

Mr Tony Stanberry

rdc
Robert Doughty
Consultancy

Sequential Test to support an outline planning
application for the erection of a meeting hall and
function facility with associated car parking
Land off Elsoms Way, Spalding

Document Reference: 1267 1/IV/ST

January 2018

32 High Street
Helpringham
Sleaford
NG34 0RA

Tel: 01529 421646
Fax: 01529 421358
Email: admin@rdc-landplan.co.uk
Web: www.rdc-landplan.co.uk

TABLE OF CONTENTS

1.	INTRODUCTION	1
2.	METHODOLOGY	1
3.	PLANNING POLICY	1
4.	CONSIDERED SITES	2
5.	CONCLUSION.....	4

1. INTRODUCTION

- 1.1. This Sequential Test is in support of an outline planning application for the erection of a meeting hall and function facility with associated car parking on land off Elsoms Way, Spalding to replace the existing, outdated facility off Pinchbeck Road.
- 1.2. The report was originally prepared as part of a request for pre-application advice from the local planning authority and has subsequently been updated in response to the comments made.

2. METHODOLOGY

- 2.1. In order to identify potential sites for this development proposal we undertook several research methods.
- 2.2. The first step was to inspect the Local Plan to find land available within and adjacent to Spalding Town Centre and then the rest of the town. Sites were also assessed with regard to planning history.
- 2.3. We interrogated the sales material of local estate agents including Longstaff, Hilton Smythe and Caldecotte Group to identify suitable sites currently on the market.
- 2.4. We inspected Google Earth to identify other potential sites and to provide a context for the sites identified.
- 2.5. We identified five potential sites;
 - Land off Kings Road, Spalding;
 - Land at Spring Gardens, Spalding;
 - The Drayman Arms, Little London, Spalding;
 - Cradge Bank, Little London, Spalding; and
 - Land between Baxter Gardens and Vernatts Green.

3. PLANNING POLICY

- 3.1. The sites have been assessed against the policy context, as set out below.
- 3.2. The sites were assessed against policies in the saved and emerging local plan. All the sites are within the Spalding/Pinchbeck settlement boundary as defined in the South Holland Local Plan (2006) (Local Plan). Saved Local Plan Policies considered include:

- 3.3. The emerging South East Lincolnshire Local Plan is currently undergoing public examination and, accordingly, can be given little weight in the decision making process. We note, however, that there are no site specific allocations that impact on the various sites considered in this Sequential Test, beyond what is shown in the adopted Local Plan.
- 3.4. All the considered sites are shown to be within Flood Zone 3a on the Government's "Flood map for planning" website. This is, however, the case for any site in Spalding and, therefore, in line with current practice, it is more appropriate to consult the 2017 Strategic Flood Risk Assessment to understand the hazard mapping and how each site is impacted on. This information is set out in the Flood Risk Assessment that forms part of the application documents.

4. CONSIDERED SITES

Kings Road, Spalding

- 4.1. This site measures approximately 0.21ha.
- 4.2. The site, which is currently vacant, is previously developed land by virtue of buildings that were erected in the late 1970s/early 1980s.
- 4.3. The site is part of the 'Northern Expansion Area' as identified in the South Holland Local Plan (2006). It is in the town centre and lies outside the Spalding Conservation Area.
- 4.4. Policy EC13 states, "Proposals for mixed use development on the Northern Expansion Area, as defined on the proposals map, should be appropriate to its location close to the town centre and with a significant number of dwellings nearby."
- 4.5. The site is to the north of Sainsbury's supermarket and petrol filling station. It is 0.5 miles from Spalding Town Centre (a 2-minute drive).
- 4.6. To the north east of the site, there was a BT centre and planning approval has been granted for 42 dwellings to be constructed. To the south east of the site, there are two semi-detached dwellings. To the south west, there is the A151 roundabout, which also connects the site to the petrol filling station and supermarket. To the west is Steppingstone Bridge, which crosses the railway and connects the site to residential areas.

- 4.7. There is an access road originally used for the BT centre just off Kings Road, which would be the access point for the site.
- 4.8. The site is close to the railway station and bus station and, therefore, the development of the site would have good access to public transport.
- 4.9. The site is accessible, of a suitable size, in a sustainable location and is allocated for appropriate uses. It is our understanding, however, that the Council has purchased that land for an alternative use.

Spring Gardens, Spalding

- 4.10. This site is roughly rectangular in shape and extends to approximately 0.1ha.
- 4.11. The existing building on site has local historic value, having been built around 1870, and was the former Geest Social Club for many years. Prior to that, we understand that the property was a 'club and premises'. The main building is of brick/slate construction with stone embellishments.
- 4.12. This site is within Spalding town centre and conservation area and lies just outside the defined retail centre.
- 4.13. For this building to be suitable for the proposed use, it would have to be renovated and a lift installed. Having regard to the age of the building, the two storey construction, the need for a lift and limited scope for extending, the site and building are not considered to be suitable and certainly do not represent much in the way of improvement over the existing premises.

