Design and Access Statement
Planning Statement

Residential development (9)
Millfield House
Spalding Common
Spalding

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Residential development (9), Millfield House, Spalding Common, Spalding

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1. The Town & Country Planning (Development Management Procedure)(England) Order 2015, requires certain types of application for planning permission to be accompanied by a **Design and Access Statement**. This statement has been prepared in line with relevant national guidance. It conforms to the advice set out in national guidance, and has been prepared in accordance with best practice guidance on the preparation of such statements. Regard has also been paid to the development plan and national planning policy guidance, and in particular the **South-East Lincolnshire Local Plan** and the **National Planning Policy Framework**.

2. The statement comprises the following main elements;-

3. Firstly, a description of the **proposed development** and its location

4. Secondly, the **Site Appraisal** section examines the physical context. The design solution for the site has been based upon a full and thorough understanding of the site and the surrounding area. Site appraisal forms a fundamental part of the evaluation process.

5. Thirdly, the **Planning Considerations** section considers the planning issues arising from the proposed development with particular regard to development plan policies.

6. In section 5, the **Design Component** sets out the design principles and concepts that have been applied to the proposed development. It describes how the physical characteristics of the scheme have been informed by robust site appraisal, assessment and evaluation. The resulting design principles that emerge from that appraisal process are considered under the headings of **Use**, **Amount**, **Layout**, **Scale**, **Landscaping**, and **Appearance**.

7. In Section 6, the **Access Component** explains the approach that has been adopted in relation to accessibility.

8. Finally, the **Conclusions** section outlines how the proposed development conforms to good design principles.

9. This full planning application proposes the residential development of an area of residential garden land, situated in the grounds of Millfield House, located on the eastern side of Spalding Common, Spalding.

10. The site, which has an area of approximately 0.2ha, comprises part of the side and rear garden areas to a large detached frontage property. It would appear that the dwelling, which dates from the 1970's was once associated with an adjoining nursery site, although the sites have been in separate ownerships for several decades). The nursery site (Millfield's Nurseries) has an area of approximately 4.66ha adjoins the property to the east and south. It was, until recently, largely covered in glasshouses. Under planning application ref: H16-0668-16, outline planning permission was granted for the residential development of the overall nursery site for 'up to 135 dwellings'. Reserved matters approval has been granted, in two tranches, for a total of 135 dwellings; H16-0984-19 approved an initial phase of 40 dwellings and H16-1070-20 approved a second phase of 95 dwellings. The site is presently in the process of being developed. The approved development incorporates a range of detached and semi-detached units abutting the side and rear gardens of the application property. The nursery site, comprises a residential allocation within the South-East Lincolnshire Local Plan (allocation ref: Stm004).

11. The application site in this case adjoins that consented site. The site has an L-shape, and comprises the side garden area, and part of the rear garden area to Millfield House.

12. The proposals in this case seek to develop the site residentially. A new access is proposed from the B1172, leading eastwards into the site. A terrace of three dwellings fronting onto Spalding Common is proposed to the south of this access drive, with a pair of semi-detached units set to the rear of the terrace, and two pairs of semi-detached units set to the rear of the existing dwelling. Car parking is generally set alongside the properties. The dwellings adopt suitable, locally referenced stylings with a palette of locally appropriate materials.

13. The site is considered eminently suitable for residential development. The site is located with the defined settlement boundary for Spalding, where new residential development is supported. The development will suitably integrate with the existing property and adjoining development on the nursery site. The proposed development will accord with other relevant national (NPPF) and local planning policy provisions (as set out in the South-East Lincolnshire Local Plan), and will give rise to no material harm.

14. National guidance identifies the information that should be included in a Design & Access Statement. As a minimum, statements should include information on **Amount of development**, **Layout**, **Scale, Appearance**, and **Access**.

15. These matters are considered in further detail within this Design and Access Statement. For clarity the application particulars are summarised below;

USE: the use or uses proposed for the development and any distinct development zones within the site identified
The application proposes the development of an area of residential garden land situated within the defined settlement boundary of Spalding (as set out in the South East Lincolnshire Local Plan), where new residential development is supported. Residential development of the site is supported by the relevant provisions of the South-East Lincolnshire Local Plan. The site is adjoined on three sides by existing and consented residential development, and there is further residential development and allocated housing land to the west, across Spalding Common. The locality is wholly residential in character, and a suitably scaled residential development will be consistent with the emerging characteristics of the area. The site is considered to represent an appropriate location for a small infill type development.

AMOUNT OF DEVELOPMENT: the amount of development proposed for each use
Full planning permission is sought for the residential development of the site. The site has an overall area of approximately 0.2ha. The site is adjoined to the south and east by new residential development taking place on the nursery site. The form and layout of the development in this case, is consistent with the scale and density of the development on the nursery site (If one omits the large open space / balancing area within the adjoining site, the net density of the nursery development is comparable to the density proposed in this case). The amount of development proposed is considered appropriate in the particular context of the site, and will suitably integrate with the surrounding pattern of development.

