Design and Access Statement
Planning Statement

Residential development (76)
Ivanda Nursery site
Monks House Lane
Spalding

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1.Introduction

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 former nursery site located on the western side of Spalding.

10. The site, which has an area of approximately 2.3ha, is located in the eastern side of Monks House Lane, to the north of the Edward Road Dyke. The site has an elongated rectangular form, which extends some 400m back from Monks House Lane, with a fairly uniform width of 55-60m. The site is bounded to north, south and east by residential estate development. The estate areas to the south date from the early 1980's or earliest, whilst the areas to the east and north date from the last 20 years. The site comprises a former nursery site, and the western half of the site is almost entirely covered with glasshouses. An associated dwellinghouse is sited on the Monks House Lane frontage, from where the nursery is accessed. The eastern half of the site comprises untended scrub. The site is located within the defined settlement boundary for Spalding. Surrounded on three sides by existing residential development and located within the settlement boundary, the site is considered eminently suitable for residential development. Such development, of a sustainably located site, accords with relevant development plan policies for the location of new development.

11. The proposals in this case seek to develop the site residentially. The existing high-quality site access, located at the southern end of the site frontage is to be used as one of two access points to serve the development. From this access point, an estate road runs to the north of the existing dwelling (which is to be retained) and then parallel to the southern boundary to a point in the centre of the site, where it then turns northwards before turning again eastwards and running centrally through the eastern portion of the site. Towards the eastern end of the site, a spur runs northwards to connect into a short cul-de-sac (Toridge Road) within the adjoining estate area to the north. A number of short perpendicular spurs run off the main estate road and the proposed dwellings either front onto the main estate road or onto these spurs. At the point where the road turns in the centre of the site, a large open space area is proposed alongside an attenuation basis. The open space continues along the southern boundary to either side of the attenuation basis. The proposed dwellings comprises a mix of 1, 2, 3 and 4 bedroomed, detached, semi-detached and terraced units.

12. The site is considered eminently suitable for residential development. The site is located within the defined settlement boundary for Spalding, where new residential development is supported. The development will suitably integrate with adjoining development. 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.

13. 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**.

14. 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 former nursery 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 residential estate development, and forms part of a large residential neighbourhood on the western side of the town. The locality, with the exception of the nursery, is wholly residential in character, and a suitably scaled residential development will remove what has become a non-conforming use within the built-up area, and will be consistent with the established characteristics of the area.

AMOUNT OF DEVELOPMENT: the amount of development proposed for each use

Seventy-six dwellings are proposed upon the site (together with the retention of the existing dwelling), comprising 6(no) one-bed units, 34(no.) two-bed units; 30(no.) three-bed units and 6(no.) four-bed units. The dwellings comprise a mix of detached, semi-detached and terraced units. The site has an area of approximately 2.3ha, and the proposed development density of 33.5 dw/ha (including within this calculation is the retained dwelling) is considered appropriate in its particular context and broadly in line with the density of the adjoining development to the north. Whilst the Local Plan includes an indicative density of 30dw/ha for housing allocations within Spalding and Boston, the Plan indicates (5.3.9) that stated capacities are not necessarily a maximum capacity figure, and that viability, design, constraints and the most efficient use of land in delivering new homes should be the primary considerations in meeting housing needs. Having regard to these considerations, the proposed overall density is considered entirely appropriate. The application proposes a mix of house types and sizes in line with policy requirements (Policy 17). The development layout complements the pattern of surrounding development and appropriately integrates with it. Having regard to the characteristics of adjoining development, the proposals are considered to represent an appropriate scale and density of development which will not detract from the character and appearance of the locality.

