m a t r i x

p l a n n i n g

South Holland District Council
Planning Department

South Holland District Council
Planning Department

01 August 2018

Dear Sir/Madam

Demolition of glasshouses and development of three detached houses.
Previous Nursey land east of Kel Mar , Main Road, *Holbeach Drove* , Spalding, PE12 0PS

This is a planning application for three houses on land last used for intensive horticulture. It is infill development being located between the bungalow 'KelMar' to the west and the house and business at Kamas Cave to the east.

The present Local plan includes the site in the open countryside, *but this status has changed* with the submission draft of the new Local Plan that shows the site as within the new settlement boundary for Holbeach drove. This new Plan is at an advanced stage, and has elsewhere already been given some weight in your own decisions.

Pre application advice has been given and this is supportive.

A full supporting statement follows addressing key issues.

Yours sincerely,



Gordon Smith, MRTPI

The submitted documents and plans are:

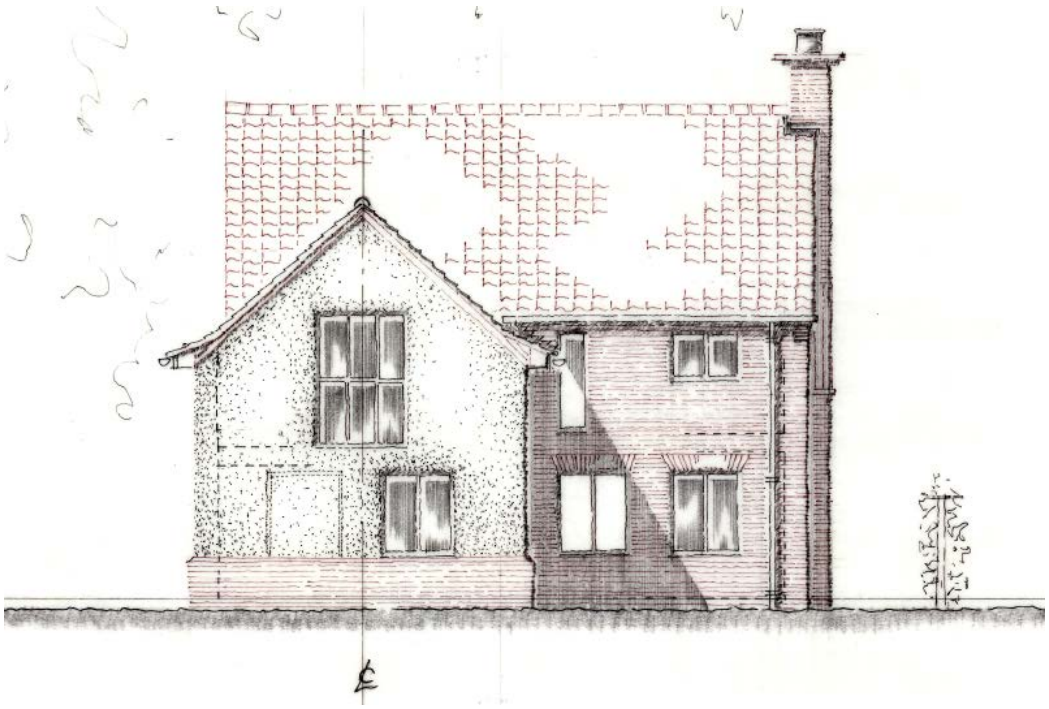
- This supporting statement including Appendices
- Heritage Assessment – archaeology
- Drawing 2046.18. 1 (elevations, floorplans and cross section) - prints at A1
- Drawing 2046.18.2 (location and block plan, and garages) – prints at A1
- Site survey – prints at A1

