognises that much of the local plan area lies within flood zone 3. As noted within the South East Lincolnshire Strategic Flood Risk Assessment, site allocations (including reserve sites) were subject to a Sequential Test prior to their inclusion in the plan.

- 'Policy 10: Meeting Assessed Housing Requirements' confirms that a total of 467 dwellings are required to be delivered per annum in South Holland District.
- 'Policy 11: Distribution of New Housing' identifies the housing needs for each settlement. A total of 2202 is identified to be delivered through allocations in Holbeach.
- 'Policy 12: Reserve Sites' identifies the site as a reserve site within the local plan, where delivery will be brought forward for development if the delivery of allocated sites and other housing commitments slows.
- 'Policy 17: Providing a Mix of Housing' seeks to meet the long-term needs of the Plan area in order to maintain and provide mixed, inclusive and sustainable communities
- 'Policy 18: Affordable Housing' identifies that in South Holland 282 new affordable dwellings are required per annum, equating to about 60% of the overall annual housing need. This development will respond directly to the pressing need for affordable housing in South Holland.
- 'Policy 31: Climate Change and Renewable and Low Carbon Energy' states that all proposed development should be designed with a view to minimising and mitigating the effects of climate change.
- 'Policy 36: Vehicle and Cycle Parking' identifies the parking provision and quality to be provided on all new residential development.

Supplementary Planning Documents

6.7 The Council have adopted multiple Supplementary Planning Documents (SPD's) and guidance. Those we consider to be relevant to this site address and proposed development are:

- Cycling Considerations for Planning Applications (2012)
- Open Space in New Residential Developments SPD (2007)

National Planning Policy Framework (2024)

6.8 The NPPF sets out the Government's planning policies for England and how these should be applied. The NPPF must be taken into account in preparing the development plan and is a material consideration in planning decisions. Planning policies and decisions must also reflect relevant international obligations and statutory requirements.

6.9 Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) **an environmental objective** – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

6.10 These objectives should be delivered through the preparation and implementation of plans and the application of the policies in this Framework; they are not criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.

6.11 The Council should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible (rg+p emphasis added).

6.12 Within Chapter 5 (Delivering a sufficient supply of homes) it sets out that to support the Governments objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements, including those who require affordable housing, are addressed and that land with permission is developed without unnecessary delay (rg+p emphasis added). The overall aim should be to meet as much of an area's identified housing need as possible, including with an appropriate mix of housing types for the local community.

7 PLANNING ASSESSMENT

7.1 The application should be determined in accordance with the development plan unless material considerations indicate otherwise (Section 38(6) of the Planning and Compulsory Purchase Act 2004). To assist with the consideration of the proposal, it is considered that the following are the main planning themes of relevance:

- Whether the principle of development as proposed is acceptable in this location given the provisions of primary legislation, the development plan and other material considerations;
- Whether the development in all regards achieves the social, economic and environmental dimensions of achieving sustainable development.

7.2 This section of the Planning Statement considers the key issues in relation to this proposal which indicate whether planning permission should be granted ‘in principle’. A discussion of technical aspects and evidence is then undertaken before a balancing of social, economic and environmental credentials.

7.3 Paragraph 11 of the NPPF and Policy S1: Sustainable Development Principles set out a presumption in favour of sustainable development, and state that development proposals that accord with the development plan should be approved unless other material considerations indicate otherwise.

7.4 Policy 1: Spatial Strategy states that the town of Holbeach is a ‘Main Service Centre’. 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”. The purpose of this policy is to direct development to the most sustainable locations, with access to services, facilities and onward travel.

7.5 Due weight should be given to the sustainability of this location for an affordable housing development as the site is allocated as a ‘reserve site’ under Policy 12 within the South East Lincolnshire Local Plan 2011-36. Reserve sites are brought forward for development in the event that the allocated sites do not deliver housing development at the expected rate as expressed in the Housing Trajectory.

7.6 Although it is evident that South Holland District Council can demonstrate a 5-year housing land supply, it is accepted that the area of Holbeach has high housing demand, particularly that of an affordable nature. The Council’s current position in respect of their delivery of affordable housing is expanded upon further late in this Statement.

