DESIGN AND ACCESS AND PLANNING STATEMENT

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ERECTION OF NINE DETACHED BUNGALOWS ON LAND OFF CROSSGATE LANE, PINCHBECK, SPALDING, LINCS PE11 3XW. EASTING 524282. NORTHING 326509

CLIENT ; MELBOURNE PROPERTIES LIMITED

DATE ; February 2025 V2

PROJECT REF ; JDA/2025/775

This document is part and parcel of a Full Planning Application submitted to South Holland District Council

1.0 Introduction :

1.1.1 This statement provides an assessment of the proposals by John Dickie Associates for the erection of nine detached bungalows and associated hard and soft landscaping on land off Crossgate Lane, Spalding.

The application site area is defined on the submitted OS based Location Plan. The site area is 14,800 sq m – 3.6 acres.

In submitting this statement, the aim is to briefly explain the planning and design principles which have been used to formulate the Planning Application.
The Town & Country Planning (Development Management Procedure) Order 2015, requires certain types of application for planning permission to be accompanied by a Design and Access Statement.
This document takes due account of :

- Manual For Streets: DfT. March 2007
- The 2024 NPPF
- South East Lincolnshire Local Plan 2011-2036

1.2 The design and access statement is sub-divided into the following:

- Use
- Amount of Development
- Scale
- Layout
- Landscaping
- Appearance
- Access

1.3 The legislative requirements are set out in the Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2006 and the Planning (Applications for Planning Permission, Listed Buildings and Conservation Areas) (Amendment) (England) Regulations 2006.

The Council are prohibited from entertaining an application unless it is accompanied by a Design and Access Statement, where required, and the above legislative measures indicate what should be contained in such statements.

1.4 This Design and Access Statement will help to ensure that development proposals are based on a thoughtful design process and a sustainable approach to access. The Statement is intended to improve the quality of proposals: in preparing the design and access statement, we have considered and subsequently explained the merit of the design and how it relates to the urban setting.

1.5. Planning History
Outline Planning Permission was granted on the 27th November 2018 under H14-0912-17 for 'residential development'. The indicative site layout and supporting documentation proposed up to 16 dwellings. A subsequent Reserved Matters application - H14-1032-21 – was approved on the 23rd February 2022 – 'Residential development – 16 dwellings'. Approved Site Layout shown below ;

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- Erection of 9 detached bungalows - approved under H14-0348-23.
- Section 73 Application H14-0042-24
- Condition Discharge application H14-0189-24. Details of external materials, archaeological investigation, site levels/finished floor levels and proposed boundary treatments (Conditions 3, 4, 10 and 11 of H14-0348-23)

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2.0 Proposed development and impact on the setting and general planning considerations :

It is considered that the following general planning considerations are relevant and applicable to this site;

- Does the development reflect the character of the locality?
- Integration and compatibility of design and scale with adjoining dwellings, paying attention to the building line, proportionality/massing, heights, eaves level and materials of adjoining buildings
- Maintenance of the building lines where they may be considered relevant

- Impact upon the residential amenities of any adjoining sites
- Impact upon the character of the urban streetscape
- The maintenance of appropriate standards of open space for existing and proposed developments if relevant
- The provision of safe means of access to and egress from the site which does not result in the creation of a traffic hazard
- The provision of appropriate car parking facilities

In the absence of more refined considerations within the development plan, these would appear to be the most relevant planning considerations in this particular form and scale of development. These aspects are considered fully in this Design and Access Statement.

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3.0 Planning Policy Backdrop

3.1 National Planning Policy Framework

3.1.2 The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.

3.1.3 The National Planning Policy Framework must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions.

3.1.4 It was adopted on the 27th March 2012 and is accompanied by the Technical Guide to the NPPF which provides additional guidance to local planning authorities to ensure the effective implementation of the planning policy set out in the National Planning Policy Framework on development in areas at risk of flooding and in relation to mineral extraction. The NPPF was updated in July 2018, July 2021, December 2023 and December 2024.

3.1.5 Paragraph 2 requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. This is repeated in Paragraph 47.

- Paragraph 8 describes three dimensions to sustainable development: economic, social and environmental. These give rise to the need for the planning system to perform a number of roles which are mutually dependent:
- Economic: contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places at the right time to support growth and innovation, and by identifying and coordinating the provision of infrastructure.
- Social: supporting strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and
- Environmental: contributing to protecting and enhancing our natural built and historic environment, including making effective use of land.

3.1.6 Paragraph 10 states that at the heart of the NPPF is a presumption in favour of sustainable development. Paragraph 11 continues, explaining that for decision taking this means:

'c) approving development proposals that accord with an up-to-date development plan without

delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

3.1.7 Paragraph 12 explains how the Local Planning Authority's Development Plan is the starting point for decision making:

'The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.'

3.1.8 Paragraph 38 states that Local Planning Authorities should approach development decisions in a '*positive and creative way*'. It continues with the approach to determining applications at Paragraph 47, where it states that decisions '*...should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing*'

3.1.9 Delivering a sufficient supply of homes

The NPPF is focused on the delivery of housing and built upon the Government White Paper '*Fixing our Broken Housing Market*' (DCLG, 2017). Indeed, Paragraph 59 describes the objective to significantly boost the supply of homes.

Paragraph 63 states:
Provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer).

Paragraph 68 recognises the important contribution that small and medium sized sites can make to the housing requirement of an area, and requires local planning authorities to promote the development of a good mix of sites.

In order to do so, local planning authorities are expected to identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger than 1ha.

Great emphasis is placed on the local planning authorities ability to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan. In addition, the authority must demonstrate delivery of housing over the previous three years. This is to ensure that consented development is built out. In this regard, Paragraph 76 states :
'To help ensure that proposals for housing development are implemented in a timely manner, local planning authorities should consider imposing a planning condition providing that development must begin within a

timescale shorter than the relevant default period, where this would expedite the development without threatening its deliverability or viability.'

Paragraph 84 states that the use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.

3.1.10 Promoting Sustainable Transport

The framework seeks to maximise sustainable transport solutions and recognises that the opportunity to do so will vary between urban and rural areas. Paragraph 102 requires transport issues to be considered from the earliest stages so that opportunities from existing or proposed infrastructure is utilised and opportunities to promote walking, cycling and public transport use are identified and pursued.

Paragraph 105 states that if setting local parking standards for residential development, local planning authorities should take into account the accessibility of the development; the type, mix and use of development; the availability of and opportunities for public transport; local car ownership levels; and the need to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles

In considering planning applications, Paragraph 108 describes how it should be ensured that appropriate opportunities to promote sustainable transport modes have been taken up; that safe and suitable access to the site can be achieved for all users; and any significant impacts to the transport network can be acceptably mitigated.

Paragraph 109 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety.

In this context, applications should give first priority to pedestrian and cycle movements; facilitate access to public transport routes; address the needs of people with disabilities and reduced mobility; create places that are safe, secure and attractive; allow for the efficient delivery of goods, services and emergency vehicles; and be designed to enable charging of plug-in and other ultra-low emission vehicles.

3.1.11 Achieving well-designed places

Paragraph 124 states that '*Good design is a key aspect of sustainable development, creates between places in which to live and work and helps make development acceptable to communities*.'

To provide maximum clarity about design expectations, visual tools such as design guides and codes are encouraged, with the level of detail and degree of prescription being tailored to the circumstances in each place.

Paragraph 127 states that planning decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users ; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Paragraph 128 encourages applicants to
'work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.'

4.0. NATIONAL PLANNING POLICY GUIDANCE

The Planning Practice Guidance (PPG) Suite provides guidance on the interpretation of the NPPF as well as other matters. It does not form national policy, it instead provides advice to plan makers and decision takers.

Design
The importance of good design, as identified in Paragraph 124 of the NPPF, is reflected within this PPG.
Good design should:

- *ensure that development can deliver a wide range of planning objectives*
- *enhance the quality buildings and spaces, by considering amongst other things form and function; efficiency and effectiveness and their impact on well being*

Paragraph: 002 Reference ID: 26-002- 20140306 (March 2014)

The planning objectives identified by the PPG that good design can help to achieve include:

- local character (including landscape setting). Development should seek to promote character in townscape and landscape by responding to and reinforcing locally distinctive patterns of development.
- safe, connected and efficient streets. Streets should be designed to be functional and accessible for all, to be safe and attractive public spaces and not just respond to engineering considerations.
- access and inclusion. Good design can help to create buildings and places that are for everyone. Planning can help break down unnecessary physical barriers and exclusions caused by the poor design of buildings and places.
- Efficient use of natural resources. The structure, layout and design of places can help reduce their resource requirements in terms of energy demands, water and land take, and help to sustain natural ecosystems Having a mix of uses and
- facilities within a neighbourhood can reduce travel demand and energy demands.
- Cohesive and vibrant neighbourhoods. The vitality of neighbourhoods is enhanced by creating variety, choice and a mix of uses to attract people to live, work and play in the same area.

