

Supporting Statement

Proposed erection of 2no bungalows

Land to the east of Forest Way, Holbeach.



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DOCUMENT HISTORY

ISSUE NO	COMMENTS	DATE
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1.0 Introduction

- 1.1 This Statement has been prepared to accompany a full planning application for the proposed erection of 2 no. bungalows on land to the east of Forest Way, Holbeach. This application presents an alternative scheme that has been specifically developed to address and overcome the reason for refusal associated with the earlier application reference H09-0796-25, providing a revised design and layout that more appropriately responds to the site context and planning considerations.

2.0 Existing Site

2.1 The existing site is located to the east of Forest Way in Holbeach within the recently completed Wignals Wood Development. The grid reference for the centre of the site is TF 34689 24489.

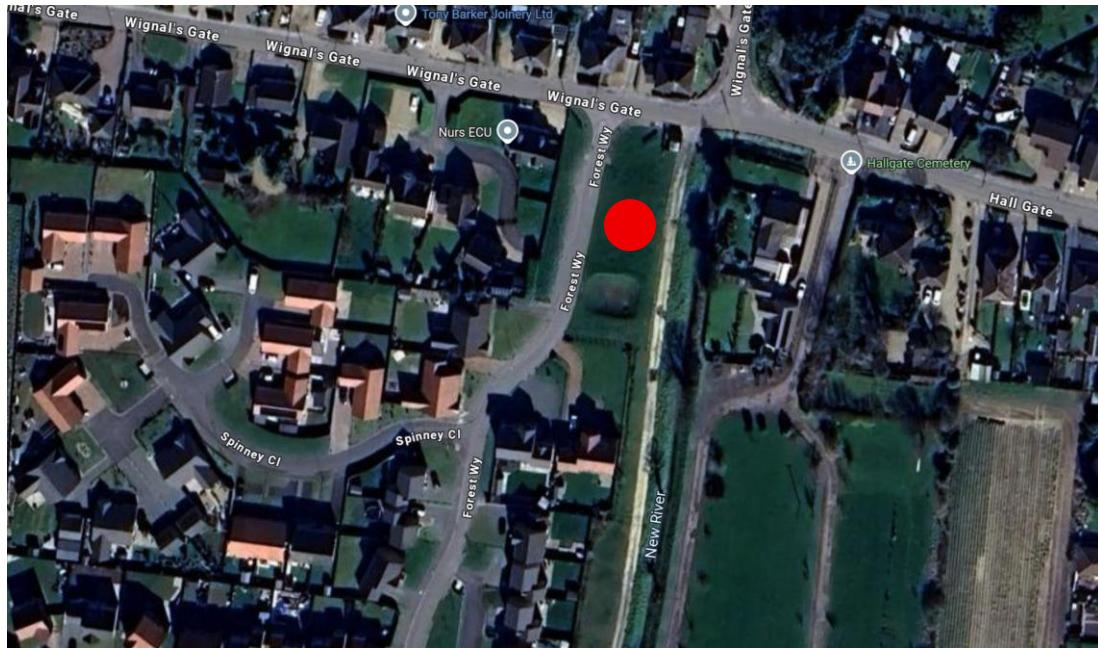


Figure 1- Aerial photograph showing the location of the site (site shown by red dot)

2.2 The site is approximately 0.05 ha and currently comprises an area of kept grass which appears to be relatively flat. An attenuation pond is located to the south, an access track is located to the east, soft landscaping to the north and dwellings to the west on the opposite side of Forest Way.

2.3 The Environment Agency flood map for planning identifies the site as being within Flood Zone 3a.

3.0 Proposed Scheme

3.1 The proposals involve the erection of 2no bungalows (1no pair of semi-detached). The dwellings will be fronting onto Forest Way and be set back within the site to create opportunity to introduce landscaping between the development and Forest Way. An area of private amenity garden will be created to the side of each dwelling and the existing soft landscaping between the application site and Wignals Way will be retained. The dwellings will each have a driveway providing 2no parking spaces in accordance with the local development plan.

