DESIGN & ACCESS STATEMENT
PHEASANT STREET, HOLBEACH

ASHLEY KING
DEVELOPMENTS

ASHWOOD
HOMES

FULL PLANNING APPLICATION – DECEMBER 2021

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1. INTRODUCTION

This document is put forward as supporting information for the Full planning application of 6 dwellings and 1 single garage and associated car parking in lieu of 7 plots on the previous planning approved layout.

2. SITE ANALYSIS

2.1 Location

Holbeach is a small market town in the District of South Holland in Lincolnshire to the east of Spalding. The site itself lies to the southern end of the town, close to the B1168 and extends to 3.03ha (7.48acres) of undeveloped land.

The site sits to the west side of Fen Road with existing housing to the east, and parts of the northern boundary. To the west runs an IDB Drain.

2.2 Planning Policy & Involvement

The proposed scheme has evolved and developed through referencing the South East Lincolnshire Local Plan, National Planning Policy Framework as well as previous planning applications.

This site is approved under planning reference H09-0276-19.

Fig 1 – Red Line to Consented Planning Permission H09-0276-19

3.0 OBJECTIVES

- To provide a viable alternative to the previously consented layout with suitable replacement house types whilst maintaining the high-quality urban form and on plot parking.

4.0 DESIGN

To enable the revised design to meet the objectives and remain in-keeping with the overall aesthetics of the development 3 plots have been removed from the scheme.

Plot No.	Previously Consented House Type	Amended House Type
32	A11200	A538
33	A538	A538
34	A538	A902
35	A538	A902
36	A538	DEE
37	A902	
38	A902	AIRE

The original mix was 4 x 1 beds (affordable), 2 x 3 beds (Affordable) and 1 x 4 bed (affordable).
The revised mix is 2 x 1 bed (Affordable), 2 x 3 bed (Affordable), 1 x 2 bed (private) and 1 x 3 bed (private) with a single garage.

There is a net loss of one plot.

Plot landscaping will be provided that is in keeping with the rest of the wider development and will enhance the visual effect of the built environment and its setting. Native species will be used where possible as an integral part of the comprehensive landscape scheme.

Foul surface water drainage will connect into the estate drainage which in turn connects into the existing public sewers which run within Fen Road. With regards to the storm drainage, a series of SUDS techniques will be used to provide source control and attenuation flows from the site which then outfall in the Internal Drainage Board Holbeach River that borders the Northern extent of the site.

5.0 ACCESS

The 6 plots are served from the adoptable road, named Pheasant Street, and has overall connectivity through the estate to Fen Road and the wider town of Holbeach.

On plot parking is provided to the side/front of each plot with additional garage provision to the private 3 bed plot. The 2 on plot parking spaces meet the parking provisions for the plots.

The area is broadly level and therefore accessibility standards to the dwellings are easily met.