Design and Access Statement
Planning Statement

Residential development (outline)
Land south of Tudor Lodge
Fen Road
Holbeach

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Residential development (outline), Land south of Tudor Lodge, Fen Road, Holbeach

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1. The Town & Country Planning (Development Management Procedure)(England) Order 2015, requires certain types of application for planning permission to be accompanied by a **Design and Access Statement**. This statement has been prepared in line with relevant national guidance. It conforms to the advice set out in national guidance, and has been prepared in accordance with best practice guidance on the preparation of such statements. Regard has also been paid to the development plan and national planning policy guidance, and in particular the **South-East Lincolnshire Local Plan** and the **National Planning Policy Framework**.

2. The statement comprises the following main elements;-

3. Firstly, a description of the **proposed development** and its location

4. Secondly, the **Site Appraisal** section examines the physical context. The design solution for the site has been based upon a full and thorough understanding of the site and the surrounding area. Site appraisal forms a fundamental part of the evaluation process.

5. Thirdly, the **Planning Considerations** section considers the planning issues arising from the proposed development with particular regard to development plan policies.

6. In section 5, the **Design Component** sets out the design principles and concepts that have been applied to the proposed development. It describes how the physical characteristics of the scheme have been informed by robust site appraisal, assessment and evaluation. The resulting design principles that emerge from that appraisal process are considered under the headings of **Use**, **Amount**, **Layout**, **Scale**, **Landscaping**, and **Appearance**.

7. In Section 6, the **Access Component** explains the approach that has been adopted in relation to accessibility.

8. Finally, the **Conclusions** section outlines how the proposed development conforms to good design principles.

9. This outline planning application, proposes the residential redevelopment of an area of paddock land, comprising part of the grounds of Tudor Lodge, Fen Road, Holbeach. The site is located to the south-west of Tudor Lodge itself, and on the south side of an access drive serving 8 consented dwellings to the west of Tudor Lodge. Directly to the east of the site is a ninth dwelling that formed part of the same consent (H09-0950-22).

10. Tudor Lodge comprises a substantial, extended inter-war dwelling set in extensive grounds, on the western side of Fen Road, approximately 1km south of the main town-centre crossroads.

11. Whilst historically the property, a further dwelling and an adjoining commercial use (a motor sales outlet / garage) have stood as outliers somewhat detached from the main built-up part of the town, recent planning consents (and subsequent development plan allocations), encircle the properties to the north and west. The defined settlement boundary for Holbeach now encompasses these commitments / allocations and also includes Tudor Lodge the adjoining garage and further land to the south of the property. The application site, which forms part of the grounds to Tudor Lodge, is set principally to the south-west of the property. It is adjoined to the north and east by development consented under application ref: H09-0950-22. To the south and west the site is enclosed by established tree and hedge planting. The site forms part of the grounds to Tudor Lodge and is readily distinguishable from the agricultural land to the south. The site is considered to represent an appropriate infill opportunity, which will round off and consolidate the development around Tudor Lodge. There will be no visible encroachment into the adjoining countryside. Indeed, built development on the site will be largely unseen. Where visible it will be seen in conjunction with the adjoining consented development, and not in isolation. The site has an area of approximately 0.5ha.

12. Outline planning permission is sought in this instance for residential development of the site. Indicative plans submitted with the application identify four detached dwellings, aligned west east across the site and fronting northwards onto the access drive serving the 8 dwellings directly to the north. The anticipation is that the dwellings will incorporate high-quality locally referenced designs similar to those on the adjoining consented site to the north, and in a complementary styling to the host dwelling. The scheme has been designed to provide a unique, high-quality, residential development comprising prestige dwellings in an enclosed private setting; something that is not available in the local market at the present time. The site is generally screened from adjoining land to the south and west by established hedges and tree planting.

13. The proposals in this instance generally accord with relevant development plan and national planning policies. The site is sustainably located within a Main Service Centre, where infill development within the defined settlement boundary is supported. Whilst the site in this case adjoins the settlement boundary, it is important to note that under planning permission ref: H09-0950-22, planning permission has been granted for a dwelling directly to the east, which similarly falls outside the settlement boundary. The proposals in this respect will round off and consolidate the existing consented pattern of development without encroachment into the adjoining countryside. In this respect the proposals are considered to represent an appropriate infilling. The proposed development (as illustrated on the indicative layout) is appropriately designed in its particular context, and will give rise to no adverse impacts upon the character and appearance of the locality. The proposed dwellings enjoy an appropriate relationship to adjoining built and planned development and will give rise to no adverse amenity impacts.

14. The proposed development in this instance is considered to accord with other relevant national (NPPF) and local planning policy provisions (as set out in the South-East Lincolnshire Local Plan).

15. National guidance identifies the information that should be included in a Design & Access Statement. As a minimum, statements should include information on **Amount of development**, **Layout**, **Scale, Appearance**, and **Access**.

16. These matters are considered in further detail within this Design and Access Statement. For clarity the application particulars are summarised below;

USE: the use or uses proposed for the development and any distinct development zones within the site identified
The application site primarily comprises an area of paddock land situated adjacent the defined settlement boundary of Holbeach (as set out in the South East Lincolnshire Local Plan). The site is bounded to the north by existing consented residential development (set to the west of Tudor Lodge) and to the east by a recently consented (H09-0950-22). To the north-west is land consented for residential development for up to 900 dwellings (H09-0521-14) and allocated as such within the development plan. The locality is residential in character (and will be re-inforced as such by future development), and a suitably scaled residential development will be consistent with the residential characteristics of the area. Whilst the site in this case is located beyond the defined settlement boundary for the settlement (as defined in the South East Lincolnshire Local Plan) the site demonstrably falls within the built fabric of the settlement; being bounded to the north and east by existing consented properties. The consented dwelling to the east, whilst located beyond the settlement boundary, was considered appropriate in policy terms (H09-0950-22). Visually, physically and functionally the site is considered to form part of the wider settlement. It is an integral part of the wider Tudor Lodge site, the remainder of which has been consented for development. Policy 1 of the South East Lincolnshire Local Plan states that outside of settlement boundaries – in areas considered countryside for policy purposes – development will be permitted that requires such a location, or where it can be demonstrated that it meets the sustainable development needs of the area in terms of economic, community or environmental benefits. It is considered that in this instance, that there are compelling grounds to support these proposals when considered against these criteria; economic benefits (in terms of employment during the construction phase), and community benefits (including support for town and other nearby facilities) will flow from the development and no environmental harm will result. The proposals will not visually encroach into the surrounding countryside. Residential use of the site is consistent with the predominantly residential characteristics of the locality, and will not materially impact upon the character and appearance of the locality. The development thus has no implications in terms of use.

AMOUNT OF DEVELOPMENT: the amount of development proposed for each use
Outline planning permission is sought for residential development of the identified site. The site has an overall area of approximately 0.5ha. Indicative plans submitted with the application identify four dwellings on the site. The plans identify the dwellings served from an existing driveway (to be improved as part of the adjoining consented development) comprising an existing secondary access to Tudor Lodge. The proposed dwellings are set directly to the south of 8 dwellings consented as part of H09-0950-22. The 9th dwelling consented as part of that application is located directly to the east. Cont/….

The amount of development illustrated is consistent with the character and density of development consented as part of H09-0950-22, and consistent with the density of development in the wider locale. This amount of development can be accommodated on the site, without impacting upon the character of the locale or upon adjoining residential amenity.

