Planning Statement

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No Planning No Fee

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Client:	Mr M Baker
Project:	Erection of 4 new dwellings following demolition of existing outbuildings
Site Address:	Site adj, The Firs, Coronation Avenue, Throckenholt, PE12 0QT
Date:	February 2025
Reference:	PF482 - Planning Statement

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1.0 Introduction

Site context

1.1 The proposal seeks to develop part of the existing garden area adjacent to The Firs, Coronation Avenue, Throckenholt, to create 4 no. two-bedroom dwellings. This full planning application includes detailed proposals for design, landscaping, materials, and access arrangements.

1.2 The site is located in Throckenholt, South Holland, surrounded by a cluster of residential properties located in open countryside and situated approximately 16 miles southeast of Spalding. The rural setting contributes to the village's character, offering a peaceful residential environment.

1.3 The site is currently maintained as a garden with existing planting and natural features. The proposal includes the retention of landscaping where possible and the introduction of additional planting to enhance biodiversity and visual appeal.

1.4 The surrounding area consists mainly of detached and semi-detached homes, with a mix of traditional rural architectural styles featuring brick, render, and timber cladding.

1.5 The proposed development has been designed to integrate with the existing built environment, providing high-quality housing that complements the character of the area.





Existing Access

1.6 The site is currently accessed via an existing field access to the rear of The Firs. This access, partially surfaced with gravel, tarmac and overgrown grass, will be resurfaced and partially levelled to comply with national/local highway requirements.

1.7 Improvements to boundary treatments and verges (where necessary) will be considered as necessary to ensure suitable visibility is maintained whilst also enhancing the site's appearance.

1.8 The existing access was granted permission in 2020 for vehicle access to the proposed site, application ref: H19-0362-20

1.0 Introduction (continued)

Existing Site Photos

Photos from top left to bottom right: Aerial image facing south, aerial image facing northwest, image showing site entrance, aerial image facing north, aerial image facing northwest and image facing east








2.0 Planning Context

2.1 This proposal aligns with both the National Planning Policy Framework (NPPF) and South Holland District Council's local policies, focusing on efficient land use, sustainable development, and housing variety within established communities.

National Planning Policy Framework (NPPF)

2.2 Chapter 5 – Delivering a sufficient supply of homes.

2.2.1 The proposal contributes to housing supply and enhances housing variety within the local area.

2.3 Chapter 11 – Making effective use of land.

2.3.1 The development makes efficient use of an underutilised garden area, aligning with national policy objectives to prioritise small-scale infill developments.

2.4 Chapter 12 – Achieving well-designed places.
2.4.1 The design respects local character, with materials and scale chosen to integrate seamlessly with surrounding properties.

South Holland Local Plan Policies

2.5 Policy 1 – Spatial Strategy

2.5.1 The proposal contributes positively to the local built environment while ensuring compatibility with the settlement pattern.

2.6 Policy 2 – Development Management

2.6.1 The scheme promotes sustainable development through efficient land use, high-quality design, and appropriate access.

2.7 Policy 3 – Design of New Development

2.7.1 The proposed dwellings reflect the existing rural character and contribute to the quality of the area.

2.8 Policy 17 – Providing a Mix of Housing

2.8.1 Adds 2 bedroom units to increase housing diversity, suitable for local families and individuals.

2.9 Policy 28 – Biodiversity and Geodiversity

2.9.1 Biodiversity measures, including habitat enhancements and native planting, have been incorporated into the scheme.

2.10 Policy 31 – Climate Change and Renewable Energy

2.10.1 The dwellings will include energy-efficient features such as south-facing solar panels.

2.11 Policy 36 – Vehicle and Cycle Parking

2.11.1 The development includes adequate on-site parking, with a turning area to accommodate emergency vehicles.

Previous Applications on Site

2.12 A per paragraph 1.8: A previous planning application for site access was approved for this site, establishing a gravel and tarmac entryway. This existing access will serve as the primary route for the proposed dwellings, providing sufficient width and stability for safe vehicle movement.

2.13 No additional significant residential development applications have been submitted for this specific garden area, preserving its character and suitability for the proposed high-quality residential use.

Nearby Similar Applications

2.14 H19-0415-19 – Approved application for the Erection of two houses, at Rose Cottage South Eau Bank Throckenholt Spalding – Located 35m northwest of the proposed development.

2.15 H19-0147-18 - Approved application for the Erection of detached 4 bed house, at West of Bank House, South Eau Bank Throckenholt Spalding – Located 400m northwest of the proposed developments.

2.16 H07-1178-18 - Approved Erection of 9 dwellings with associated access, at Highstock Lane, Gedney Hill, Spalding – Located 2.4km northwest of the proposed development.

2.17 H19-0967-22 – Approved Erection of 4 bed detached dwelling, at land adj. Rose Cottage, South Eau Bank, Throckenholt, Spalding – located 40m northwest of the proposed development.

