Design and Access Statement
Planning Statement
Heritage Statement

Residential development (outline)
Swepstones
Battlefield Lane North
Holbeach

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Demolition of existing building and redevelopment of site for residential purposes (outline), Swepstones, Battlefields Lane North, Holbeach

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1.Introduction

Demolition of existing building and redevelopment of site for residential purposes (outline), Swepstones, Battlefields Lane North, Holbeach

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. It also takes account of guidance set out in Manual For Streets: DfT. March 2007. Regard has also been paid to the development plan and national planning policy guidance, and in particular the **South Holland Local Plan 1999,** the **emerging 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. It describes how relevant **development plan policies** have been taken into account. **Consultations** undertaken are outlined. It describes how prospective users will gain **access to the development** from the existing transport network and, why points of access have been chosen. It also considers **equality of access**; how everyone can get to and move through the proposed development on equal terms regardless of age, disability, ethnicity or social grouping.

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

9. This outline planning application, with the access reserved matter included, proposes the residential redevelopment of an existing food manufacturing factory site situated on the western side of Battlefields Lane, North, Holbeach.

10. Battlefields Lane South extends north-westwards away from Holbeach town centre. The line of the road has now been severed by the A17 Holbeach by-pass and Battlefields Lane North comprises that part of the road that is set to the north of the by pass. Whilst there is direct pedestrian and cycle accessibility across from and across the A17 onto Battlefields Lane North, vehicular access is gained from the east via Washway Road. Built development extends along the western side of Battlefields Road North, from the A17 up to its junction with Washway Road, and there is some development extending southwards from Washway Road on the eastern side of the street. Washway Road itself is developed to either side of the junction with Battlefields Road North and fairly continuously developed with frontage development eastwards as far as the A17.

11. The application site, which comprises a factory unit dating from the 1970's is set with a relatively enclosed plot located at the southern end of Battlefields Road North, just to the north of the A17. The site has an area of approximately 0.55ha and the single storey factory premises are set fairly centrally within the plot, with a vehicular access point set at the northern end of the site frontage. The site is screened by bunding and dense planting on its southern and western boundaries, and there is an established hedge running along the northern plot boundary. There is a chain-link fence to the roadside boundary and a number of relatively young specimen trees. The single storey factory building, which has an approximate 500 sq.m footprint sits in the north-western corner of the overall plot. A portable building is set alongside the northern plot boundary. The factory is largely encircled by servicing areas and parking and the balance of the site is grassed.

12. The business, whilst currently operational, is in the process of winding down operations and regardless of the outcome of the planning application, it is anticipated that the premises will close in the near future. Extensive marketing of the premises has been undertaken with no identified demand for the property.

13. The application site comprises previously developed land. It is adjoined to the north by existing residential development and this continues and indeed intensifies moving northwards. The main built up part of the settlement lies to the south, across the A17. Whilst located outside of the defined settlement boundary for the town, in the absence of a 5-years supply of deliverable housing land, that policy boundary must be regarded as out of date. The site is considered to represent an appropriate and sustainable location for new residential development, and the presumption in favour of sustainable development should prevail in this case. Planning permission has recently been granted for the erection of a backland dwelling some 300m to the north of the site in similar policy circumstances (H09-0448-17); albeit that that was a greenfield site, not a brownfield site.

14. Illustrative plans submitted with the application identify the demolition of the existing site buildings and the erection of 7 frontage dwellings on the plot. These are aligned perpendicular to the northern plot boundary, with a slightly angled presentation to the street in a similar manner to the residential development to the north of the site. Access points are generally

paired, with the exception of the southernmost of the 7 plots. The existing boundary screening to the southern, western and northern boundaries site is shown to be retained. New replacement tree planting is proposed to the eastern, roadside boundary.

15. In the absence of a five years supply of deliverable housing land, the NPPF presumption in favour of sustainable development should prevail. 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 Holland Local Plan 1999 and the emerging South Lincolnshire Local Plan 2011-2036). The proposed development is appropriately scaled and by design, will not impact on neighbouring dwellings, or result in adverse amenity impacts. The development would remove a non-conforming use from the locality, and in this respect deliver tangible benefits to the locale.

16. 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**.

17. 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 proposes the redevelopment of an existing commercial site adjoining the built up part of Holbeach. The site is presently in commercial use, although it is anticipated that that use will cease in the near future. Extensive marketing of the premises has failed to identify any interest in the continued use of the site for commercial purposes. The site is adjoined to the north-east by residential dwellings and that development continues along the western side of Battlefields Lane North for some distance. The locality is predominantly residential in character, and the existing site use in this respect may be regarded as a non-conforming use. The site is considered to relate well to the existing built form of the settlement and is considered to represent an appropriate location for an infill type redevelopment. Whilst the site is located outside the defined settlement boundary for the village, the absence of a five-years supply of deliverable housing land renders the settlement policies of the Local Plan out of date. The site is well related to the built form of the settlement and a frontage style development would positively integrate with the existing pattern of development. A suitable scaled residential development would comprise a sustainable form of development for which the NPPF presumption in favour of sustainable development should apply. Residential redevelopment of the site is considered to represent the most appropriate site use in this instance, and a use that would be consistent with the residential characteristics of the immediate locality. There is recent precedent for residential development on Battlefields Road North (H09-0448-17), and equivalent consideration should prevail in this instance.

AMOUNT OF DEVELOPMENT: the amount of development proposed for each use
Outline planning permission is sought in this case, with all matters reserved with the exception of access. An illustrative plan submitted with the application identifies 7-detached dwellings on the site, arranged in frontage pattern. This reflects the character and density of development in the locale. This amount of development can be accommodated on the site, whilst retaining notable site features (in particular the perimeter bunding and planting).