LAYOUT: an indicative layout with separate development zones proposed within the site boundary where appropriate
The submitted site layout identifies 9 dwellings on the site; 5 set on the side garden area (a terrace of three units fronting onto Spalding Common, with a pair of semi-and four (2 x semi-detached pairs) set to the rear of the existing dwelling. The dwellings are served from a new access drive running eastwards off Spalding Common, alongside the new side boundary of the retained dwelling (Millfield House). Car parking is generally set to the front of the properties and there is a turning area set centrally within the site. The frontage dwellings are set in line with the new frontage dwellings to the south within the consented nursery site. The proposed site layout suitably integrates with the existing and consented built-form, with appropriate separation distances in line with benchmark standards. No adverse amenity impacts will arise.

SCALE : an indication of the upper and lower limits for height, width, and length of each building within the site boundary
Surrounding development (existing and consented) is predominantly two storeys in height. The proposed development comprises two storey properties.

APPEARANCE : the aspect of a place or building that determines the visual impression it makes
The proposed dwellings adopt high quality designs, with some locally referenced detailing; brick arches to ground floor openings, dormer detailing and half-hipped roofs. Materials will complement the palette of materials on the adjoining sites. In their particular context the proposed dwelling designs are considered appropriate.

LANDSCAPING : the treatment of public or private spaces to enhance or protect the amenities of the site
Suitable landscaping will be carried out as part of the development. Existing conifer hedges are to be removed. A new hornbeam hedge is proposed to the road frontage. Landscaping matters can be suitably addressed by means of appropriate planning conditions.

ACCESS : an area or areas in which the access point or points to the site will be situated
Access to the site is proposed via a new access from B1172 Spalding Common. There is good visibility along the road in each direction, in excess of relevant Manual for Streets standards. Suitable provision is made within each plot for vehicle parking and turning.

16. The National Planning Policy Framework (NPPF)(2021) emphasises the importance of good design in the planning process. Good design is a key aspect of sustainable development, is indivisible from good planning and should contribute to making places better for people. Inclusive design goes beyond the mere architectural and visual appearance of buildings; it should also ensure connectivity between people and places and integration of new development into its natural or built surrounds.

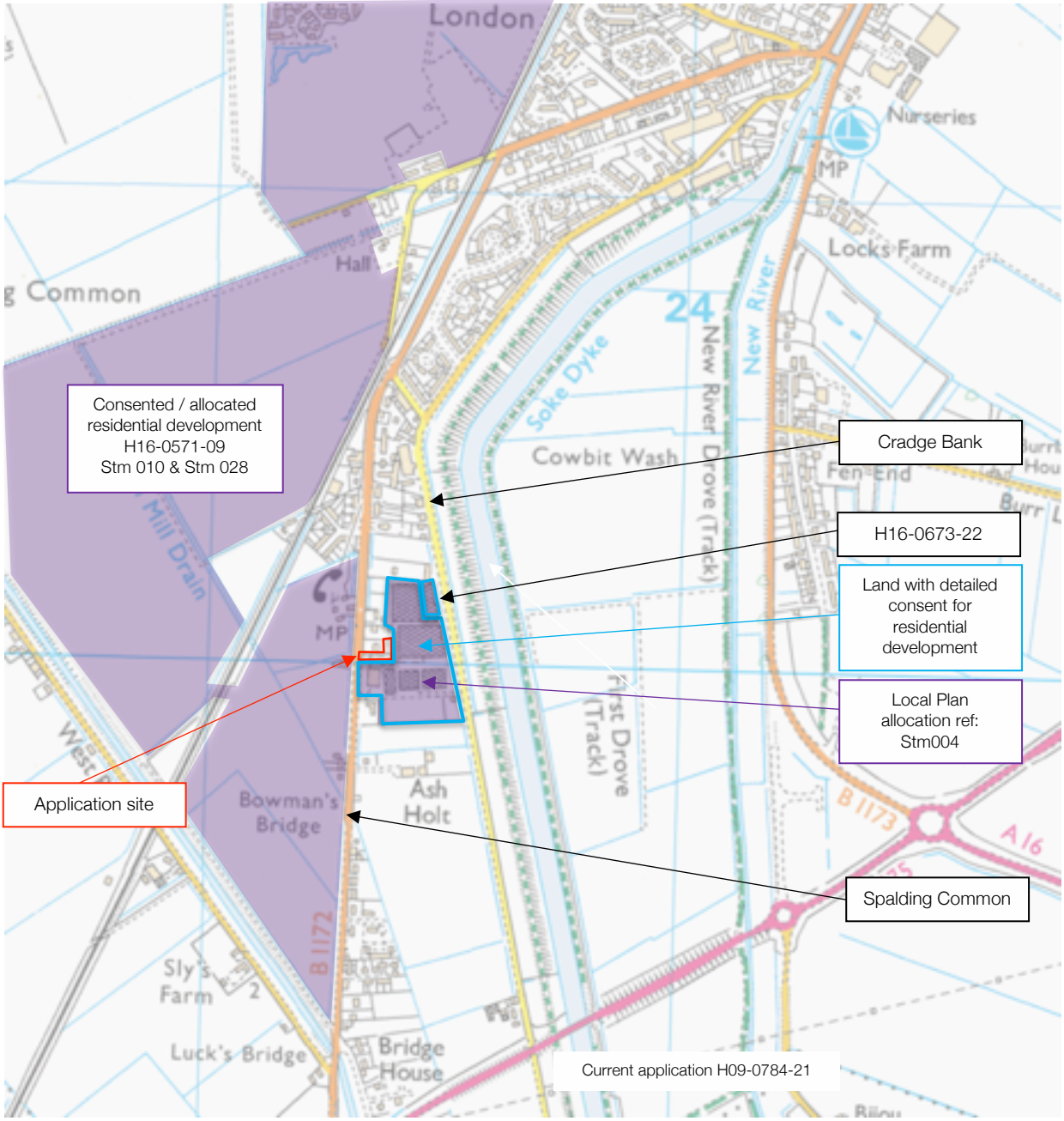
17. High quality and inclusive design should create well-mixed and integrated developments which avoid segregation. Good design should ensure places function well and that developments add to the overall character and quality of the area, not just for the short term, but for the lifetime of the development. Good design will emerge from a full understanding of the site and its surroundings. This section describes the site and the surrounding area, and then appraises the factors that contribute to the character and appearance of the area, and the key factors that should influence design on the site.