3.0 Design Proposal

Flood Resilience and Drainage Strategy

3.1 Please see attached FRA for drainage layout, mitigation methods and other relevant documentation.

Layout

3.6 The proposed dwellings have been positioned to mirror neighbouring properties whilst enhancing privacy and optimal natural light, with private outdoor spaces and access to the shared driveway.

Scale

3.7 The proposed dwellings are proportionate to the nearby properties and will have a reduced visual impact in comparison to the approved two-storey developments on the opposite side of the road. The proposed dwellings will benefit from natural roadside screening and sit nearly level with the road. The proposed development is positioned significantly below the roadside level, ensuring a more discreet and sympathetic integration into the landscape.

Crime Prevention

3.8 Incorporates secure-by-design principles with well-lit access points, clear sight lines, and secure boundaries.

Waste / Recycling

3.9 Each dwelling will have a designated area for waste and recycling bins, in line with council requirements.

Vehicular Access

3.10 Primary access via the existing track; each dwelling has dedicated parking, which will eliminate on-street parking, and enhance the traffic flow.

3.11 The inclusion of a turning area ensures safe access for emergency and service vehicles.

Landscaping

3.12 Existing boundary shrubbery will be preserved for natural visual screening to ensure minimal impact on surrounding properties and street scene.

3.13 Additional planting will enhance privacy and support biodiversity, with a detailed plan to be submitted and approved by the local authority at discharges of condition stages.

Ecology and Biodiversity

3.14 Biodiversity Metric calculation has been produced for the site to confirm compliance with national biodiversity net gain requirements.

3.15 The attached metric spreadsheet shows the baseline habitat unit of 0.75 & a hedgerow unit of 0.71 of resulting in a total unit of 1.46.

3.16 The post development habitat unit is 0.54 & post development hedgerow unit of 1.09 resulting in a total unit of 1.63.

3.17 To achieve a 10% gain on site would result in requiring a value of 1.61, we have achieved a 1.63 baseline unit which results in a **11.64% gain in biodiversity**, exceeding the required 10% increase.

3.18 The Biodiversity Metric tool indicates the site area failing, but this is expected due to development on existing grassland. The metric focuses on biodiversity units, not spatial area, and the required biodiversity uplift has been achieved onsite.

3.19 While it is not feasible to improve the area score further due to the site's urban location, we have demonstrated compliance by achieving a significant increase in biodiversity units.

3.20 National legislation requires a minimum 10% net gain in biodiversity for developments, and we have successfully met this requirement.

Sustainability

3.21 Roofs will include south-facing solar panels to maximize energy capture and support renewable energy generation.

3.22 PIR closed-cell insulation provides thermal efficiency and water resistance.

3.23 Durable, eco-friendly materials with energy-efficient glazing and insulation will reduce environmental impact.

Design

3.24 Please see the attached drawings for floor plans and elevations of plots 1-4.

Public Benefits

3.25 Adds new housing units in a locality where recent approvals indicate community support for housing growth.

3.26 Generates employment during construction and supports local businesses by bringing new residents into the area.

4.0 Conclusion

Key benefits and considerations.

4.1This proposal aligns with both the National Planning Policy Framework (NPPF) and South Holland District Council's local policies, focusing on efficient land use, sustainable development, and housing variety within established communities.

4.2 The proposal contributes to housing supply and enhances housing variety within the local area.

4.3 The development makes efficient use of an underutilised garden area, aligning with national policy objectives to prioritise small-scale infill developments.

4.4 The design respects local character, with materials and scale chosen to integrate seamlessly with surrounding properties.

4.5 The proposal contributes positively to the local built environment while ensuring compatibility with the settlement pattern.

4.6 The scheme promotes sustainable development through efficient land use, high-quality design, and appropriate access.

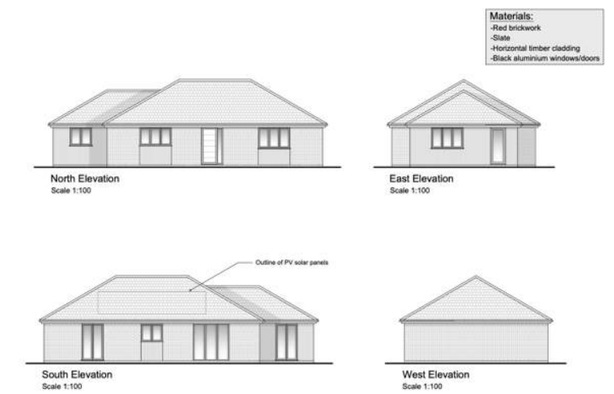
4.7 The proposed dwellings reflect the existing rural character and contribute to the quality of the area.

4.8 Adds 2-bedroom units to increase housing diversity, suitable for local families and individuals.

Plot 1:



Plot 2:



Plot 3 & 4:

