

Affordable Housing Statement

Project: New Housing Development
on land at
Foxes Low Road
Holbeach
PE12 7PA

Project Number: AKA 216

Client: Jed Gisborne

Date: 12.10.2020 Checked: AK
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1.0 Introduction

1.1

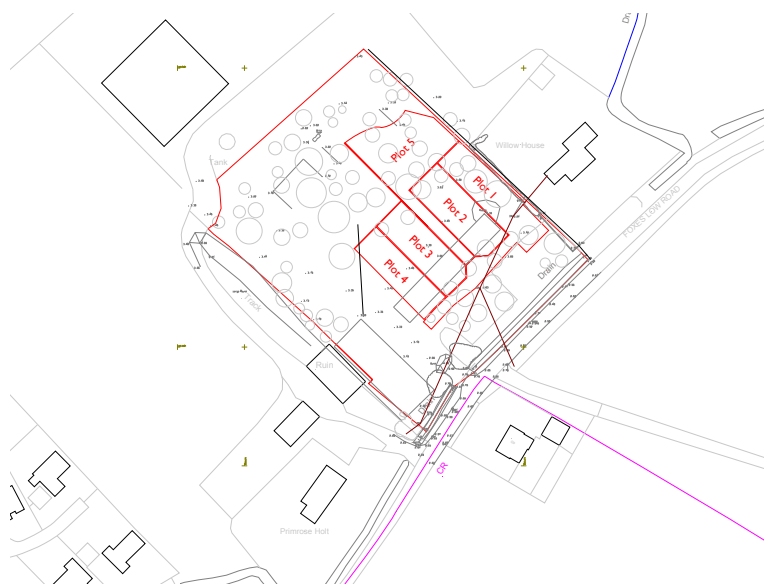
This Affordable Housing Statement has been prepared by Axel Klozenbuecher Architecture on behalf of Jed Gisborne in support of an Outline Planning Application for a proposed housing development at Lower Foxes Road, Holbeach, Lincolnshire, PE12 7PA

1.2 Brief Description of Scheme

The new development consists of a 13 new family homes.

The new development is situated in the grounds of a former bulb growing business and consists of mainly semi-detached 2/3/4 bed properties within the site.

Location Plan showing Site and Foxes Low Road:



Aerial View showing overgrown site in the centre

Affordable Housing Statement / Site at Foxes Low Road Page 2 of 6**2.0 Assessment of Site**

In this section the site is assessed in terms of context, social, economic and planning issues:

2.1 Contextual Issues**2.1.1 Location:**

The site is situated approximately 1 mile east of the centre of Holbeach. The main access road is Foxes Low Road from the town centre.

The site is on the edge of the town area and has recently been incorporated into the built up area of the town.

Location Map:



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2.1.1 Location cont.:

Foxes Low Road is the eastern access roads from the A17 and from the Kings Lynn direction.

Approx. half a mile away from the site are a number of shops and the post office.

The majority of the retail activity is located in Holbeach village approximately 1500 yards away.

2.1.2 Current Use:

The current site was used as a bulb growing business but has been derelict for over 20 years. The site is now largely overgrown with self-seeded trees and shrubs.

2.1.3 Site Characteristics:

The site is located on the edge of Holbeach .

The site is approx. 1 mile away from the town centre with the land sitting level bounded by drainage channels.

The area near to the site is characterized by the post-war developments with some Victorian workers cottages and houses in between.

The street features well established trees within the vicinity.

The village is within walking distance of the site as well as the local schools and health and community facilities.

2.1.4 Urban Grain:

The mature landscaping and the attractive mix of buildings in Holbeach characterize the urban grain in the area. The immediate area along Foxes Low Road is mainly residential use with other uses recently introduced.

2.1.5 Density and Mix:

The total site area of the development is 8207 sq.m. (0.82 hectare).

The proposed development is therefore having a density of 29 units per hectare.

The detailed site plan on Page 4 and 6 shows the arrangement on the site.

Affordable Housing Statement / Site at Foxes Low Road Page 4 of 6**2.1.6 Scale: Height and massing:**

The proposed development is to consist of two storey semi detached and short terraced buildings in a traditional design and with materials reflecting the character of the area.