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

The illustrative plans accompanying the application identify a potential layout of the development. This is in large part dictated by the form and shape of the site, and the relationship of the site to surrounding development. Following demolition of the existing site buildings, a frontage pattern of residential development is proposed on the site. The illustrative plan identifies the dwellings set perpendicular to the northern site boundary, with a slightly angled presentation of the dwellings to the street, and a slightly staggered arrangement of the dwellings. This angled orientation reflects a similar frontage arrangement of the dwellings to the north of the site, albeit that the dwellings to the north have a mirrored orientation. This dwelling arrangement suitably complements the existing pattern of development along the street, whilst optimising the use of the site. The proposed layout enables the retention of the notable boundary features. A new belt of trees is proposed to the roadside boundary. Access to the proposed dwellings is via paired access points, other than the southernmost dwelling, which has an individual access. Existing dwellings along the street generally have their own individual access points. 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. The development will complement the existing pattern of development and will give rise to no material harm.

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

The proposed development in this case proposes two-storey dwellings. Immediately adjoining dwellings to the north comprise two storey properties, and this is considered to represent the most appropriate building scale in this instance, although single storey development would not be inappropriate.

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

Appearance matters will be considered at the reserved matters stage. Development in the vicinity of the site is generally non-vernacular in character. Materials are predominantly red brick. There would appear to be some flexibility in terms of a design response , given the character and context of the site. The use of locally referenced materials will however ensure any development suitably complements surrounding and nearby development.

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. There is a robust screening to the site on its southern, western and northern sides (and further screening to the south, beyond the site), which is to be retained. A new belt of tree planting is proposed to the road frontage. It is considered that landscaping matters may be suitably addressed at the reserved matters stage and/or by means of appropriate planning conditions.

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 a number of new access points from Battlefields Lane North, as per the illustrative layout submitted with the application. The site is located at the southern end of Battlefields Lane North, where the road terminates at a turning head. Vehicle speeds in the vicinity of the site are low (whilst within a 40mph zone, road speeds are typically much lower) and the proposed access points enjoy good visibility in excess of relevant standards and appropriate for the locale. The illustrative plan identifies provision for vehicle turning within each plot. There is good pedestrian and cycle connectivity to Holbeach town centre via Battlefields Lane South. There is a safe pedestrian crossing point of the A17 a short distance to the south of the site, which

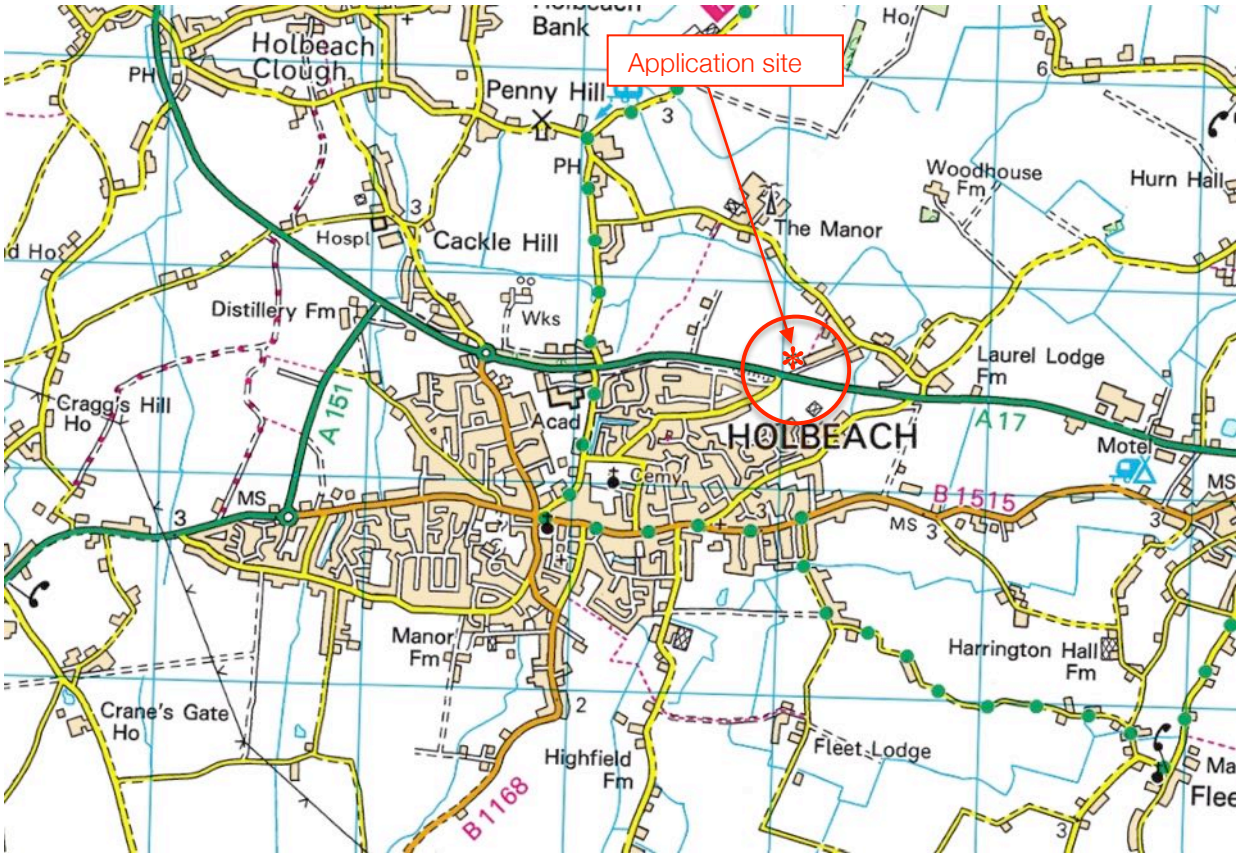
includes dropped kerbs, tactile paving and a pedestrian refuge in the centre of the carriageway.