The application site and the surrounding area

18. The application site is located in the Spalding Common area of Spalding, approximately 3km to the south-west of Spalding town centre.



OS mapping (not to scale) illustrating Spalding and the location of the application site



Aerial photo of Spalding Common area, identifying the location of the application site and surrounding development

19. Spalding Common is presently largely defined by the south-north running B1172 Spalding Common road, which leads from a junction of the A1175 Market Deeping – Spalding road northwards into Spalding along the western side of the River Welland. Cradge Bank runs to the east of Spalding Common and generally follows the line of the raised western bank of the river. To the west of the B1172 Spalding Common is the Peterborough – Spalding railway line.

20. Development has taken place sporadically along the length of Spalding Common, between the road and Cradge Bank to the east, and between the road and the railway line to the west. There is a greater concentration of development at the northern end of the road, where it essentially represents a gradual outward expansion of Spalding itself. Development at this northern end of the street typically comprises frontage type properties (some accessed from parallel running service roads) and small depth-type developments extending towards Cradge Bank or the railway line. Intermixed within the residential properties there is some small-scale commercial

undertakings. A community hall is set alongside the road midway along its length on its eastern side. Continuing southwards the pattern of frontage development becomes a little more fragmented, and the street assumes a more rural and more typical fenland character.



B1172 Spalding Common: the more urbanised northern end looking south



B1172 Spalding Common: the more rural sporadically developed southern end looking north

21. The character of the locality is set to change quite significantly in future decades. As well as the development of the Millfield's Nursery site, which we described further below, the land to the west of the B1172, and extending northwards and westwards beyond the railway line is to be developed residentially. Under planning permission ref: H16-0571-09, planning permission has been granted for the development of around 2250 dwellings to the south-west of the main built-up area of Spalding (linking Broadway in the north with Spalding Common in the south) (see plan above). Further residential allocations also exist on land to the west of the B1172. Collectively these developments will transform the character of this area, effectively subsuming it within the wider urban area of Spalding.

22. Located approximately 1200m north of the junction with the A1175 is the site of the former Millfield's Nursery. Until recently this comprised an extensive horticultural complex of glasshouses, covering the majority of a 4.66ha site and extending up to Cradge Bank. Save for a short frontage onto B1172 Spalding Common, the site is located behind frontage dwellings set along the eastern side of the road.



The Millfield's Nursery site (taken prior to demolition of the buildings and glasshouses)