LAYOUT: an indicative layout with separate development zones proposed within the site boundary where appropriate

An indicative site layout accompanies the application. This identifies four dwellings aligned east-west across the site. The proposed dwellings are served from a private driveway (an existing secondary access to a paddock at Tudor Lodge) running westwards off Fen Road south of the main access to Tudor Lodge. The driveway runs alongside the main garden area to Tudor Lodge, before crossing the Holbeach Old River (serving adjoining farmland). This driveway serves 8 dwellings set to the west of Tudor Lodge – consented as part of H09-0950-22, and one dwelling set on the south side of the driveway (also part of the H09-0950-22 consent), to the east of the present site. Those to the north adjoin the retained garden area to Tudor Lodge. At their northern end they back onto a recently consented adjoining site (H09-0980-21) set to the north of Tudor Lodge. The overall site layout is largely dictated by the form and shape of the site, and the position of the access driveway. The proposed frontage dwelling arrangement suitably complements the existing and planned pattern of development in the locale, whilst optimising the use of the site. Existing boundary hedges and trees are to be retained. The development represents an appropriate scale and quantum of built development that will neither comprise an overdevelopment nor give rise to overbearing impacts upon neighbouring properties. Adjoining residential amenity will not be detrimentally impacted.

SCALE : an indication of the upper and lower limits for height, width, and length of each building within the site boundary

It is anticipated that the development will comprise two storey properties. The immediately adjoining dwelling (Tudor Lodge) comprises a two-storey property. Planned development to the north is predominantly two-storey. Two-storeys represents an appropriate building scale in this instance, in keeping with the character of the locale. Two storey dwellings will respect and complement the scale of Tudor Lodge as well as the adjoining consented dwellings and represent a more appropriate building scale and density in this case than the higher density development contemplated on the allocated land to the north-west.

APPEARANCE : the aspect of a place or building that determines the visual impression it makes

The application is submitted in outline form. Appearance matters will be considered at the reserved matters stage. The anticipation is that any dwellings will complement the barn themed properties on the adjoining development to the north.

LANDSCAPING : the treatment of public or private spaces to enhance or protect the amenities of the site

The nature of the proposal in this instance does not give rise to any significant additional landscaping requirements. Existing perimeter tree and hedge planting, which is a significant feature, is to be retained. There is no requirement for significant additional landscaping in this case. It is considered that landscaping matters ma, if necessary, be suitably addressed by means of appropriate planning conditions. Existing perimeter landscaping, and tree planting alongside Fen Road itself, screens the site and the proposed dwellings from view.

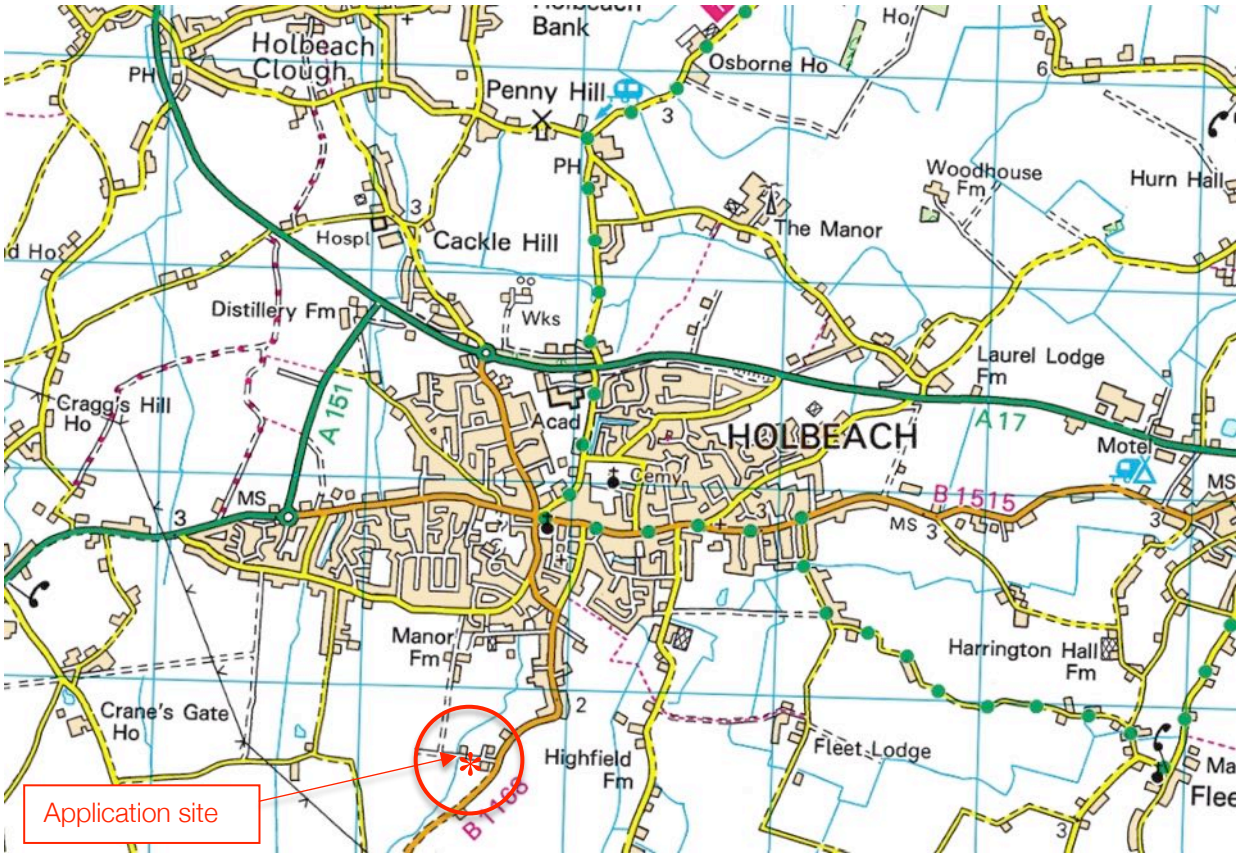
ACCESS : an area or areas in which the access point or points to the site will be situated
Access to the development is proposed via an existing secondary access point to Tudor Lodge. The driveway is to be improved as part of the adjoining consented development, and is of a suitable standard to also accommodate the additional dwellings forming this proposal. The site access enjoys good visibility in each direction. Holbeach town centre is a short distance from the site, readily accessible on foot or cycle. The existing Fen Road footpath is to be improved and extended along the frontage of Tudor Lodge to serve the adjoining consented development.

17. The National Planning Policy Framework (NPPF)(2021) emphasises the importance of good design in the planning process. Good design is a key aspect of sustainable development, is indivisible from good planning and should contribute to making places better for people. Inclusive design goes beyond the mere architectural and visual appearance of buildings; it should also ensure connectivity between people and places and integration of new development into its natural or built surrounds.