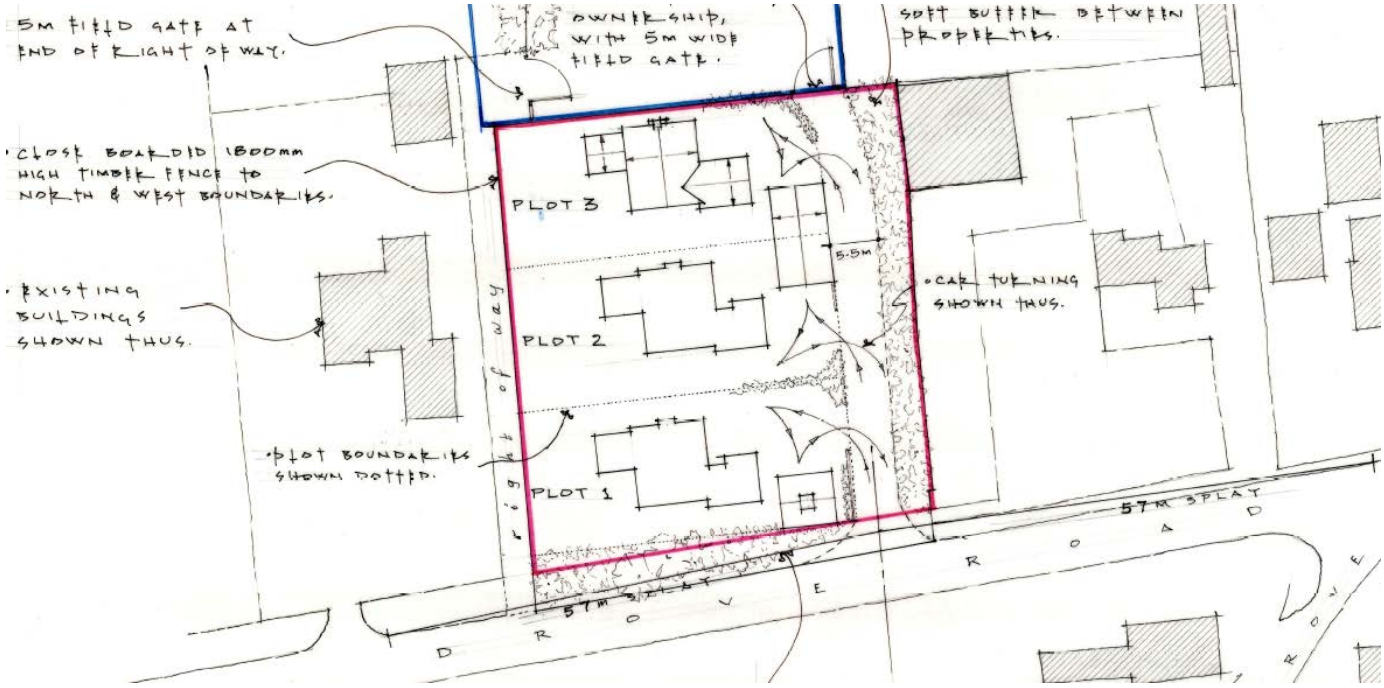
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SMARTER PLANNING CHAMPION

RTPI
Chartered Town Planner

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5M FIELD GATE AT END OF RIGHT OF WAY.
OWNERSHIP, WITH 5M WIDE FIELD GATE.
SOFT BUFFER BETWEEN PROPERTIES.
CLOSE BOARDED 1800mm HIGH TIMBER FENCE TO NORTH & WEST BOUNDARIES.
PLOT 3
5.5m
EXISTING BUILDINGS SHOWN THUS.
CAR TURNING SHOWN THUS.
PLOT 2
PLOT BOUNDARIES SHOWN DOTTED.
PLOT 1
57M SPLAY
ROAD

Supporting statement

1. The site

The site, 0.269ha in size, is currently occupied by redundant glasshouses that are due to be demolished.

