

Supporting Statement

Proposed erection of 2no bungalows

Land to the east of Forest Way, Holbeach.



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DOCUMENT HISTORY

ISSUE NO	COMMENTS	DATE
1	Planning	18.08.2025

1.0 Introduction

- 1.1 This Statement has been prepared to accompany a full planning application for the proposed erection of 2no bungalows at land to the east of Forest Way, Holbeach,

2.0 Existing Site

2.1 The existing site is located to the east of Forest Way in Holbeach within the recently completed Wignals Wood Development. The grid reference for the centre of the site is TF 34689 24489.

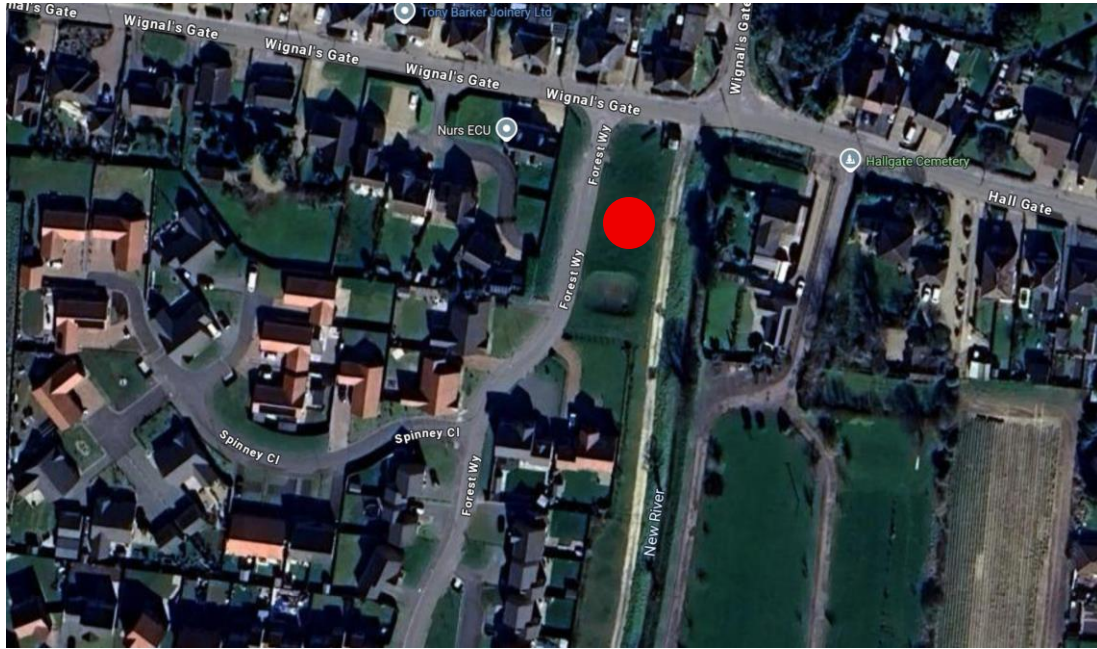


Figure 1- Aerial photograph showing the location of the site (site shown by red dot)

- 2.2 The site is approximately 0.05 ha and currently comprises an area of kept grass which appears to be relatively flat. An attenuation pond is located to the south, an access track is located to the east, soft landscaping to the north and dwellings to the west on the opposite side of Forest Way.
- 2.3 The Environment Agency flood map for planning identifies the site as being within Flood Zone 3a.

3.0 Proposed Scheme

- 3.1 The proposals involve the erection of 2no bungalows (1no pair of semi-detached). The dwellings will be located centrally within the site fronting north onto Wignals Gate. An area of private garden will be created to the rear of the property and the existing soft landscaping to the front will be retained. The dwellings will be served by a private driveway with parking in front of the properties.
- 3.2 Internally the dwellings will provide a double bedroom, lounge, kitchen, bathroom and a study. Externally the dwelling will have a traditional appearance with a central apex ridge, gable ends and balanced elevations. The dwellings will be finished in brick and tile with detailing to cills and the provision of a feature front porch.



Figure 2- Proposed dwellings.

4.0 Planning Policy

- 4.1 The relevant development plan is the South East Lincolnshire Local Plan 2011- 2036 (Adopted March 2019).

Principle of Development

- 4.2 The local plan at policy SP1 provides a Spatial Strategy for plan area based on infrastructure, proximity to shops, services and community facilities and access to public transport. The policy provides a hierarchy of settlements with Holbeach being defined as a Main Service Centre. Part 2 of SP1 states that *'within the settlement boundaries of the Main Service Centres (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'*. As per figure 3 below, the site is located within the settlement boundary, and the provision of the new dwellings will support the settlement help to sustain existing facilities. As such the principle of the proposed development is sound.