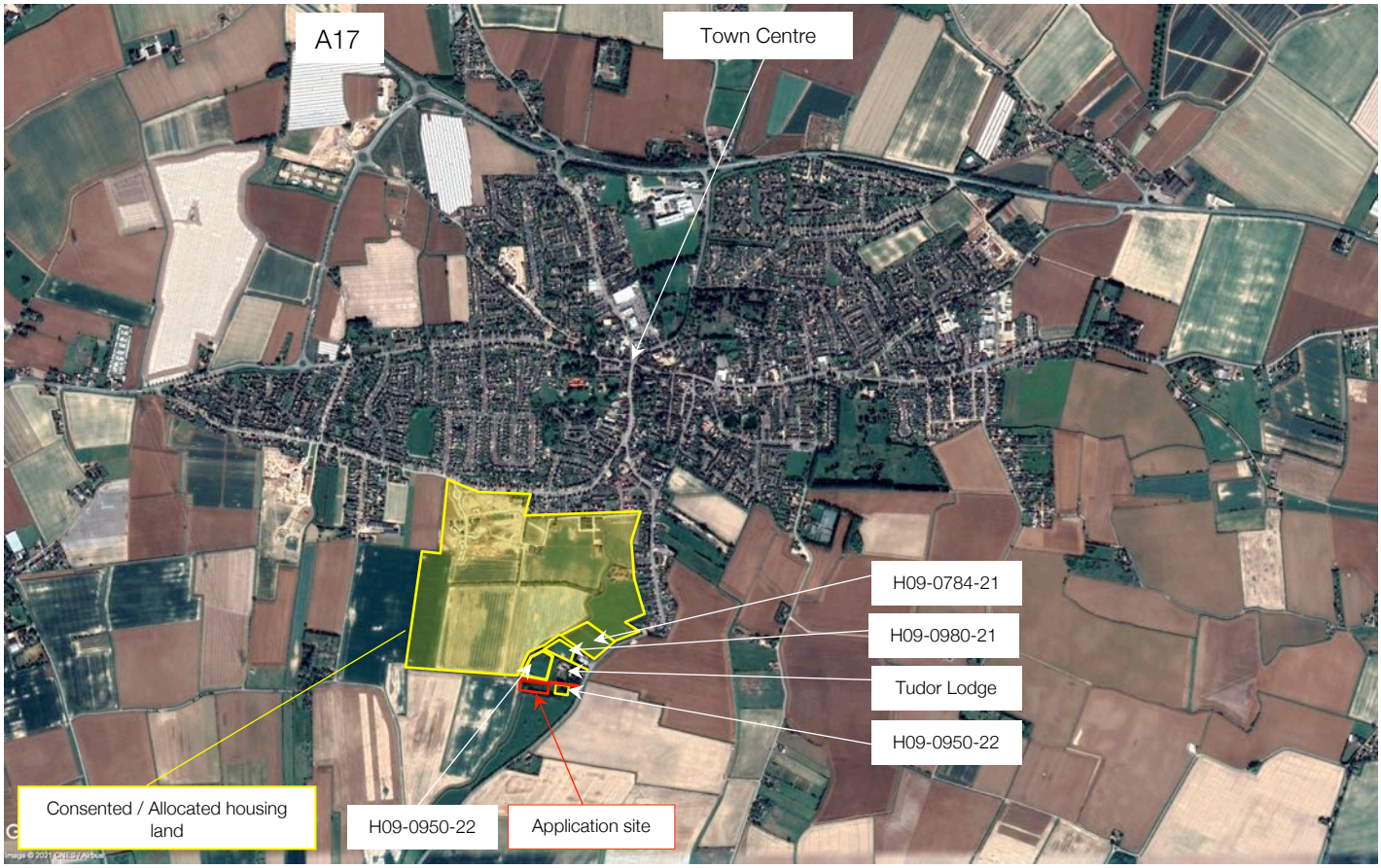
18. High quality and inclusive design should create well-mixed and integrated developments which avoid segregation. Good design should ensure places function well and that developments add to the overall character and quality of the area, not just for the short term, but for the lifetime of the development. Good design will emerge from a full understanding of the site and its surroundings. This section describes the site and the surrounding area, and then appraises the factors that contribute to the character and appearance of the area, and the key factors that should influence design on the site.

The application site and the surrounding area

19. The application site is situated a short distance to the south of the existing built-up part of Holbeach, on its southern side, on the west side of the B1168 Fen Road.



OS mapping (not to scale) illustrating Holbeach and the location of the application site



Aerial photo of Holbeach, identifying the location of the application site and surrounding development

20. Holbeach comprises a large settlement (pop. 8757 (2021) situated 13km to the east of Spalding and 32km to the west of King's Lynn. Boston is some 27km to the north, and Peterborough 37km to the south-west. The settlement, which occupies a flat fenland landscape, is situated at the junction of the A17 Newark – King's Lynn road and the A151 Melton Mowbray – Bourne – Spalding – Holbeach road. These roads now skirt around the western and northern sides of the town. The centre of the town is focussed upon a 5-road junction of streets, with High Street leading eastwards away from this junction. Church Street, becoming Fen Road leads southwards.

21. The Council's 2009 conservation area appraisal describes the town centre area thus;

> *Holbeach is typical of small historic market towns in the south of the fens in that it is set on level land with a compact layout centred on the historic market area. Its historic routes radiate out from this point each in a gentle sinuous form, and are well defined by the varied buildings from the eighteenth and nineteenth centuries that line the back of pavement. The dominant building in the centre is the large medieval church which with its massive tower and spire features in most views of the town. Late Victorian development close to the church, behind the High Street has a tighter more grid like form*
> *Building materials are brick, with some painted or rendered surfaces and slate or tiled roofs. The architecture has a vertical emphasis and there are some good surviving historic details, in particular fine door cases. Roof forms and heights vary between hips and gables, and two and three storey. Green spaces are provided by the churchyard, Stukeley Park and a number of private gardens with good hedges and trees. The town is the birthplace*

of the antiquarian William Stukeley who provided some contemporary accounts of life in the town and some fine drawings of some features of Holbeach.

22. Whilst the centre of the town contains a number of eighteenth and nineteenth century buildings of note, incorporating materials and detailing typical of the wider fenland area, arranged in compact form at the back edge of the town centre footways, the majority of development in the settlement dates from the inter-war and post-war periods.

23. The estate development forms that largely define the settlement are generally typical of their period of construction. This includes early post-war type development with uniform dwelling designs arranged in orderly patterns along linear and geometrically arranged streets, to less formalised, informal layouts of the 1980's onwards with varied dwelling designs and forms. As illustrated below, these developments vary considerably in their form, style and materials, and very little specifically reflects local vernacular design typologies or displays local distinctiveness. In large part they are very typical of post-war developments nationwide.



Example development Holbeach urban area

24. The town nevertheless has a critical mass of population and a large employment base, as well as a range of services and facilities including schools and further education facilities. Public transport connections with higher order centres are good. The town is a sustainable settlement and an appropriate location for further development growth.

25. Church Street, becoming Station Road and then Fen Road, heads southwards away from the town centre. The road adopts a meandering line and is lined by a diverse mix of dwellings – traditional and modern, interspersed with small scale commercial development. For the initial 600m of its course, frontage development set along both sides of the street is backed by depth development and small estates either served from the road or from surrounding streets. Beyond this, the street is lined by frontage properties only, ranged along both sides of the street. As illustrated below, the frontage development comprises a mix of older traditional style properties – typically red brick and slate or render and more modern infilling, both bungalows and two storey properties.