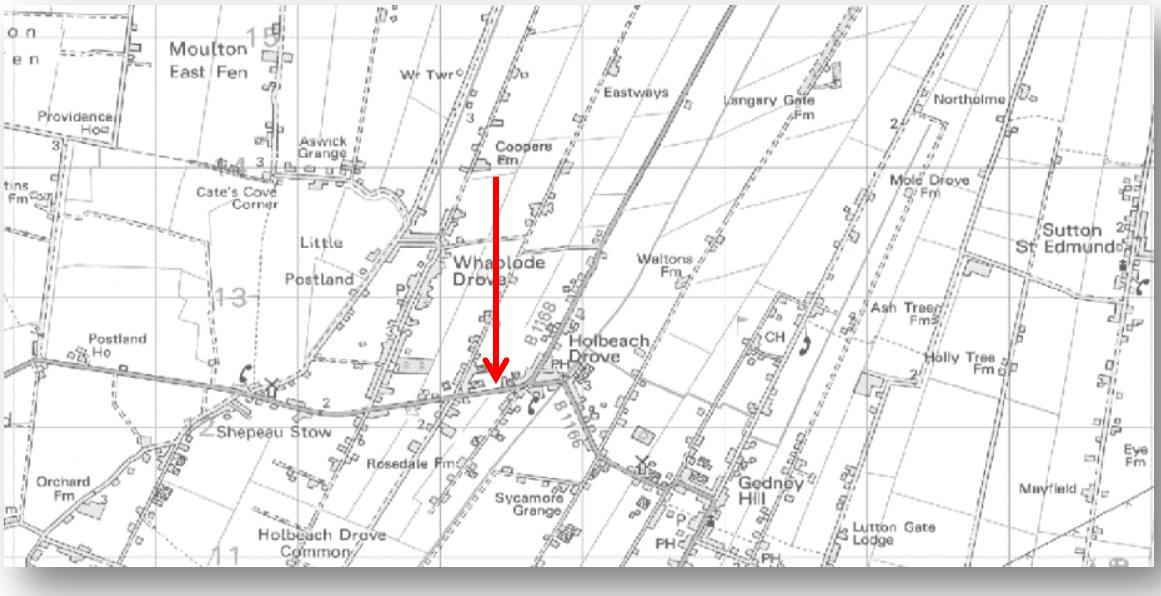
It is slightly lower than the road, level with a paddock to the rear (not part of the application site). A topographic site survey is submitted with the application.

There are no protected or other trees on the site. Mature conifer trees on a north south alignment lie on its eastern boundary, as well as to the rear. There are no present plans for their removal.

Google Street View should not be relied on as the very mature street-side conifers shown on that service were removed in November 2016. They were of little amenity value and obstructed productive use of the site.

The character of the area is of a pleasant rural-suburban nature, with mostly two-storey contemporary detached houses and modern bungalows interspersed with older two storey houses. A listed chapel lies close by.

The site is situated approximately 5 miles (8 km) east from Crowland, and at the junction of the B1166 and the B1168 roads. The settlement is reasonably well connected having a number of bus services, and the aforementioned classified roads in easy reach.



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Photos January 2017

Left: looking north along the western boundary. The bungalow Kel Mar is to the left. The access is not part of this application site.

Below: looking east into the centre of the village; the site is to the left





2. Pre-application advice

A supportive response was given to the principle of this application (see Appendix 1 for officer's response). Since that time, the Council's emerging policy has developed and there are no changes that alter that supprt, as explained in the policy assessment below.

3. Policy assessment

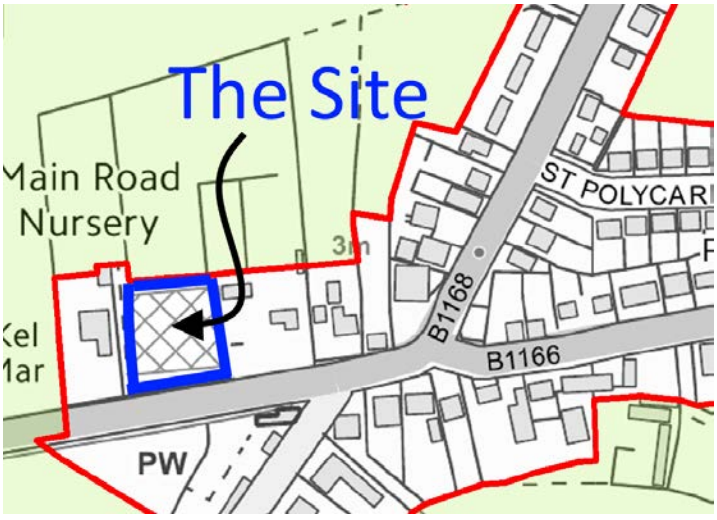
The old local Plan 2006
The following key polices of the Local Plan 2006 are relevant:

HS7 New Housing in the Open Countryside including Other Rural Settlements
SG1 General Sustainable Development
SG14 Design and Layout of New Development
SG17 Protection of Residential Amenity

The settlement is presently treated an 'other rural settlement' in the 2006 Local Plan. In that plan the site is treated as being in the open countryside.