3.2 Internally the dwellings will provide a double bedroom, open plan lounge and kitchen, bathroom and a study. Externally the dwelling will have a traditional appearance with a hipped roof and balanced elevations. The dwellings will be finished in brick and tile with detailing to cills and the provision of a feature front porch.



Figure 2 - Proposed dwellings.

4.0 Planning Policy

4.1 The relevant development plan is the South East Lincolnshire Local Plan 2011- 2036 (Adopted March 2019).

Principle of Development

4.2 The local plan at policy SP1 provides a Spatial Strategy for plan area based on infrastructure, proximity to shops, services and community facilities and access to public transport. The policy provides a hierarchy of settlements with Holbeach being defined as a Main Service Centre. Part 2 of SP1 states that '*within the settlement boundaries of the Main Service Centres (as shown on the Inset Maps) development will be permitted that supports their role as a service centre for the settlement itself, helps sustain existing facilities or helps meet the service needs of other local communities*'. As per figure 3 below, the site is located within the settlement boundary, and the provision of the new dwellings will support the settlement help to sustain existing facilities. As such the principle of the proposed development is sound.



Figure 3 - Extract from Inset Plan for Holbeach. Blue circle highlights site as being within the settlement boundary.

4.3 The site is part of the recently completed Wignals Wood residential development. The site was subject to an outline approval for residential development in 2018 (ref H09-0326-17) for which the decision notice specified two approved sites plans (PD02 Rev P3 and PD03 Rev P3) which identified the site as being an area of 'Soft landscaping', please note the approved outline planning permission drawings provided extensive areas of open space and public open space above the requirements of the relevant policy.



Figure 4 - Extract from approved plan PD03 Rev P3 showing the site labelled as soft landscaping.

4.4 The outline planning approval H09-0326-17 required reserved matters to be submitted within 3 years (Condition 1) and for a management plan for plan illustrating all areas of publicly accessible open space to be submitted prior to commencement of the development beyond oversite (Condition 15). A reserved matters application was submitted and subsequently approved in 2018 under reference H09-0872-18 which provided an approved site plan (071605/PD22/P2) and an approved plan showing management company-maintained areas (071605/PD37/P1). The approved site plan (071605/PD22/P2) identified the site as soft landscaping identical to the approved outline drawing. The 071605/PD37/P1 identified the area as being within a Management Company maintained area. A discharge of conditions application (H09-0228-19) in relation to the outline approval which also approved the plan showing management company-maintained areas (071605/PD37/P1).



Figure 5 - Extract from approved plan 071605/PD37/P1) Management Company maintained areas.

- 4.5 A section 73 application in 2022 (under reference H09-0200-22) amended the reserved matters approved site plan and the Management Company maintained areas to PD22 P6 and PD37 P3 respectively. The changes to the plans did not affect the proposed site which was still labelled as soft landscaping.
- 4.6 In 2022 a full application was approved for the erection of 2no additional dwellings which also involved the reconfiguration of the plots and the road (H-09-0365-22) and was subsequently amended under a S73 in 2023 (H09-0322-23). Please note that the proposed site was not included within the red line. The approval required the reduction in a landscape buffer strip to the western boundary to provide space for the 2no dwellings as such a revised Management Company maintained areas plan was approved as PD506 P1. Please note the local authority supported the additional dwellings and the loss of the landscaped area as the site already over delivered on open space and the proposals still retained a strip of landscape planting to the west.
- 4.7 The proposed development involves the loss of 0.05ha of soft landscaping. The local plan requires 0.75ha of amenity green space per 1000 people, which based on 365 residents would equate to a requirement of 0.27ha of amenity space across the entire site. Even with the loss of 0.05ha due to the proposed 2no dwellings the site will still deliver 1.08ha which is four times the requirement of the local plan.

4.8 In summary, the principle of the proposed dwellings is sound as the site is located within the development boundary. The loss of amenity space is acceptable as the site overall still hugely overdelivers on the requirements of the local plan.

