Design and Access Statement
Planning Statement

Residential development (9)
Land west of Tudor Lodge
Fen Road
Holbeach

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Residential development (9), Land west 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 full planning application, proposes the residential redevelopment of an area of paddock land, comprising part of the grounds of Tudor Lodge, Fen Road, Holbeach

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 compasses these commitments 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 west of the property. It is largely surrounded by existing and consented development and is considered to represent an appropriate infill opportunity predominantly within the defined settlement boundary. Adjoining land to the north, also within the grounds of Tudor Lodge has recently been consented for the development of five dwellings (H09-0980-21). Local Plan Policy 1: Spatial Strategy supports development within defined settlement boundaries. The site has an area of approximately 0.9ha.

12. Planning permission is sought in this instance for the erection of 9(no.) dwellings on the site, comprising a mix of single and two-storey properties. The proposed dwellings are to be served from an existing secondary access to Tudor Lodge set to the south of the main dwelling access point. Eight of the nine dwellings will be arranged alongside and around a private road running northwards off the existing driveway. The ninth dwelling is proposed alongside the access drive leading from Fen Road, in the location of a historic cottage. The dwellings 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 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 with a Main Service Centre, where infill development within the defined settlement boundary is supported. The proposed development 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 within the defined settlement boundary of Holbeach (as set out in the South East Lincolnshire Local Plan), where new residential development is supported. The site is bounded to the west by existing residential development (Tudor Lodge) and to the north by a recently consented residential development site that formed part of the wider grounds of Tudor Lodge (H09-0980-21). To the west is land consented for residential development of 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. The site is considered to represent an appropriate location for a small infill-type development.

AMOUNT OF DEVELOPMENT: the amount of development proposed for each use
Full planning permission is sought for 9 (no.) dwellings. The site has an overall area of approximately 0.9ha. The plans identify the dwellings served from an existing driveway (to be improved) comprising an existing secondary access to Tudor Lodge. The proposed dwellings are arranged alongside and around a northward running spur leading from the existing drive. One dwelling is also proposed alongside the access drive in the vicinity of a former cottage. This amount of development is consistent with the character and density of development in the 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
Accompanying the application are details of the proposed site layout. 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). One dwelling is set, in the style of a gatehouse, alongside this driveway, on its southern side, in the location of a former cottage. A new spur runs northwards off this driveway, and eight of the proposed dwellings are arranged around this new driveway. The dwellings to the western side of the driveway back onto Holbeach Old River. Those to the east adjoin the retained garden area to Tudor Lodge. Those located at the northern end of the driveway back onto the recently consented adjoining site (H09-0980-21). The overall site layout is in large part dictated by the form and shape of the site, and the position of the access point into the main body of the site. The dwelling set alongside the driveway is set in the location of a a former cottage (evidenced on historic mapping) The proposed 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

The proposed development in this case proposes a mix of two storey and single-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. Single storey units are proposed directly to the rear of Tudor Lodge, to ensure the impact of the development upon that property is minimised. The proposed dwellings respect and complement the existing Tudor Lodge and represent a more appropriate building scale and density in this case that the higher density development contemplated to the west and north-west.

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

The proposed dwellings, adopt varied, high-quality traditionally referenced stylings. The buildings will be or predominantly stone construction, with secondary building elements finished in brick or timber cladding. Conceptually the dwellings have been designed in the style of traditional barns, with traditional barn features and detailing. The dwelling set alongside the access drive has been styled as a gatehouse. Dwelling design includes the use of contrasting red brick and timber cladding for detailing and secondary building elements, two storey height openings (with glazed infill detailing). The use of stone as the dominant walling material will ensure a high-quality development that suitably complements surrounding and nearby development (most particularly Tudor Lodge). Development in the vicinity of the site is generally non-vernacular in character.