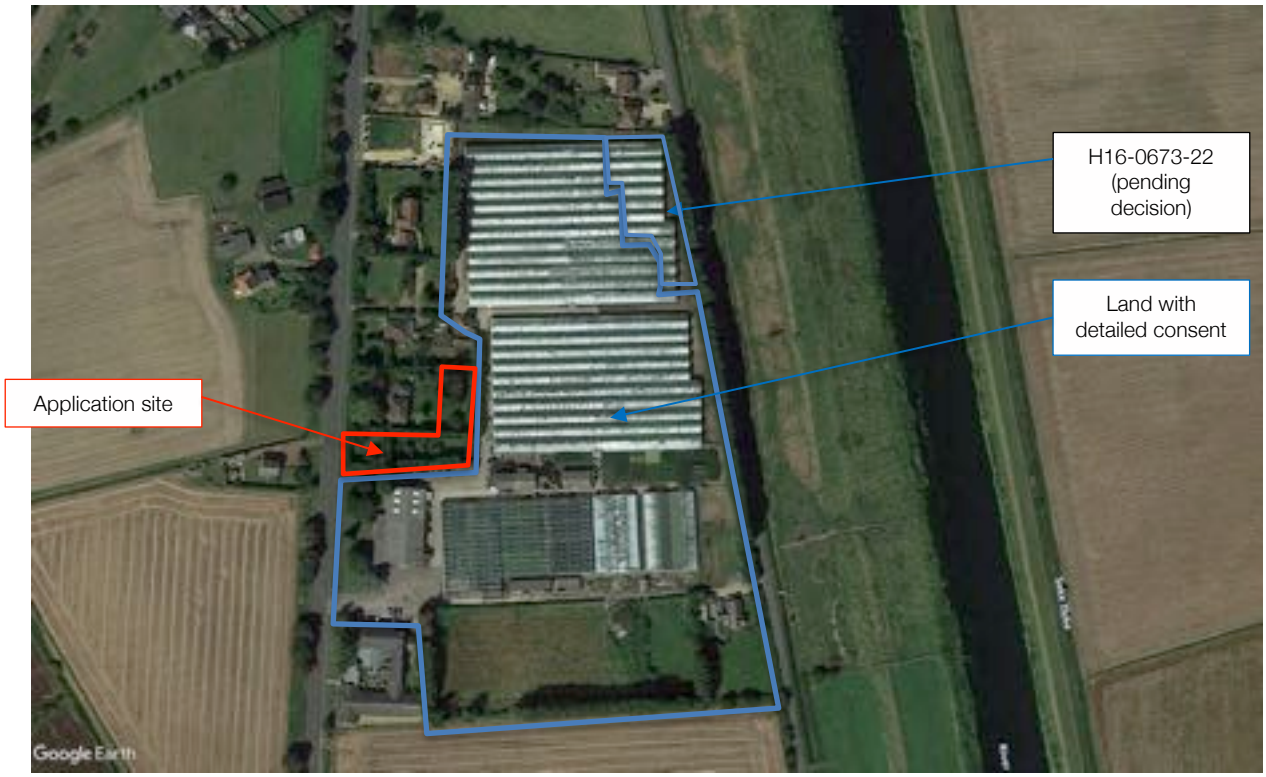
23. The site was typical of nursery sites across the district, containing an extensive array of low-slung glasshouses, and a more limited range of ancillary sheds and processing buildings. These buildings were set back from the Spalding Common frontage, behind a wide grass verge. On the eastern side of the site, along the boundary with Cradge Bank there was a tall line of conifer trees. Also set on this frontage, was a small bungalow associated with the nursery use.



The Millfield's Nursery site from Cradge Bank to the south-east, showing the conifer screen along the eastern boundary (now removed)



Overview of the Spalding Common area. The Millfield's Nursery site is highlighted above in yellow, and illustrated in further detail below.



The Millfield's Nursery site prior to the demolition of the glasshouses. The present application site, which adjoins the nursery site (but is a separate entity) is highlighted in red. Consented land and land the subject of current applications is outlined in blue.

24. Following grants of planning permission on the nursery site for residential development, which we described further below, the site has been cleared of all buildings and development is now under way.



Overview of the cleared nursery site. (The conifer trees to the eastern boundary have now also been removed). The present application site adjoins the consented nursery site and is highlighted in red. Millfield House is also highlighted.

25. Under application ref: H16-0668-16, outline planning permission (with all matters reserved) was granted for the redevelopment of the entire nursery site. The application included an indicative masterplan for the development of the site, including the disposition of open space and surface water attenuation areas. Access was shown to be from the southern end of the site frontage to the A1172 Spalding Common. The illustrative plan identified a total of 135 dwellings across the site, although the grant of planning permission includes no limitation in terms of dwelling numbers.

26. Subsequent to this grant of outline planning permission, the site was allocated in the South-East Lincolnshire Local Plan as a site for residential development (Allocation ref: Stm004). Policy 11 of the plan sets out an approximate dwelling yield of 140 dwellings for the site (based upon 30dw/ha (Local Plan: Para.5.3.9).

27. Under application ref: H16-0984-19 reserved matters approval was granted for an initial phase of 40 dwellings in the south-western portion of the overall site. As illustrated on the plan below, this initial phase of the development also identified an area of open space and a surface water attenuation area alongside the eastern site boundary.



Application ref: H16-0984-19: Phase One scheme for 40 dwellings. The location of the present application site is highlighted in blue

28. Under application ref: H16-1070-20 reserved matters approval has been granted for a second phase of development at the site, of 95 dwellings.