Design, layout and amenity

4.9 Policy 2 refers to Development management and Policy 3 to the Design of New development. In relation to these policies, the proposals will provide 2no high quality 1 storey dwellings. The properties will front Forest Way to create a positive frontage when entering the site and being 1 storey will create a vertical transition into the development. The dwellings will be off traditional design and character to reflect the wider development. The development will not cause, nor will it be subject to, any amenity issues.

Access

4.10 The proposed dwellings will be accessed from Forest Way via short private drive located to the front of the properties. Each property will 2no parking spaces. Bins will be collected from the side of the highway as Forest Way is an adopted highway.

Bio-diversity Net Gain

4.11 A Bio-diversity Net Gain statement has been prepared to accompany this application.

Adjacent Development

4.12 A chalet style bungalow has been constructed to the west of Forest Way, in accordance with planning permissions granted under South Holland District Council application references H09-0371-18 and H09-0423-22. The successful delivery of this development demonstrates the principle of such residential use and built form in this location, thereby supporting the acceptability of the proposed development enclosed within this application.

Recent Refusal

1. A recent application, H09-0796-25, seeking full permission for the erection of two bungalows on the application site, was refused on 22 October 2025. For the following reason:

"The proposed development represents an incongruous and cramped form of development due to the proposed siting of the dwellings within the site. The proposal represents an overdevelopment of the site which would be out of keeping with the locality, character and appearance of the area, including the surrounding built environment. This would result in an unacceptable impact on the character and

appearance of the area. The combination of the cramped layout, the lack of soft landscaping and the blank frontage on the side elevation that is located only 1.2m next to Forest Way results in a poor-quality design and visual harm. Therefore, the proposed development conflicts with Policies 2 and 3 of the South East Lincolnshire Local Plan (2019), which seek to ensure that proposals create distinctive places that are in keeping with the area. Furthermore, the proposal conflicts with Paragraph 135 of the National Planning Policy Framework (December 2024), which seeks to maintain and protect the prevailing character and setting of areas (including residential gardens), together with the importance of securing well-designed, attractive and healthy places. The very limited benefits of the scheme, being the provision of two dwellings, would not outweigh the identified harm and does not represent sufficient planning gain when weighed in the planning balance."

- 4.13 The Local Planning Authority concluded that the proposal amounted to overdevelopment of the site, resulting in an incongruous and cramped form of development. The decision notice highlighted that the siting of the dwellings, limited opportunity for soft landscaping, and the presence of a blank side elevation 1.2 metres from Forest Way collectively produced a poor-quality design harmful to the character and appearance of the area. The scheme was therefore found to conflict with Policies 2 and 3 of the South East Lincolnshire Local Plan and Paragraph 135 of the NPPF.
- 4.14 The Officer Report records that discussions exploring whether an alternative layout could address these concerns. Revised plans were submitted showing the dwelling fronting Forest Way; however, the Council considered that the amended scheme failed to overcome the fundamental design issues. The layout remained visually cramped, dwellings were still positioned too close to the road frontage, and blank side elevations persisted. As a result, the revised design was not accepted and the planning balance continued to weigh significantly against the proposal.
- 4.15 Overall, the Council concluded that the limited benefit of delivering two additional dwellings did not outweigh the identified harm to the character and appearance of the locality, and permission was refused under delegated authority.

Revised Proposal

- 4.16 This revised proposal has been comprehensively redesigned to address each of the concerns that led to the refusal of application H09-0796-25. The new plans (LDC4657-10 and LDC4657-11) demonstrate a fundamentally improved approach

to layout, design quality, landscaping and the way the development interacts with Forest Way and the wider estate.

4.17 A key criticism of the previous scheme was that it appeared cramped and represented an overdevelopment of the site. The revised layout offers greater building separation, more coherent positioning of the dwellings within the plot and a more spacious arrangement overall. The proposed site plan shows the dwellings pushed further back within the plots giving greater separation to Forest Way which provides the opportunity to provide a landscape visual relief between the proposed dwellings and Forest Way, and a layout that sits more comfortably and logically within the site. These changes ensure the proposal can no longer be regarded as visually cramped.