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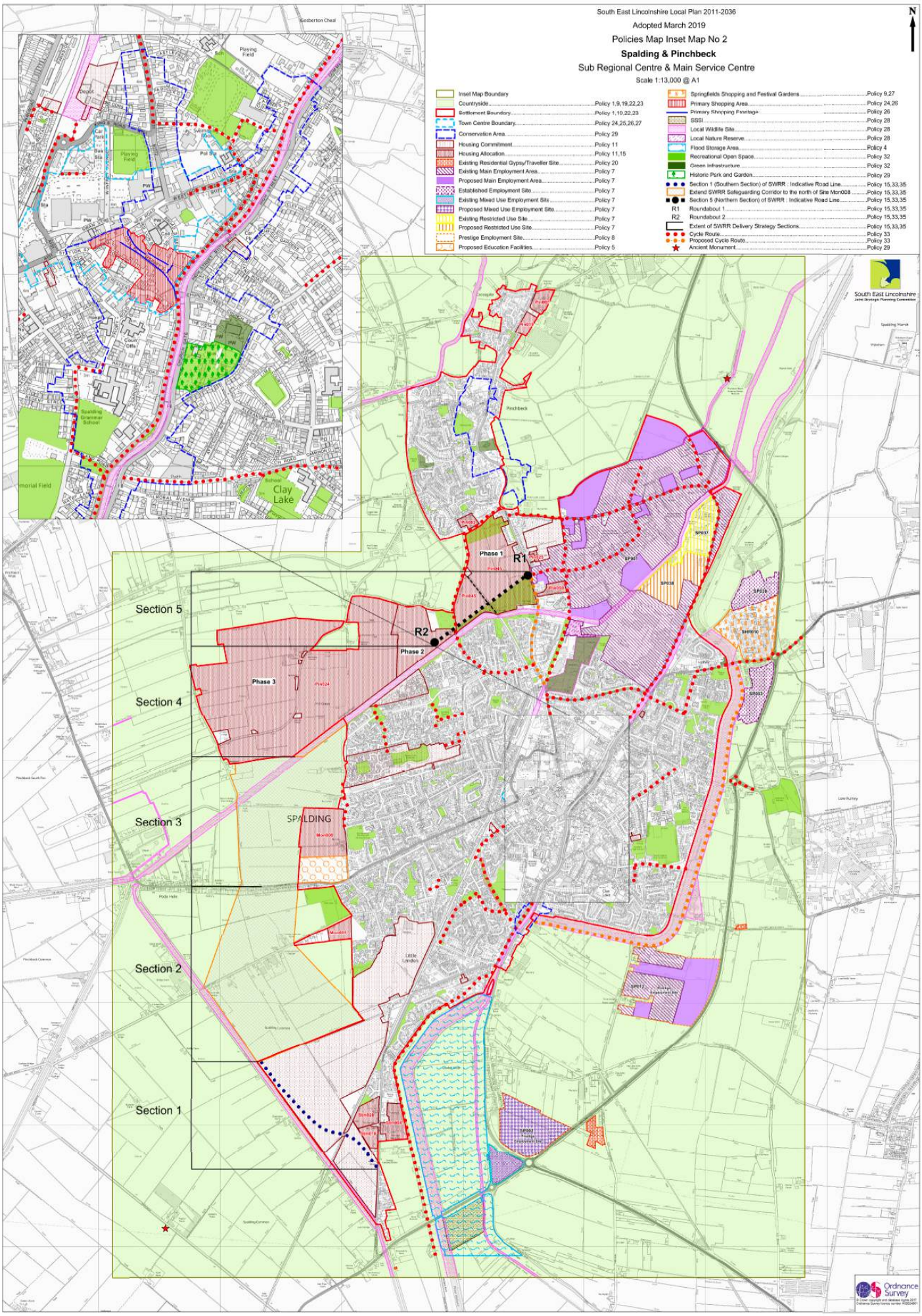
5.0 The Adopted Local Plan: South East Lincolnshire Local Plan 2011-2036

The South East Lincolnshire Local Plan was adopted in March 2019. The current proposal will therefore be assessed in this statement in the context of the Adopted Local Plan.

Policy 1: Spatial Strategy states that within the settlement boundaries of the Main Service Centres – (Pinchbeck being considered a Minor Service Centre) - 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. In keeping with these ambitions, the current proposal displays plans for a well-designed, sustainable development that accords with such aspirations of national and local policy. Inset Map 2 – Spalding and Pinchbeck is attached below ;


South East Lincolnshire Local Plan 2011-2036
Adopted March 2019
Policies Map Inset Map No 2
Spalding & Pinchbeck
Sub Regional Centre & Main Service Centre
Scale 1:13,000 @ A1
N
Inset Map Boundary
Countryside ..... Policy 1,9,19,22,23
Settlement Boundary ..... Policy 1,10,22,23
Town Centre Boundary ..... Policy 24,25,26,27
Conservation Area ..... Policy 29
Housing Commitment ..... Policy 11
Housing Allocation ..... Policy 11,15
Existing Residential Gypsy/Traveller Site ..... Policy 20
Existing Main Employment Area ..... Policy 7
Proposed Main Employment Area ..... Policy 7
Established Employment Site ..... Policy 7
Existing Mixed Use Employment Site ..... Policy 7
Proposed Mixed Use Employment Site ..... Policy 7
Existing Restricted Use Site ..... Policy 7
Proposed Restricted Use Site ..... Policy 7
Prestige Employment Site ..... Policy 8
Proposed Education Facilities ..... Policy 5
Springfields Shopping and Festival Gardens ..... Policy 9,27
Primary Shopping Area ..... Policy 24,26
Primary Shopping Frontage ..... Policy 26
SSSI ..... Policy 28
Local Wildlife Site ..... Policy 28
Local Nature Reserve ..... Policy 28
Flood Storage Area ..... Policy 4
Recreational Open Space ..... Policy 32
Green Infrastructure ..... Policy 32
Historic Park and Garden ..... Policy 29
Section 1 (Southern Section) of SWRR : Indicative Road Line ..... Policy 15,33,35
Extend SWRR Safeguarding Corridor to the north of Site Mon008 ..... Policy 15,33,35
Section 5 (Northern Section) of SWRR : Indicative Road Line ..... Policy 15,33,35
R1 Roundabout 1 ..... Policy 15,33,35
R2 Roundabout 2 ..... Policy 15,33,35
Extent of SWRR Delivery Strategy Sections ..... Policy 15,33,35
Cycle Route ..... Policy 33
Proposed Cycle Route ..... Policy 33
Ancient Monument ..... Policy 29
South East Lincolnshire
Joint Strategic Planning Committee
Gosberton Cheal
Playing Field
Depot
Car Park
Bus Stn
Pel Stp
Spalding Grammar School
Clay Lake
Pinchbeck
Phase 1
Phase 2
Phase 3
R1
R2
Section 5
Section 4
Section 3
Section 2
Section 1
SPALDING
Little London
Ordnance Survey

Policy 2: Development Management states that Proposals requiring planning permission for development will be permitted provided that sustainable development considerations are met, specifically in relation to:

1. Size, scale, layout, density and impacts on amenity and the character of the area
2. Quality of Design and Orientation
3. Maximising the use of sustainable materials and resources;
4. Access and vehicle generation levels;
5. The capacity of existing community services and infrastructure;
6. Impact upon neighbouring land uses by reason of noise, odour, disturbance or visual intrusion;
7. Sustainable drainage and flood risk;
8. Impact or enhancement for areas of natural habitats and historical buildings and heritage assets; and
9. Impact on the potential loss of sand and gravel mineral resources.

The accompanying Design and Access Statement sets out how an overall sustainable design has been achieved within the current proposal and is consistent with the aims expressed within Policy 2.
The proposal is policy compliant.

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Policy 3: Design of New Development requires all development to *"create distinctive places through the use of high quality and inclusive design and layout and, where appropriate, make innovative use of local traditional styles and materials"* consistent with the relevant criteria set out within Policy 3. This Design and Access Statement and supporting documentation demonstrate how the proposal accords with the applicable requirements set out within Policy 3, presenting a proposed form and scale development that preserves the amenity of existing and future residents impacted by the development, is in keeping with the sense of place and character of the local area, is resilient to flood risk and includes landscaping sympathetic to ecology, biodiversity and infrastructure interests throughout.
The proposal is policy compliant.

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Policy 4: Approach to Flood Risk states circumstances in which development proposed within an area at risk of flooding (Flood Zones 2 and 3) will be permitted. The development has the benefit of Outline consent for residential development therefore no sequential test is required by Policy 4. The proposal includes a flood risk assessment which outlines mitigation measures with regard to flood risk consistent with point 3 of Policy 4. Point 3 outlines the requirements for information to be covered within a flood risk assessment to ensure site specific flood risks are covered. Melbourne Properties fully supports the policy and the mitigation measures outlined within the flood risk assessment. Given the mitigation measures proposed, the sustainability benefits of the development outweigh the flood risk given the dwellings.
The proposal is policy compliant.

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Policy 5 Meeting Physical Infrastructure and Service Needs states that planning permission will be granted for new development provided that developers can demonstrate that there is, or will be sufficient physical infrastructure and service needs capacity to support and meet the needs of the proposed development. All Mains Service and Utilities in the adjacent adopted Highway are available for use and have the required capacity to serve the proposed nine bungalows.
The proposal is policy compliant.

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Policy 10 Meeting Assessed Housing Requirements puts forward a requirement for 19,425 dwellings in South East Lincolnshire over the Plan period (2011-2036) including 11,681 (467 per annum) in South Holland. The proposed development makes full use of the capacity of the site and provides a significant number of dwellings towards achieving the aspirations of Policy 10. We would also add that bungalows are in short supply in the South Holland area therefore the proposal to develop nine high quality and adaptable single storey dwellings will help address the imbalance in terms of supply & demand.

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Policy 11 Distribution of New Housing sets out new housing site allocations across the plan area. The extant Outline consent has confirmed compliance with Policy 11.
The proposal is policy compliant.

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Policy 17: Providing a Mix of Housing requires new housing provision to seek to meet "*the long term needs of the Plan area in order to maintain and provide mixed, inclusive and sustainable communities. Family homes of two or three bedrooms are in highest demand for both the market and affordable housing sectors and one bedroom homes are also required to meet affordable needs*".
The proposal is policy compliant.

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Policy 18: Affordable Housing also requires that around 25% of housing on development sites of 11 or more dwellings in South Holland be affordable. The proposed development for nine residential units negates the requirement for any Affordable Housing.
The proposal is policy compliant.

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Policy 28: The Natural Environment seeks the establishment of a high quality, comprehensive ecological network of interconnected designated sites, sites of nature conservation importance and wildlife-friendly greenspace. The proposal will not impact upon any international, national or local designated protected sites and the proposals maximise opportunities for the incorporation of biodiversity and high quality soft landscaping, consistent with the requirements of Policy 28.
The proposal is policy compliant.

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Policy 29: The Historic Environment requires development proposals to respect the historical legacy and character of South East Lincolnshire's historic environment. The proposed development is sufficiently separated from all nearby heritage assets and their immediate settings, that the proposals would not harm their significance or setting. In this case, a Heritage Impact Statement is not considered necessary.

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Policy 32: Community, Health and Well-being states that *"Development shall contribute to: the creation of socially-cohesive and inclusive communities; reducing health inequalities; and improving the community's health and well-being"*. The design of the scheme demonstrates a permeable layout that relates well to the existing transport network, particularly in its proximity to nearby public transport.

The development provides for a significant amount of amenity greenspace in an attractive, central location in keeping with the aspirations of Policy 32.

Policy 36: Vehicle and Cycle Parking states that all new development, including change of use, should provide vehicle and cycle parking, in accordance with the minimum Parking Standards adopted by the Local Planning Authorities contained in Appendix 6. Each property will be provided with an electric vehicle charging point.
The proposal is policy compliant.

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Proposed Development Assessed Against Policies		
No	Policy Criteria	Commentary
1	Statutory, national and local designations of landscape features, including natural and historic assets	The site is not located within any statutorily or locally designated area.
2	Local distinctiveness and sense of place	The locality of the application site is predominantly C3 - Residential. The character and appearance of the locality will not be materially harmed by the proposed development of the dwellings
3	Historic character, patterns and attributes of the landscape	The existing site is not considered important to the character of the settlement and the proposed development would be consistent with the pattern of development in the area No harm will arise. Some modest enhancement to setting will arise from the proposed development.
4	The layout and scale of buildings and designed spaces	The general pattern of residential C3 development in the locale will be maintained. The immediate locality is characterised in the main by frontage development. The development of this site will have no adverse impacts upon the character and appearance of the locality.
5	The quality and character of the built fabric and their settings	The development will incorporate forms and materials consistent with the character of the locality.
6	The condition of the landscape	The development will complement the local built forms and landscape.

7	Biodiversity and ecological networks within the landscape	The site contains no features of biodiversity importance.
8	Public access to and community value of the landscape	The development will have no negative impacts in relation to this aspect
9	Remoteness and tranquility	Not relevant or applicable in this instance. No negative impacts.
10	Visual intrusion	The development will not be visually intrusive. Indeed, the development will offer some enhancement to the street scene.
11	Noise and light pollution	Not relevant or applicable in this instance. No negative impacts.
12	Conservation Area Appraisals and Village Design Statements, where these have been adopted by the Council	Not applicable in this case.
13	Impact on controlled waters	Not relevant or applicable in this instance. No negative impacts. The site is not in a flood risk area
14	Protection of existing open space (including allotments and public open space, and open spaces important to the character, setting and separation of built-up areas)	There will be no loss of open space.

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6.0 General Planning Considerations

Set out below are a range of 'general planning considerations' that we consider pertinent to development proposals of this type, form and scale , indicating how the current proposals satisfy these considerations.

Integration and compatibility of design and scale with adjoining dwellings, paying particular attention to building lines, proportionality, heights, eaves/ridge levels and materials of nearby buildings.

These matters are critical to the consideration of this application. They have been fully covered in other sections of this Statement, where we have demonstrated that the scale and siting of the proposed dwellings affords due regard to the nature and character of the surrounding area. The development integrates in terms of scale and design with the neighbouring buildings/landscape, and will sit comfortably with the overall character of the locality. We would contend that the adjoining pattern of development will be reinforced.

The site appraisal identified the key design considerations relating to the site and the constraints that informed the design. The scale of the dwellings are appropriate to the site and setting. They will not

dominate neighbouring properties and will positively integrate with the surrounding built form and landscape setting.

Careful consideration has been given to the selection of all external materials, details of which can be found in the submitted drawings.

Facing Materials
Bricks. See plans
Roof Tiles. See plans
RW Goods. See plans
Doors, windows - Grey Anthracite PVCU
Garage doors
As shown on drawings .
Boundary Treatment
See Site layout
Hard surfaces
Refer to the submitted LDG details.

Maintenance of the front and side 'building lines' where applicable

It is not considered that building lines are a relevant or determining factor in this case. The dwellings in Crossgate Lane enjoy a variety of set-backs from the highway.

Impact upon the residential amenities of adjoining sites and properties

The proposed development will not give rise to adverse or harmful amenity effects upon adjoining residential properties.
The 1.0 storey nature of the buildings and the separation distances are such that issues of overlooking and privacy loss will not arise.
There is adequate separation between the existing and proposed dwellings.
The scale of the proposed dwellings and the relationship to adjoining properties is such that there will be no overbearing impact upon adjacent properties

Potential impact upon the character of the streetscape

The development will have no adverse impact upon the streetscape - in fact it will strengthen the street scene by virtue of the high quality design.

The provision of safe means of access to and egress from the site which does not result in the creation of a traffic hazard

The development will be accessed via the existing Crossgate Lane access point. The access points falls within a 30mph zone. The entrance benefits from compliant vehicular and pedestrian visibility splays in both directions - 2.4 x 43m. Pedestrian visibility splays (2m x 2m) are also in place and fully compliant.

The provision of appropriate car parking facilities on the site

Adequate provision has been indicated for the parking of vehicles.

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7.0 Conservation Area Appraisal ;

Not applicable

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8.0. Contextual analysis

A contextual analysis has been undertaken to identify and understand the wider context and site features and how these will contribute or influence the design proposals. Residential development of the site is consistent with the residential characteristics of the locality.

Basic approach included ;
Start with desk based studies including a site visit. Consideration was given to public footpaths and potential connections, topography, surrounding land uses and landscape features, official designations, local and national policies, history and historic maps.

The site inspection included appraisals of the following ;
Assessment of trees and hedgerows, key views from within the site, ground conditions, wet areas, ditches, wildlife activity and boundaries, including rear garden fences of adjacent properties, views and approaches towards the site, local character, street character, movement - best walking routes to schools, shops etc., existing bus services and stops, cycle routes, footpaths.

Checklist for a site and contextual analysis	
Landscape	
	Response
• Landscape character, setting and history;	Refer to site analysis
• Topography;	Refer to topographic survey The site is relatively flat. The prevailing level of the front extremity of the site (road frontage) is 3.6. The design solution (specifically finished floor levels) takes due account of the prevailing ground levels and the FRA recommendations.
• Views into and out of site and visual impact;	In terms of visual impact, the reduction in development density and the change to bungalows throughout will have demonstrably less impact that the consented Outline permission. In particular, the carefully considered positioning of the dwellings and the roadway will generate less impact than the previously consented 16no units.
• Urban – rural interface;	We consider the street scene (the main 'rural interface') to be enhanced as a result of the development.
• Geology;	Not relevant
• Ecology and biodiversity, including biodiversity opportunity mapping;	Refer to the Biodiversity Mitigation and Enhancement proposals
• Green space, trees, hedgerows (green infrastructure);	Refer to the Biodiversity Mitigation and Enhancement proposals and the hard/soft landscaping proposals
• Hydrology and drainage (SuDS, existing flow paths, watercourses - blue infrastructure);	Refer to the landscaping and drainage proposals. Driveways will be formed using permeable paviors
• Environmental risks, such as flooding and noise, air and water quality;	The proposal will not increase the risk of flooding. There are no measurable impact in relation to noise.
• Microclimate - Light, shade, sunshine and shadows; and colours, textures, shapes and patterns.	Refer to the Biodiversity Mitigation and Enhancement proposals and the hard/soft landscaping proposals. Light, Shade and sunshine have been given appropriate consideration in the scheme design.
Townscape	
• Views, vistas and landmarks;	We consider the street scene (the main 'rural interface') to be enhanced – see above.
• Edges, nodes of activity, gateways, eyesores;	Not applicable
• Land uses and mix of uses around the site;	The surrounding land uses are C3 Residential. There are no land use conflicts

• Local character (positive examples nearby if nothing adjacent to site);	Refer to the site analysis
• History and heritage assets, such as listed buildings and conservation	Not applicable

Responding to context
The proposals have fully considered how to respond to the comprehensive site and contextual analysis work outlined above.

Design vision and Design development
A 'vision statement' is not considered necessary since the site benefits from an Outline Planning Permission for a higher development density.
The overall 'vision' of the developer is to develop much needed bungalows in Pinchbeck. There is (nationally and regionally) an undersupply of single storey dwellings and this proposal will help with the imbalance.

5. Strategic design
5A: Follow the process
The design process outlined in Part 1 has been followed. This is an urban development which, by its very nature, will minimise Carbon Dioxide emissions as a result of vehicle movements – public transport is readily available. The new Part L of the Building Regulations will result in minimised Carbon Dioxide emissions. Electric car charging points will be provided to each property.

5B: Responding to the climate emergency
"The UK's legally-binding climate change targets will not be met without the near-complete elimination of greenhouse gas emissions from UK buildings. The Future Homes Standard means that, from 2025, new build homes will no longer be permitted to have fossil fuelled space heating and hot water generation. South Kesteven District Council has declared a 'climate emergency' and has an ambition to reduce its carbon footprint between now and 2030 and become net zero carbon by 2050. Rutland County Council also has the aim of making sure its activities achieve a net zero carbon footprint before 2050".

The new Part L of the Building Regulations will result in minimised Carbon Dioxide emissions. Hot water and heating will be provided via ASHPs powered in the main by the solar arrays.

Layout
• The design solution provides for connectivity within a walkable neighbourhood with good facilities;
• The design solution provides for pedestrians, cyclists and public transport users ahead of cars;
• The design solution will encourage healthy, active lifestyles;
• The buildings have been orientated to maximise beneficial solar gain – and shade against overheating
• The design solution promotes biodiversity and green infrastructure through a landscape-first and nature-based approach;
• Where possible, the development will use natural or recycled and local materials
• The design solution provides electric car charging points.

Buildings
The new Part L of the Building Regulations will result in minimised Carbon Dioxide emissions and high levels of insulation (a fabric first approach). ASHPs and solar panels will be installed along with triple glazing.
Notwithstanding the inherent site constraints, the design solution takes due account of ;
Building orientation

Efficiency of the building shapes
Amount of glazing
Heat pumps, mechanical and passive ventilation
Water Management
Materials in a building can be re-used if it is demolished or disassembled.

Water efficiency
Water efficiency, including the re-use and responsible use of water will be factored into the detailed design stage in order to comply with the new Part L.

5D: A strong landscape structure
Landscape design has been considered at the very start of the design process to ensure ;
that sufficient space is given to landscape and drainage within the layout.
Biodiversity enhancements and other 'green infrastructure' are positioned in the optimum locations within the site
Additionally, the impact of lighting on landscape and biodiversity has been carefully considered
Designing for wildlife is of great importance - refer to the Biodiversity Mitigation and Enhancement proposals and the hard/soft landscaping proposals

5G: Sustainable drainage systems
Permeable surfaces are specified wherever possible and all storm water from permeable surfaces have an outfall to the IDB watercourse or soakaways.

5K: Strong front boundary treatments
Strong front boundary treatments are an essential ingredient of the streetscape and are very effective in enhancing the character of a street, creating a clear demarcation between
public and private spaces. The design quality of P1 and P9 will enhance the streetscape.
Strong front boundary treatments are included including 'estate railings.
The front boundary treatments reference the local character of the area and the positive and/or predominant front boundary treatments.

5Q: Car parking
Parking requirements have been considered at the outset of the design. Each new bungalow has its own dedicated double garage PLUS at least two compliant 5m x 2.5m parking spaces

6. Detailed design
6A: Build quality
It is important that build quality, materials and architectural detailing make a positive contribution to local distinctiveness, vernacular and character. The proposal offers a high quality design solution throughout using high quality architectural detailing and materials.
The high quality build will help the development to make a positive contribution to local distinctiveness, character and the street scene and townscape character in accordance with Local Plan policy

6B: Architecture
The focus in terms of design centred on quality and local character incorporating contemporary interpretations of local building forms, styles and details. Consideration has been given to how materials will last over time together with their maintenance, environmental performance and their general quality of appearance.

Order

Order can be a key element of good design and has been given full and due consideration in the development of the submitted proposals

6C: Materials
We have given careful consideration to the choice of all external materials for roofs, walls, windows and boundaries to ensure they are appropriate for the site's context. Different combinations of materials are specified to create a certain character and identity for buildings.

6D: Roofs
The form, pitch and appearance of roofs are an important determinant of character. All of the hipped roofs are set at 35 degrees in a traditional duo pitched arrangement taking the lead from predominant form and materials locally.

6E: Residential amenity
Residential amenity is determined by factors such as space, privacy, outlook, outdoor space and natural light. The proposed development takes due account of said guiding principles.

Windows do not look onto private areas of other homes, including habitable rooms (living rooms, dining rooms, bedrooms), kitchens and patio areas in gardens immediately adjoining the building. Adequate garden/amenity spaces have been provided.

The residents of the nine dwellings will benefit from the centralised circular 'pocket park'. This carefully considered combination of hard and soft landscaping will provide a safe area for relaxing, socialising, exercising and small 'community events'. Shown below is an example of a small scale 'pocket park' – one of two incorporated within Hereward Place in Stamford. In that development of 35 houses, the private drive and the two park areas are for the sole use of the Hereward Place residents.

A 'shared space' private drive has been shown – refer to the submitted LDG designs. The 'amenity space' along the Southern boundary seems to cover a 'no build' zone that seeks to protect the high pressure AWA Water Main – we are showing this covenanted zone as garden space to plots 1 to 5. The remaining 'amenity spaces' to the West and North East represents the 9m wide maintenance strip used by the IDB to maintain their watercourses – Gallery Walk Drain. Our proposed layout maintains the physical separation between

the IDB 'exclusion zone' and the private gardens. We have indicated the provision of a gated access off the Private Drive.
We do not consider that the provision of footpaths from the proposed Private Drive and the protected IDB land are necessary - these two unconnected 9m wide strips are neither suitable nor appropriate for 'amenity' purposes. It is the developer's intention for these two pieces of land to be owned and maintained as open grassland by the Management Company thus adding to the development's biodiversity credentials.

6F: Refuse management
Dedicated bin storage areas have been shown for each individual property.

Waste Collection arrangements ;
All of the 'shared spaces' will be owned and maintained by a project specific Management Company.
SHDC collection from the waste bag collection area.

6H: Scaling and massing of infill development
The proposed scale and form of development will have less impact as an 'infill' proposal than the consented Outline/Reserved Matters.

The character of new streets, even if only serving a small number of dwellings, is particularly important. New streets and driveways should be in keeping with the positive elements of the existing settlement's character. Much consideration has been given to vehicular and pedestrian access to the development – we are proposing an 'urban solution' for this urban location. Car parking for visitors is appropriate.

The density of a scheme reflects its context in in the urban setting making efficient use of land.
Scale, massing and layout has also been fully considered in relation to topography, views, vistas, landmarks and is be sensitive to the setting of adjacent properties.

•

7.1.2 Amount of Development :
The site area is 14,800 sq m – 3.6 acres. The proposed development represents a density of development commensurate with the surrounding area.

7.1.3 Scale:
The scale, massing and juxtaposition of the buildings is considered commensurate with the setting. Due account has been taken of the surrounding land uses and properties. The proposed dwellings will be served by adequate private amenity space. Dedicated bin storage will be provided and the properties will be provided with cycle storage facilities in their garages.

7.1.4 Layout :
The floor layouts of the proposed nine detached dwellings have been carefully considered in order to avoid any harmful overlooking (either way) of the surrounding properties. The orientation of the buildings, layout of habitable rooms and fenestration will take full advantage of the available site area and the tracking of the sun. Cars will be able to leave the site in a forward gear. The floor levels take due account of the relatively flat terrain.

7.1.5 Landscaping :
A detailed Landscaping Scheme has been provided.

7.1.6 Appearance :

The carefully considered site layout and bungalow design recognises the site's constraints and opportunities resulting in an attractive form of development that will enhance the urban setting.

7.1.7 Access :
As shown - from Crossgate Lane.
The developer will set up a Management Company to maintain all of the shared spaces – private drive, footpaths, verges and landscaping areas.
The proposed road specification will be designed to withstand the minimum carrying capacity requirement for hard standing for pumping appliances (Fire Brigade) of 18 tonnes (not 12.5 tonnes as detailed in the Building Regulations part B5).

-

8.0 PLANNING BALANCE AND CONCLUSIONS

8.0.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The National Planning Policy Framework is a material consideration in planning decisions.

Paragraph 11 of the NPPF states that:
'Plans and decisions should apply a presumption in favour of sustainable development' and that for decision taking this means *approving development proposals that accord with an up-to-date development plan without delay.*

The planning application seeks Full Planning Permission for the development of 9no dwellings.

This Planning Statement finds that the construction of this small residential development is compliant with the Development Plan.

The proposal will deliver high quality homes which, in accordance with the Core Strategy will satisfy the high local demand for dwellings. The **single storey** properties will be adaptable to the needs of the elderly, infirm or disabled.

- The development, as an example of good design, complies with the criteria listed within Paragraph 127 of the NPPF ;

- The development will not harm the amenity of neighbouring residents;

Through the incorporation of highly efficient heating and hot water systems and energy efficiency measures the proposals meet the requirements of sustainable developments. Air source heat pumps will provide for hot water and heating.

At the heart of the NPPF is a presumption in favour of sustainable development. Paragraph 11 states that for decision taking this means '*approving development proposals that accord with the development plan without delay.*'

Paragraph 8 of the NPPF describes the three dimensions to sustainable development: economic, social and environmental. Through its location and high quality design the proposals provide significant economic, social and environmental benefits, meeting the three dimension to sustainable development.

The development proposals therefore have significant policy support, applying both local and national

policy tests. This must be weighed against the impacts of the development.

There will be short term impacts during the construction process through the movement of heavy goods vehicles, site deliveries and building. These can be controlled through a Construction Management Plan, and control of working hours. As such these impacts carry little weight.

The development will integrate satisfactorily with the existing built form and will give rise to no adverse amenity impacts.

The appraisal process has identified a clear and justified design and access solution for the site. This has been based upon a thorough appraisal of the site and the surrounding area. It has drawn upon the physical context of the site and the surrounding area.

In conclusion, the benefits derived from the proposed development weigh significantly in favour of the awarding of planning consent.

We have demonstrated that the proposals in this instance will fully accord with relevant national and the adopted Local Plan Policies.

In accordance with Section 54A of the Town and Country Planning Act 1990 and Section 38 of the Planning and Compulsory Purchase Act 2004, planning permission should be granted and no material considerations indicate otherwise.

The discussion of the relevant local policies as outlined above, alongside the referenced statements and technical documents, demonstrates that the proposal accords with local planning policy and that the proposal constitutes sustainable development. Therefore the proposal should be approved without delay consistent with national and local policy, such to enable the delivery of housing that will meet an identified and demonstrable need.

-

9.0 Conformity Checklist
The erection of nine detached dwellings at Crossgate Lane, Pinchbeck.

The proposed development has been assessed against the CABE checklist for the preparation of Design & Access Statements

- Process

Does the statement show that the applicant has assessed the site's full context, including physical social and economic characteristics and relevant planning policies?

This report sets out a site appraisal that has been use to evaluate and formulate the proposals. From the appraisal conclusions are drawn to inform and guide the design response. Criteria satisfied.

Has the applicant demonstrated how they have taken account of the results of any community involvement?

Given the nature of the existing Land Use and the extant consent, it is realistically anticipated that the community would be generally supportive of the scale and form of development proposed.

Does the statement show that the scheme has emerged from a rigorous assessment- involvement-

evaluation-design process rather than trying to justify retrospectively a predetermined solution?

This report sets out the detailed site appraisal process and methodology that has been use to evaluate and formulate the proposed development. The relevant planning context of the site has been carefully considered. Criteria satisfied.

- Design

Use

Would the application help to create an appropriate mix of uses in the area?

The predominant uses in the locality are C3 uses. The proposed use would be compatible with the overall character of this locality. Criteria satisfied.

Would different uses work together well, or would they cause unacceptable annoyance?

The proposed use is compatible with surrounding development. As such no compatibility issues are raised.

Criteria satisfied.

- Amount

Is the density appropriate?

The scale of development proposed is of low density. It is proportionate to the site area. Criteria satisfied.

Could the neighbourhood's services support the amount of development planned?

The village has services to cater for the scale or proposed development. Criteria satisfied.

- Layout

Do all spaces have a purpose?

Yes. The proposed use of space, and the arrangements of the proposed buildings and car parking/turning area illustrate an appropriate use of space. Criteria satisfied.

Will public spaces be practical, safe, overlooked and inclusive?

There is no public space as part of this scheme.

Will private spaces be adaptable, secure and inviting?

Yes. The development will be adaptable, secure and inviting. Criteria satisfied.

- Scale

Will the buildings sit comfortably with their surroundings?

Yes. The design solution will ensure a development that is compatible with its surroundings.

Will they, and parts like doors and windows be of a comfortable scale for people?

The scale and form of development will complement adjoining developments. Criteria satisfied.

- Landscaping

Has landscaping been properly considered from the start?

Yes. A Landscaping scheme has been submitted. Criteria satisfied.

Will it help to make the place look good and work well, and will it meet any specific aims for the site?

Landscaping presently makes a contribution to the character of Pinchbeck. This will be enhanced by the scheme proposals. Criteria satisfied.

Appearance

How will the development visually relate to its surroundings?

In design terms, the development will complement adjoining development. This will ensure the new building integrates satisfactorily with its surroundings. Criteria satisfied.

Will it look attractive?

Yes. This application represents an opportunity to provide a high quality of design to complement the setting. Design, scale and building form are the most critical elements. Criteria satisfied.

- Access

Will the space be safe and easy for everyone to move around?

Yes. It provides as safe an easy environment for users. Criteria satisfied.

Will it make the most of the surrounding movement network?

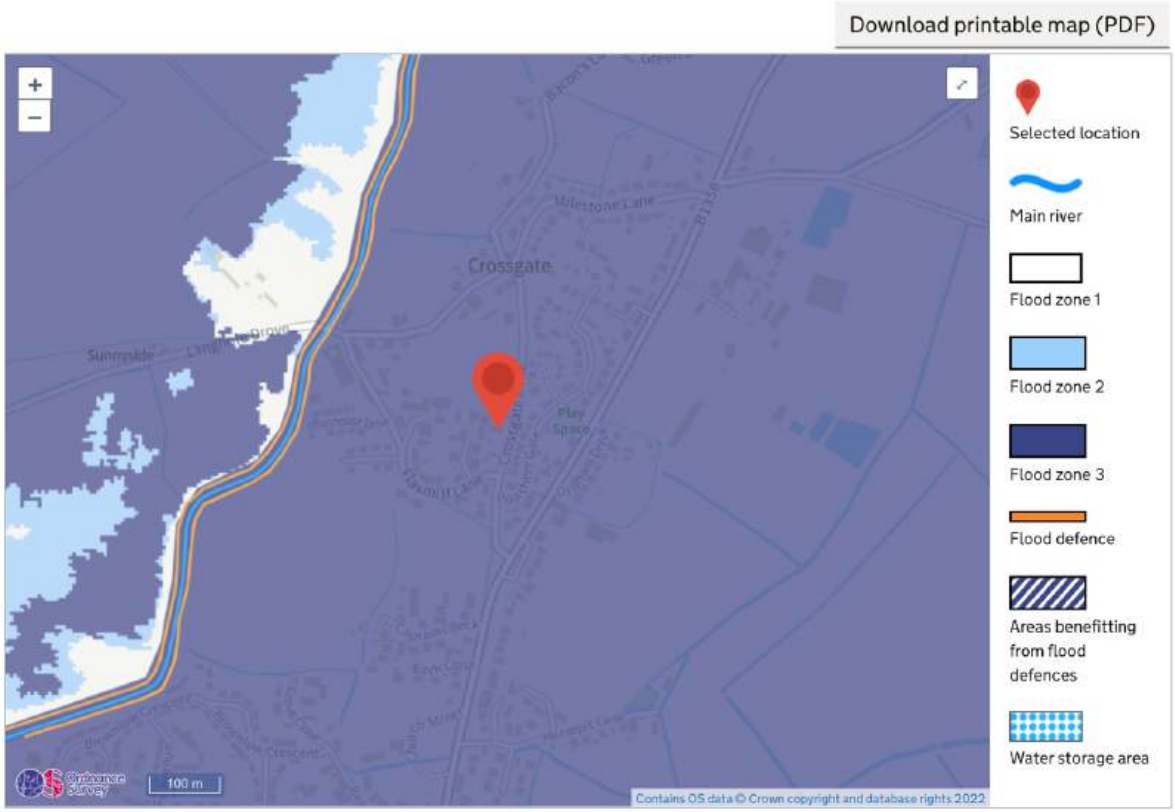
The site relates well to existing movement networks. Criteria satisfied.

Has the applicant clearly described their policy approach and consultation, whether carried out or planned?

The development conforms to relevant National and Local policies. Criteria satisfied.

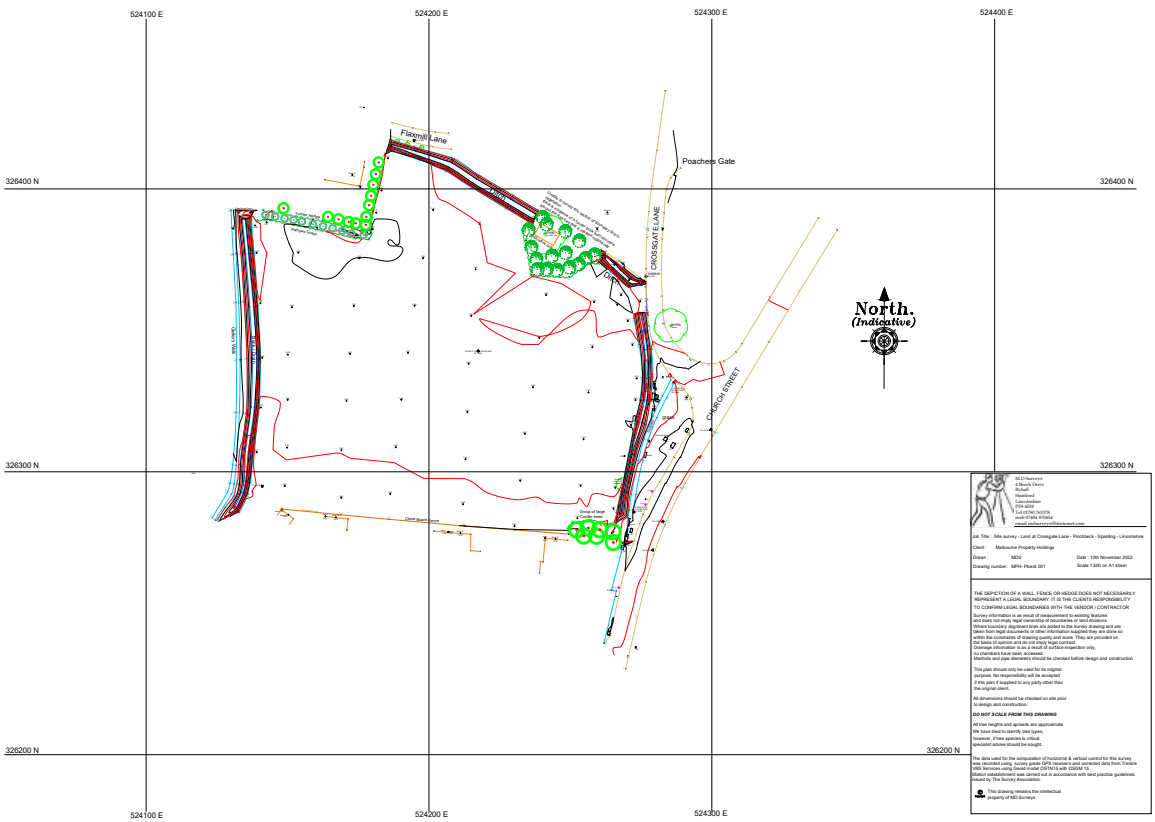
John Dickie C. Build E MCABE

Appendix A EA Flood Mapping



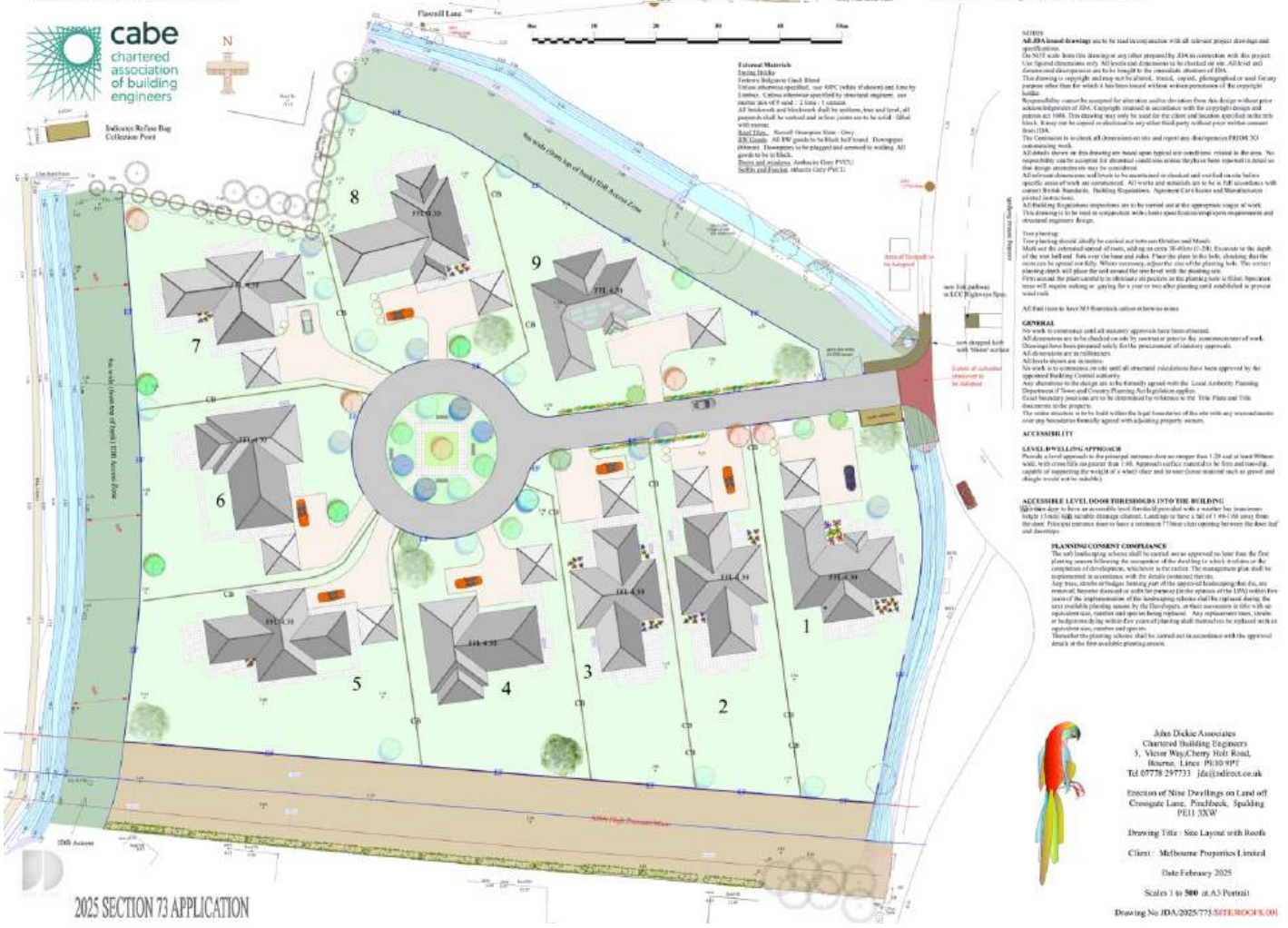
Appendix B - Site Location

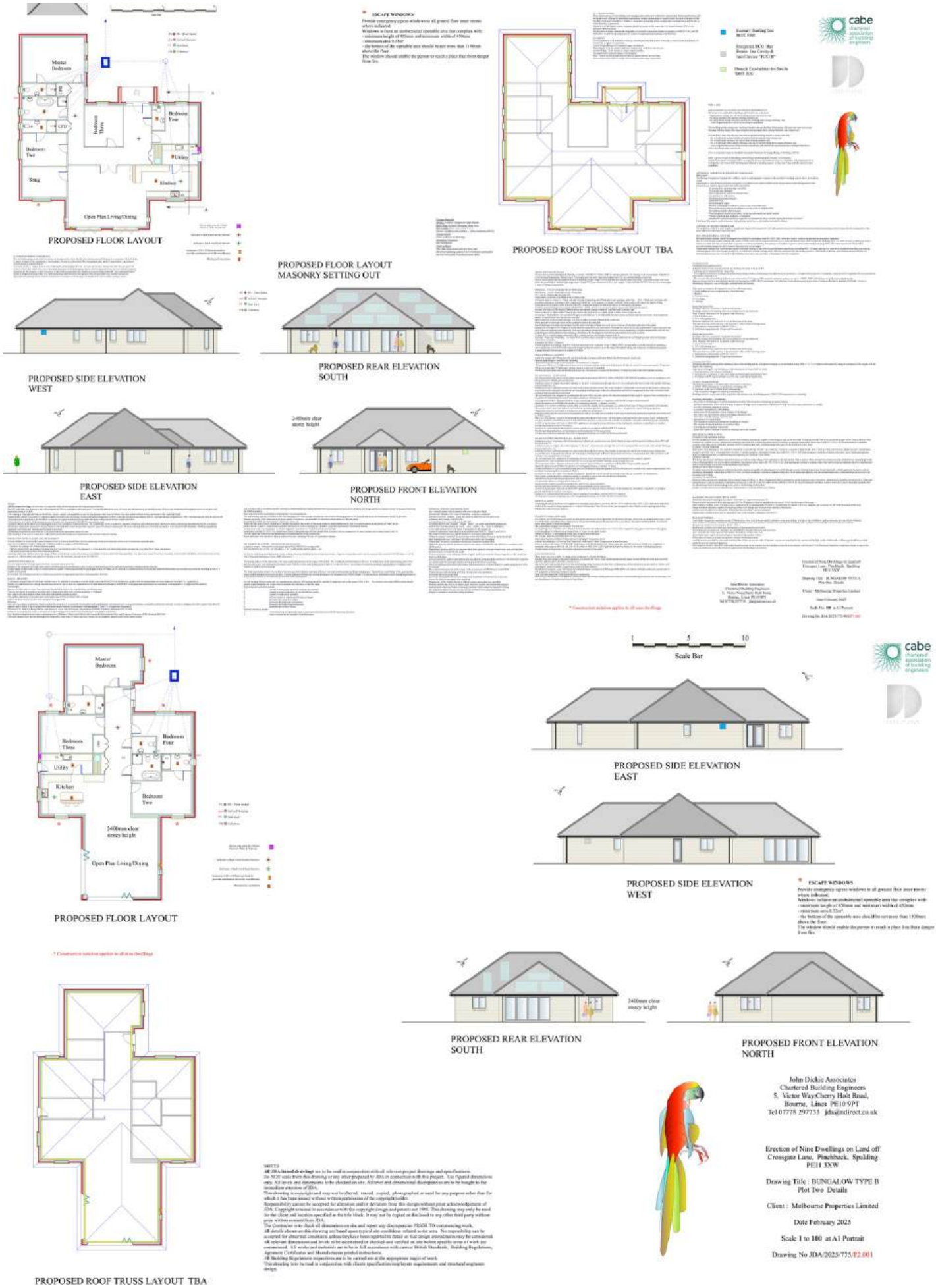
Appendix C - Topographic Survey



Appendix D - Scheme Drawings


cabe
chartered association of building engineers
Flaxwell Lane
PROPOSED 'POCKET PARK' (FOR USE BY RESIDENTS)
2025 SECTION 73 APPLICATION


cabe
chartered association of building engineers
Flaxwell Lane
2025 SECTION 73 APPLICATION
John Dickie Associates
Chartered Building Engineers
3, Victor Way,Cherry Holt Road,
Bourne, Lincs PE10 9PT
Tel 07778 297733 jda@ndirect.co.uk
Erection of Nine Dwellings on Land off
Croxgate Lane, Peakbeck, Spalding
PE11 3XW
Drawing Title : Site Layout with Roofs
Client : Melbourne Properties Limited
Date February 2025
Scales 1 to 500 at A3 Portrait
Drawing No JDA/2025/775/SITE/ROOFS/001


PROPOSED FLOOR LAYOUT
PROPOSED ROOF TRUSS LAYOUT TBA
PROPOSED FLOOR LAYOUT
MASONRY SETTING OUT
PROPOSED SIDE ELEVATION
WEST
PROPOSED REAR ELEVATION
SOUTH
PROPOSED SIDE ELEVATION
EAST
PROPOSED FRONT ELEVATION
NORTH
Master Bedroom
Bedroom Three
Bedroom Four
Bedroom Two
Utility
Kitchen
Snug
Open Plan Living/Dining
2400mm clear storey height
Scale Bar
PROPOSED SIDE ELEVATION
EAST
PROPOSED SIDE ELEVATION
WEST
PROPOSED FLOOR LAYOUT
PROPOSED REAR ELEVATION
SOUTH
PROPOSED FRONT ELEVATION
NORTH
PROPOSED ROOF TRUSS LAYOUT TBA
John Dickie Associates
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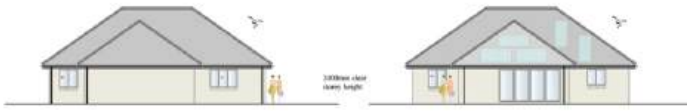
Tel 07778 297733 jda@ndirect.co.uk
Erection of Nine Dwellings on Land off
Crossgate Lane, Pinchbeck, Spalding
PE11 3XW
Drawing Title : BUNGALOW TYPE B
Plot Two Details
Client : Melbourne Properties Limited
Date February 2025
Scale 1 to 100 at A1 Portrait
Drawing No JDA/2025/775/P2.001

PROPOSED FLOOR LAYOUT

PROPOSED SIDE ELEVATION
WEST

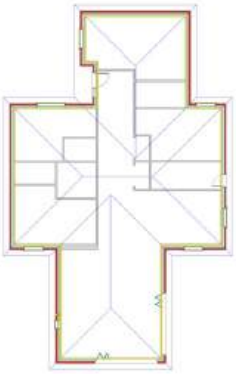
PROPOSED SIDE ELEVATION
EAST

SECTION 73 APPLICATION



PROPOSED FRONT ELEVATION
NORTH

PROPOSED REAR ELEVATION
SOUTH



PROPOSED ROOF TRUSS LAYOUT TBA

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Erection of Nine Dwellings on Land off
Crossgate Lane, Pinchbeck, Spalding
PE11 3XW

Drawing Title : BUNGALOW TYPE B - HANDED
Plot Three Details

Client : Melbourne Properties Limited

Date February 2025

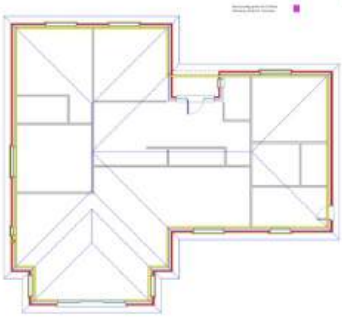
Scale 1 to **100** at A1 Portrait

Drawing No JDA/2025/775/WD/P3.001

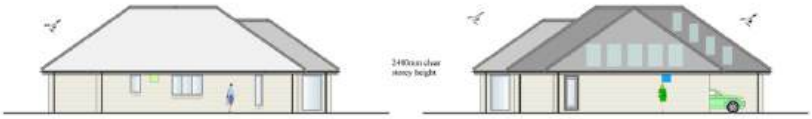
PROPOSED FLOOR LAYOUT

PROPOSED FRONT ELEVATION
NORTH

PROPOSED REAR ELEVATION
WEST



PROPOSED ROOF TRUSS LAYOUT TBA



PROPOSED SIDE ELEVATION
NORTH

PROPOSED SIDE ELEVATION
SOUTH

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Erection of Nine Dwellings on Land off
Crossgate Lane, Pinchbeck, Spalding
PE11 3XW

Drawing Title : BUNGALOW TYPE C
Plot Four Details

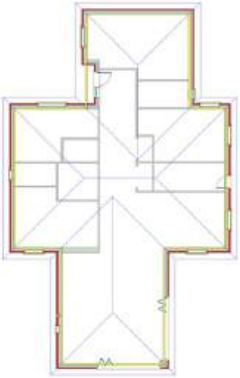
Client : Melbourne Properties Limited

Date February 2025

Scale 1 to **100** at A1 Portrait

Drawing No JDA/2025/775/WD/P4.001

PROPOSED FLOOR LAYOUT



PROPOSED ROOF TRUSS LAYOUT TBA

PROPOSED SIDE ELEVATION
WEST

PROPOSED SIDE ELEVATION
EAST

PROPOSED FRONT ELEVATION
NORTH

PROPOSED REAR ELEVATION
SOUTH

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Erection of Nine Dwellings on Land off
Crossgate Lane, Pinchbeck, Spalding
PE11 3XW

Drawing Title : BUNGALOW TYPE B - HANDED
Plot Five Details

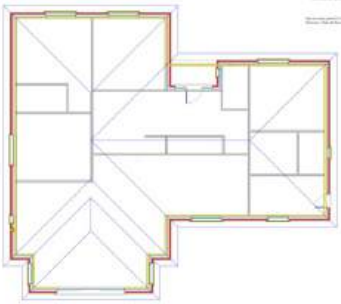
Client : Melbourne Properties Limited

Date February 2025

Scale 1 to **100** at A1 Portrait

Drawing No JDA/2025/775/WD/P5.001

PROPOSED FLOOR LAYOUT



PROPOSED ROOF TRUSS LAYOUT TBA

PROPOSED REAR ELEVATION
WEST

PROPOSED SIDE ELEVATION
NORTH

PROPOSED FRONT ELEVATION
NORTH

PROPOSED SIDE ELEVATION
SOUTH

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Tel 07778 297733 jda@ndirect.co.uk

CCErection of Nine Dwellings on Land off
Crossgate Lane, Pinchbeck, Spalding
PE11 3XW

Drawing Title : BUNGALOW TYPE C - HANDED
Plot Six Details

Client : Melbourne Properties Limited

Date February 2025

Scale 1 to **100** at A1 Portrait

Drawing No JDA/2025/775/WD/P6.001

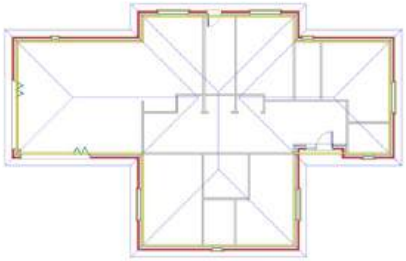
PROPOSED FLOOR LAYOUT

PROPOSED FRONT ELEVATION
EAST

PROPOSED REAR ELEVATION
WEST

PROPOSED SIDE ELEVATION
NORTH

PROPOSED SIDE ELEVATION
SOUTH



PROPOSED ROOF TRUSS LAYOUT TBA

NOTES
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All relevant dimensions and levels to be ascertained or checked and verified on site before specific areas of work are commenced. All works and materials are to be in full accordance with current British Standards, Building Regulations, Agreement Certificates and Manufacturers printed instructions.
All Building Regulations inspections are to be carried out at the appropriate stages of work.
This drawing is to be read in conjunction with clients specification/requirements requirements and structural engineers design.

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Erection of Nine Dwellings on Land off
Crossgate Lane, Pinchbeck, Spalding
PE11 3XW

Drawing Title : BUNGALOW TYPE D
Plot Seven Details

Client : Melbourne Properties Limited

Date February 2025

Scale 1 to **100** at A1 Portrait

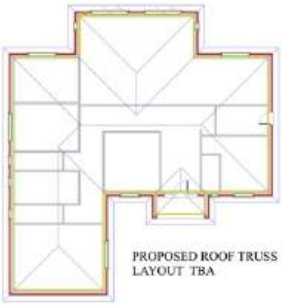
Drawing No JDA/2025/775/WD/P7.001

PROPOSED FLOOR LAYOUT

PROPOSED FRONT ELEVATION
SOUTH

PROPOSED REAR ELEVATION
NORTH

* Construction notation applies to all nine dwellings



PROPOSED ROOF TRUSS
LAYOUT TBA

PROPOSED SIDE ELEVATION
EAST

PROPOSED SIDE ELEVATION
WEST

ROOF HATCH SEAL DETAIL

1 5 10
Scale Bar

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Erection of Nine Dwellings on Land off
Crossgate Lane, Pinchbeck, Spalding
PE11 3XW

Drawing Title : BUNGALOW TYPE A - HANDED
Plot Nine Details

Client : Melbourne Properties Limited

Date February 2025

Scale 1 to **100** at A1 Portrait

Drawing No JDA/2025/775/P9.001

GARAGE LAYOUT
PLOTS **1, 2, 3, 4, 5, 8 & 9**

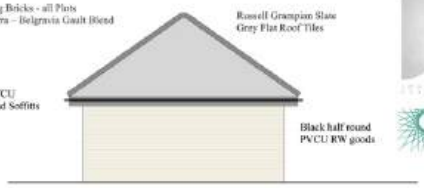
SIDE ELEVATION
PLOTS 6 & 7

Facing Bricks - all Plots
Forterra – Belgravia Gault Blend

Black PVCU
Fascias and Soffits

Russell Grampian Slate
Grey Flat Roof Tiles

Black half round
PVCU RW goods



REAR ELEVATION
PLOTS 6 & 7

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FRONT ELEVATION
ALL PLOTS

SIDE ELEVATION
PLOTS 6 & 7

GARAGE LAYOUT
PLOTS 6 & 7

Black PVCU
Fascias and Soffits

Black half round
PVCU RW goods

SIDE ELEVATION
PLOTS 1, 2, 3, 4, 5, 8 & 9

SIDE ELEVATION
PLOTS 1, 2, 3, 4, 5, 8 & 9

ROOF LAYOUT
ALL PLOTS

Facing Bricks - all Plots
Forterra – Belgravia Gault Blend

Russell Grampian Slate
Grey Flat Roof Tiles

* Construction notation applies to all nine dwellings

Erection of Nine Dwellings on Land off
Crossgate Lane, Pinchbeck, Spalding
PE11 3XW

Drawing Title : Detached Garage Details

Client : Melbourne Properties Limited

Date February 2025

Scales 1 to **50** at A1 Portrait

Drawing No JDA/2025/775/GARAGES.001

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cabe
chartered
building engineer