The Modified Submission draft Local plan 2018
The emerging new Local Plan does recognise generally these settlements are well located to a Group Centre (Gedney Hill) , or an Area Centre (Crowland or Holbeach) and will still have access to a range of services. The settlement is reasonably well connected having a number of bus services, and the classified road, B1166 and A1073 in easy reach.

The policy circumstances have therefore now altered with the new direction of travel of the *Submission & Main Modifications South East Lincolnshire Local Plan*, which proposed a new expanded settlement limit for Holbeach Drove. This site is now within that limit, rather than the open countryside presented in the adopted Local Plan, 2006.



Showing the 2018 emerging Policy framework, the new settlement boundary includes this site

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Modified Policy 1 (Spatial Strategy) states that in 'Other service centres and settlements' (this includes Holbeach Drove), infill development is allowed. The quote below is contained in the Modified Plan presently out to its final consultation until late August 2018. Objections are only invited to the changes (as shown in red).

Within the settlement boundaries of the Other Service Centres and Settlements (as shown on the Inset Maps) 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. Development will normally be limited to Committed sites and infill.

A number of other applications for new dwellings within revised settlement limits expressed in the 2018 Modified Submission Draft of the Local Plan have been permitted and these can be referenced on request.

An objection on policy grounds therefore cannot be sustained. Additionally in the light of the current lack of a 5 year housing land supply (and the emerging South East Lincolnshire Local Plan) there are no longer any settlement limits in applying old 2006 policy that can be sustained. Only the presumption in favour of sustainable development applies.

The new NPPF 2018 is helpful in clarifying the substantial weight that may be given to this emerging policy:

> *48. Local planning authorities may give weight to relevant policies in emerging plans according to:*
> *a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);*
> *b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and*
> *c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given)*

4. Design

The character of the area is of a pleasant rural-suburban nature, with mostly two-storey contemporary detached houses and modern bungalows interspersed with older two storey houses. The houses in the village are mostly (but not entirely) set in spacious plots. There is however no leading architectural character nor dominant material.

The spacious nature of the area has influenced the setting for these houses; they are set in generous plots each measuring some 36m deep by 16m wide. A large landscaped area also lies to the roadside frontage in a wedge shape 2m to 5m wide. Visibility splays will need to be accommodated within this planted area.

There is no overlooking of adjacent houses to any unacceptable degree – the west-facing rear windows of all plots are some 18m away from the garden boundary to Kel Mar bungalow to the west (itself set in a generous garden).

The north-south alignment for the houses allows for afternoon and evening sun in the respective gardens.

A decorative roof feature is presented on the garage to Plot 1. This novelty feature will be noticeable given its roadside position. This will help to create a restrained but special character to this new enclave of housing.

The front east-facing upper floor windows are 22m from the common boundary to Main Road Nursery to the east. This has grounds used as a Greyhound Sanctuary. Full regard has been given to the possibility of noise nuisance from barking dogs in the adjacent Greyhound sanctuary; the owner of that property kindly allowed access to their premises to review options before designs commenced. Earlier ideas for 4 houses on this plot were arranged east-westwards (see Appendix 4); these have now given way to a lower density of 3 arranged north-southwards. This allows for a separation distance of 22m to be created to the closest part of Greyhound sanctuary. A buffer is also created with intervening structures (garages 5.2m high) as well as a 4m+ wide planting buffer along the entire eastern boundary. This can be mounded if deemed necessary.

5. Technical matters

a. Archaeology.

See Appendix 2 that presents a Heritage Assessment. Although the site is within an area of known archaeological potential, there are no obvious archaeological impediments to the development.

Consultation with the Historic Environment Officer has been carried out., who advised

> *"This site does lie within an area of Roman settlement and it is likely, dependant on the details of any planning application submitted to South Holland district council, that I would make a recommendation for an archaeological scheme of monitoring and recording to be secured by condition on any forthcoming planning consent."*

b. Visibility splays

The plans are conservatively drawn with a 2.4 'y' dimension giving rise to a 57m visibility splay in both directions. Given generous road side verges, it is readily possible to present a far greater visibility in the trafficked direction looking west on exiting. Plainly the alternative measure of a 2m 'y' direction may also be deemed suitable as this will be a lightly trafficked access with a built-up area. This will also increase this visibility along this fairly straight road.