The Drayman's Arms, Little London, Spalding

- 4.14. This brownfield site covers an area of 222sqm with associated car parking spaces for up to 30 vehicles and is within the defined settlement boundary limit of Spalding.
- 4.15. The site was a former coach house, operating as such for 200 years, and is currently for sale on the open market.
- 4.16. The building comprises several rooms spread over two floors and renovating it to suit the proposed scheme would be neither practical nor viable.

Cradge Bank, Little London, Spalding

- 4.17. This site is 0.05ha and almost rectangular in shape.
- 4.18. The site currently has an extant planning permission on it (H16-0929-16) for a 3 bedroom dwelling with its associated car parking.
- 4.19. This site lies within Spalding's defined settlement boundary, is too small for the proposed development and is already subject to an extant planning approval.
- 4.20. The site is on the market, however, it is not a suitable size to incorporate the hall and its associated off-street parking.

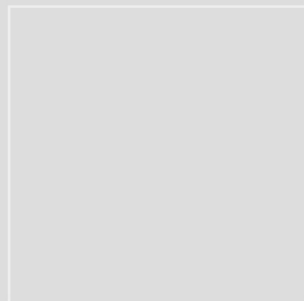
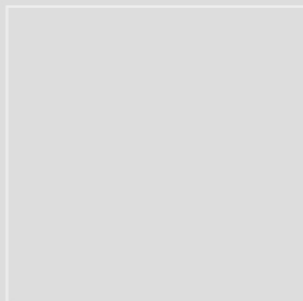
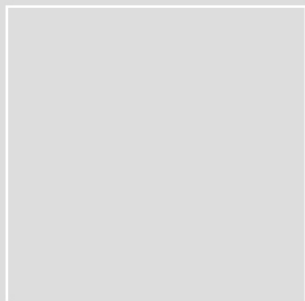
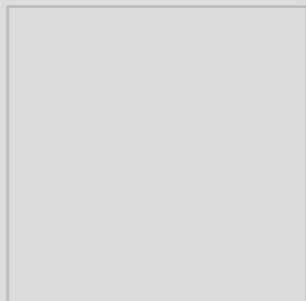
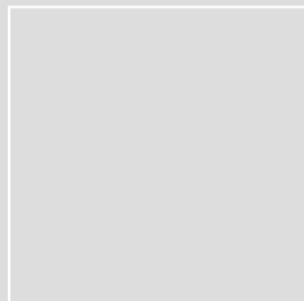
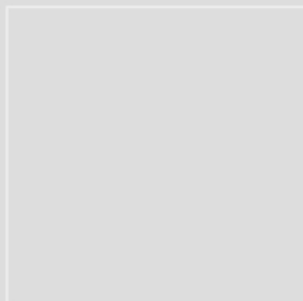
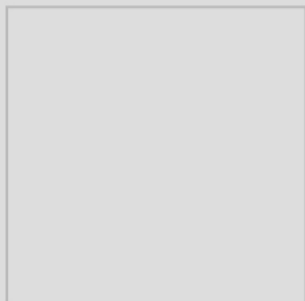
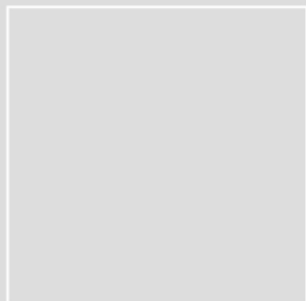
Land between Baxter Gardens and Vernatts Green

- 4.21. This site is approximately 0.8 ha and lies within the settlement boundary in a residential area.
- 4.22. The public right of way Spal 15/2 lies to the north of the site.
- 4.23. The site is allocated Open Space in the Local Plan (Policy LT2) and development on it would conflict with this policy.
- 4.24. There is no indication that this site is for sale or available.

5. CONCLUSION

- 5.1. The research identified three Brownfield sites within the settlement boundary. It is our understanding that the Kings Road site, which does not have the benefit of planning permission within the built-up fabric of the settlement, has been bought by the council for a suitable use. It is, therefore, not currently available for development and cannot be considered as an available site for the proposal. The other two Brownfield sites, Spring Gardens and The Drayman's Arms, are not suitable and it would not be viable to convert either buildings.
- 5.2. One of the identified Greenfield sites (Cradge Bank) is already subject to an extant planning permission. The site is also too small to incorporate a development of a suitable size.
- 5.3. The land between Baxter Garden and Vernatts Green is also Greenfield land. Development on this site would conflict with Policy LT2 of the Local Plan. There is also no evidence to suggest this site is available for development.

- 5.4. Having regard to the sites identified within the settlement, it is evident that there is insufficient land to accommodate a meeting hall and its associated off-street parking. It is, therefore, necessary that land allocated for other uses comes forward in order to meet the requirements and needs of local residents and club members.
- 5.5. The application site is sequentially preferable and, for the reasons set out in the application documents, is appropriate for development and is available now.



32 High Street
Helpringham
Sleaford
NG34 0RA

Tel: 01529 421646
Fax: 01529 421358
Email: admin@rdc-landplan.co.uk
Web: www.rdc-landplan.co.uk