LAYOUT: an indicative layout with separate development zones proposed within the site boundary where appropriate

The submitted site layout identifies 76 new dwellings on the site (together with the retention of the existing dwelling). A single estate road runs the length of the site, from the existing access point from Monks House Lane at its western end, connecting to Toridge Road, within the adjoining estate to the north, in the north-eastern corner of the site. Running westwards from Monks House Lane, the estate road runs to the north of the existing dwelling, and then parallel to the southern site boundary into the central part of the site. The road then doglegs northwards then eastwards, continuing through the centre of the site, before turning northwards to connect with Toridge Road. A number of perpendicular - running short spurs lead off this central spine road, and the proposed dwellings are generally set alongside the estate road, or front onto these spurs. At the point where the road dog-legs in the centre of the site, is a large central open space area, which is set alongside an attenuation basin. From this central open space area, the space also extends alongside the southern boundary westwards and eastwards alongside the dyke. The development creates a satisfactory overall layout within what is a relatively narrow constrained site. It also integrates will with the existing pattern of development and creates a high-quality presentation to Monks House Lane.

SCALE : an indication of the upper and lower limits for height, width, and length of each building within the site boundary
Development in the locality, comprises predominantly two storey properties (there are some single storey dwellings on Pilgrim's Way to the south-east). The proposed development similarly comprises two storey properties. Having regard to the characteristics of the wider locale, this scale of development is considered appropriate.

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. Materials will complement the palette of materials on the adjoining sites. In their particular context the proposed dwelling designs are considered appropriate. Surrounding development is predominantly non-vernacular in character.

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.

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 the existing access from Monks House Lane (at the western end of the site) and via a continuation of Toridge Road (in the north eastern corner of the site). The existing access is built to a good standard with good visibility onto Monks House Road, and good connectivity to the cycleways running along the eastern side of that road. The junction has a raised platform design. Toridge Road is appropriately designed to accommodate the estate road extension proposed, with existing footways to either side of the road. Suitable provision is made within each plot for vehicle parking and turning.

15. 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.

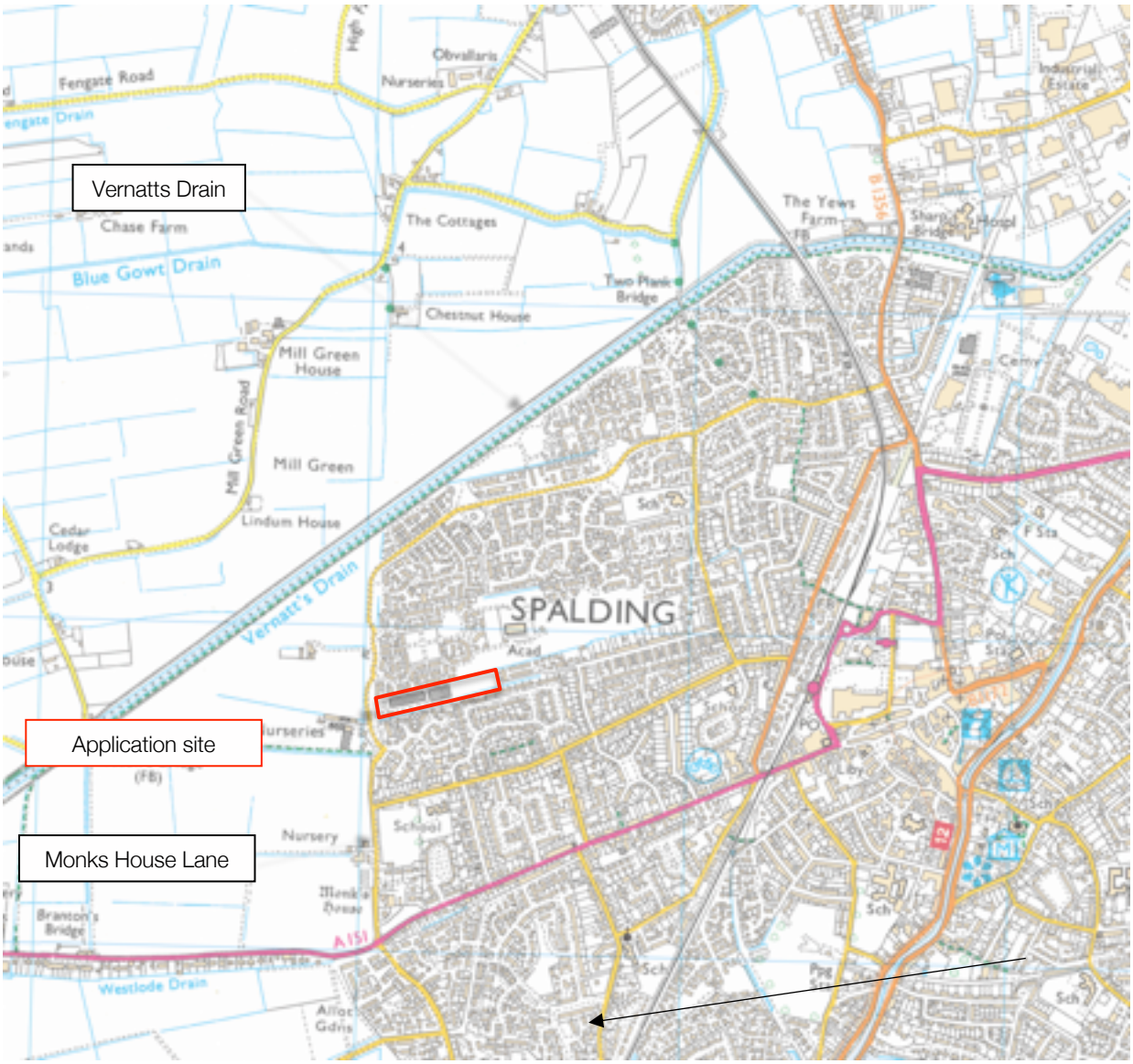
16. High quality and inclusive design should create well-mixed and integrated developments which avoid segregation. Good design should ensure places function well and that developments add to the overall character and quality of the area, not just for the short term, but for the lifetime of the development. 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