Further Technical considerations

7.7 The applicant has instructed technical specialists to undertake a variety of assessment work in order to provide accompanying reports to be considered as part of the planning application. This section summarises the findings of the technical reports.

Design, Layout and Residential Amenity

- 7.8 Local Plan Policy LP2 (Development Management) emphasises that new developments should be sensitively designed to respect the character and appearance of the surrounding area, as well as the relationship with existing development and land uses. Similarly, Local Plan Policy LP3 (Design of New Development) states that developments should create distinctive places through the use of high quality and inclusive design, making innovative use of local traditional styles and materials.
- 7.9 The proposed site layout has been carefully designed to provide a green corridor through the centre of the site, which includes a dedicated play space and retains key views from Wignal's Gate and Maple Grove. The street network is simple and legible, incorporating feature dwellings at key corners and vistas to enhance the visual interest and orientation within the site. The overall arrangement of the development also maintains views over the surrounding countryside.
- 7.10 To support the proposed development, our clients have commissioned 'Weddle Landscape Design' to prepare a detailed landscape strategy. This demonstrates the inclusion of grassland planting, ornamental shrubs, native hedgerows, and a variety of trees to enhance the site's environmental quality.
- 7.11 The Design and Access Statement includes a townscape assessment, which identified two character areas suitable for this development. The 'Maple View' dwellings are characterised by red brick and black timber cladding, with defining features such as Victorian/Georgian style windows, brick detailing, and predominantly pitched roofs. 'Wignal's Edge' shares the same architectural styles but introduces buff brick as an accent material to provide variety. The material palette and architectural details have been specifically chosen to reflect the prevailing characteristics of Holbeach.
- 7.12 We are therefore of the professional opinion that the proposed design, layout, and architectural approach satisfactorily comply with the requirements of Local Plan Policies LP2 and LP3.

Flood Risk and Drainage

- 7.13 A review of the Environment Agency's Flood Map for Planning identifies the site to be within Flood Zone 3. This indicates that there is a 1 in 100 chance of river flooding occurring each year, or a 1 in 200 chance of sea flooding.
- 7.14 In accordance with Policy LP4, development within Flood Zones 2 and 3 is acceptable where a site-specific Flood Risk Assessment (FRA) demonstrates how flood risks will be effectively managed. It is also necessary to satisfy the sequential test.
- 7.15 In this instance, the requirement for a sequential test has already been addressed through the plan-making process, as the site is a formal allocation within the Local Plan.

7.16 To support the application, our clients commissioned 'William Saunders' to prepare both a Flood Risk Assessment and a Drainage Strategy.

7.17 Environment Agency data indicates that the site is not affected by overtopping or breach flooding in 1 in 200-year and 1 in 1000-year events in the year 2115, accounting for the flood defences. It also indicates the site is at very low to low risk of pluvial flooding.

7.18 The Flood Risk Assessment concludes that:

The development will not increase flood risk to the site itself or wider catchment area as a result of suitable management of surface water runoff discharging from the site.

Subject to the implementation of recommended mitigation measures, the proposed development is considered suitable in accordance with the considerations of National Planning Policy Framework.

7.19 Consequently, we consider the proposal to satisfactorily accord with Policy LP4 and the National Planning Policy Framework. Therefore, we are of the position that the flood mitigation measures set out as part of this proposal can be viewed favourably by the Council.

Space Standards and Housing Mix

7.20 Policy LP17 states that new houses should seek to meet the long-term needs of the Plan area in order to maintain and provide mixed, inclusive and sustainable communities. Family homes of two or three bedrooms are in highest demand for both the market and affordable housing sectors, with one-bedroom homes also required to meet affordable needs.

7.21 The proposed development responds directly to this need by offering a varied mix of dwelling types, including one-bedroom maisonettes, two-bedroom bungalows, and two, three, and four-bedroom houses. Notably, the scheme includes 28 two-bedroom and 19 three-bedroom dwellings, aligning well with the housing mix priorities set out in Policy LP17.

7.22 While the Local Plan does not require compliance with the nationally described space standard (NDSS), all proposed dwellings within the development meet at least 85% of the NDSS thresholds. This demonstrates a clear commitment to providing well-sized, functional living spaces.

7.23 Accordingly, we are of the view that the proposal will provide a satisfactory level of amenity for future occupants in all proposed accommodation.