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 is to be retained. There is no requirement for significant additional landscaping in this case. It is considered that landscaping matters may be suitably addressed by means of appropriate planning conditions. Existing perimeter landscaping, and tree planting alongside Fen Road, 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

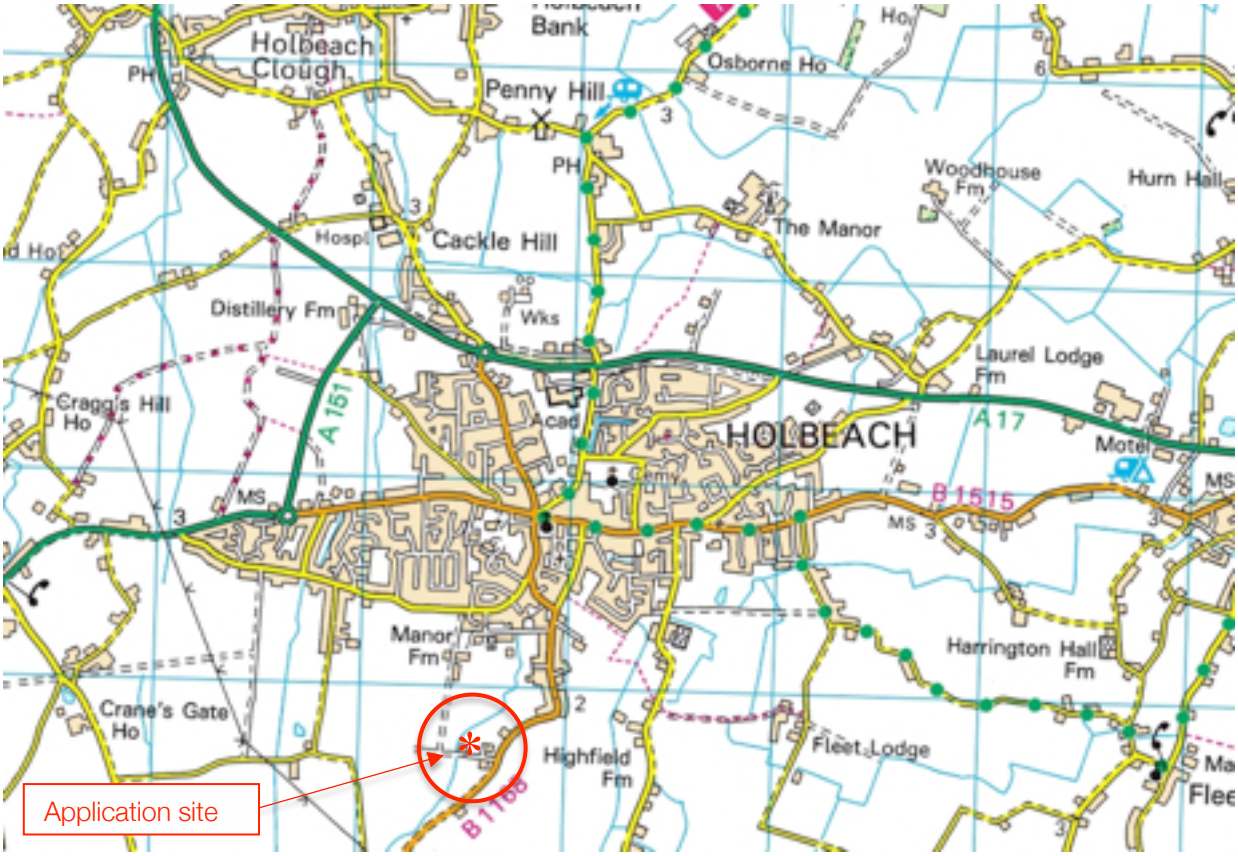
Access to the development is proposed via an existing secondary access point to Tudor Lodge. The driveway will be improved to accommodate the development. The site access enjoys good visibility in each direction. Holbeach town centre is a short distance from the site, readily accessible on foot or cycle.

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.