17. The application site is located on the north-western side of Spalding, approximately 1.5km to the west of Spalding town centre.



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



Overview of the north-western quadrant of Spalding, identifying the location of the application site.

18. The north-western part of the town has been extensively developed and this part of the town has been the primary focus for the town's growth over the last 20-30 years. The Wygate Park, is generally contained by the A151 Spalding Bourne road to the south, the Spalding – Sleaford railway line to the east and Vernatt's Drain to the north. To the west, the estate area is contained by the south – north running section of Monks House Lane. This comprises part of a distributor road linking the A151 Bourne Road to the south, with the B1356 Spalding – Pinchbeck Road to the north east. Running northwards from the A151, built development extends up to Monks House Lane on its eastern side. After 1km or so the road, becomes Wygate Park, turns north-eastwards and then eastwards as the road heads towards Pinchbeck Road. This section of the distributor road passes through the housing estate area whereas the western section Monks House Lane, forms the present boundary of the built-up area.

19. Along the Monk's House Lane section of the distributor road, there is a limited number of junctions leading eastwards into the estate area. The majority comprise mini-roundabout junctions, although a number comprise T-junctions. A footpath / cycleway runs along the eastern side of the lane. To the west Monk House Lane there are open fields, together with a

number of scattered agricultural / horticultural building groupings (Some land to the south-west, bordering Bourne Road is allocated for housing / education development).

20. Within the estate area there is a range of community facilities including a school and shops.

21. The residential area has evolved over many decades, and in distinct phases. Stylistically, the design and layout of each phase is typically a reflection of the building styles and idioms of the period of construction. Early developments, such as Meadway and Pilgrim's Way incorporate highly-engineered road-layout dominated developments, whereas later schemes progress through different design approaches – such as for example the Radburn-influenced development at Algers Way - to more recent building dominated layouts with buildings typically set closer to the roadway and incorporating more locally referenced design elements (for example; Roeburn Way) (see photographs below).



