

OUTLINE PLANNING APPLICATION PROPOSED RESIDENTIAL DEVELOPMENT

Land adjacent to Longfield House
Northons Lane Holbeach
PE12 7PZ

On behalf of
The Paddock Farm Trust



PLANNING STATEMENT

Incorporating Heritage Impact Assessment

The Proposal

This application seeks Outline Planning Consent for a residential development comprising of up to 5 individual frontage plots to be constructed at Northon's Lane, Holbeach. The site is located to the south-east of Longfield House and opposite the Old Cottage.

The application is accompanied by an indicative site layout to demonstrate how the site can be developed in a satisfactory manner and in compliance with all relevant Planning Policies.

Application Site

The application site has an area of 1.2 acres (0.48 hectares) and is located to the north west edge of the market town of Holbeach in South Holland District.

The site has direct frontage onto Northon's Lane. The site is currently in agricultural use, with an existing agricultural building and hardstanding occupying the eastern portion of the site.

There are existing residential properties located to the west (Longfield House), to the east (detached bungalows) and also to the south on the opposite side of Northon's Lane (The Old Cottage)

The rear of the site is open onto agricultural land.

The frontage of the site has an undefined verge onto the single width public highway. Northons Lane extends a short distance past the site to the north-west before terminating. Heading south-east from the application site leads back to the centre of Holbeach .

The site is characteristically flat and has no significant features other than the existing agricultural building which is to be removed. A topographical survey has been undertaken of the site and surrounding area which has enable accurate assessment of the site.