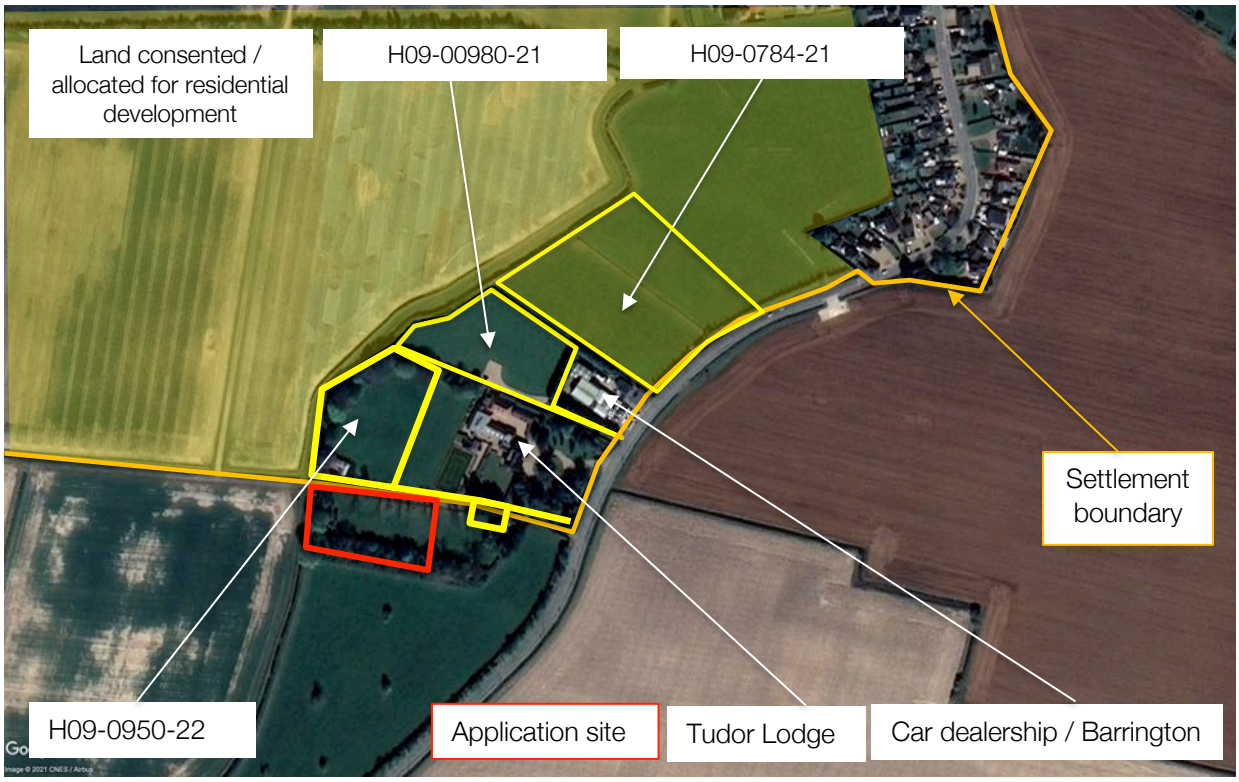


Fen Road, looking south

26. Tudor Lodge is located a short distance beyond the end of this frontage development set alongside Fen Road. Historically it comprised part of a small outlier of development set on the western side of the road, comprising Tudor Lodge, a car dealership / garage, and an adjoining dwelling, Barrington. Both of the dwellings appear to date from the inter-war period, and this is reflected in the design and appearance of the buildings, whilst the garage adopts a more modern commercial styling. As illustrated below, recent development plan allocations and consents are such that this historic outlier is now effectively subsumed within the main built form of the settlement.



Overview of what was historically a small outlier set on the western side of Fen Road, comprising Barrington (in foreground), the car showroom / garage and Tudor Lodge. Tudor Lodge is set back from the road and surrounded by established tree planting. An access, set to the rear of the garage, serves a recently consented residential development. (H09-0980-21). Further development has been consented to the north of Barrington (H09-0784-21)(see below)



Aerial photograph illustrating the location of the application site. The relationship of the site to existing consented development and the settlement boundary is highlighted.



Fen Road looking south. To the immediate right is recent development as part of consent ref: H09-0276-19

27. Tudor Lodge occupies a large plot of (historically) approximately 3.6ha. The overall plot is extensively landscaped, and the dwelling itself, which is set back from the road frontage is largely screened from view, by established tree planting. Dense planting is set around most of the site boundary. The dwelling itself, which has a double gabled front elevation has been substantially extended since its original construction. The property enjoys three separate access points; one at the northern end of the frontage adjacent the car showroom / garage, one towards the southern end of the frontage, whilst the principal entrance to the dwelling is located about 20m south of the northern access point.



The principal entrance to Tudor Lodge

28. To the north of Tudor Lodge, planning permission has recently been granted under application ref: H09-0980-21for the erection of 5(no.) dwellings (see below). The five dwellings are to be served from the existing access point to the north of Tudor Lodge, running alongside the car dealership site. The approved site layout is illustrated below. The five properties are set around an off-set turning area running into the centre of the site. The approved dwelling designs adopt high quality finishes with some locally referenced detailing. Materials for the dwellings draw from the pallet of locally distinctive materials. Thematically, the development has been designed in the style of a grouping of barn style properties, associated with a principal farmhouse type property.

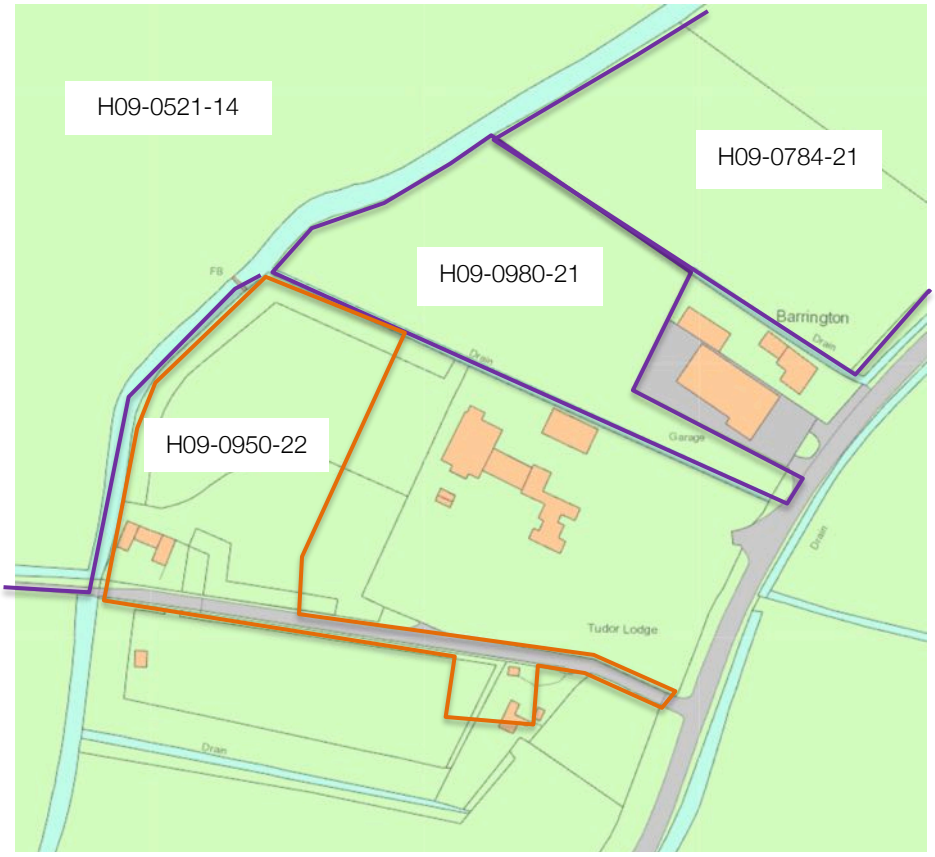


Block plan showing approved development to the north of Tudor Lodge (H09-0980-21). The adjoining site in blue has been consented for 8 dwellings (as part of a wider 9-dwelling consent served from the southern Tudor Lodge access (H09-0950-22).

29. To the west and south of Tudor Lodge, planning permission has recently been granted for the erection of 9 dwellings (H09-0950-22). These dwellings are served from the southern Tudor Lodge access drive. Eight dwellings are located directly to the west of Tudor Lodge (and extending up to Holbeach Old River), whilst a further dwelling is set on the southern side of the driveway, to the south of Tudor Lodge The site, including the access drive, has an area of approximately 0.78ha. In the south-western corner of the western paddock an agricultural building was earlier consented for conversion to residential use (Class Q; prior approval ref: H09-1260-21). As illustrated in the photographs below, the site is generally bounded by hedgerows. The western and northern boundaries of the site are defined by tree and hedge planting. The consented development continues the barn theme of development approved on the site to the north of Tudor Lodge (H09-0980-21).



Site entrance from Fen Road (this serves the present application site as well as the site approved for 9 dwellings under H09-0950-22



Application site ref H09-0950-22. The agricultural building in the south-western corner of the paddock was consented for conversion to residential use (H09-1260-21). The plan also highlights the remnants of domestic buildings set to the south of the access drive



Plan showing the development as consented under H09-0950-22 and the relationship of the site to the present application site (shaded in red)

30. The application site, as illustrated below, com prises a parcel of land set to the south of the southern access driveway. The site, which has an area of approximately 0.5ha (including the driveway) is located to the south-west of Tudor Lodge, and directly to the south of the 8-dwelling element of H09-0950-22. To the east of the site is the 9th dwelling of the same consent. The site comprises paddock / garden land associated with Tudor Lodge, similar in character to the consented land to the east and north. A dense belt of trees run along the western and southern site boundaries.



