

Proposed Development  
Site adjacent Montrose  
Pork Lane  
Great Holland  
Essex

## Planning Statement

### Background

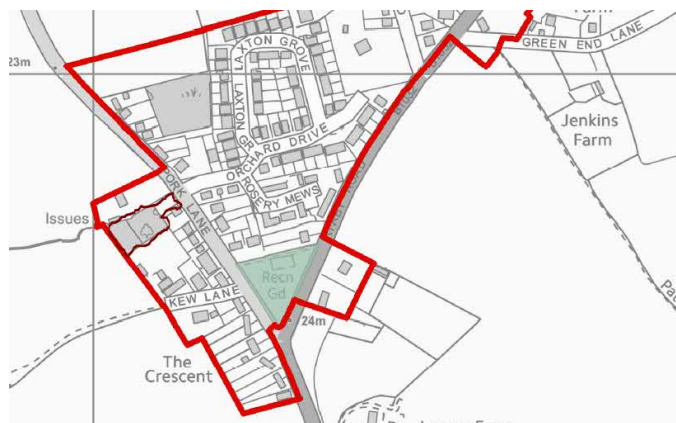
This full planning application seeks consent for the construction of four bungalows on land to the side and rear of Montrose.

This application follows a pre-application submission to the council in May 2023 reference 23/30116/PREAPP. The pre-application response noted that the principle of the development could be supported, subject to a small number of points that are addressed below

### The Site

The site is broadly rectangular to the side and rear of Montrose, a semi-detached house on the south west side of Pork Lane. The site has an area of 0.25 hectares with a total frontage of just over 18 metres and a depth of 86 metres with site widening to the rear to a width of up to 43 metres. The site is within the curtilage of the host property.

The land is wholly within the Settlement Boundary as defined in the Local Plan with housing on three sides and with a relatively recent development opposite leading off Orchard Drive. Access is from Pork Lane and within the village 30 mph speed limit. The Great Holland Green Recreation Grounds is around 120 metres to the south east of the site.



Part Great Holland Settlement Boundary

There is development along the west side of Pork Lane with a variety of house types and styles a mixture of bungalows and two storey housing and of no particular style. A modern development of bungalows is opposite the site linking in with an established development of bungalows.

## Proposals

The proposal sees the creation of a new access road off Pork Lane to the north west side of Montrose. The new access road leads into the site creating a courtyard arrangement that incorporates a turning for vehicles. The proposed dwellings are bungalows and arranged to create a sense of place around a landscaped central area, also providing an element of natural surveillance for security. The bungalows are away from the boundaries of the site with private amenity areas appropriate to the dwelling size and each in excess of the council's original guidance of garden areas. Montrose will retain a garden area of 110 m<sup>2</sup>.

The bungalows themselves have been carefully designed with tiled hipped roofs and brickwork elevations with some cladding incorporated to add some distinctiveness to the elevations.

The layouts of the bungalows are designed to equal or exceed the space standard set out in the technical guidance to the Nationally Described Space Standards.

The use of single storey dwellings for the layout avoids overlooking of neighbours and minimises any impact on the wider environment.

## Highways and Access

The proposed new access road is taken from Pork Lane in the location of the existing access to Montrose. The location is well within the Pork Lane 30 mph zone and visibility splays are achievable of 2.4 x 43.3m to the north west and 2.4 x 46.4m to the south east. Both splays are within the control of the applicant or within the control of the Highway Authority ( Highway Asset Map attached)

The existing footpath, currently 1.5 metres wide is to be widened to 1.8 metres in front of the site.

The drive into the site is proposed to be 5.5 metres wide and this width gradually reduced to 4.8 metres for the rest of the drive. The drive continues into the site and terminates with a size 3 turning head to enable vehicles to turn and provide suitable access for emergency services and deliveries.

The topography of the site is reasonably level and access for the less able is not considered to provide any difficulties.

The four new properties are each provided with a garage and parking space. The garage are 7 x 3 metres with the exception of Plot 4 that has a garage with a dimension of 3.5 x 6 metres. The size enables a better parking arrangement for the plot but retains the same 21 m<sup>2</sup> as the standard garages. Parking spaces show a minimum size of 2.9 x 5.5 metres.