4.18 The earlier proposal also included a blank side elevation just 1.2 metres from Forest Way, which the Council considered to result in poor design and a harmful relationship with the street. The new design has removed this issue entirely. The elevations now incorporate appropriately positioned openings and architectural detail, ensuring an active and well-balanced appearance in all directions. The elevations and 3D visual included on Drawing LDC4657-11 clearly demonstrate that the dwellings now present an attractive and well-proportioned frontage to Forest Way and landscaping between the development site and Wignal's Gate, resolves the previously identified harm.

4.19 Another significant improvement relates to landscaping. The previous refusal concluded that limited space was available for soft landscaping, contributing to concerns about visual harm. The revised scheme provides a more substantial and meaningful landscape framework, including a new native species hedgerow along Forest Way and the introduction of several native trees within the frontage and garden areas. The Proposed Site Plan shows a noticeably stronger landscape structure, which both enhances visual amenity and softens the new built form in a way that integrates well with the existing street scene. In addition, the enclosed 3D visual further illustrates how the proposed landscaping will soften the scheme and assist its assimilation into the surrounding setting.



Figure 6 – 3D Visualisation of the proposed development, looking from Wignals Way.

4.20 The proposal also responds to earlier concerns regarding site constraints, particularly the proximity of the attenuation basin and the Internal Drainage Board easement. The revised layout respects the 9-metre easement and clearly identifies areas for two potential soakaways, demonstrating that a compliant drainage solution can be delivered without risk to the wider site drainage strategy. This provides greater confidence in the technical deliverability of the scheme and addresses uncertainties previously noted by consultees. In addition, the Case Officer's report for application H09-0796-25 confirmed that the drainage strategy could appropriately be dealt with by condition, further evidencing that a sound and deliverable solution is achievable at this stage. Furthermore, it would be the intention to keep new impermeable areas to a minimum, with permeable paving and similar sustainable surfacing solutions incorporated wherever possible to support effective on-site drainage and reduce runoff.

4.21 Overall, the revised proposal represents a significant improvement over the refused scheme. It no longer appears cramped or overdeveloped, provides a high-quality architectural response to its surroundings, incorporates a robust and attractive landscape scheme, and presents a much more positive and coherent frontage to the public realm. The development therefore now accords with the design principles of Policies 2 and 3 of the South East Lincolnshire Local Plan and avoids the visual harm cited in the previous refusal. Given the extent to which the new

proposal directly resolves all identified issues, the application is now considered to be acceptable in design terms and should be capable of receiving the support of the Local Planning Authority.

5.0 Conclusion

- 5.1 The revised proposal for the erection of 2no bungalows at land to the east of Forest Way has been comprehensively redesigned in direct response to the reasons for refusal set out in application H09-0796-25. The previous scheme was refused on the grounds of overdevelopment, cramped layout, the presence of a blank side elevation facing Forest Way, and insufficient opportunity for meaningful landscaping—all of which were considered harmful to the character and appearance of the area. Each of these concerns has now been fully and robustly addressed.
- 5.2 The new layout provides greater separation between buildings, increased set-back from Forest Way, and a more spacious and coherent arrangement across the site. Architectural improvements have removed the previously criticised blank elevation, replacing it with an active, articulated and well-balanced frontage. The revised plans also introduce a significantly enhanced landscape scheme, including a native hedgerow to Forest Way and new tree planting, ensuring the development integrates positively with the established street scene. Collectively, these amendments eliminate the perceived cramped form, improve design quality, and deliver a development that responds sensitively to its context.
- 5.3 The proposal also demonstrates that site constraints, including drainage considerations and proximity to the attenuation basin, can be accommodated appropriately and in compliance with the Internal Drainage Board easement, providing assurance of technical deliverability.
- 5.4 Considering these substantial and carefully considered improvements, the revised scheme now accords with Policies 2 and 3 of the South East Lincolnshire Local Plan and avoids the design and character harms identified in the previous refusal. The principle of development remains sound, and the proposal continues to support the role of Holbeach as a Main Service Centre.
- 5.5 Therefore, the proposals accord with the local development plan and as such should be approved without delay.