29. As the plans below illustrates, this second phase included the balance of the overall site with the exception of a small section of land, fronting Cradge Bank, in the north-east corner of the site.



Application ref: H16-1070-20: Phase Two scheme for 95 dwellings. The approximate location of the present application site is highlighted in blue



The Millfield Nursery site under construction. Millfield House is highlighted.

30. Millfield House, the application property, is located adjacent to the former nursery site. It sits just to the north of the nursery sites frontage onto Spading Common, and the development site extends directly to the rear of the property. The property has no connection to the adjoining nursery site.


Millfield House

31. The property dates from the 1970's and as illustrated above, is constructed in a neo-Georgian styling typical of that period. The property is set within a large rectangular -shaped plot, with an approximately 50m frontage to Spalding Common and a depth of approximately 66m. The property has an area of approximately 0.33ha. As illustrated below, the site is largely bounded by tall established conifer hedges, and the dwelling itself has limited visibility from the street. The dwelling itself is set on the northern part of the plot, and to the south is a side garden area. This side garden is separated from the main garden area by a further hedge running from front

to rear. This side garden area abuts the nursery site on its southern side, and this boundary comprises a mix of hedge and fencing.



Millfield House: rear garden area looking back towards dwelling



Millfield House: Side garden area looking east. The timber fence forms the boundary with the adjoining consented nursery site.



Millfield House as viewed from Spalding Common

32. To the north of the property is Brookfield, a detached frontage bungalow. Frontage type development – both bungalows and two storey dwellings continue along the eastern side of Spalding Common. The consented nursery site development incorporates new frontage dwellings to the south of the property. To the west, across Spalding Common is a single detached dwelling standing in a relatively isolated position (The Conifers). However, the anticipation is that this frontage will become developed in the near future, as the land to the north and south of the property is allocated for development (Stm010 and Stm028).

33. Development in the vicinity of the application property comprises a varied mix of non-vernacular properties, both bungalows and two storey dwellings. Whilst frontage development predominates, depth and estate type development – on consented sites and future allocations – is likely to transform the overall character and pattern of development in the locale. Presently, the locality lacks strong design characterisation, and is not especially distinctive. The character of the locale is more likely to be shaped and defined by future development.

34. The application site in this case comprises the side garden area to the dwelling and [part of the rear garden area. The overall site has an L-shape, and an area of approximately 0.2ha.

35. In broad terms, we can identify no objections in principle to the development of the site. The site falls within the defined settlement boundary for Spalding, where in-principle new residential development is supported.

36. Development of the side garden area, and part of the rear garden area is considered feasible in this instance, whilst retaining the existing property. This would take the form of a new depth type development, served from a new access point of Spalding Common. The road is straight in the vicinity of the site, and the introduction of a new access point into the side garden portion of the site would enjoy good visibility in both directions.

37. The adjoining consented development comprises predominantly two-storey dwellings (semi-detached and terraced) and single storey (semi-detached). The nursery site development adopts a relatively high overall density, and there would appears to be scope in the present instance to adopt a similar high-density approach. Importantly, any development in our view

should introduce a frontage form of development – to complement frontage dwellings to north and south - and not exceed two storeys in height.

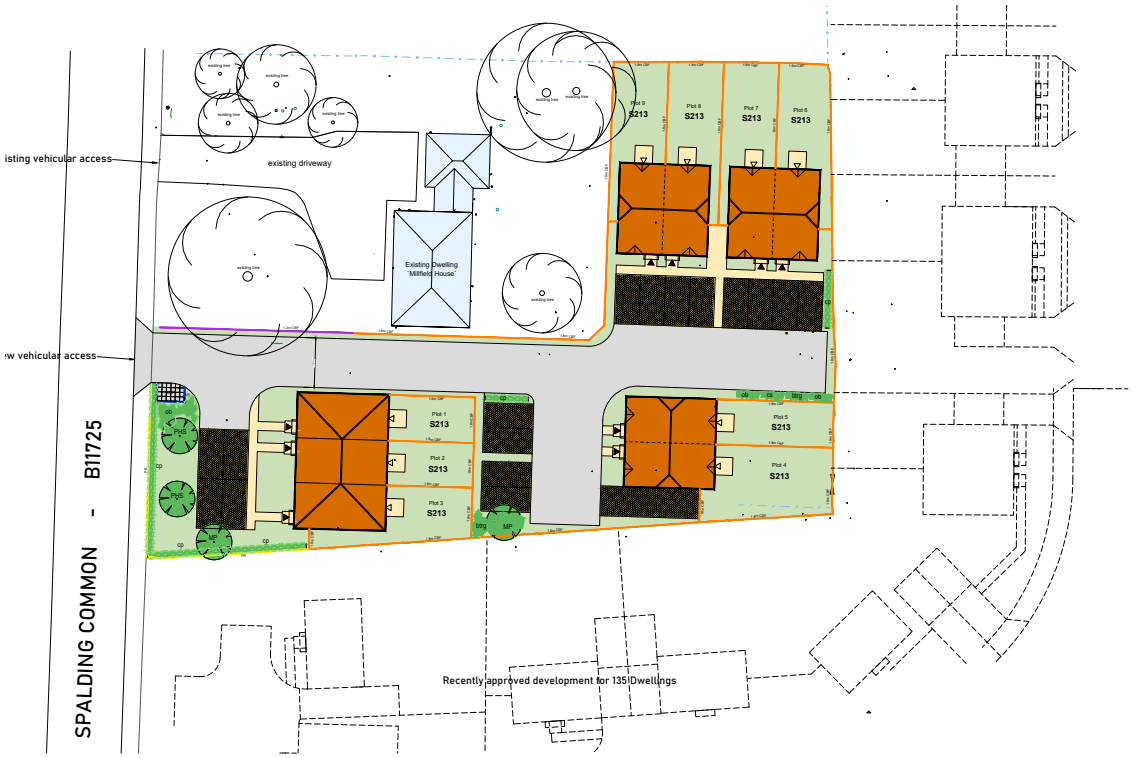
38. Whilst the existing site is presently bounded by tall conifer hedges, their retention is not considered essential in this instance. Appropriate boundary treatments should be incorporated and a high-quality presentation to Spalding Common should be achieved. Dwelling siting should pay particular regard to the siting and orientation of neighbouring dwellings, and separation instances should be in line with guideline standards.

39. Given the diversity of building styles and materials in the locality, it is not considered that there are any overriding design considerations in this case. High quality designs, using locally referenced materials will enable any development to suitably integrate with surrounding development. The use of locally referenced detailing will enhance local distinctiveness.

The proposed development

40. This planning application, which is a full planning application proposes the residential development of the site, comprising to total of 9(no.) 2-bedroomed dwellings

41. The submitted block plan is illustrated below. This identifies a new private drive access serving the development. This runs alongside the new side boundary with Millfield House. The driveway runs the length of the plot, and includes s southward running spur midway along its length, which will also serve as a turning area. South of the driveway, and fronting Spalding Common is a terrace of 3(no.) 2-bedroomed units. This block is set generally in line with the frontage dwellings on the adjoining nursery site. Provision is made for parking for two of the units in front of the dwellings, whilst one of the units has parking provided to the rear, served from the short southward running spur. To the rear of this terrace, to the east of the turning head is a pair of semi-detached dwellings (2-bed units). These front westwards onto the spur. The southern unit has parking set alongside, whilst the northern unit has parking provided across the spur. North of the access drive, and to the rear of Millfield House are two pairs of semi-detached dwellings. These are aligned west-east with their front elevations facing southwards. Car parking is provided to the front of these units. These units have a side-gabled presentation facing towards the host dwelling. The plans identify the existing conifer hedges to be removed. New fencing is proposed to boundaries. To the roadside frontage a new post and rail fence is proposed with a new hornbeam hedge set behind it.



The proposed block plan

42. Dwelling designs are illustrated below. The terraced unit at the front of the site has a hipped roof form, whilst the dwellings set on the rear portion of the site incorporate lowered eaves, dormer windows to front and rear and half-hip roof detailing. Ground floor windows to the front elevations incorporate a brick arched header detail and the front doorways incorporate a bracketed hood detail. The buildings incorporate a buff-brick and an orange concrete tile.



Proposed dwellings (Left) Frontage dwellings (Plots 1-3) and (right) Plots 4-9

Overview

43. This section sets out the planning policy considerations relevant to the proposed development. Whilst not required as part of a Design and Access Statement, it is considered that a full understanding and appraisal of the relevant policy context will positively inform the design response.

44. In terms of planning policies, the development on the site appears to be in broad conformity with the development plan. The development also satisfies the relevant provisions of the NPPF. By intention, the NPPF is substantially more economic in terms of its policy guidance. In the context of the NPPF, the development proposals may be seen to comprise a sustainable form of development, in a sustainable location. The presumption in favour of sustainable development should prevail in this case.

Development plan considerations
General development principles

45. The development plan for the area comprises the South East Lincolnshire Local Plan.

46. The site in this case is located within the defined settlement boundary for Spalding (see extract of Inset Map on Page 14 above). Policy 1: Spatial Strategy states that within the defined settlement boundary for the town, development will be permitted that supports its role as a sub-regional centre. The development clearly satisfies this provision and may be considered to represent an appropriate location for new development.

47. The density proposed in this instance approximates to 45 dw/ha. This is clearly comparable to the density and pattern of development on the adjoining site (factoring out the large surface water balancing area, the site has a net density of approximately 40 dw/ha). It is considered to represent an efficient use of the site and one that can be accommodated in this case without detriment to the character of the locale or to residential amenity.

48. Policy 2 of the Local Plan relates to Development Management. The Policy states that all new development should be of a high-quality design. The Policy continues that it will be necessary to demonstrate that new development satisfies a range of considerations. These are set out below.

POLICY 2: DEVELOPMENT MANAGEMENT Proposals requiring planning permission for development will be permitted provided that sustainable development considerations are met, specifically in relation to:		
No	Criteria	Comment
1	size, scale, layout, density and impact on the amenity, trees, character and appearance of the area and the relationship to existing development and land uses;	The scale and amount of development is considered appropriate in the context of the site and surrounding development. Two storey dwellings are compatible with the scale of adjoining dwellings.

Cont/…

		The density of development is comparable with the density of adjoining development on the nursery site. The site layout has regard to neighbouring dwellings and will not give rise to adverse amenity impacts. Residential development is consistent with the residential characteristics of the locality.
2	Quality of design and orientation	The dwellings proposed are oriented such that they will enjoy good access to daylighting and sun-lighting. They will similarly enjoy an appropriate relationship to adjoining buildings (existing and consented).
3	Maximizing the use of sustainable materials and resources	The development will make use of sustainable materials and resources.
4	Access and vehicle generation levels	A new access is proposed onto Spalding Common. The new access point enjoys good visibility in both directions. Suitable provision is made for access, turning and parking within the site.
5	The capacity of existing community services and infrastructure	The development will not impact upon local service provision or facilities. Indeed, the development will arguably support local community services and facilities.
6	Impact upon neighbouring land uses by reason of noise, odour, disturbance or visual intrusion	The proposed development is compatible with adjoining land uses. It suitably integrates with adjoining (existing and consented) development and will not be visually intrusive, nor give rise to adverse amenity impacts. No issues of noise, odour or visual intrusion will arise. The area is / will become (on completion of the development of the nursery site), entirely residential in character.
7	Sustainable drainage and flood risk	The proposed properties can be suitably protected against the risk of flooding.
8	Impact or enhancement for areas of natural habitats and historical buildings and heritage assets	No ecological issues arise in this case. No heritage assets are impacted.
9	Impact on the potential loss of sand and gravel mineral resources	No mineral resource issues are raised in this case.

49. Policy 3 of the Local Plan relates to the Design of New Development. The policy identifies 15 considerations to which proposals should have regard. We can identify no material conflict with these considerations.

POLICY 3: DESIGN OF NEW DEVELOPMENT

All development will 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. Design which is inappropriate to the local area, or which fails to maximise opportunities for improving the character and quality of an area, will not be acceptable.

Development proposals will demonstrate how the following issues, where they are relevant to the proposal, will be secured:

No	Criteria	Comment
1	creating a sense of place by complementing and enhancing designated and non-designated heritage assets; historic street patterns; respecting the density, scale, visual closure, landmarks, views, massing of neighbouring buildings and the surrounding area;	The proposed development will create a strong sense of place. The scale and layout of buildings has due regard to surrounding development. The density is appropriate in its context. Inclusion of a frontage element will ensure appropriate integration with the existing pattern of development, and complement the existing (and emerging) built form.
2	Distinguishing between private and public space	There will be a clear distinction between public and private space.
3	The landscape character of the location	The overall character of the locality will not be adversely impacted in this instance.
4	Accessibility by a choice of travel modes including the provision of public transport, public rights of way and cycle ways	The site enjoys good accessibility to shops, services and facilities.
5	The provision of facilities for the storage or refuse / recycling bins, storage and/ or parking of bicycles and layout of car parking.	Suitable provision will be made for the storage of waste, cycle storage and car parking.
6	The lighting of public spaces	No public space is proposed as part of the development.
7	Ensuring public spaces are accessible to all	No public space is proposed as part of the development.
8	Crime prevention and community safety	The proposals have been formulated with crime prevention / security considerations in mind. There is good passive surveillance of the site entry point and car parking areas.
9	The orientation of buildings on the site to enable the best use of decentralized and renewable low carbon energy technologies for the lifetime of the development	The dwellings as illustrated are oriented such that they will enjoy good access to daylighting and sun-lighting. They would similarly enjoy an appropriate relationship to adjoining buildings (existing and consented).
10	The appropriate treatment of facades to public places, including shop frontages to avoid visual intrusion by advertising, other signage, security shutters, meter boxes and other service and communication infrastructure	Not relevant or applicable in this case.
11	Residential amenity	The proposals have due regard to the relationship of dwellings to adjoining (and consented) residential properties. Adjoining properties will not be impacted by the proposed development. The properties will incorporate robust boundary treatments and this will ensure that residential amenity standards will not be impacted. Separation distances between buildings are in line with benchmark separation standards.

12	The mitigation of flood risk through flood resistant and flood-resilient design and sustainable drainage systems	Appropriate flood resilience will be proposed in this case.
13	The use of locally sourced building materials, minimizing the use of water and minimizing land take, to protect best and most versatile soils	Locally sourced building materials will be utilised. There will be no loss of the best / most versatile agricultural land.
14	The incorporation of existing hedgerows and trees and the provision of appropriate new landscaping to enhance biodiversity, green infrastructure, flood risk mitigation and urban cooling	The existing, intrusive conifer hedges will be removed. Appropriate landscaping provision will be made as part of the development. This can be secured by means of appropriate planning conditions.
15	The appropriate use or re-use of historic buildings	There are no historic buildings within or in the vicinity of the site.

50. Accordingly, we can identify no policy conflict in this case.

General planning considerations

51. The proposals in this case are considered to accord with good planning principles. It has been demonstrated above that the proposals are in accordance with planning policies. Likewise, it has been demonstrated that against a range of planning / design considerations, no substantive issues arise. The development will be appropriately designed in its context, and will result in no adverse impacts upon adjoining residential amenity.

52. The development will offer an acceptable standard of amenity for future occupiers. The development comprises a sustainable form of development and that the presumption in favour of sustainable development should apply.

53. There are no technical barriers to a grant of planning permission in this case.

54. This section considers the design issues relating to the development arising from the site appraisal of the previous section. It specifically covers those topic areas required to be included within Design and Access statements.

Use

55. The application proposes the development of an area of residential garden land situated within the defined settlement boundary of Spalding (as set out in the South East Lincolnshire Local Plan), where new residential development is supported. Residential development of the site is supported by the relevant provisions of the South-East Lincolnshire Local Plan. The site is adjoined on three sides by existing and consented residential development, and there is further residential development and allocated housing land to the west, across Spalding Common. The locality is wholly residential in character, and a suitably scaled residential development will be consistent with the emerging characteristics of the area. The site is considered to represent an appropriate location for a small infill type development.

Amount

56. Full planning permission is sought for the residential development of the site. The site has an overall area of approximately 0.2ha. The site is adjoined to the south and east by new residential development taking place on the nursery site. The form and layout of the development in this case, is consistent with the scale and density of the development on the nursery site (If one omits the large open space / balancing area within the adjoining site, the net density of the nursery development is comparable to the density proposed in this case). The amount of development proposed is considered appropriate in the particular context of the site, and will suitably integrate with the surrounding pattern of development.

Layout

57. The submitted site layout identifies 9 dwellings on the site; 5 set on the side garden area (a terrace of three units fronting onto Spalding Common, with a pair of semi-and four (2 x semi-detached pairs) set to the rear of the existing dwelling. The dwellings are served from a new access drive running eastwards off Spalding Common, alongside the new side boundary of the retained dwelling (Millfield House). Car parking is generally set to the front of the properties and there is a turning area set centrally within the site. The frontage dwellings are set in line with the new frontage dwellings to the south within the consented nursery site. The proposed site layout suitably integrates with the existing and consented built-form, with appropriate separation distances in line with benchmark standards. No adverse amenity impacts will arise.

Scale

58. Surrounding development (existing and consented) is predominantly two storeys in height. The proposed development comprises two storey properties.

Landscaping

59. Suitable landscaping will be carried out as part of the development. Existing conifer hedges are to be removed. A new hornbeam hedge is proposed to the road frontage. Landscaping matters can be suitably addressed by means of appropriate planning conditions.

Appearance

60. The proposed dwellings adopt high quality designs, with some locally referenced detailing; brick arches to ground floor openings, dormer detailing and half-hipped roofs. Materials will complement the palette of materials on the adjoining sites. In their particular context the proposed dwelling designs are considered appropriate.

61. Access to the site is from Spalding Common. The site is well located relative to services and facilities.

Is the development accessible and inclusive?

62. The proposed development does not include any physical or social barriers to accessibility. The site is generally level and accesses directly to movement networks. It is well located relative to facilities in Spalding. The generally level terrain and ease of access to facilities makes the development equally accessible to all, including those with physical impairments. The proposal appears to comply with relevant development plan policies with regard to accessibility.

63. Access to buildings is dealt with under the Building Regulations, and is not specifically covered in this statement. It is not considered that there are any exceptional access issues arising in this case.

How will access be achieved?

64. Access to the site is proposed via a new access from B1172 Spalding Common. There is good visibility along the road in each direction, in excess of relevant Manual for Streets standards. Suitable provision is made within each plot for vehicle parking and turning.

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

66. The principle of developing the site is supported development plan policies; the site is located within the defined settlement boundary for the town. The development represents an appropriate infill development in a highly sustainable location.

67. The site is capable of being served either from Spalding Common. The proposed development, in its scale layout and design appropriately integrates with surrounding development and will not give rise to adverse amenity impacts.

68. The proposed development complies with relevant national and local planning policies.

M Sibthorp
September 2022