19. The National Planning Policy Framework (NPPF) emphasises the importance of good design in the planning process. Good design, the guidance states, is a key aspect of sustainable development, is indivisible from good planning and should contribute to making places better for people. Inclusive design, the guidance emphasises, 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.

20. 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

21. The application site is situated adjacent the built up part of Holbeach, on its north-eastern side, immediately to the north of the A17 Newark – King's Lynn road.



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



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

22. Holbeach comprises a large settlement (pop. 7,000) 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. The roads not 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. 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.*

23. 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.

24. 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

25. 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 development is a sustainable settlement and an appropriate location for further development growth.

26. Battlefields Lane heads north-eastwards away from the town centre. The residential street branches off the eastward running Park Lane, which itself runs off the northward running Penny Hill Road. The southern portion of the street, as illustrated below, is for the most part lined on each side of the road by local authority type dwellings in a fairly uniform style. The road extends as far as the A17 trunk road, which to a large extent defines the northern extent of the settlement, although some built development continues beyond the by-pass. Battlefields Lane South meets with the A17 at a T-junction, with a right hand turn land off the east bound carriageway.



Battlefields Lane South heading north-eastwards away from the town centre

27. Set across the A17 is the historic continuation of Battlefields Lane, which has now been effectively severed by the construction of the A17. This section of the lane (referred to as Battlefields Lane North), continues the north-eastward alignment of the southern section of the road, and runs for some 400m before meeting the south-east to north-westward running Washway Road. Washway Road joins the A17, via Hurn Road (running north-eastwards) some 700m east of the Battlefields Lane South junction. The northern section of Battlefields Lane is accessible by vehicle only via Washway Road, although there is pedestrian and cycle link across the A17 to Battlefields Lane South. This includes a central pedestrian refuge and dropped kerb access point with tactile paving.

28. As illustrated on the plan below, built development extends along the western side of the lane, along its entire length. There is also development on the eastern side of the road, at its northern end, close to its junction with Washway Road. Washway Road is fairly continuously developed along its length, on e either one or both sides of the street, that development extending westwards beyond the junction with Battlefields Lane North.



Overview of the Battlefields Lane North area. The application site is identified.

29. As illustrated below, the development set along Washway Road and Battlefields Lane North dates predominantly from the post-war period, and is fairly typical of frontage type development in the wider locality.


Example development: Battlefields Lane North



Example development: Washway Road

30. The development along both streets comprises for the most part frontage type development and there is a mix of single and two storey properties. Development is non-vernacular in character and displays a variety of building forms and styles. Red brick and painted render are the most common building materials. Whilst there is some domestic type planting within some plots, there is limited screening of the development overall, and as a result the built development is fairly visible within the wider landscape. Characteristically the development is fairly typical of frontage development in the wider fenland locale.

31. The application site in this case is located at the southern end of Battlefields Lane North, on its western side, just to the north of the A17 (a farm track separates the site from the A17). The site, which has an area of approximately 0.55ha, comprises a factory unity set in well screened and bunded grounds. The factory is used for the production of meat products (pies etc), in connection with a local butchery business.



The application property



The factory building viewed from the south-east.



The factory building viewed from the south-east, with the portable buildings visible alongside the northern boundary.

32. The factory unit is set centrally within an irregular shaped plot. The building was constructed in 1995 and has a single storey portal frame design with distinctive diamond pattern window openings on its principal elevation. That plot is bunded on its western and southern sides and there is extensive planting on these bunded areas that serve to screen the building from view from the south and west. Set between the site and the A17 is a farm track running off the lane, and a further line of trees, which serve to further screen the development. There is a further hedge on the northern plot boundary, whilst there is some tree planting on the roadside boundary, comprising relatively young ornamental trees. The building has a footprint of approximately 500 sq.m and the development has relatively low site coverage. To the east and south of the building are parking and servicing areas. Set alongside the northern plot boundary is a range of portable buildings. The roadside boundary is defined by a chain link fence. Access to the factory unit is via an access at the northern end of the site frontage. At the southern end of the site frontage is a turning area at the end of the public road. A footpath / cycleway continues to the A17, where there is a pedestrian crossing point