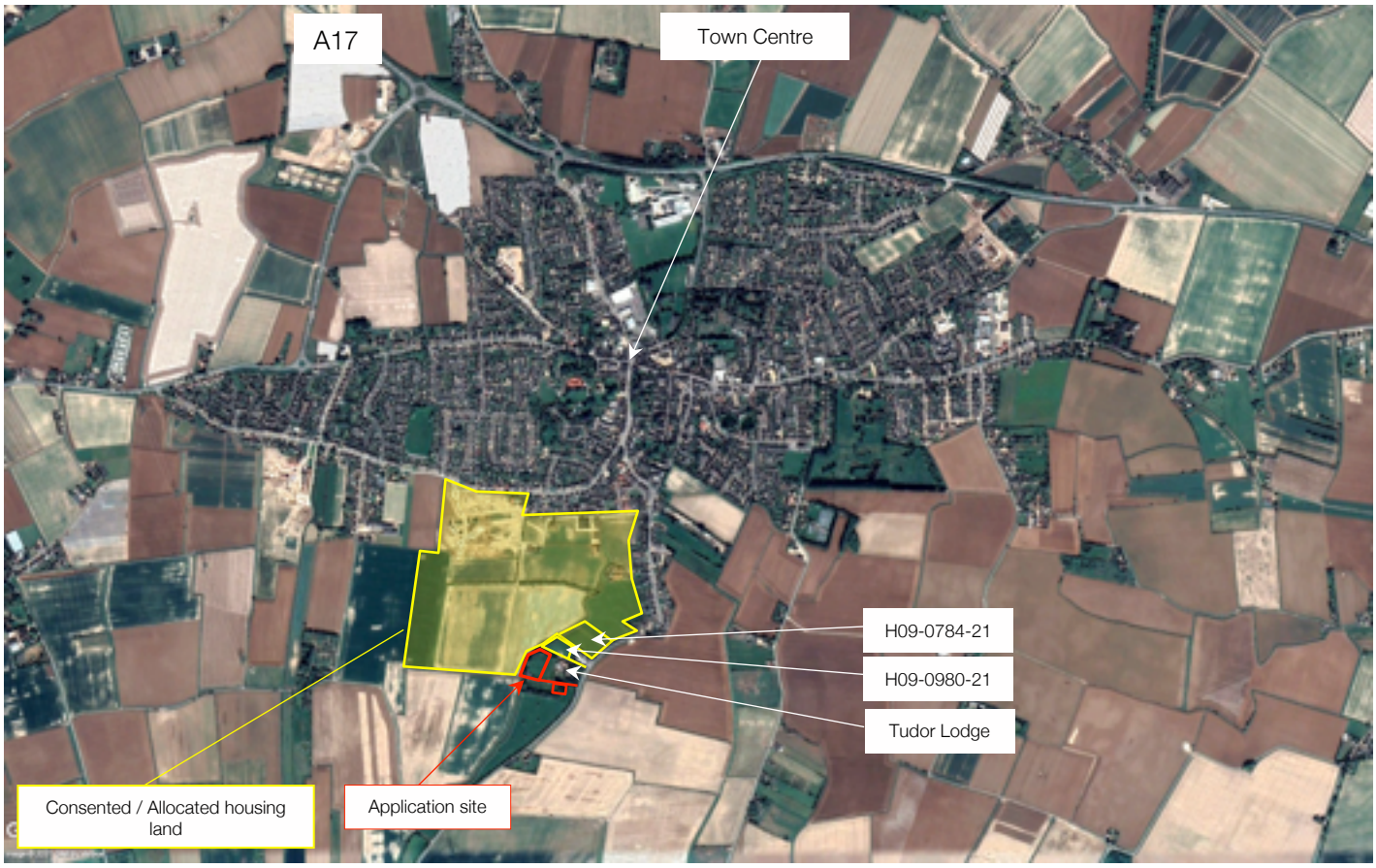
18. High quality and inclusive design should create well-mixed and integrated developments which avoid segregation. Good design should ensure places function well and that developments add to the overall character and quality of the area, not just for the short term, but for the lifetime of the development. 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. 7,346) 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 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. It comprises 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.



Overview of the 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. The location of the access to the application site, set to the rear of the garage, is highlighted by the yellow arrow. Planning permission has recently been granted for development to the north and west of Barrington and the garage (H09-0784-21 & H09-0980-21)(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.

27. Tudor Lodge occupies a large plot of 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 current application site is shaded in red

29. The application site in this instance comprises an area of land set to the west of Tudor Lodge, and to the south of the approved development described above. As illustrated below, the site comprises a parcel of land served from the existing southern access point to the property. This presently comprises a gravelled driveway that runs alongside the car showroom / garage, on its southern side. The driveway runs to the south of the main garden area to Tudor Lodge. Beyond the garden area is paddock area bounded to the south by the gravel driveway, ton the west by the Holbeach Old River, to the north by the consented residential development site referenced above, and to the east by the rear garden to Tudor Lodge. West of the Holbeach Old River is allocated / consented residential land. The paddock area measures approximately 75m wide (west-east) and between 100m deep (north-south). The site, including the access drive, has an area of approximately 0.78ha. This area is generally level and grassed. In the south-western corner of the paddock is an agricultural building that has recently been 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 application site. The agricultural building in the south-western corner of the paddock has been consented for conversion to residential use. The plan also highlights the remnants of domestic buildings set to the south of the access drive



Application site entrance from Fen Road

30. 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 the outlying group that includes Tudor Lodge and the application site (see plan below).