Affordable Housing

7.24 Policy LP18 states that there is a significant proportion of the overall housing need to be met by affordable housing. This identifies a need for 282 new affordable dwellings per annum, which equates

to 60% of South Holland's overall housing need. The policy sets a target of 25% affordable housing on sites where 11 homes or more are proposed.

- 7.25 The Council have fundamentally undelivered on their affordable housing need, save for 2021/22 when they over-delivered by 5 dwellings, which is made clear in both the most recent AMR (at 31st March 2024) and their Housing Land Supply Position Statement (June 2025). The AMR sets out that there was an over-delivery of overall housing (paragraph 1.21) by over 168 dwellings. However, this still continues to under-deliver of the required affordable homes, with 195 completed against the policy requirement of 282.
- 7.26 The June 2025 Housing Land Supply Position Statement provides the most recent affordable housing delivery for the 2024/25 monitoring period, with 157 delivered, a 40 dwelling reduction from the year before and a 125 dwelling shortfall against the requirement set out in Policy LP18.
- 7.27 Based on the Council's failure to deliver on their own affordable housing requirement in 13 of their 14 monitoring periods of the current Local Plan has left a residual shortfall of 2,451 affordable homes.
- 7.28 The proposed development delivers 100% affordable dwellings, comprising 57 new homes. As such, the scheme not only meets but significantly exceeds the policy requirement, making a valuable contribution to local housing needs. Very significant weight must be attributed to the delivery of affordable housing in the overall planning balance.

Landscaping and Ecology

- 7.29 Within the Local Plan, Policy LP31 (Climate Change and Renewable and Low Carbon Energy) states that developments should incorporate measure which promote and enhance green infrastructure and provide an overall net gain in biodiversity to improve the resilience of ecosystems within and beyond the site.
- 7.30 The application site comprises of a ploughed arable field with several small parcels of neutral and modified grassland, containing no irreplaceable habitats.
- 7.31 To support the proposed development our clients commissioned 'Weddle Landscape Design' to undertake arboricultural and ecological works to satisfy Policy LP31 of the Local Plan. Nationally, a 10% Biodiversity Net Gain (BNG) is required under a statutory framework introduced by [Schedule 7A of the Town and Country Planning Act 1990 \(inserted by the Environment Act 2021\)](#).
- 7.32 Pre and post development Biodiversity Net Gain calculations have been undertaken along with a Preliminary Ecological Appraisal and Arboriculture surveys. This information is submitted in support of this application.

- 7.33 It was our client's intention to deliver the required 10% Biodiversity Net Gain on-site in the first instance and the design of the site layout has attempted to accommodate the legislative requirement on site in collaboration with Weddle Landscape Design, who have prepared the landscape plan. Despite these efforts, and due to the site's baseline ecological value, the scale of the proposed development, and the outcome of metric calculations, it is acknowledged that delivering the full 10% BNG requirement entirely on-site is not feasible.
- 7.34 Nonetheless, working alongside Weddle Landscape Design, we have maximised the sites ecological and landscape potential. We therefore respectfully request that the Council support our client's intention to meet the remaining BNG requirement through the use of off-site contributions.

Trees

- 7.35 While there are no trees located within the application site itself, a number of trees are situated along the northern boundary. Root Protection Areas (RPAs) have been identified, and appropriate measures including no-dig zones and the installation of scaffold protective fencing, will be implemented during construction to ensure their protection.
- 7.36 A Tree Survey, Tree Constraints Plan and Tree Protection Plan have been prepared and submitted as part of this application.

Highways and Access

- 7.37 Vectio Consulting Limited were commissioned by our clients to consider and assess the proposed development from a Highways and Parking perspective. To support this development proposal, they have prepared a Transport Statement in support of the proposed development.
- 7.38 The development proposed provides a new priority junction on Wignals Gate, including a 2m wide footpath and a pedestrian crossing with tactile paving and dropped kerbs. The internal layout includes adoptable roads and shared private drives. A detailed vehicle tracking exercise has been undertaken to show that large refuse vehicles and fire appliances can manoeuvre throughout the site; the evidence of this can be found in the submission pack.
- 7.39 The forecast vehicular trip generation is expected to be low for the scale of development, having no significant impact on the wider network:

The findings of the report align with the requirements of the National Planning Policy Framework (NPPF). Specifically:

- *Sustainable Transport (NPPF Paragraph 102): The report demonstrates that the proposed development promotes sustainable transport modes including walking, cycling, and public*

transport.

- *Promoting Healthy and Safe Communities (NPPF Paragraph 91): The development includes safe and accessible pedestrian routes and cycle paths, contributing to the health and well-being of residents.*
- *Highway Safety (NPPF Paragraph 108): The traffic impact assessment concludes that the development will not adversely affect the safe operation of the adopted highway.*
- *Highway Safety (NPPF Paragraph 111): The report demonstrated that the development will not create an unacceptable impact on highway safety, nor will it result in a residual cumulative impact that would be classified as severe.*

7.40 The Transport Statement ultimately concludes that “the report supports the proposed development's compliance with the NPPF, ensuring that it contributes to sustainable development and meets the planning policy requirements.”

7.41 Consequently, we consider the proposal to satisfactorily accord with Policy LP2, LP36 and the National Planning Policy Framework. Therefore, we are of the position that the highway provision set out as part of this proposal can be viewed favourably by the Council.

Parking and Cycle Provision

7.42 Policy LP36 of the Local Plan seeks to ensure that new development provides vehicle and cycle parking in accordance with the minimum Parking Standards adopted by the LPA.

7.43 The car parking standard for houses and flats is 2 spaces for dwellings with up to 3 bedrooms and 3 spaces for dwellings with 4 or more bedrooms. The cycle parking standard is 1 secure and covered cycle space per dwelling.

7.44 Within the Transport Statement, prepared by Vectio Consulting, they state –

“The proposed development has been designed to meet the minimum parking standards with all dwellings providing a minimum of 2 parking spaces, the exception being the two 4-bedroom dwellings which provide 3 spaces. There are no garages proposed and tracking has been provided in Appendix C demonstrating that all spaces are accessible and therefore fit for purpose.

With regards to cycle parking secure cycle parking for a minimum of 1 bicycle will be provided in the rear gardens of all dwellings, meeting the parking standards set out above.”

7.45 In conclusion, we consider the proposal to satisfactorily accord with Policy LP36 and should therefore be viewed favourably by the Council.

8 CONCLUSIONS

- 8.1 This Planning Statement has been prepared by rg+p on behalf of D Brown Building Contractors and forms part of a full planning application for 57 affordable residential dwellings at 'Wignal's Gate, Holbeach'.
- 8.2 To ensure the development responds positively to its surroundings, the design has been informed by the local context and relevant planning policies, delivering a layout and appearance that integrates well with the character of the area. These works are considered to provide a satisfactory design that is appropriate to the character and appearance of the immediate area and ensures that future occupiers have a good level of amenity.
- 8.3 These works are considered to provide a high-quality design that is both appropriate to the local context and ensures a good standard of amenity for future occupiers. Additionally, the scheme includes a well-balanced mix of housing, including bungalows and family homes, with provision for high-quality landscaping and public open space.
- 8.4 As such, we consider the proposed development to deliver several Social, Economic, and Environmental benefits, contributing to the achievement of sustainable development, including the following:
- The proposal delivers 100% affordable housing, exceeding policy requirements and creating new homes for families who are in need of such housing. Given the Council's identified shortfall, very significant weight must be attributed to this benefit;
 - The proposal is considered to be compatible with its surroundings but also does not lead to detriment within the wider environment;
 - The proposal delivers housing within the settlement boundary of Holbeach, on a "reserved site" in the Local Plan that has been identified as being appropriate for housing;
 - The proposal creates public open space that includes a Local Equipped Area for Play (LEAP) and a SuDS system, providing both recreational and functional benefits within the development;
 - The proposal creates no detriment to trees and consequently does not increase flooding within the site or elsewhere.
- 8.5 Consequently, it is our view that this Planning Statement and the supporting documentation submitted with this application have demonstrated that the proposal satisfactorily accords with all relevant adopted local, neighbourhood, and national planning policy. Therefore, it is considered that the presumption in favour of sustainable development applies, and the application should be approved without delay, in accordance with paragraph 11(c) in the NPPF (2024).

8.6 Should any matters require clarification, please do not hesitate to contact us.