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Date: 6 May 2025

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DESIGN & ACCESS STATEMENT FOR

OUTLINE PLANNING APPLICATION

FOR PROPOSED RESIDENTIAL DEVELOPMENT

ADJACENT HILLSIDE, HURN ROAD

HOLBEACH, SPALDING, PE12 8JE

1.0 INTRODUCTION

It is proposed to submit an Outline Planning Application to South Holland District Council for residential development at this site.

Documents with the application include an Ecology Report, Biodiversity Net Gain Calculations, Flood Risk Assessment, Design & Access Statement and existing and proposed planning drawings.

2.0 CONSERVATION AREA/LISTED BUILDING

This site is not within a conservation area or within the grounds of a listed building.

3.0 ECOLOGY

An Ecology Report together with Biodiversity Net Gain Calculations has been undertaken for this site and accompanies the application by an independent consultant.

4.0 FLOOD RISK

The site is located within flood zone 3 on the current Environment Agencies Flood Map.

An independent Flood Risk Assessment has been carried out by an independent consultant and accompanies the application.

5.0 BUILT UP FORM

The site is located to the north of Hillside and is set within the built up form of Holbeach Hurn. The proposal does not encroach into the open countryside and is not building on agricultural land.

This area of the site is primarily laid to lawn with various small scale hedging about.

It should be noted that the principal property Hillside does have a substantial garden to the east, south and frontage garden to the west, even with this section of the site being developed.

6.0 ACCESS

Access to this site is via Hurn Road which is an adopted road.

The site is located directly adjacent a public footpath to the north.

Off road parking is shown for each property.

It should be noted that the proposed layouts are indicative.

7.0 BIN COLLECTION

Both properties would have three bins each would be collected by South Holland District Council. The bins would be located within 30m of the adoptable highway.

8.0 SOUTH EAST LINCOLNSHIRE LOCAL PLAN 2011-2036

Under Policy 1 Spatial Strategy, Holbeach Hurn is listed as an area of development restraint.

The policy advises that development would normally be limited to committed sites and infill.

9.0 SURROUNDING SITE

Directly to the north of this site there is a continual built up form of residential dwellings of varying styles.

To the east of this site there is a residential annexe.

Directly to the south of this site there is the larger property Hillside, which is a two storey residential dwelling and has long been established in excess of 100 years at this site.

All to the west of this site there is a continual built up form of residential dwellings of varying forms.

The site is therefore surrounded by residential development and is clearly infill within Hurn Road.

10.0 LANDSCAPING & BIODIVERSITY

Biodiversity enhancement can be made to the proposal as indicated in the Ecology Report.

Landscaping can also be secured via a condition on an Outline Planning Approval.

11.0 CONCLUSION

The proposal at this site is infill development with residential development surrounding the site.

The site does have access directly from Hurn Road to the west, which is an adoptable road and there is a public footpath immediately north west of the site.

The site is not encroaching into the open countryside.

The land is not utilised as agricultural land, merely a small section of garden land when compared with the remainder of the garden land to the principal property Hillside, which will still have a large garden to the east, south and west.

The application is an Outline Application however an indicative proposed site plan is submitted with the proposals.

Independent reports from consultants for Ecology, Biodiversity Net Gain and Flood Risk are submitted with the application.

The proposal for market housing in this location does support Holbeach Hurn.