Application site

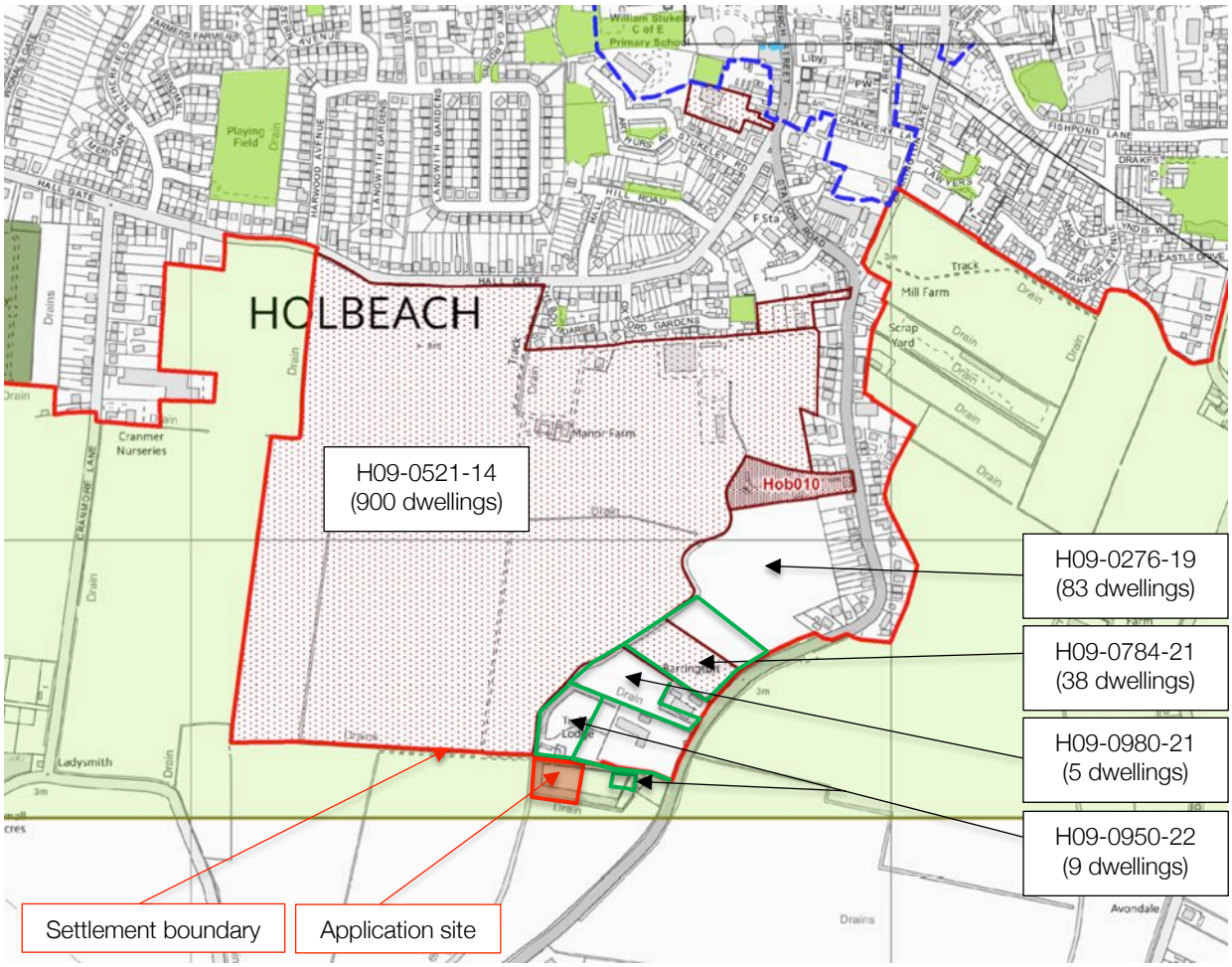
31. Whilst historically comprising an outlier to the main built-up area, the cluster of buildings that includes Tudor Lodge will in the near future be subsumed within the overall built-up area of the town. The open land to the west, north and north-east of the outlying group, has been consented for residential development in recent years, by a number of separate permissions, and the settlement boundary, as now defined within the South East Lincolnshire Local Plan, encompasses both this consented land and most of the outlying group that includes Tudor Lodge.

32. In policy terms the present application site is almost located adjacent the settlement boundary. Whilst the 8 consented dwellings located to the north of the application site – consented as part of H09-0950-22 – are located within the defined settlement boundary, it will be noted that the consented dwelling to the east (also part of H09-0950-22) is located outside of the settlement boundary. It was nevertheless deemed inappropriate in planning policy terms.

33. Equivalent considerations are considered to apply to the present application site. The site has historically formed part of the grounds of Tudor Lodge, and now that the remainder of the property has been consented for development, the undeveloped portion of the site – the

present site – appears somewhat anomalous. It is not clear why the site was excluded from the settlement boundary , when physically, visually and functionally it formed part of Tudor Lodge. The site is now tightly bounded by consented development to north and west, and represents now a logical infilling / rounding off opportunity. The defined site is largely enclosed by trees and hedges and has limited visibility from public vantage points. The site as defined ensures that Tudor Lodge still retains a generous area of private amenity space around it. It represents an underused area of paddock land. Given its sustainable location it is considered to represent an appropriate location for a suitably scaled and designed residential development – within well-defined boundaries

34. The site does not make any material contribution to the character of the locale. The site itself is screened from public view by surrounding buildings and roadside vegetation. Whilst there is a glimpsed view along the access drive, these views are fleeting and not notable. The only site feature of note is the hedges and trees set around the perimeter. These primarily serve a screening function rather than making any notable contribution to the appearance of the wider locale (by contrast the extensive planting around Tudor Lodge to the east is a more significant feature in the wider landscape as it is readily visible from Fen Road).



Extract of the South East Lincolnshire Local Plan showing land in the vicinity of the application site. The red speckled land to the north and north-west of the application site is consented for residential development and is presently in the course of being developed. The white land to the north-east which is set between the outlier and the end of the frontage development on Fen Road, has also been consented for development. The application site falls within the defined settlement boundary for the town and will, in due course become surrounded by built development.

35. Based upon our appraisal of the site and the locality, it is considered that the following are the key design parameters relating to the development of the site for residential purposes.

- **Adjoining planned limits of development.** The main body of the application site is located immediately adjacent the built-up area of Holbeach (as defined in the South-East Lincolnshire Local Plan). The Council has consented development outside the planned limits, immediately to the east of the site. That development, within the grounds of Tudor Lodge, was deemed appropriate when considered against Policy 1 of the Local Plan, and equivalent considerations should apply in this case. The site is bounded to north and east by existing and consented residential development, and any development on the site would represent a logical infilling and rounding off in this locale. The site is sustainably located, and offers good accessibility to the town's services and facilities. It represents an appropriate location for an appropriately scaled and designed residential development.
- **Be appropriately designed and sited**. Development in this part of the settlement comprises a varied mix of predominantly non-vernacular properties. The character of the locality will be transformed by the residential estate development that is planned to the west and north of the site, and development to the north-east will extend development along Fen Road that will bring the outlier into the main built-up area. The pattern of development around the site is expected to be varied. Given the self-contained and screened nature of the site, there are relatively few design or siting constraints. Development should however have regard to the most immediately adjoining property Tudor Lodge. A private drive development utilising the existing driveway is considered appropriate. Any development should integrate in scale, design and layout with the consented development to the north.
- **Have regard to existing site features**: Notable site features should, where practicable be retained and incorporated into any scheme design. The notable site features considered worthy of retention are the perimeter site trees and hedges (to the south and west boundaries).
- **Be appropriately scaled and designed.** Any development should seek to complement adjoining consented development. Dwellings should not exceed two storeys in height. The mixed character of buildings in the locality would suggest that there is some flexibility in terms of a design response. However, it is clearly desirable that materials draw from and complement the local palette of materials.
- **Be suitably screened and landscaped.** Any development should incorporate an appropriate landscaping treatment. Existing boundary hedges and trees should as far as practicable be retained.
- **Have due regard to neighbouring dwellings.** Dwelling design, scale and orientation should ensure that the development does not give rise to unacceptable overbearing, overlooking or privacy loss to neighbouring properties; notably the Tudor Lodge to the east.
- **Any development should seek to complement rather than mimic the style and character of surrounding development**. Integration with the existing built form can best be achieved in this instance through the use of complementary materials; predominantly red brick, render and plain red or grey tiles.