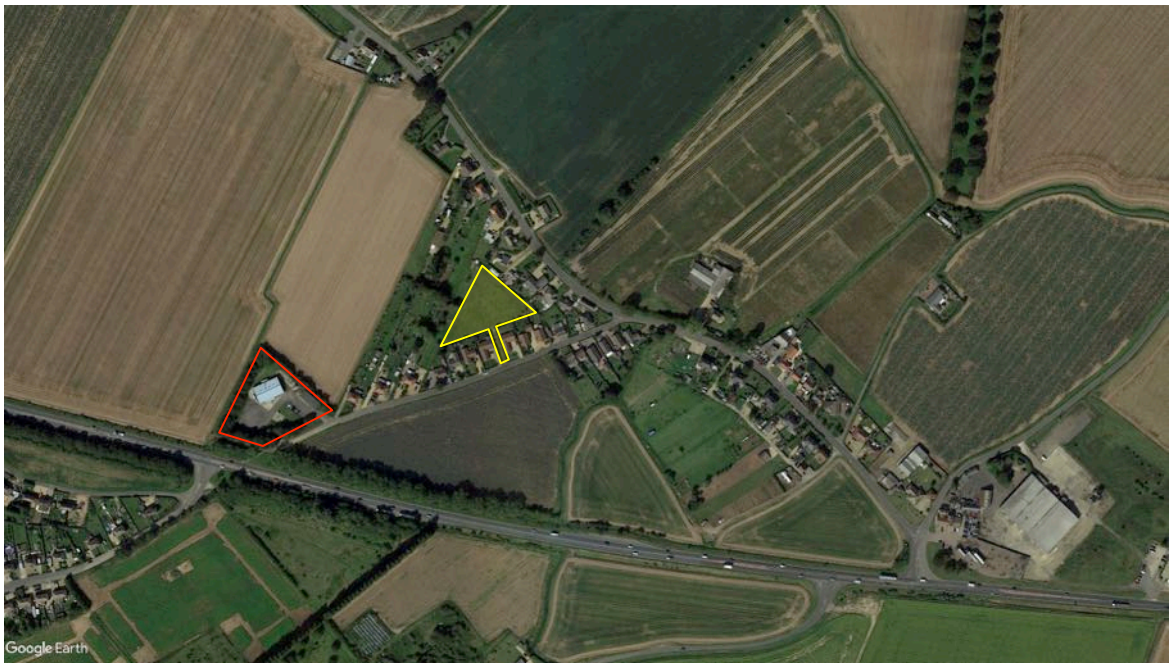


The application site viewed from Battlefields Lane North

33. Set to the north of the site are semi-detached residential dwellings. As illustrated in the aerial photograph, these dwellings have an oblique, angled presentation to the street, with the front elevations of the dwellings facing southwards, resulting in a staggered building line. Further to the north are bungalow properties.

34. A particular site to highlight in the appraisal is a triangular backland parcel that is located to the rear of the Battlefields Lane dwellings and to the south of frontage dwellings on Washway Road. The triangular parcel of land has recently been granted planning permission for the erection of a single storey dwelling, under planning permission reference H09-0448-17. Whilst a significant consideration in the grant of planning permission was the absence of a deliverable 5 years supply of housing land, the relevant delegated officer report acknowledges that the site was related to the existing built form, and was in a location that is accessible to Holbeach town centre;

The site is located with the open countryside as outlined in the South Holland Local Plan, 2006, but it is located in an established area of development close to the A17 and only a short distance to Holbeach town centre. Normally, in this instance there would be a policy of restraint under the provisions of Policy HS7. However, the council does not currently have a demonstrable 5 year supply of deliverable sites and, as such, the presumption in favour of sustainable development enshrined in the National Planning Policy Framework, 2012 applies.



Aerial photo showing (in yellow outline) the site of planning permission ref: H09-0448-17. The application site is highlighted in red.

35. This grant of planning permission is significant in our view. It highlights that whilst the site is not located within the defined settlement boundary of the town, it is nevertheless well located relative to the built up area and existing development. In circumstances where there is not a deliverable 5 years supply of housing land, the site is one where the presumption in favour of sustainable development should apply, and planning permission granted.

36. Equivalent considerations are considered to apply in the case of the present application site. The application site is presently in commercial use. The existing business on the site is shortly to close and marketing of the site has failed to identify an interest in the premises for commercial usage. Located at the southern end of a residential street, where all commercial traffic has to pass through a residential area to enter / exit the site, the site may reasonably be viewed as a non-conforming use, and a use with the potential to negatively impact upon adjoining and nearby residential amenity. There appears to be no prospect of the site continuing in use for business purposes, and it is appropriate to consider alternative site uses.

37. The nature of the site and its relationship to the existing built form, would suggest to us that residential redevelopment represents an appropriate site use. The site is located within a residential area and that locality enjoys good accessibility to the town centre and town services by non-car modes via the crossings of the A17. The site enjoys robust screening

from the A17 and that screening as well as the screening to the northern boundary is capable of retention and enhancement. The residential use of the site is not likely to have any traffic implications; indeed, traffic flows to and from the site are not likely to be materially greater than that generated by the existing site use. Residential redevelopment is compatible with the adjoining residential use and is likely to lead to an enhancement of the local residential environment.



The site is well screened from the A17 and residential redevelopment would have no material visibility from the west, east or south.