Visibility must be judged in the context that this once was a busy horticultural space where slow moving commercial vehicles used to exit.

c. Flood risk

The site is not in a flood risk zone, as shown below in Appendix 3

Appendix 1 – Pre-application advice

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10th October 2016

Dear Sir/Madam

PLANNING: PRE-APPLICATION ADVICE

Reference: PE-00827-16 **Case Officer:** David Grant
Location: Site At Main Road Holbeach Drove Spalding Lincs
Proposal: Residential development

Thank you for your enquiry. The front of site is included within the proposed defined settlement limits of the Draft South East Lincolnshire Local Plan.

The proposal site is adjacent to Main Road Nursery which operates an existing kennelling business for greyhounds.

The majority of the outlined site is outside of the defined settlement limits and is not considered an appropriate location for housing development.

Holbeach Drove is a predominately linear settlement and any proposed dwelling sited beyond the existing line of frontage would be considered inappropriate backland development. The Local Planning Authority would welcome an application for infill frontage dwellings only.

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

BUILDING REGULATIONS

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

Yours faithfully
David Grant, Planning Officer

Appendix 2 - Flood risk

Flood map for planning

Your reference	Location (easting/northing)	Created
<Unspecified>	**532508/312347**	**1 Aug 2018 3:47**

Your selected location is in flood zone 1, an area with a low probability of flooding.

This means:

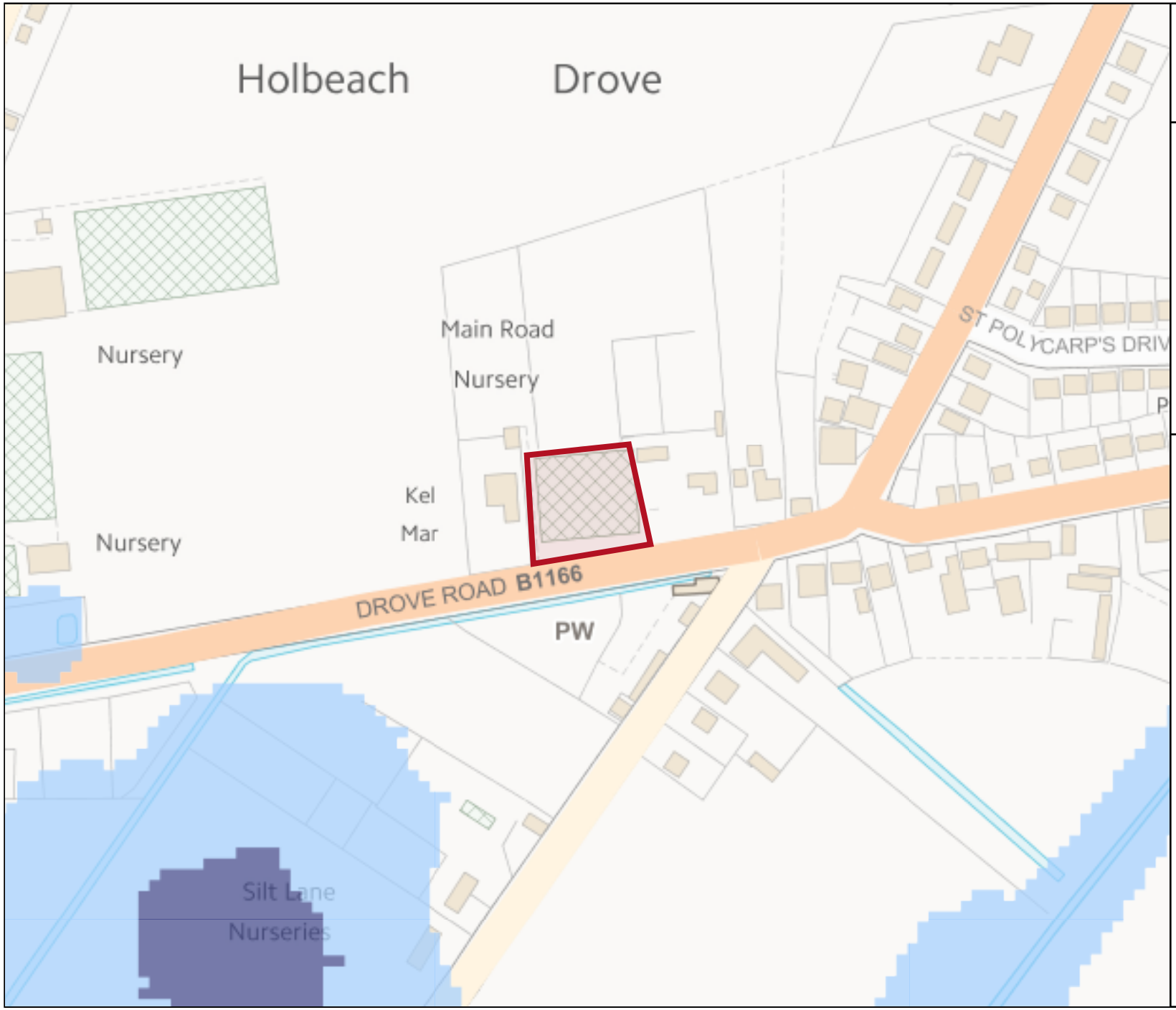
- you don't need to do a flood risk assessment if your development is smaller than 1 hectare and not affected by other sources of flooding
- you may need to do a flood risk assessment if your development is larger than 1 hectare or affected by other sources of flooding or in an area with critical drainage problems