View of Site from Northon's Lane



View along Northons Lane from south east approach



View along Northons Lane towards Longfield House



View along Eastern Boundary with Oakwood Glade properties



View along Northons Lane from north west

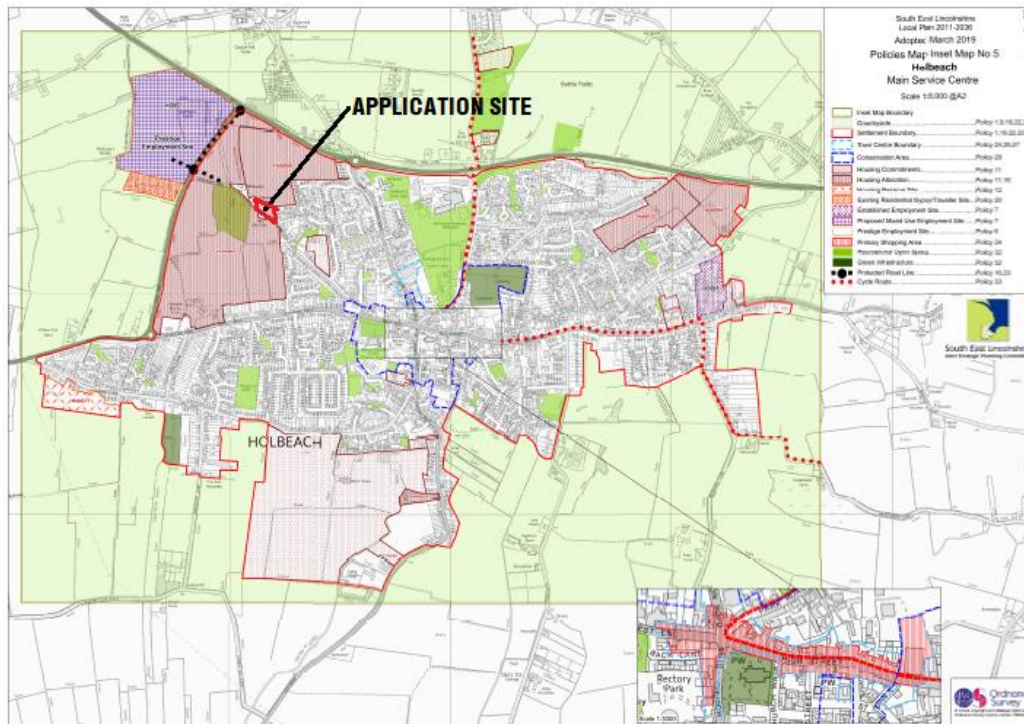


The 'Old Cottage' on opposite side of Northon's Lane

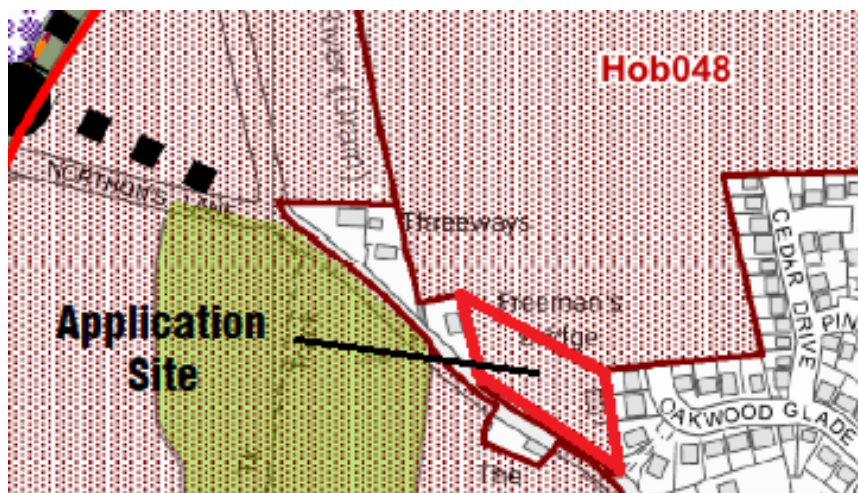
Planning Policy

The site is located within the defined Settlement Limits for Holbeach and forms part of the large Allocated Site referred to as Hob048. This frontage site has no previous planning history.

The Local Planning Authority are currently processing a Full Planning Application for 110 dwellings on another area of Hob048. That application is proposed to be accessed via Oakwood Glade and is independent from this current Outline Application.



SE Lincs Local Plan Adopted March 2019 – Inset Map No.5 Holbeach



SE Lincs Local Plan Adopted March 2019 – Extract Showing Site Location

The Scheme

This application seeks to establish Outline Planning Permission for a scheme of up to 5 dwellings on large frontage plots. It is considered that this is the most appropriate form of development, given the restricted highway along this section of Northon's Lane and the prevailing character of the surrounding properties. Consideration is also given to the adjacent single storey dwellings which back onto the eastern boundary of the site as well as the proximity of the Grade II Listed cottage directly opposite to the proposed development.

The indicative site layout that accompanies the scheme demonstrates how the site could be developed satisfactorily without adverse impact on the character of the area or the amenity of the adjacent dwellings. The proposed dwellings are set well back from the existing highway which will enable an attractive rural frontage to be created with native mixed species hedgerow set back behind the verge. The deep plots also enable screen planting to be introduced to the rear boundary of the site.



Indicative Site Layout

Heritage Impact Assessment

As the application site is within close proximity of a Listed Building it is necessary to undertake a Heritage Impact Assessment (HIR) to demonstrate that appropriate consideration has been given to the heritage asset when formulating the scheme of development in order to protect that asset.



Photo of The Old Cottage as at November 2020

Historic England Entry

Location

Statutory Address: THE OLD COTTAGE, NORTHONS LANE

County Lincolnshire

District: South Holland (District Authority)

Parish: Holbeach

National Grid Reference: TF 35166 25351

Details HOLBEACH NORTHON'S LANE TF 32 NE (south side)

6/71 The Old Cottage

Grade II

Cottage. 1768, mid C19, C20. Red brick. Steeply pitched pantile roof with rendered coped gables and single right hand gable stack. Single storey and attic, 3 bay front with central doorway with segmental head and partially glazed door. Stone above doorway inscribed: 'SAS 1768'. C20 glazed lean-to surrounds doorway, beneath datestone. Doorway flanked by single 3 light sliding sashes each with upper transom, segmental head and raised keystone. 2 raking dormers above with 2 light casements. Outshut to rear.

Listing NGR: TF3516625351

Lincolnshire HER entry

Lincolnshire HER



If you have any comments or new information about this record, please [email us](#).

Name: The Old Cottage, Holbeach
HER Number: 25206
Type of record: Building

Summary

The Old Cottage, Holbeach

Grid Reference: TF 351 253
Map Sheet: TF32NE
Parish: HOLBEACH, SOUTH HOLLAND, LINCOLNSHIRE

Full description

Grade II listed cottage, dating from 1768 and altered in the mid 19th and 20th centuries. It is red brick and has a pantile roof with rendered coped gables and a single right hand gable stack. A stone above the doorway is inscribed: 'SAS 1768'. For the full description of this listed building please refer to the National Heritage List for England. {1}

Site of a farmstead, Holbeach. Demolished 19th century farmstead. Regular courtyard with linked working buildings to all four sides of the yard. The farmhouse was detached from the main working complex. Isolated location. {2}

<1> **Department of the Environment**, 1987, *List of Buildings of Special Architectural or Historic Interest*, 6/71 (Index). SLI5615.

<2> **English Heritage**, 2015, *English Heritage Farmsteads Project*, 9235 (Digital Archive). SLI15702.