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

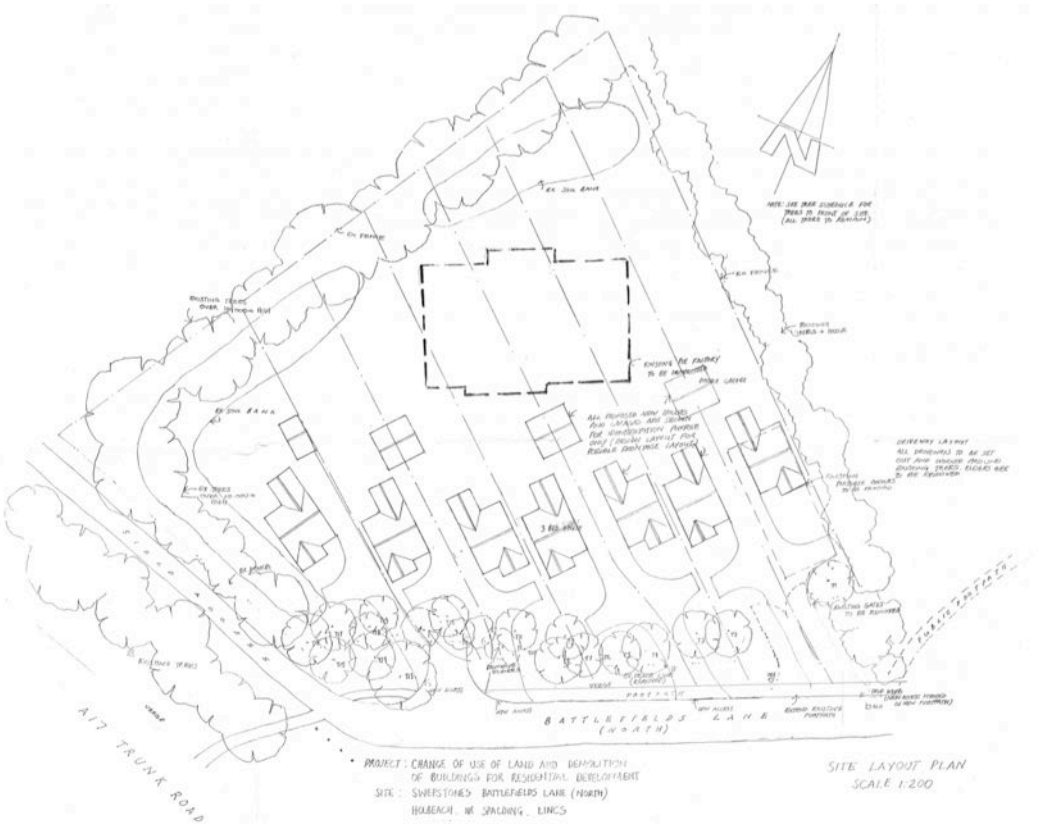
- The application site is located on the north-eastern fringes of the town of Holbeach. Whilst located outside of the defined settlement boundary for the town, the site nevertheless enjoys a good relationship to the built-form of the settlement. It is located with a residential area and is bounded on its northern side by residential dwellings set along the western side of Battlefields Lane North. The recent grant of planning permission to the rear of Nos. 135-145 Battlefields Lane North, a short distance to the north-east of the site, affirms the generally suitability and sustainability of this location to accommodate new residential development.
- The site comprises an existing factory unit producing food products. The site comprises previously developed land. The site enjoys robust screening to its southern, western and northern boundaries. Including bunded areas within the site. These screens afford substantial screening to the site from the south, west and east. This screening is an important site feature and one worthy of retention as part of any redevelopment proposals.
- Having regard to the location of the site, its non-conforming use and the previously developed nature of the land, it is considered that the site is eminently suitable for a small-scale residential development. The site has been marketed for its present use, for some considerable period and no interest has been identified for the continued commercial use of the building.
- Development in the locality generally comprises frontage style development. The site would appear to lend itself to a frontage style of development, although the overall depth of the site (east to west) would suggest that there may also be some scope for a more substantial depth type development.
- The adjoining development to the north of the site comprises two storey developments. It is considered that any site development should comprise either two storey development or single storey development.
- Any scheme of redevelopment should retain the existing perimeter bunding and landscaping.
- 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.
- Boundary treatments should be retained and where appropriate enhanced.
- Particular regard should be paid to the relationship of any new development to adjoining properties, to ensure that new buildings do not result in overbearing impacts or loss of privacy.

The proposed development

39. This planning application, which is an outline planning application with the access reserved matter considered at the outline stage, proposes the demolition of the existing factory building and the other site buildings (the portable buildings), and the development of the site for residential purposes.

40. An illustrative layout plan is submitted with the application, and this identifies a potential development layout. The proposed development identifies 7(no.) detached dwellings arranged

in frontage fashion. The plots are aligned generally east-west and the properties have a slightly angled presentation to the street. This results in a staggered building line, which is an n established feature along the street. Dwellings to the north of the site have a similar angled presentation to the street, albeit that those dwellings are generally aligned with the front elevations facing southwards. The illustrative plan identifies the existing bunding and landscaping to the western, northern and southern boundaries being retained. The tree planting to the eastern boundary is to be removed and replaced with a similar roadside belt of trees. Access to the proposed dwellings is proposed via either paired access points or a single access point. There is provision for the parking of at least two cars within each plot, and each plot incorporates a vehicle turning point to enable vehicles to enter, turn and exit the site in forward gear.



The illustrative block plan

41. The illustrative plan demonstrates one potential development layout that would suitably complement the existing pattern of development in the locality. The development is considered to comprise an appropriate infilling and one that demonstrably responds to the character and attributes of the site and its context and which will reinforce local distinctiveness.

42. Accompanying the application is a flood-risk assessment, which demonstrates that appropriate flood protection and resilience measures can be incorporated into the development proposals.

Overview

43. 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.

44. In terms of planning policies the development on the site appears to be in broad conformity with those aspects of the development that are not rendered out of date by the absence of a five years supply of housing land. 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.

45. 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

46. The development plan for the area comprises the South Holland Local Plan 1999. Given the age of the document, some care needs to be taken in considering its policies, alongside those of the NPPF. In the case of inconsistencies between the two documents, precedence should generally be given to the NPPF. Some limited weight, can also be paid to the emerging South-East Lincolnshire Local Plan.

47. Policy SG3 of the South Holland Local Plan identifies Holbeach as comprising an Area Centre; effectively the second tier of the overall settlement hierarchy below Spalding. Area Centres are identifies as being locations for ‘significant future growth’ (3.24). Policy SG2 identifies that all proposals must be located having regard to sustainable development principles. The policy firstly prioritises previously developed land within settlement limits, followed by greenfield sites within settlement limits, followed by ‘land adjacent to defined settlement limits’, which accurately describes the current applications site. The site is considered to represent an ideal location for redevelopment. The site performs well in relation to the hierarchy albeit that the site is not located within the defined settlement limits for the town.



South Holland Local plan (extract) showing the relationship of the site to the defined settlement boundary. The recently consented site ref: H09-0448-17 is also identified (in yellow)

48. The Council cannot presently demonstrate a five years supply of deliverable housing land. In such circumstances, the NPPF makes clear that policies relating to the supply of housing must be regarded as out of date. This includes policies that define settlement boundaries as these serve as a policy tool that restricts the overall supply of housing. In such circumstances, paragraph 14 of the National Planning Policy Framework is engaged, and the so-called 'tilted balance' comes into play; ie. proposals for sustainable development should be permitted, unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits. In this particular case we would contend that the proposals comprise a sustainable form of development in a sustainable location. The recent grant of planning permission for the erection a dwelling to the rear of Nos. 135-145 Battlefields Lane North is an acknowledgement of the sustainability and the accessibility of this location.