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

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https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/



Environment Agency

Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
532508/312347

Scale
1:2500

Created
1 Aug 2018 3:47

- Selected area
- Flood zone 3
- Flood zone 3: areas benefitting from flood defences
- Flood zone 2
- Flood zone 1
- Flood defence
- Main river
- Flood storage area

0 20 40 60m

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Appendix 3
Archaeology

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Heritage Statement

Site: Nursery Site, Holbeach Drove, South Holland, PE12 0PS

Prepared by James Roberts of Groundworks Archaeology, April 2017

The proposed development site is located on the western edge of the Post Medieval settlement of Holbeach Drove, centred on grid reference TF 32508 12359. The site is situated within a network of silt filled creeks, laid in marine alluvium during the Flandrian period (Wyatt, 1992). This extensive roddon network covers most of the Fenland, with riverine Terrace Gravels being found along its edge.

For much of prehistory, the area of the proposed development was subject to repeated marine transgression and regression, making it largely unsuitable for human occupation. The first continual settlement in the Fenland began in the Roman period, when falling sea levels, combined with a large-scale programme of land reorganization and drainage, allowed a greater control of the landscape. The region was then characterized by numerous small low-status nucleated farmsteads, operating at little above subsistence level. The Lincolnshire Heritage Environment Record shows that the site falls within the general area of a Romano-Brtish cropmark complex (MLI20236). Phillips (1970) shows crop marks and drove roads surrounding the site, although not visible within the site it is likely that these features continue across the area. This supposition is supported by the results of a Watching Brief undertaken at Applejack Lodge (80m southeast of the site) which identified a series of undated ditches (probably Roman) Coupled with the evidence of stray finds of Roman coins within the wider area it is clear that there was substantial economic activity during the Romano-British Period.

Increased flooding due to rising sea levels towards the end of the 4th century AD led to an almost complete abandonment of the Fenland at the end of the Roman period (Whitwell 1992). In the Anglo-Saxon era, the coastline was marked by a series of villages running eastwards along a low ridge from Spalding, and including Moulton, Whaplode and Holbeach (British Geological Survey, 1992). The low ridge would have provided slightly higher and drier ground more suitable to occupation, and the existence of these communities in the Anglo-Saxon period is confirmed by numerous land grants to Crowland Abbey, suggesting that the region was a relatively stable agricultural environment (Sawyer 1998). There is no indication of Anglo-Saxon activity within the proposed development area; it may have been an agricultural zone, subject to periodic seasonal flooding. Further land reclamation during the medieval period controlled inland flooding and pushed the coastline further northwards, as defined by a series of sea banks. The current site is likely to have been in an agricultural zone at this time, a character which has continued into the present day as evidenced by the presence of Post Medieval farmsteads located on the HER within the local area.

Although the site is within an area of known archaeological potential, there are no obvious archaeological impediments to the development.