36. The application proposals have been formulated having regard to these considerations;

The proposed development

37. This planning application, which is an outline application proposes the residential development of the site.

38. An illustrative layout plan accompanies the application, am extract of which is set out below. This identifies four dwellings set on the site and aligned generally east-west and fronting northwards onto the driveway. The tree belt to the southern and western site boundaries is shown to be retained. The plan identifies that the dwellings will share the same access arrangements as the development approved under H09-0950-22. This includes an extended footway running along Fen Road in front of Tudor Lodge and running along the northern side of the access drive.



Extract of illustrative site layout

39. The anticipation is that the development will comprise a high-quality development of detached dwellings, similar in character to the dwellings adjoining to the north and east. As illustrated below, these consented dwellings are designed to a high standard, with traditional vernacular stylings; bot cottage / farmhouse style dwellings and barn themed properties.









CGI- images of development approved on adjoining land to the north and east

Overview

40. This section sets out the planning policy considerations relevant to the proposed development. Whilst not required as part of a Design and Access Statement, it is considered that a full understanding and appraisal of the relevant policy context will positively inform the design response.

41. In terms of planning policies, the development on the site appears to be in broad conformity with the development plan. The development also satisfies the relevant provisions of the NPPF. By intention, the NPPF is substantially more economic in terms of its policy guidance. In the context of the NPPF, the development proposals may be seen to comprise a sustainable form of development, in a sustainable location. The presumption in favour of sustainable development should prevail in this case.

42. The guidance also promotes the achievement of high quality design. Good design the guidance states should contribute positively to making places better for people. Design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted. High quality and inclusive design should be the aim of all of those involved in the development process. Developments should respond to their local context and create or re-inforce local distinctiveness.

Development plan considerations
General development principles

43. The development plan for the area comprises the South East Lincolnshire Local Plan. As has been discussed in some detail in the previous section, the site is located immediately adjacent but outside of the defined settlement boundary for Holbeach. Holbeach is identified as an 'Main Service Centre within the plan. Policy 1: Spatial Strategy states:

> *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.*

44. Outside of defined settlement boundaries, land is classed as Countryside. Section D of Policy 1 states;

> *In the Countryside development will be permitted that is necessary to such a location and/or where it can be demonstrated that it meets the sustainable development needs of the area in terms of economic, community or environmental benefits.*

45. Thus, within the defined settlement boundary for Holbeach, development proposals that can be termed infill will normally be supported in planning terms. In locations outside of the defined settlement boundary, development opportunities may arise where it can be demonstrated than any new development would meet the sustainable development needs of the area in terms of economic, community or environmental benefits. The use of the word 'or' in describing these

benefits suggests that it is not necessary to demonstrate benefits against all three considerations. Our reasonable assumption is that the eastern dwelling under H09-0950-22 was supported on this basis.

46. In our view the settlement boundary for the town, as defined at the time of making of the plan, was not an accurate or appropriate reflection of the built-up part of the settlement, omitting as it did, part of the grounds of Tudor Lodge (whilst including other parts). The pattern of development in the locale has changed significantly, and the extent of the built form has changed. It is important to acknowledge these changes and take them into account in the determination of any new applications.

47. We acknowledge that the site is located outside of the defined settlement boundary and in a countryside location. However, when assessed against the provisions of Part D of Policy 1; we consider that there are compelling grounds to support these proposals;

- In terms of **economic** considerations, the proposed development will contribute to the local economy. Whilst this will be principally during the construction phase, ongoing residential occupation will contribute to supporting local services and facilities, including local shops and retail facilities as well as local service providers such as garages, and maintenance / repair services.
- In terms of **social** considerations, the development will contribute to the supply of housing in the locale. The adjoining development will deliver larger scale housing to meet a local need, and the intention is to deliver further similar properties for which there is an identified demand. The new properties, which comprise family homes, will also help support the local schools, which are readily accessible from the site.
- In relation to **environmental** considerations, the proposed development is entirely in keeping with surrounding development and will re-inforce the form and pattern of development in the locale. It is considered to represent an appropriate infilling between existing consented development that may reasonably be termed a 'rounding-off'. The significant screening around the perimeter of the site and the screen along Fen Road is such that any development of the site will have no material visibility from public vantage points.

48. Development plan policy supports infill type development in the town. Whilst the present site is technically outside of the defined settlement boundary, this application proposes a form of development (ie. infill development), that is consistent with the type of development that is supported by the terms of Policy 1. It is not for example, a remote outlying development, nor is it a development that extends the built form of the settlement outwards. It represents a form of development that is entirely in keeping with the existing consented built form and the pattern of development in the locale.

49. Sites located beyond settlement boundaries are generally perceived to be less sustainable as, for example, access to services may be poorer, or, they may be remote from settlements. On this basis, development in the countryside is often restricted. However, in this case the proposed dwellings will be no less accessible to services than any other property in the town, and they will moreover, help to contribute to the maintenance of existing facilities in the town (the site could certainly not be considered to be 'isolated' in *Braintree* terms).The site shares an access with the adjoining consented development, and will have equivalent sustainability and accessibility credentials to that site.

50. In these key respects, we consider the proposals to comprise a sustainable form of development that will deliver key social and economic benefits and will not give rise to any adverse environmental impacts. As such we consider the proposals accord with the provisions of Policy 1.

51. Set out below are a number of examples of where proposals located outside of settlement boundaries have been supported under the terms pf Policy 1(D). Examples include;

- Application ref: H23-0970-22; Ravens Bank, Whaplode St, Catherine; infill frontage development set between edge of settlement boundary and outlier. Proposals identified as falling in countryside but considered to comprise sustainable development within the terms of Policy 1(D).
- Application ref: H21-00537-23; Land west of 1 East Road, Tydd Gote; Site for dwelling located outside of settlement boundary but considered to be sustainable with environmental (heritage) benefits. Compliance with Policy 1(D).
- Application ref: H21-00537-23; (APP/A2525/W/22/3290122): Land west of 1 East Road, Tydd Gote; Site for dwelling located outside but immediately adjoining settlement boundary. Allowed on appeal. Inspector considered the site to comprise a sustainable form and location for development with no identifiable harm.
- Boston application ref: B/21/0011; (APP/Z2505/W/21/3283241); Llewellyn House, Main Road, Wigtoft ; Four dwellings on site outside of defined boundaries of Wigtoft and Sutterton in an area characterised by dispersed development. Proposals considered to comply with the social, economic and entombment provisions of Policy 1(D).

52. Policy 2 of the Local Plan relates to development management. The Policy states that all new development should be of a high-quality design. The Policy continues that it will be necessary to demonstrate that new development satisfies a range of considerations;

POLICY 2: DEVELOPMENT MANAGEMENT Proposals requiring planning permission for development will be permitted provided that sustainable development considerations are met, specifically in relation to:		
No	Criteria	Comment
1	size, scale, layout, density and impact on the amenity, trees, character and appearance of the area and the relationship to existing development and land uses;	Full regard has been paid to these considerations in the formulation of these proposals. The development represents an appropriate development of a sustainable urban site. Important site features have been incorporated into the overall scheme design (boundary trees and hedges). Full regard has been paid to the relationship of the development to adjoining development. The site is located within an area that will become increasingly more residential in character and estate development surrounds the site. The proposed development is compatible with surrounding, emerging development. The screened nature of the site is such that the development will not give rise to any adverse impact upon the character and appearance of the locality.