31. In policy terms the application site is almost wholly located within the built-up part of the settlement, and in a short period, the site will have physically merged with the built-up part of the settlement as development progresses southwards towards it. In these circumstances, the site demonstrably represents an appropriate residential infill opportunity. The site comprises part of the extensive grounds to Tudor Lodge. 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.

32. There is a small portion of the identified site, south of the access drive, that is located outside of the defined settlement boundary. As the plan above, and the historic plan below illustrate, this land historically contained a cottage and remnants of some of these buildings are identified on the most up to date plans. The land forms part of the wider Tudor Lodge curtilage. The land and buildings are arguably an integral element of the settlement as a whole and the defined application site may be considered to fall within the built-up part of the settlement. If the land were not considered to fall within the built up part of the settlement, then on the basis of the

Dartford[1] judgment, the land may be considered to comprise *previously developed land.* The land certainly cannot be described as *isolated* in *Braintree*[2] terms.

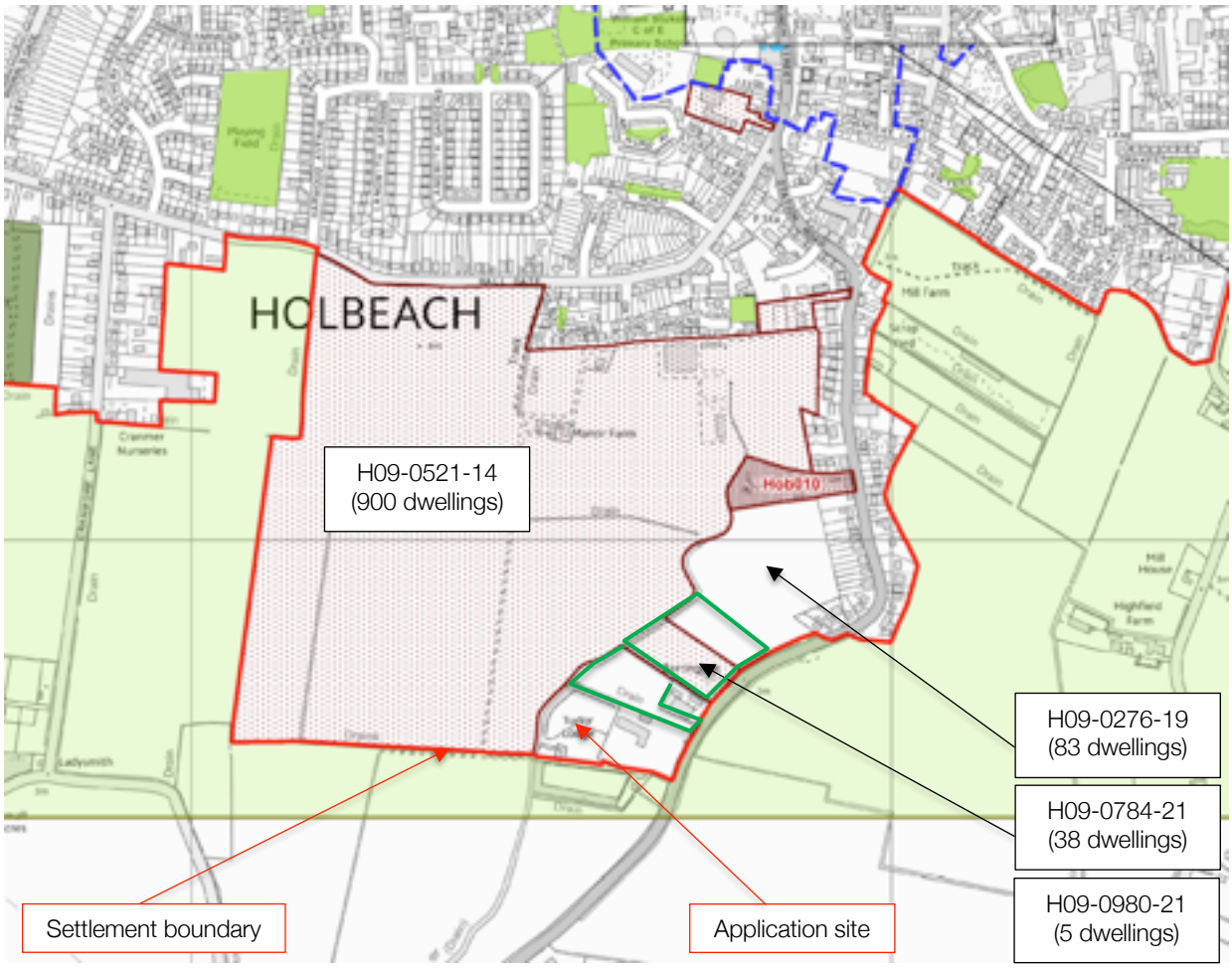


1904 mapping identifying the cottage and outbuildings located to the south of the access drive serving the main body of the application site

33. 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).

[1] *Dartford Borough Council v Secretary of State for Communities and Local Government & Anor [2017] EWCA Civ 141*

[2] *Braintree v Secretary of State for Communities and Local Government & Anor [2018] EWCA Civ 610*



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.

34. 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.

- **Within planned limits of development.** The main body of the application site is located within the built-up area of Holbeach (as defined in the South-East Lincolnshire Local Plan), and is bounded on three sides by existing and consented residential development. 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 – improved as necessary - is considered appropriate.

- **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 north and west boundaries).
- **Be appropriately scaled and designed.** Any development should seek to complement existing nearby 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.

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

The proposed development

36. This planning application, which is a full planning application proposes the erection 9 (no.) dwellings on the site, comprising 7(no.) two-storey 3,4 and 5 bed properties and 2 (no.) single-storey 3-bed properties.

37. The layout plan accompanying the application identifies the proposed development layout, an extract of which is set out below. The plans show the use of the existing southern driveway to serve the development. This runs to the south of Tudor Lodge and forms the southern site boundary. Set alongside the driveway on its southern side if a traditional cottage-style property, located on the site of the former cottage. This has been styled as a gatehouse-type property to complement the barn-styling of properties within the main body of the site. From the driveway (which continues westwards across Holbeach Old River) a driveway runs northwards through the centre of the site. The proposed dwellings and associated garaging are set alongside this roadway; four to either side. The two single-storey properties and set to the east of the roadway and back onto the grounds of Tudor Lodge, ensuring the impact of the development on that property and its outlook is minimised. The siting and orientation of the properties ensures an appropriate relationship between existing and proposed dwellings, with adequate separation distances.



Extract of proposed block plan

38. The proposed dwelling designs which are illustrated below adopt high-quality finishes with some locally referenced detailing. Materials for the dwellings draw from the pallet of locally distinctive materials. Dwellings are predominantly of stone construction with the use of red brick and horizontal dark stained cladding for secondary elements. The properties, whilst adopting more modern floorplate designs, incorporate design elements redolent of traditional barns, including for example two storey height glazed features and a sack hoist type feature to the side of Plot 2.



The proposed dwellings (Plot 5 and Plot 1).



The proposed dwellings From Top Left to Bottom Right) (Plot 4; Plot 2; Plots 3 & 8; Plots 6&7)



The gatehouse-style property (Plot 9)

39. Existing perimeter trees and hedges are shown to be retained.

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.

44. The site in this case is predominantly located within the defined settlement boundary for Holbeach (see extract of Holbeach Inset Map on Page 15 above). Policy 1: Spatial Strategy states that within the defined settlement boundary for the town, development will be permitted that supports its role as service centre and which helps sustain existing facilities. The development clearly satisfies these provisions and may considered to represent an appropriate location for new development.

45. The Plot 9 property set alongside the access drive is set in the location of a historic property. If forms part of the wider residential curtilage of Tudor Lodge. It may logically be seen to comprise part of the built-up area of the town. In this respect, it is considered to represent an appropriate location for the erection of a single dwelling. That dwelling has been purposely designed to complement the styling of the overall development, and logically reads as a gatehouse to the development. In this respect, the development may be seen to enhance the overall design and character of the proposed development. Whilst this part of the site is considered to fall within the built-up part of the settlement, were that not the case it would comprise garden land outside of a built-up area, and as such would comprise previously developed land. In *Braintree* terms, this part of the site could not be considered isolated in policy terms (NPPF: Parea.80).