References

Phillips C.W. (ed), 1970, The Fenland in Roman times. Studies of a major area of peasant colonization with a Gazetteer covering all known sites and finds. Royal Geographical Society Research Series no. 5, Royal Geographical Society, London

Sawyer P., 1998, Anglo-Saxon Lincolnshire, History of Lincolnshire III, History of Lincolnshire Committee, Lincoln

Whitwell J.B, 1992, Roman Lincolnshire, History of Lincolnshire Committee, Lincoln

Wyatt, R J (1992) British Geological Survey: Peterborough Sheet 158 Solid and Drift Edition, 1:50k Series. Natural Environment Research Council.

From:	Louise Jennings
To:	Matrix Planning Ltd
Subject:	RE: Nursery Site, Holbeach Drove, South Holland District, PE12 0PS
Date:	20 March 2017 09:27:55

Dear Gordon,

A full desk based assessment is not necessary to support this application however the application should contain a heritage assessment as per 128 of the National Planning Policy Framework.

This site does lie within an area of Roman settlement and it is likely, dependant on the details of any planning application submitted to South Holland district council, that I would make a recommendation for an archaeological scheme of monitoring and recording to be secured by condition on any forthcoming planning consent.

Kind Regards

Louise Jennings
Historic Environment Officer
Lincolnshire County Council
01522 554823

Louise.Jennings@lincolnshire.gov.uk

From: Matrix Planning Ltd [mailto:gordon@matrixplanning.co.uk]
Sent: 10 March 2017 10:23
To: Louise Jennings
Subject: Nursery Site, Holbeach Drove, South Holland District, PE12 0PS

Prospective applicant Mr S Harris, , Nursery Site, Main Road, Holbeach Drove, South Holland District, PE12 0PS

Dear Louise

The attached site will be the subject of a planning application for 4 houses. Will a DBA be necessary?

Gordon

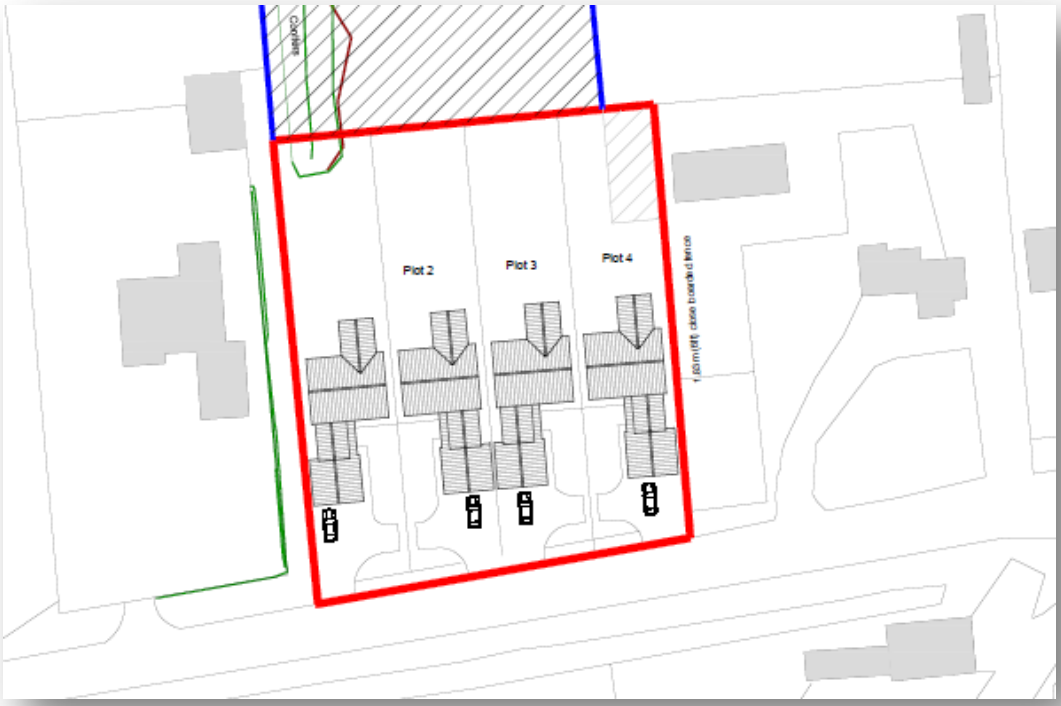
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Appendix 4
Other layout options explored & discounted

Option 1



Option 2