Example developments: North-west Spalding: (Left): Meadway (Right) Pilgrim's Way



Example developments: North-west Spalding: (Left): Wygate Road (Right) Roeburn Way



Example developments: North-west Spalding: (Left): Derwent Way (Right) Bluebell Close



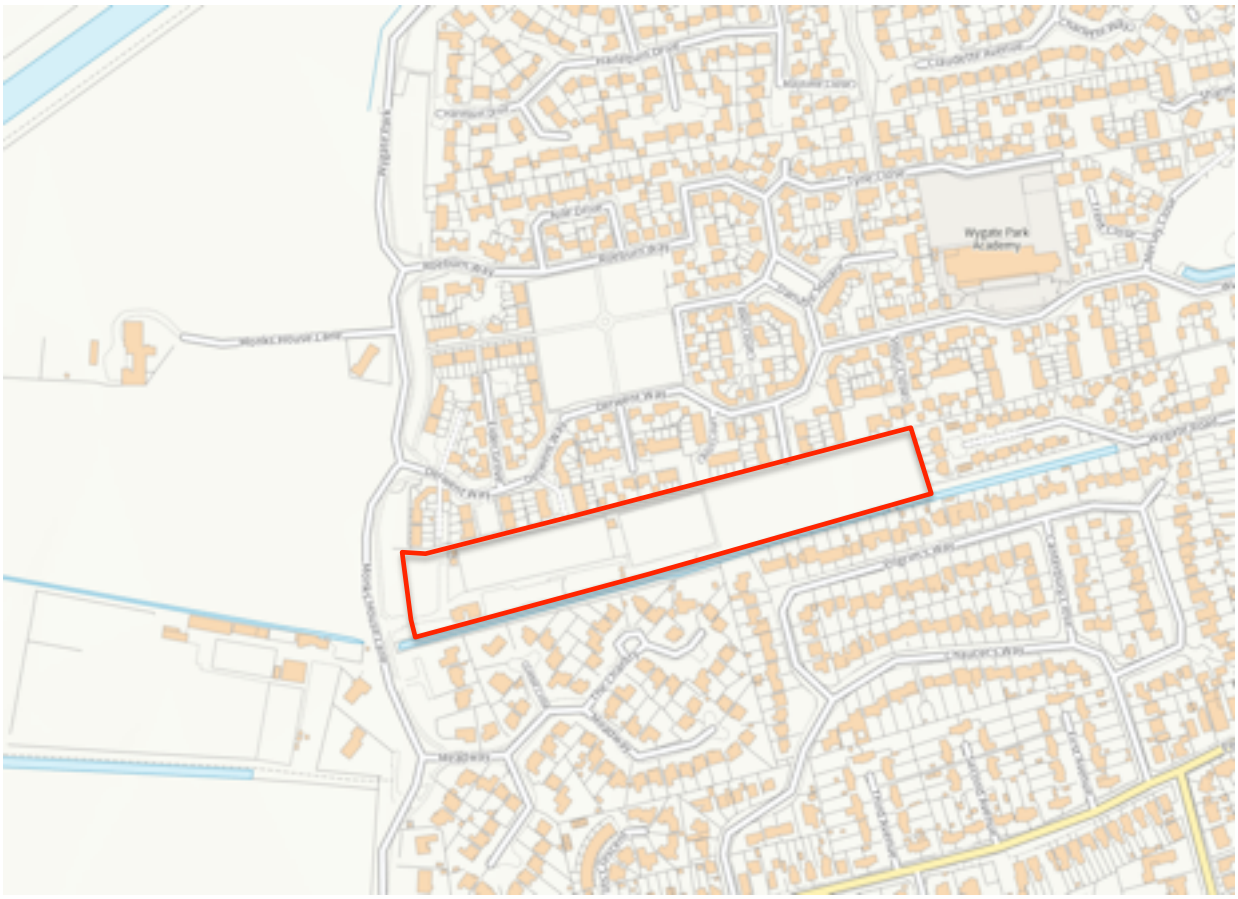
Example developments: North-west Spalding: (Left): Poppy Close (Right) Algers Walk

22. Whilst the quality of the separate estate elements is typically high, the overall area has a slightly un-coordinated character. However, there are strong linkages between the individual estate areas and a high-level of pedestrian permeability. There are good pedestrian linkages to local services and to the town centre.