2	Quality of design and orientation	Design matters will be fully considered at the reserved matters stage. Dwellings are oriented such that they will enjoy good access to daylighting and sun-lighting. They similarly enjoy an appropriate relationship to adjoining buildings.
3	Maximizing the use of sustainable materials and resources	The development will make use of sustainable materials and resources.
4	Access and vehicle generation levels	Suitable provision is made for access, turning and parking within the site.
5	The capacity of existing community services and infrastructure	The development will not impact upon local service provision or facilities.
6	Impact upon neighbouring land uses by reason of noise, odour, disturbance or visual intrusion	The development is compatible with adjoining land uses. It suitably integrates with adjoining (existing and consented) development and will not be visually intrusive, nor give rise to adverse amenity impacts.
7	Sustainable drainage and flood risk	The proposed properties can be suitably protected against the risk of flooding.
8	Impact or enhancement for areas of natural habitats and historical buildings and heritage assets	No ecological issues arise in this case. No heritage assets are impacted.
9	Impact on the potential loss of sand and gravel mineral resources	No mineral resource issues are raised in this case.

53. Policy 3 of the Local Plan relates to the Design of New Development. The policy identifies 15 considerations to which proposals should have regard. We can identify no material conflict with these considerations Noting that some of the considerations will be more fully addressed at the reserved matters stage);

POLICY 3: DESIGN OF NEW DEVELOPMENT

All development will create distinctive places through the use of high quality and inclusive design and layout and, where appropriate, make innovative use of local traditional styles and materials. Design which is inappropriate to the local area, or which fails to maximise opportunities for improving the character and quality of an area, will not be acceptable.

Development proposals will demonstrate how the following issues, where they are relevant to the proposal, will be secured:

No	Criteria	Comment
1	creating a sense of place by complementing and enhancing designated and non-designated heritage assets; historic street patterns; respecting the density, scale, visual closure, landmarks, views, massing of neighbouring buildings and the surrounding area;	The development occupies a site that is largely framed to north and east by existing consented development. The intention is that any site development, in its design and layout, will complement this adjoining development. The overall design intention is to retain important site features (perimeter hedges and trees) and incorporate them into the overall scheme design. The scale and layout of buildings will have due regard to surrounding development. The overall dwelling density illustrated is appropriate in its context.
2	Distinguishing between private and public space	There is a clear distinction between public and private space.
3	The landscape character of the location	The overall character of the locality will not be adversely impacted in this instance. Indeed, the development will have no material visibility from public vantage points.

4	Accessibility by a choice of travel modes including the provision of public transport, public rights of way and cycle ways	The property offers good public transport options. Regular frequency bus services, linking Spalding, Holbeach and King's Lynn. The town centre area is readily accessible by bicycle.
5	The provision of facilities for the storage or refuse / recycling bins, storage and/ or parking of bicycles and layout of car parking.	Suitable provision will be made for the storage of waste, cycle storage and car parking.
6	The lighting of public spaces	No public space is proposed as part of the development.
7	Ensuring public spaces are accessible to all	No public space is proposed as part of the development.
8	Crime prevention and community safety	The development proposals have been formulated with crime prevention / security considerations in mind.
9	The orientation of buildings on the site to enable the best use of decentralized and renewable low carbon energy technologies for the lifetime of the development	Internal building layout optimises the particular orientation and siting of the buildings. The layout offers the scope, at some future stage, for the installation of, for example, solar panels on south facing roofslopes.
10	The appropriate treatment of facades to public places, including shop frontages to avoid visual intrusion by advertising, other signage, security shutters, meter boxes and other service and communication infrastructure	Not relevant or applicable in this case.
11	Residential amenity	Due regard has been paid (in the illustrative site layout) to the relationship of dwellings to adjoining (and consented) residential properties. Adjoining properties will not be impacted by the proposed development. The properties will enjoy robust boundary treatments and this will ensure that residential amenity standards will not be impacted.
12	The mitigation of flood risk through flood resistant and flood-resilient design and sustainable drainage systems	Appropriate flood risk mitigation is proposed in this case.
13	The use of locally sourced building materials, minimizing the use of water and minimizing land take, to protect best and most versatile soils	Locally sourced building materials will be utilised. There will be no loss of agricultural land.
14	The incorporation of existing hedgerows and trees and the provision of appropriate new landscaping to enhance biodiversity, green infrastructure, flood risk mitigation and urban cooling	Appropriate landscaping provision will be made as part of the development. This can reasonably be secured by means of planning conditions.
15	The appropriate use or re-use of historic buildings	There are no historic buildings within or in the vicinity of the site.

54. Accordingly, we can identify no policy conflicts in this case.

General planning considerations

55. The proposals in this case are considered to accord with good planning principles. It has been demonstrated above that the proposals are in accordance with planning policies. Likewise, it has been demonstrated that against a broad range of planning / design considerations, no substantive issues arise. The development is appropriately designed in its context, and will result in no adverse impacts upon adjoining residential amenity.

56. The development offers an acceptable standard of amenity for future occupiers. We have demonstrated that the development comprises a sustainable form of development and that the presumption in favour of sustainable development should apply.

57. This section considers the design issues relating to the development arising from the site appraisal of the previous section. It specifically covers those topic areas required to be included within Design and Access statements.

National Planning Policy Framework (2023) Paragraph 135: Planning policies and decisions should ensure that developments	
a	Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development
	• The site is well located relative to town services. • The development proposes a form of development that complements the existing built form, and will not give rise to adverse amenity impacts. • The site suitably integrates with the existing/ consented built form. • The application proposes an efficient use of space that is safe, accessible and user-friendly. • The development will incorporate appropriate measures to minimise the carbon footprint of the buildings, and ensure its resilience to climate change.
b	Are visually attractive as a result of good architecture and appropriate and effective landscaping
	• The proposed dwellings will be appropriately designed in their context (and more fully considered at the reserved matters stage). The intention is that the proposed dwellings, in their design, will complement adjoining properties • Landscaping matters are capable of being addressed by means of appropriate planning conditions.
c	Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)
	• The development will be compatible with its surroundings. • The proposed works will be sympathetic to the character and appearance of the locality
d	Establish and maintain a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit
	• The development has been designed to complement the character and appearance of the locality. It will re-inforce the character of the locality and sense of place.
e	Optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks
	• The development represents an efficient and effective use of the site. • The development is compatible with surrounding land uses. • The development optimises the potential of a sustainable and accessible site within the fabric of the town.

f	Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and disorder and the fear of crime, do not undermine quality of life or community cohesion and resilience	
	• The development will be safe and accessible. The site is proximate to services and facilities. • A high standard of amenity will be achieved • The development raises no material crime and disorder / community safety issues.	

57. Having considered compliance with NPPF design objectives, this statement now considers the following issues required to be included in Design and Access Statements.

Use

58. The application site primarily comprises an area of paddock land situated adjacent the defined settlement boundary of Holbeach (as set out in the South East Lincolnshire Local Plan). The site is bounded to the north by existing consented residential development (set to the west of Tudor Lodge) and to the east by a recently consented (H09-0950-22). To the north-west is land consented for residential development for up to 900 dwellings (H09-0521-14) and allocated as such within the development plan. The locality is residential in character (to be re-inforced as such by future development), and a suitably scaled residential development will be consistent with the residential characteristics of the area. Whilst the site in this case is located beyond the defined settlement boundary for the settlement (as defined in the South East Lincolnshire Local Plan) the site demonstrably falls within the built fabric of the settlement; being bounded to the north and east by existing consented properties. The consented dwelling to the east, whilst located beyond the settlement boundary, was considered appropriate in policy terms (H09-0950-22). Visually, physically and functionally the site is considered to form part of the wider settlement. It is an integral part of the wider Tudor Lodge site, the remainder of which has been consented for development. Policy 1 of the South East Lincolnshire Local Plan states that outside of settlement boundaries – in areas considered countryside for policy purposes – development will be permitted that requires such a location, or where it can be demonstrated that it meets the sustainable development needs of the area in terms of economic, community or environmental benefits. It is considered that in this instance, that there are compelling grounds to support these proposals when considered against these criteria; economic benefits (in terms of employment during the construction phase), and community benefits (including support for town and other nearby facilities) will flow from the development and no environmental harm will result. The proposals will not visually encroach into the surrounding countryside. Residential use of the site is consistent with the predominantly residential characteristics of the locality, and will not materially impact upon the character and appearance of the locality. The development thus has no implications in terms of use.

Amount

58. Outline planning permission is sought for residential development of the identified site. The site has an overall area of approximately 0.5ha. Indicative plans submitted with the application identify four dwellings on the site. The plans identify the dwellings served from an existing driveway (to be improved as part of the adjoining consented development) comprising an existing secondary access to Tudor Lodge. The proposed dwellings are set directly to the south of 8 dwellings consented as part of H09-0950-22. The 9th dwelling consented as part of that

application is located directly to the east. The amount of development illustrated is consistent with the character and density of development consented as part of H09-0950-22, and consistent with the density of development in the wider locale. This amount of development can be accommodated on the site, without impacting upon the character of the locale or upon adjoining residential amenity.

Layout

59. An indicative site layout accompanies the application. This identifies four dwellings aligned east-west across the site. The proposed dwellings are served from a private driveway (an existing secondary access to a paddock at Tudor Lodge) running westwards off Fen Road south of the main access to Tudor Lodge. The driveway runs alongside the main garden area to Tudor Lodge, before crossing the Holbeach Old River (serving adjoining farmland). This driveway serves 8 dwellings set to the west of Tudor Lodge – consented as part of H09-0950-22, and one dwelling set on the south side of the driveway (also part of the H09-0950-22 consent), to the east of the present site. Those to the north adjoin the retained garden area to Tudor Lodge. At their northern end they back onto a recently consented adjoining site (H09-0980-21) set to the north of Tudor Lodge. The overall site layout is largely dictated by the form and shape of the site, and the position of the access driveway. The proposed frontage dwelling arrangement suitably complements the existing and planned pattern of development in the locale, whilst optimising the use of the site. Existing boundary hedges and trees are to be retained. The development represents an appropriate scale and quantum of built development that will neither comprise an overdevelopment nor give rise to overbearing impacts upon neighbouring properties. Adjoining residential amenity will not be detrimentally impacted.

Scale

60. It is anticipated that the development will comprise two storey properties. The immediately adjoining dwelling (Tudor Lodge) comprises a two-storey property. Planned development to the north is predominantly two-storey. Two-storeys represents an appropriate building scale in this instance, in keeping with the character of the locale. Two storey dwellings will respect and complement the scale of Tudor Lodge as well as the adjoining consented dwellings and represent a more appropriate building scale and density in this case than the higher density development contemplated on the allocated land to the north-west.

Landscaping

61. The nature of the proposal in this instance does not give rise to any significant additional landscaping requirements. Existing perimeter tree and hedge planting, which is a significant feature, is to be retained. There is no requirement for significant additional landscaping in this case. It is considered that landscaping matters ma, if necessary, be suitably addressed by means of appropriate planning conditions. Existing perimeter landscaping, and tree planting alongside Fen Road itself, screens the site and the proposed dwellings from view.

Appearance

62. The application is submitted in outline form. Appearance matters will be considered at the reserved matters stage. The anticipation is that any dwellings will complement the barn themed properties on the adjoining development to the north.

63. Access to the property is from Fen Road (via the existing southern Tudor Lodge access point). The site is well located relative to services and facilities in the town centre, which area accessible on foot and by bicycle.

Is the development accessible and inclusive?

64. The proposed development does not include any physical or social barriers to accessibility. The site is generally level and accesses directly to movement networks. It is well located relative to facilities in Holbeach. The generally level terrain and ease of access to facilities makes the development equally accessible to all, including those with physical impairments. The proposal appears to comply with relevant development plan policies with regard to accessibility.

65. Access to buildings is dealt with under the Building Regulations, and is not specifically covered in this statement. It is not considered that there are any exceptional access issues arising in this case.

How will access be achieved?

66. Access to the development is proposed via an existing secondary access point to Tudor Lodge. The driveway is to be improved as part of the adjoining consented development, and is of a suitable standard to also accommodate the additional dwellings forming this proposal. The site access enjoys good visibility in each direction. Holbeach town centre is a short distance from the site, readily accessible on foot or cycle. The existing Fen Road footpath is to be improved and extended along the frontage of Tudor Lodge to serve the adjoining consented development.

67. The appraisal process has identified a clear and justified design and access solution for the site. This has been based upon an appraisal of the site and the surrounding area. It has drawn upon the physical context of the site and the surrounding area.

68. Having regard to the location of the site and the prevailing character of the area, the following design parameters are proposed;

- **Adjoining planned limits of development.** The main body of the application site is located immediately adjacent the built-up area of Holbeach (as defined in the South-East Lincolnshire Local Plan). The Council has consented development outside the planned limits, immediately to the east of the site. That development, within the grounds of Tudor Lodge, was deemed appropriate when considered against Policy 1 of the Local Plan, and equivalent considerations should apply in this case. The site is bounded to north and east by existing and consented residential development, and any development on the site would represent a logical infilling and rounding off in this locale. The site is sustainably located, and offers good accessibility to the town's services and facilities. It represents an appropriate location for an appropriately scaled and designed residential development.
- **Be appropriately designed and sited**. Development in this part of the settlement comprises a varied mix of predominantly non-vernacular properties. The character of the locality will be transformed by the residential estate development that is planned to the west and north of the site, and development to the north-east will extend development along Fen Road that will bring the outlier into the main built-up area. The pattern of development around the site is expected to be varied. Given the self-contained and screened nature of the site, there are relatively few design or siting constraints. Development should however have regard to the most immediately adjoining property Tudor Lodge. A private drive development utilising the existing driveway is considered appropriate. Any development should integrate in scale, design and layout with the consented development to the north.
- **Have regard to existing site features**: Notable site features should, where practicable be retained and incorporated into any scheme design. The notable site features considered worthy of retention are the perimeter site trees and hedges (to the south and west boundaries).
- **Be appropriately scaled and designed.** Any development should seek to complement adjoining consented development. Dwellings should not exceed two storeys in height. The mixed character of buildings in the locality would suggest that there is some flexibility in terms of a design response. However, it is clearly desirable that materials draw from and complement the local palette of materials.
- **Be suitably screened and landscaped.** Any development should incorporate an appropriate landscaping treatment. Existing boundary hedges and trees should as far as practicable be retained.

- ❖ **Have due regard to neighbouring dwellings.** Dwelling design, scale and orientation should ensure that the development does not give rise to unacceptable overbearing, overlooking or privacy loss to neighbouring properties; notably the Tudor Lodge to the east.
- ❖ **Any development should seek to complement rather than mimic the style and character of surrounding development**. Integration with the existing built form can best be achieved in this instance through the use of complementary materials; predominantly red brick, render and plain red or grey tiles.

69. These matters have been fully embodied into the (illustrative)design proposals for the site. This statement has confirmed that the proposed development would result in enhancements to the character and appearance of the locality, without any corresponding harm arising. The proposed development complies with relevant national and local planning policy.

M Sibthorp
June 2024