Two parking spaces are to be provided adjacent to Montrose for the use of Montrose and with access on to the new driveway.

The proposed driveway will be constructed to a suitable standard to take a refuse collection vehicle however provision has also been made for a refuse collection point near to the junction with Pork Lane for the new resident to place their refuse.

## Ecology

This application includes a Preliminary Ecological Assessment. This concluded that no further surveys of the land were required prior to construction. Montrose was noted as having a bat roost potential, but no works are proposed to the existing house as part of this application. The boundary vegetation is retained under these proposals and the hedging to the south west boundary is to be reinforced with native hedgerow planting. Tree planting is also included within the site as described on the landscape plan that accompanies this application.

## Trees and Landscape

It was noted within the council's pre-application response that the site was overgrown with rank and ruderal vegetation, colonised by brambles, containing several established trees many of which being in poor condition. The site is now cleared with dead or damaged trees, many of which were fruit trees, cleared. An Arboricultural Impact Assessment has been prepared and forms part of this application. The findings have been discussed with the Council's Tree and Landscape Officer and a soft landscape proposal with new tree planning is part of this proposal.

## Flooding

The land is within Flood Zone 1, at low risk of flooding, and at low risk of surface water flooding as defined on the Environment Agency Mapping.

## Contamination

Contamination testing has been carried out on the site and no contamination found. A contamination report accompanies this application.

## Energy Conservation and Renewables

The new properties will be constructed in compliance with the latest Building Regulation standards, with commensurate high level of insulation, incorporating air source heat pumps with underfloor heating and the inclusion of Photo Voltaic panels, at rood level, for electricity generation.

Each property will be provided with a car charging point in a convenient location to the parking space.

## Backland Development

Due consideration has been given to the council's policy LP8. This was addressed in the officer's comments within the pre-application response, but we clarify the main points below

- a) The application site is within the title of Montrose. The proposed development retains private amenity space of 110 m<sup>2</sup> for Montrose plus the front garden is also retained.

- b) The proposed access will not cause undue disturbance or loss of privacy to neighbours or impact upon the street scene. The access is sited well away from the gable wall of Montrose and is remote from Pear Trees to the north west. The immediate surrounding area includes a number of similar accesses and as such will not be harmful to the street scene. The number of proposed dwellings using the new access is quite modest and the resulting vehicle movement will be quite low generating little harm.
- c) The proposal does not represent a form of tandem development.
- d) The site is of a regular shape and does not prejudice a more comprehensive development solution.
- e) While the application site is on the edge of the defined settlement of Great Holland the main views of the development are from the west, which is currently a large area of agricultural lane with few viewpoints. The area is characterised with built form and with a suitable landscaping scheme, as proposed, and single storey dwellings the proposal is not out of character.
- f) The scheme is not out of character or likely to set a harmful precedent for similar forms of development.