49. Having regard to the three dimensions to sustainable development set out within the NPPF, tangible benefits are considered to flow;

- In terms of the **social dimension** the development will provide good quality housing in an accessible, sustainable location which is particularly suited to those without or with limited access to a car.
- In terms of the **economic dimension**, the development will create employment opportunities during the construction phase and wider benefits to the local economy in terms of increased spending in local shops and services.
- In terms of the **environmental dimension**, the development will offer substantive enhancements to the streetscape. The development will comprise the redevelopment of previously developed land and will remove a non-conforming commercial use from what is an established residential area.

50. Balanced agents these clear sustainability benefits, we can identify no material harm arising of sufficient magnitude to outweigh the presumption in favour of sustainable development. We can identify no other policy conflicts in this instance.

51. Policy SG14 of the Local Plan relates to the Design and Layout of New Development. The policy states that new development should be designed to ensure that it makes a positive contribution to the architectural and visual quality of its surroundings. The policy further states that development 'should normally respect the vernacular architecture of the area in which it is located'. An outline application is proposed in this case, and in large part the matters outlined in this policy can be addressed at the reserved matters stage. The illustrative plan submitted with the application demonstrates that the residential development of the site will suitably complement the surrounding pattern of development and will result in no material or adverse impacts. The policy continues by identifying 12 matters that should be taken into consideration in the determination of planning applications. As we demonstrate below, these considerations are all satisfied in this instance.

POLICY SG14: DESIGN AND LAYOUT OF NEW DEVELOPMENT New development should be designed to ensure that it makes a positive contribution to the architectural and visual quality of its surroundings. It should normally respect the vernacular architecture of the area in which it is located although high quality contemporary design will be supported in appropriate contexts. In assessing the design and layout of new development the following matters will be taken into consideration:-		
No	Criteria	Comment
1	local distinctiveness	The site appraisal section of this statement has particularly highlighted elements that contribute to local distinctiveness. Development in the vicinity of the site for the most part comprises non-vernacular frontage type development, although the council has recently supported a backland type development a short distance to the north of the site. The design objective in this case has been to create a development that suitably responds to its context and reinforces local distinctiveness. The illustrative plans illustrate how this objective can be satisfied.
2	the choice of materials	The materials (which can be controlled by condition and considered at the reserved matters stage) will suitably complement materials of adjoining properties, most particularly the dwellings to the north-east.
3	the historic pattern of development in the locality	The illustrative layout demonstrates that the frontage pattern of development will be maintained and reinforced.
4	the relationship of the development to the character, form and scale of existing buildings nearby	The development positively integrates with surrounding development. The enclosure to the street (presently weak) is reinforced
5	the scale, form and height of the proposed development	The buildings in this case will be suitably scaled, and will suitably integrate in scale and height and massing with adjoining buildings.

6	architectural detailing	The architectural detailing of the buildings will be considered at the reserved matters stage.
7	the effect of the development on the amenity of nearby residents in terms of noise, smell, general disturbance, overlooking and loss of light	The illustrative layout has been designed to ensure acceptable standards of amenity for future occupiers. Similarly, the design has been evolved to ensure no adverse impacts upon the residential amenities of neighbouring properties, by reason of overlooking or overbearing impacts.
8	planting and measures to promote biodiversity	Given the context of the site, it is not considered that there are any significant landscaping requirements in this case. The existing perimeter bunding and screening is to be retained and this can be controlled by means of conditions. Landscaping matters are capable of being addressed through appropriate planning conditions.
9	the layout of vehicular access, parking and manoeuvring facilities and the provision of facilities for cyclists and pedestrians	Suitable arrangements for access and car parking are made in this case. The site enjoys good pedestrian and cycle accessibility to the town centre.
10	the needs of disabled persons	Accessibility matters are fully considered under the Building Regulations
11	the use of sustainable materials and methods of construction	The development will incorporate appropriate, sustainable construction techniques and will embody resilience to climate change.
12	measures to reduce the potential for crime and disorder	The development will create a safe and sure environment, and will incorporate appropriate measures to eliminate the risks of crime and anti-social behaviour.
Development that would have an adverse effect on the character and appearance of the locality, or which would prejudice the comprehensive development or redevelopment of an area, will not be permitted.		The development, for the reasons outlined above will not have an adverse effect upon the character and appearance of the area.

52. Policy SG17 relates to amenity considerations. The policy states that planning permission will be granted for development which would not cause material harm to residential amenity. The development in this case has been evolved with amenity considerations in mind. The development will enjoy satisfactory standards of amenity and will not result in adverse overlooking or overbearing impacts upon neighbouring developments.

53. Policy EC3 of the Local Plan relates to existing employment areas and premises. The policy states that in appropriate circumstances *'the redevelopment and/or change of use to non employment uses…. (*of existing employment sites*)….will be permitted where the existing use is unsatisfactory or where the benefit of the proposed use outweighs the need to retain the existing use.*

54. We can identify no material conflict with the terms of this policy. As we have highlighted in earlier submissions, the site comprises an existing commercial use within what is

predominantly a residential area. The access arrangements are such that all commercial traffic to and from the site must pass through a residential area. The commercial use may be seen to represent a non-conforming use, and one that impacts negatively upon the residential character of the locality. The site does not represent a strategically important employment site and the loss of the site will not impact materially upon the employment aims of the development plan. The absence of a five years supply of housing land is a further compelling consideration in this case.

55. The residential proposals for the site have followed an extensive period of marketing of the property and the business that has failed to identify any interest for the use of the site for commercial purposes. We are advised that the property has been extensively marketed since 2016 and this has included by press advertising (in excess of 30 advertisements placed) as well as targeted marketing. Whilst sales particulars have been sought on many occasions, in the period since 2016 there has been only 3 formal viewings and no offers received. There is no evidence that these are premises that are considered attractive to the market. Alternative re-use of the site is considered both appropriate and desirable.

South-East Lincolnshire Local Plan

56. The South East Lincolnshire Local Plan has been recently been submitted to the Secretary of State. As such it is a document to which some weight may be attached.

57. The site in this case is located outside of the defined settlement boundary for Holbeach. Policy 2 Spatial Strategy states that within the defined settlement boundary for the town, development will be permitted that supports its role as a sub-regional centre. Whilst the site is located outside of the planned settlement limits (which essentially mirror that of the existing Local plan in the vicinity of the site), for reasons outlined above, relating to five year supply considerations, the policies of the merging plan must be regarded as out of date whilst there is not a five years supply of housing land in place.

58. Policy 3 relates to Development Management. The policy outlines that proposals for planning permission will be permitted provided that sustainable development considerations are met. The policy outlines a total of 8 specific considerations;

POLICY 3: 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;	The development will suitably integrate with surrounding development and will enhance the overall character and appearance of the locality. Size, scale, density and layout considerations have been taken into account in the formulation of the proposals. The illustrative layout plan identifies a development that suitably responds to its context.
2	quality of design and orientation;	The development is appropriately designed. The illustrative layout plan identifies a suitable dwelling orientation.
3	maximising the use of sustainable materials and resources;	The development will incorporate appropriate, sustainable construction technologies, and will, incorporate resilience to climate change.

4	access and vehicle generation levels;	Traffic generation will not be materially greater than that of the existing site use. Suitable access arrangements are identified on the illustrative layout plan.
5	the capacity of existing community services and infrastructure;	The development will have no significant or material impacts upon local infrastructure.
6	impact upon neighbouring land uses by reason of noise, odour, disturbance or visual intrusion;	The development will not impact adversely upon residential amenity. It will not be visually intrusive. Indeed, some overall enhancement will arise.
7	sustainable drainage and flood risk; and	The development will have no implications in terms of flood risk. A flood risk assessment accompanies the application.
8	impact or enhancement for areas of natural habitats and historical buildings and heritage assets.	The development will enhance the overall character and amenity of the locality. Existing habitats will be preserved.

59. Policy 4 of the Local Plan relates to the Design of New Development. The policy outlines some 16 considerations to be secured within new development proposals. In large part, these are similar to the design considerations outlined in policy SG4 of the adopted Local Plan.

POLICY 4: DESIGN OF NEW DEVELOPMENT Proposals requiring planning permission for development will be permitted provided that sustainable development considerations are met, specifically in relation to:		
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 will create an appropriate sense of place. The development will offer tangible enhancements to the character and appearance of the locality. The development responds to and has due regard to the established street pattern, prevailing development densities, and building massing.
2	distinguishing between private and public space;	There is a clear distinction between public and private space in this case.
3	the landscape character of the location;	The locality is semi-urban in character. The development pays due regard to its context.
4	accessibility by a choice of travel modes including the provision of public transport, public rights of way and cycle ways;	The site and development are within easy walking and cycling distance of town centre services and facilities.
5	the provision of facilities for the storage of refuse/recycling bins, storage and/or parking of bicycles and layout of car parking;	Appropriate provision is made for the storage of waste and recyclables. There is provision within the development for the storage and parking of bicycles.
6	the lighting of public places;	Appropriate lighting will be provided within the development

7	ensuring public spaces are accessible to all;	There is no public open space as part of the development.
8	crime prevention and community safety;	The development has been designed with security considerations in mind.
9	the orientation of buildings on the site to enable the best use of decentralised and renewable low-carbon energy technologies for the lifetime of the development;	Within the confines of the site, the dwellings are suitably oriented. The development will incorporate appropriate low-carbon technologies.
10	the avoidance of visual intrusion by advertising, other signs, security shutters, meter boxes and other service and communication infrastructure;	The development will not be visually intrusive. Indeed, the development offers enhancement to the street scene, replacing an industrial building with high quality residential properties
11	residential amenity;	The development suitable preserves existing residential amenity and offers a good standard of amenity for future dwelling occupiers.
12	the mitigation of flood risk through flood-resistant and flood-resilient design and sustainable drainage systems (SuDS);	The development incorporates appropriate flood resilient design features.
13	the use of locally sourced building materials, minimising the use of water and minimising land take, to protect best and most versatile soils;	Materials will draw from the palette of locally distinctive materials. The use of water resources will be minimised through the design of water and plumbing systems. There will be no impact upon high grade agricultural land.
14	the provision of appropriate landscaping and its use to enhance biodiversity and green infrastructure;	Landscaping matters are capable of being addressed by means of appropriate planning conditions.
15	the appropriate use or reuse of historic buildings; and	Not applicable in this case
16	the appropriate treatment of facades to public places and the design of shop frontages and signage.	Not relevant to the proposed development.

60. The proposals as such are considered to accord with extant and emerging development plan policy as relevant to the development proposals. In the absence of a five years supply of deliverable housing land, the presumption in favour of sustainable development must reasonably prevail in this case.

General planning considerations

61. The proposals in this case are considered to accord with good planning principles. It has been demonstrated above that the proposals are in generally 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. 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. In view of the lack of a

five years supply of deliverable housing land, the NPPF tilted balance should prevail in this case.

62. 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.

Use

63. The application proposes the redevelopment of an existing commercial site adjoining the built up part of Holbeach. The site is presently in commercial use, although it is anticipated that that use will cease in the near future. Extensive marketing of the premises has failed to identify any interest in the continued use of the site for commercial purposes. The site is adjoined to the north-east by residential dwellings and that development continues along the western side of Battlefields Lane North for some distance. The locality is predominantly residential in character, and the existing site use in this respect may be regarded as a non-conforming use. The site is considered to relate well to the existing built form of the settlement and is considered to represent an appropriate location for an infill type redevelopment. Whilst the site is located outside the defined settlement boundary for the village, the absence of a five-years supply of deliverable housing land renders the settlement policies of the Local Plan out of date. The site is well related to the built form of the settlement and a frontage style development would positively integrate with the existing pattern of development. A suitable scaled residential development would comprise a sustainable form of development for which the NPPF presumption in favour of sustainable development should apply. Residential redevelopment of the site is considered to represent the most appropriate site use in this instance, and a use that would be consistent with the residential characteristics of the immediate locality. There is recent precedent for residential development on Battlefields Road North (H09-0448-17), and equivalent consideration should prevail in this instance.

Amount

64. Outline planning permission is sought in this case, with all matters reserved with the exception of access. An illustrative plan submitted with the application identifies 7-detached dwellings on the site, arranged in frontage pattern. This reflects the character and density of development in the locale. This amount of development can be accommodated on the site, whilst retaining notable site features (in particular the perimeter bunding and planting).

Layout

65. The illustrative plans accompanying the application identify a potential layout of the development. This is in large part dictated by the form and shape of the site, and the relationship of the site to surrounding development. Following demolition of the existing site buildings, a frontage pattern of residential development is proposed on the site. The illustrative plan identifies the dwellings set perpendicular to the northern site boundary, with a slightly angled presentation of the dwellings to the street, and a slightly staggered arrangement of the dwellings. This angled orientation reflects a similar frontage arrangement of the dwellings to the north of the site, albeit that the dwellings to the north have a mirrored orientation. This dwelling arrangement suitably complements the existing pattern of development along the street, whilst optimising the use of the site. The proposed layout

enables the retention of the notable boundary features. A new belt of trees is proposed to the roadside boundary. Access to the proposed dwellings is via paired access points, other than the southernmost dwelling which has an individual access. Existing dwellings along the street generally have their own individual access points. 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. The development will complement the existing pattern of development and will give rise to no material harm.

Scale

66. The proposed development in this case incorporates building elements of varying scale, reflecting their location within the site, and their relationship to surrounding development. There is a principal two and a half storey element to the roadside, with lesser scale two storey and single storey buildings to the rear. There is a logical hierarchy of building scale and one that is considered entirely appropriate in its context.

Landscaping

67. The nature of the proposal in this instance does not give rise to any significant additional landscaping requirements. There is a robust screening to the site on its southern, western and northern sides (and further screening to the south, beyond the site), which is to be retained. A new belt of tree planting is proposed to the road frontage. It is considered that landscaping matters may be suitably addressed at the reserved matters stage and/or by means of appropriate planning conditions.

Appearance

68. Appearance matters will be considered at the reserved matters stage. Development in the vicinity of the site is generally non-vernacular in character. Materials are predominantly red brick. There would appear to be some flexibility in terms of a design response, given the character and context of the site. the use of locally referenced materials will however ensure any development suitably complements surrounding and nearby development.

69. Access to the property is from Battlefields Lane North. 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?

70. 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.

71. 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?

72. Access to the development is proposed via a number of new access points from Battlefields Lane North, as per the illustrative layout submitted with the application. The site is located at the southern end of Battlefields Lane North, where the road terminates at a turning head. Vehicle speeds in the vicinity of the site are low (whilst within a 40mph zone, road speeds are typically much lower) and the proposed access points enjoy good visibility in excess of relevant standards and appropriate for the locale. The illustrative plan identifies provision for vehicle turning within each plot. There is good pedestrian and cycle connectivity to Holbeach town centre via Battlefields Lane South. There is a safe pedestrian crossing point of the A17 a short distance to the south of the site, which includes dropped kerbs, tactile paving and a pedestrian refuge in the centre of the carriageway.

7.Conclusions

73. 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.

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

- The application site is located on the north-eastern fringes of the town of Holbeach. Whilst located outside of the defined settlement boundary for the town, the site nevertheless enjoys a good relationship to the built-form of the settlement. It is located with a residential area and is bounded on its northern side by residential dwellings set along the western side of Battlefields Lane North. The recent grant of planning permission to the rear of Nos. 135-145 Battlefields Lane North, a short distance to the north-east of the site, affirms the generally suitability and sustainability of this location to accommodate new residential development.
- The site comprises an existing factory unit producing food products. The site comprises previously developed land. The site enjoys robust screening to its southern, western and northern boundaries. Including bunded areas within the site. These screens afford substantial screening to the site from the south, west and east. This screening is an important site feature and one worthy of retention as part of any redevelopment proposals.
- Having regard to the location of the site, its non-conforming use and the previously developed nature of the land, it is considered that the site is eminently suitable for a small-scale residential development. The site has been marketed for its present use, for some considerable period and no interest has been identified for the continued commercial use of the building.
- Development in the locality generally comprises frontage style development. The site would appear to lend itself to a frontage style of development, although the overall depth of the site (east to west) would suggest that there may also be some scope for a more substantial depth type development.
- The adjoining development to the north of the site comprises two storey development. It is considered that any site development should comprise either two storey development or single storey development.
- Any scheme of redevelopment should retain the existing perimeter bunding and landscaping.
- 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.
- Boundary treatments should be retained and where appropriate enhanced.
- Particular regard should be paid to the relationship of any new development to adjoining properties, to ensure that new buildings do not result in overbearing impacts or loss of privacy.

75. These matters have been fully embodied into the 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. In view of the absence of a five-years supply of housing, the NPPF Para.14 tilted balance in favour of sustainable development should prevail.

M Sibthorp
September 2017