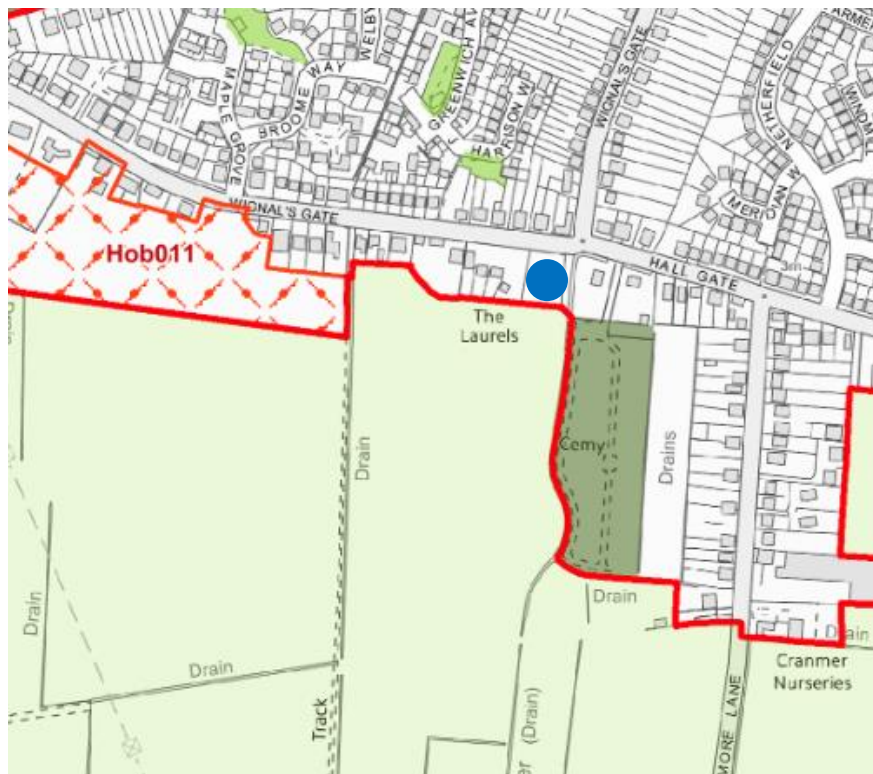


Figure 3- Extract from Inset Plan for Holbeach. Blue circle highlights site as being within the settlement boundary.

- 4.3 The site is part of the recently completed Wignals Wood residential development. The site was subject to an outline approval for residential development in 2018 (ref H09-0326-17) for which the decision notice specified two approved sites plans (PD02 Rev P3 and PD03 Rev P3) which identified the site as being an area of 'Soft landscaping', please note the approved outline planning permission drawings provided extensive areas of open space and public open space above the requirements of the relevant policy.



Figure 4- Extract from approved plan PD03 Rev P3 showing the site labelled as soft landscaping.

- 4.4 The outline planning approval H09-0326-17 required reserved matters to be submitted within 3 years (Condition 1) and for a management plan for plan illustrating all areas of publicly accessible open space to be submitted prior to commencement of the development beyond oversight (Condition 15). A reserved matters application was submitted and subsequently approved in 2018 under reference H09-0872-18 which provided an approved site plan (071605/PD22/P2) and an approved plan showing management company-maintained areas (071605/PD37/P1). The approved site plan (071605/PD22/P2) identified the site as soft landscaping identical to the approved outline drawing. The 071605/PD37/P1 identified the area as being within a Management Company maintained area. A discharge of conditions application (H09-0228-19) in relation to the outline approval which also approved the plan showing management company-maintained areas (071605/PD37/P1).



Figure 5- Extract from approved plan 071605/PD37/P1) Management Company maintained areas.

- 4.5 A section 73 application in 2022 (under reference H09-0200-22) amended the reserved matters approved site plan and the Management Company maintained areas to PD22 P6 and PD37 P3 respectively. The changes to the plans did not affect the proposed site which was still labelled as soft landscaping.
- 4.6 In 2022 a full application was approved for the erection of 2no additional dwellings which also involved the reconfiguration of the plots and the road (H-09-0365-22) and was subsequently amended under a S73 in 2023 (H09-0322-23). Please note that the proposed site was not included within the red line. The approval required the reduction in a landscape buffer strip to the western boundary to provide space for the 2no dwellings as such a revised Management Company maintained areas plan was approved as PD506 P1. Please note the local authority supported the additional dwellings and the loss of the landscaped area as the site already over delivered on open space and the proposals still retained a strip of landscape planting to the west.
- 4.7 The proposed development involves the loss of 0.05ha of soft landscaping. The local plan requires 0.75ha of amenity green space per 1000 people, which based on 365 residents would equate to a requirement of 0.27ha of amenity space across the entire site. Even with the loss of 0.05ha due to the proposed 2no dwellings the site will still deliver 1.08ha which is four times the requirement of the local plan.

- 4.8 In summary, the principle of the proposed dwellings is sound as the site is located within the development boundary. The loss of amenity space is acceptable as the site overall still hugely overdelivers on the requirements of the local plan.

Design, layout and amenity

- 4.9 Policy 2 refers to Development management and Policy 3 to the Design of New development. In relation to these policies, the proposals will provide 2no high quality 1 storey dwellings. The properties will front north to create a positive frontage when entering the site and being 1 storey will create a vertical transition into the development. The dwellings will be off traditional design and character to reflect the wider development. The development will not cause, nor will it be subject to, any amenity issues.

Access

- 4.10 The proposed dwellings will be accessed from Forest Way via short private drive located to the front of the properties. Each property will 2no parking spaces. Bins will be taken to the sort distance to the edge of the highway to be collected.

Bio-diversity Net Gain

- 4.11 A Bio-diversity Net Gain statement has been prepared to accompany this application.

Adjacent Development

- 4.12 A chalet style bungalow has been constructed to the west of Forest Way, in accordance with planning permissions granted under South Holland District Council application references H09-0371-18 and H09-0423-22. The successful delivery of this development demonstrates the principle of such residential use and built form in this location, thereby supporting the acceptability of the proposed development enclosed within this application.

5.0 Conclusion

- 5.1 The proposed application seeks full planning approval for the erection of 2no dwellings to the east of Forest Way in Holbeach. The proposals accord with the local development plan and as such should be approved without delay.