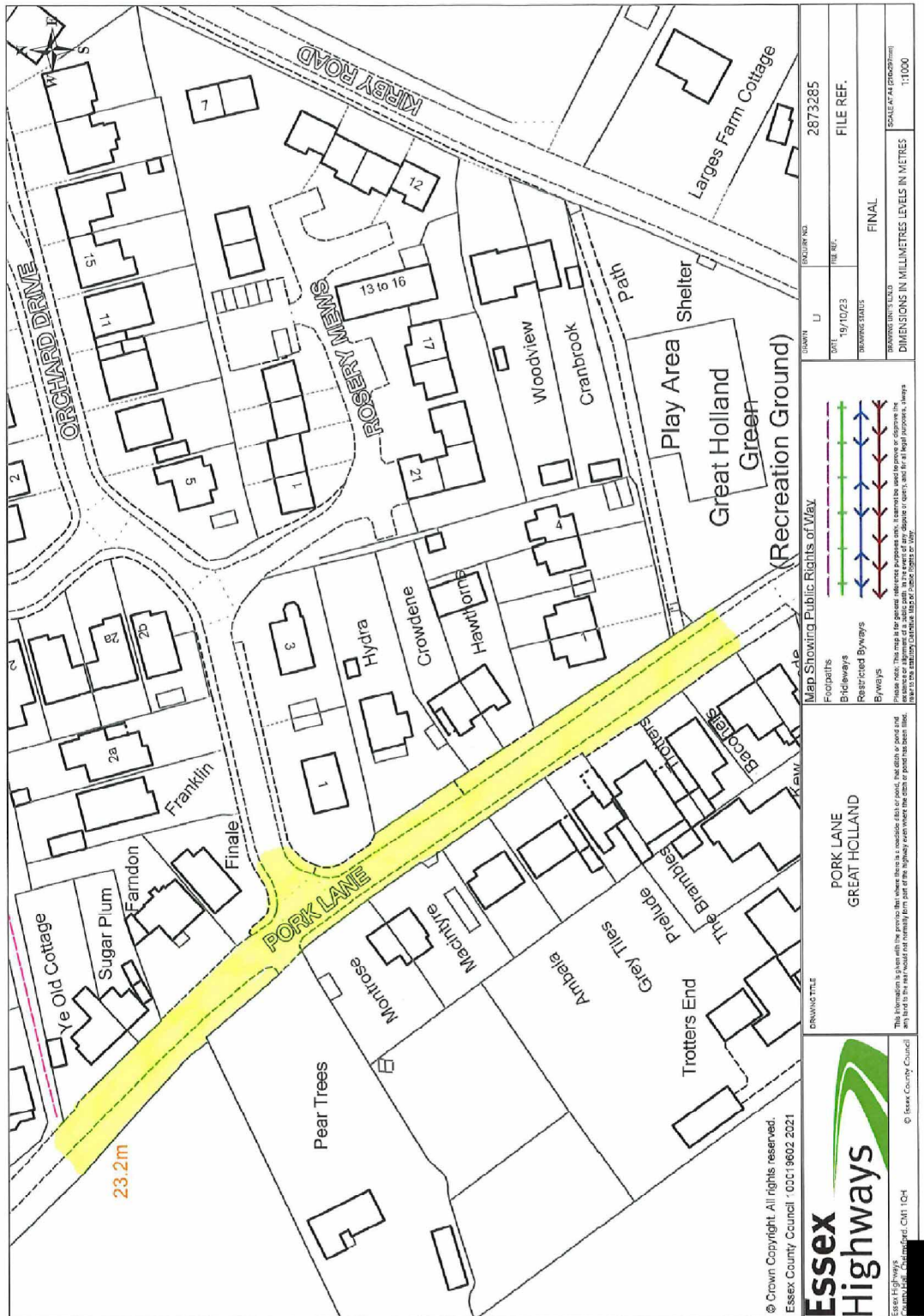
### Conclusion

This proposal within the defined settlement boundary of Great Holland has been carefully considered to achieve a scheme with a sense of place and minimal impact on the surrounding area. The choice of bungalows for the development results in a scheme that avoids any overlooking and has minimum visual impact. There also remains a demand for modern bungalows with high levels of energy performance and minimal maintenance requirement.

The proposal takes up the points raised in the pre-application advice, and I hope the council will be able to support this application.

Tim Snow  
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November 2023

# Highway Plan



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 Essex County Council - CDC19602 2021



Essex Highways  
 Planning and Design  
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DRAWING TITLE  
 PORK LANE  
 GREAT HOLLAND

Map Showing Public Rights of Way  
 Footpaths  
 Bicycles  
 Restricted Byways  
 Byways

PROJ. NO. U  
 DATE 19/10/23  
 DRAWING STATUS: FINAL  
 DRAWING NO. 2873285  
 FILE REF.  
 DIMENSIONS IN MILLIMETRES LEVELS IN METRES  
 SCALE: 1:1000

Please note: This map is for general reference purposes only. It cannot be used to prove or disprove the existence of a public right of way. For all legal purposes, please refer to the definitive Ordnance Survey map.