46. 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	The design of the proposed dwellings are appropriate in their context (similar dwelling designs have been approved on the adjoining site to the north). Dwellings are oriented such that they will enjoy good access to daylighting and sun-lighting. They similarly enjoy an appropriate relationship to adjoining buildings (albeit that adjoining buildings are screened by the retained perimeter planting).
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 planned) 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.

47. 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;

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, which occupies a site that is largely self-contained, will have a sense of place. The overall design has sought to retain important site features (perimeter hedges and trees) and incorporate them into the overall scheme design. The scale and layout of buildings has due regard to surrounding development (single storey properties in closest proximity to Tudor Lodge). The overall dwelling density 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 to the relationship of dwellings to adjoining (and consented) residential properties. Adjoining properties will not be impacted by the proposed development. Single storey dwellings are proposed directly to the east of Tudor Lodge to minimise impacts upon that property. The properties 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.

48. Accordingly, we can identify no policy conflict in this case.

General planning considerations

49. 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.

50. 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.

51. 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

52. The application site primarily comprises an area of paddock land situated within the defined settlement boundary of Holbeach (as set out in the South East Lincolnshire Local Plan), where new residential development is supported. The site is bounded to the west by existing residential development (Tudor Lodge) and to the north by a recently consented residential development site that formed part of the wider grounds of Tudor Lodge (H09-0980-21). To the west is land consented for residential development of 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. The site is considered to represent an appropriate location for a small infill-type development.

Amount

53. Full planning permission is sought for 9 (no.) dwellings. The site has an overall area of approximately 0.9ha. The plans identify the dwellings served from an existing driveway (to be improved) comprising an existing secondary access to Tudor Lodge. The proposed dwellings are arranged alongside and around a northward running spur leading from the existing drive. One dwelling is also proposed alongside the access drive in the vicinity of a former cottage. This amount of development is consistent with the character and density of development in the 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

54. Accompanying the application are details of the proposed site layout. 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). One dwelling is set, in the style of a gatehouse, alongside this driveway, on its southern side, in the location of a former cottage. A new spur runs northwards off this driveway, and eight of the proposed dwellings are arranged around this new driveway. The dwellings to the western side of the driveway back onto Holbeach Old River. Those to the east adjoin the retained garden area to Tudor Lodge. Those located at the northern end of the driveway back onto the recently consented adjoining site (H09-0980-21). The overall site layout is in large part dictated by the form and shape of the site, and the position of the access point into the main body of the site. The dwelling set alongside the driveway is set in the location of a a former cottage (evidenced on historic mapping) The proposed 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

55. The proposed development in this case proposes a mix of two storey and single-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. Single storey units are proposed directly to the rear of Tudor Lodge, to ensure the impact of the development upon that property is minimised. The proposed dwellings respect and complement the existing Tudor Lodge and represent a more appropriate building scale and density in this case that the higher density development contemplated to the west and north-west.

Landscaping

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

Appearance

57. The proposed dwellings, adopt varied, high-quality traditionally referenced stylings. The buildings will be or predominantly stone construction, with secondary building elements finished in brick or timber cladding. Conceptually the dwellings have been designed in the style of traditional barns, with traditional barn features and detailing. The dwelling set alongside the access drive has been styled as a gatehouse. Dwelling design includes the use of contrasting red brick and timber cladding for detailing and secondary building elements, two storey height openings (with glazed infill detailing). The use of stone as the dominant walling material will ensure a high-quality development that suitably complements surrounding and nearby development (most particularly Tudor Lodge). Development in the vicinity of the site is generally non-vernacular in character.

58. Access to the property is from Fen Road (via the existing northern 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?

59. 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.

60. 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?

61. Access to the development is proposed via an existing secondary access point to Tudor Lodge. The driveway will be improved to accommodate the development. 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.

62. 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.

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

- **Within planned limits of development.** The main body of the application site is located within the built-up area of Holbeach (as defined in the South-East Lincolnshire Local Plan), and is bounded on three sides by existing and consented residential development. 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 – improved as necessary - is considered appropriate.
- **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 north and west boundaries).
- **Be appropriately scaled and designed.** Any development should seek to complement existing nearby 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.

64. 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.

M Sibthorp
August 2022