The application site, showing its relationship to surrounding built development. The nursery site has effectively become subsumed within the residential area.

23. The application site in this case comprises the former Ivanda Nursery site, which is located on the eastern side of Monks House Lane, approximately 700m north of its junction with Bourne Road. As illustrated on the aerial photograph above, and the plan below, the nursery site is now tightly surrounded by residential estate development to the north, east and south. Over time it has become subsumed within the wider residential estate area, and now represents the last undeveloped parcel within this part of the town. The use represents something of a non-conforming use, at odds with the residential character of the wider locale.



Site location

24. The site has an elongated rectangular form. It extends eastwards, away from Monk's House Lane for some 410 metres and has a fairly uniform width of about 55-50m. The overall site area is 2.3ha.

25. The site is accessed via a high-quality access from Monks House Lane, located at the southern end of the high frontage. It is a raised platform T-junction access, with large kerb-radii and good visibility in both directions along the road. Set adjacent to the access point, at the entrance to the site (and comprised within the present application site) is a large detached dwelling, historically occupied in connection with the nursery use. As illustrated below, this would appear to have dated from round the 1970's and its appearance is reflective of that period.

26. The western half of the overall site is largely occupied by glasshouse buildings. These cover much of the width of the site, and in places are set in very close proximity to the adjoining residential properties. The eastern half of the site is undeveloped and covered in scrub.

27. The southern side boundary is defined by a drainage ditch (Edward Road Dyke). Beyond this drainage ditch are residential properties set on Meadway (and its associated cul-de-sac spurs), and Pilgrims Way. The Meadway properties are two-storey dwellings, whilst the abutting properties on Pilgrim's Way comprise a mix of two storey and single storey properties. Directly to the south, on the Monks House Lane frontage are a number of detached properties fronting onto the distributor road, served from a shared private drive.

28. To the east are residential properties set within a recent development extending westwards off the end of Wygate Road. The properties that back onto the eastern boundary of the application site comprise two-storey semi-detached units.

29. To the north are residential properties set on Derwent Way / Witham Road, and short spurs and side roads leading off these principal roads (including Haven Walk, Shannon Close, Tweed Close, Humber Drive, Arun Court, Toridge Road, and Stour Close). The properties to the north of the site are two-storey properties, although the estate area within which they are situated does include quite a large number of 2.5 and three storey properties. Toridge Road, which is located approximately 90m south-west of the north-eastern corner of the site, is a high specification road, with double footways which extends up to the northern boundary of the site.



(Left) Site entrance and dwelling from Monks House Lane
(Centre Left) The existing site dwelling (to be retained)
(Centre right) Glasshouses and relationship to adjoining development to the north
(Bottom left) Site looking westwards towards Monks House Lane
(Bottom right) Glasshouses as seen from Shannon Close












(Left) Edward Road Dyke (which forms the southern site boundary, looking east (Right) Toridge Road looking south towards the application site

30. 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. Moreover, as we have illustrated above, the site is located with an established residential area and is surrounded on three sides by existing development. An appropriately scaled residential development will complement and suitably integrate with surrounding development and will remove a non-conforming commercial use from an otherwise wholly-residential locale.

31. The adjoining development is comprised predominantly of two-storey dwellings (detached, semi-detached and terraced units) with a limited number of single storey dwellings located to the south-east (on Pilgrim's Way). The adjoining estate areas to the north incorporate some 2.5 / storey dwellings. Adjoining development, particularly that to the north adopts a relatively high overall density, and there would appear to be scope in the present instance to adopt a similar high-density approach. Whilst any site development should be predominantly two storey, there is considered to be some scope to introduce some 2.5 storey dwellings, in a similar manner to the adjoining development. Any development in our view should introduce a frontage form of development onto Monks House Lane, to complement the pattern of frontage development to north and south.