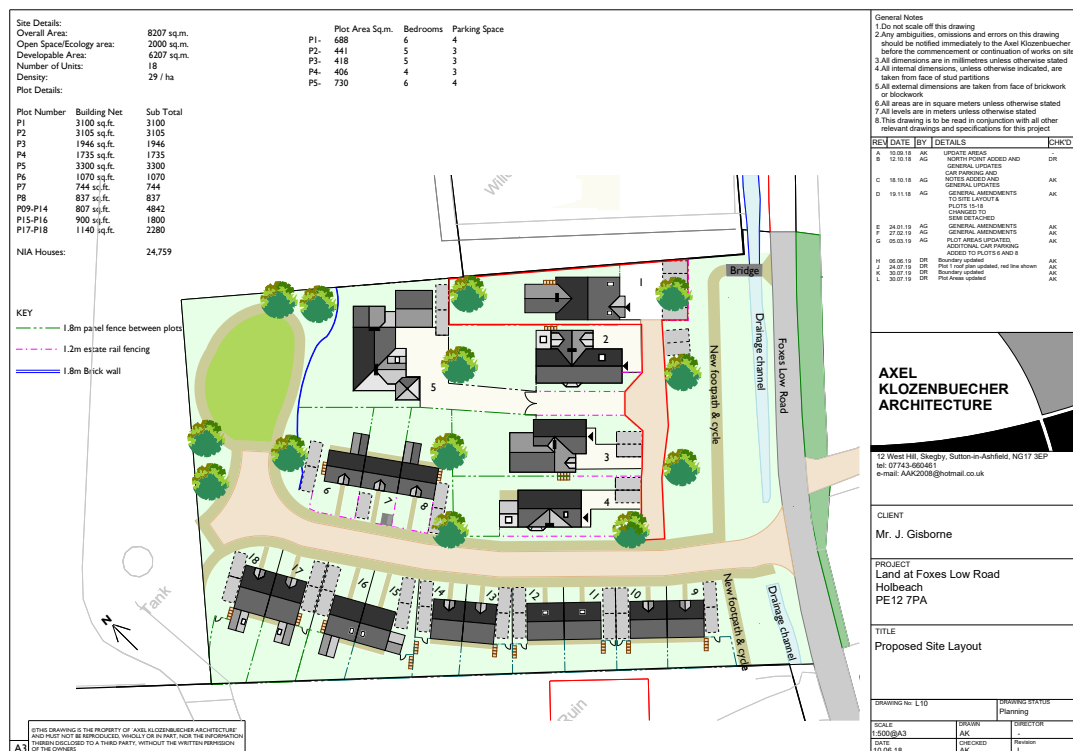
2.1.7 Appearance, Details and Materials:

The proposed materials are to be brick and render for the buildings with windows and doors to be UPVC composite windows.

The roofing materials will match to the existing slate appearance predominant in the area.

Rainwater goods will be black PVC.

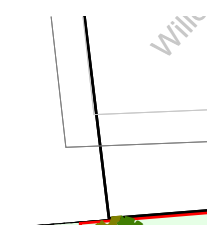
The rear garden areas will be screened by the existing hedges and new fencing of 1.8 metre height.

Proposed Site Plan:

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Proposed Building Details:

Site Details:					
Overall Area:	8207 sq.m.		Plot Area Sq.m.	Bedrooms	Parking Space
Open Space/Ecology area:	2000 sq.m.		P1- 688	6	4
Developable Area:	6207 sq.m.		P2- 441	5	3
Number of Units:	18		P3- 418	5	3
Density:	29 / ha		P4- 406	4	3
Plot Details:			P5- 730	6	4
Plot Number	Building Net	Sub Total			
P1	3100 sq.ft.	3100			
P2	3105 sq.ft.	3105			
P3	1946 sq.ft.	1946			
P4	1735 sq.ft.	1735			
P5	3300 sq.ft.	3300			
P6	1070 sq.ft.	1070			
P7	744 sq.ft.	744			
P8	837 sq.ft.	837			
P09-P14	807 sq.ft.	4842			
P15-P16	900 sq.ft.	1800			
P17-P18	1140 sq.ft.	2280			
NIA Houses:		24,759			



Out of the 13 units it is proposed to provide a 30% minimum as affordable properties in compliance with the South Holland Requirements.

This would equate to a minimum of 4 units to be provided on this site.

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Detailed View of Plan for this Outline Application