Monument Types

- HOUSE (Post Medieval to Modern - 1768 AD to 2050 AD)
- FARMSTEAD (Post Medieval to Modern - 1800 AD? to 1950 AD?)

Protected Status

- Listed Building

Sources and further reading

<1> Index: Department of the Environment. 1987. *List of Buildings of Special Architectural or Historic Interest*. 6/71.
<2> Digital Archive: English Heritage. 2015. *English Heritage Farmsteads Project*. 9235.

This Listed Cottage is characteristically located tight up against Northon's Lane and now occupies a modest parcel of land being surrounded by agricultural land to the sides and rear. That agricultural land is identified in the adopted Local plan for development and clearly the change of use of that land will need to recognise the presence of the Listed Cottage.

In terms of relationship with this current Outline Application for residential development there is physical separation provided by the public highway and verge and given the depth of application site made available it is considered that a form of development can be introduced that will actually enhance the setting of the cottage.

The cottage currently looks onto a relatively modern asbestos clad agricultural building with forecourt hardstanding. There is agricultural land occupying the western portion of the application site.

No landscaping or hedging exists along the site frontage.

The indicative layout submitted with the application shows dwellings being set back from Northon's Lane behind a verge and hedgerow planting. There is also the opportunity to introduce native species trees to this currently open frontage.

It is therefore considered that the Listed Building will not be adversely affected by the proposed development and in fact there is the opportunity to dramatically enhance the setting of this modest cottage along a narrow lane.

There is no doubt that under the adopted Local Plan the surroundings of this Listed building will, over time, change from open agricultural land to a built environment. However this current low density development on the opposite side of Northon's Lane will remove the potential large vehicle activity from the current site use and create an attractive individual residential scheme with a significant landscaped element to its frontage.

Technical Considerations

Highways

The application site fronts directly onto Northon's Lane which is subject to a 30mph speed limit.

This section of Northon's Lane is single width and it is therefore considered essential to provide sufficient parking to the new dwellings for residents and visitors.

Turning provision within each driveway is to enable vehicles to access the road in a forward gear.

The pairing of driveways, subject to details in Reserved Matters application will assist safe vehicle movements and also allow delivery vehicles to stop safely clear of Northon's Lane.

The change of use of the site will see the removal of a large agricultural shed and hardstanding area which has the potential to accommodate large agricultural machinery using the narrow highway. The permanent removal of this potential represents betterment for highway safety, particularly in conjunction with the restricted vehicular access now in existence to the north-west of the application site.

Flood Risk

It has been established that the application site is located within Flood Zone 3 and therefore a Flood Risk Assessment has been commissioned to accompany the application. The resulting recommendation is that finished floor levels to the dwellings should be at 3.4mOD. This will position the floor levels of the new dwellings at approx. 300-400mm above road level. It also places floor levels at approx. 100mm above the ground level that exists in front of the existing agricultural building that is on the site and so it considered that the development can be carried out at levels which are compatible with neighbouring dwellings.

Foul Drainage

The application site does not have the benefit of an adopted foul sewer system. The new dwellings will therefore be served by individual Sewage treatment units which will be specified and installed in accordance with all relevant legislation.

Surface Water Drainage

It is proposed that proprietary crate soakaway systems will be installed to deal with the roof water from the new dwellings. New driveways will be constructed of permeable materials with appropriate soil percolation testing carried out to determine the specification of the soakaway systems.

Ground Conditions

As part of an assessment of the larger parcel of land this small frontage site was subject to a Phase 1 Ground Assessment by Peter Brett Associates LLP in 2015.

It is therefore considered that any requirements for intrusive ground investigation could be appropriately covered by a suitable Condition on any Planning Consent issued by the LPA.

Archaeology

In 2015 an evaluation of this site was included as part of the major parcel of land now allocated within the adopted SE Lincs Local Plan. It is therefore concluded that no further works will be required for this application which would be consistent with the comments received by SHDC for the current application H09-0602-20 which is on adjacent land.

Conclusion

This is a straightforward Outline Application to establish the suitability of the application site for residential development. The site is within the Settlement Boundary for Holbeach as defined in the Adopted Local Plan. This is an opportunity to deliver a low density frontage development with dramatic enhancement to the character along a section of Northon's Lane, including the removal of a large shed and hardstanding which are directly opposite to a Listed Building. Being low density enables the new dwellings to be set back from the highway behind verge and native species hedgerow and tree planting.

It is also envisaged that the spacious plots for up to just 5 dwellings will facilitate a high quality of individual design which is to be encouraged, particularly in a relatively rural location on the edge of a major market town.

Alan J Finch

mlp Moulton Land and Planning

November 2020