32. The existing site access from Monks House Lane has been constructed to a high specification, and is considered eminently suitable for re-use as part of any development. There is also scope to serve the development via Toridge Road to the north, and the use of both access points will enable the creation of a high-quality development with good permeability and connectivity to existing adjoining development.

33. The drain that runs along the southern site boundary offers an opportunity to create a high quality open-space area alongside this existing feature. The area alongside the drain is required to be kept free of development to facilitate IDB access and there is considered to be scope to utilise this area in part as public open space as part of the development.

34. Whilst the narrow, elongated form of the site presents some design challenges and limitations, it nevertheless represents a wholly appropriate development opportunity within the built up part of the settlement.

35. Based upon an appraisal of the site and the locality, it is considered that the following design considerations should inform the development of the site;-

- The application site is sustainably located within an established residential area, within the built-up part of the settlement. Residential development of the site will be consistent with the residential characteristics of the wider locale and will remove what is an existing non-conforming use from that locale.
- The application site is considered capable of accommodating a density of development comparable to that of the adjoining estate to the north. Development plan policies encourage higher development densities, in sustainable, town locations and a development density in the range 30-35 dw/ha is considered appropriate in this case.
- Any development should be predominantly two storeys in height, although there may be scope for some appropriately sited 2.5 storey units.
- The existing buildings surrounding the site adopt for the most part generic forms, with limited concessions to local vernacular styles and typologies. It is considered that any new development should endeavour to introduce, in a proportionate way, locally distinctive building stylings through the use of locally referenced materials, and features such as arched window headers, small pane, vertically emphasised windows, porch / entrance detailing and simple decorative verges and eaves.
- Any buildings should endeavour to provide a continuum of built development around principal estate roads. Any development should also include a high-quality frontage presentation looking westwards towards Monks House Lane.
- Any public open space requirements should, where possible utilise the opportunities created by the IDB easement requirement alongside the Edward Road Dyke.
- Any development should seek to provide a second access connection to the adjoining land to the north (via Toridge Road), to better ensure integration of with that adjoining development and to optimise pedestrian permeability.
- Suitable landscaping should be provided and part of any redevelopment.
- Dwelling siting should pay particular regard to the siting and orientation of neighbouring dwellings, and separation instances should be in line with guideline standards.

36. 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.

37. There is an existing dwelling on the site. Whilst not remarkable in its design, it nevertheless represents an existing asset worthy of retention and re-use, and there would appear to be scope to retain and to integrate this building into the overall built form.

The proposed development

38. This full planning application, which has been informed by the appraisal of the site and the locality, and by the planning considerations outlined above, proposes the erection 76 dwellings on the site comprised as follows;

    - 76(no) dwellings;
        - 6 x 1-bedroom units,
        - 34 x 2-bedroom units,
        - 30 x 3-bedroomunits,
        - 6 x 4-bedroom units (2.5 storey)

    It is proposed as part of the proposals to retain the existing site dwelling. The overall site yield is therefore 77 units, which represent an overall density of approximately 33.5 dwellings per hectare

39. As illustrated below, the proposed new-build development comprises a mix of detached (5), semi-detached (46), 3-unit terraces (21) and quarter-detached units (4).

40. A single estate road runs the length of the site, from the existing access point from Monks House Lane at its western end, connecting to Toridge Road, within the adjoining estate to the north, in the north-eastern corner of the site. A spur continues beyond the junction leading up to Toridge Road, to the eastern end of the overall site. Running westwards from Monks House Lane, the estate road runs to the north of the existing dwelling, and then parallel to the southern site boundary into the central part of the site. The road then doglegs northwards then eastwards, continuing through the centre of the site, before tuning northwards to connect with Toridge Road. A number of perpendicular running short spurs lead off this central spine road, and the proposed dwellings are generally set alongside the estate road, or front onto these spurs. The development also includes a line of frontage properties facing westwards towards Monks House Lane. At the point where the road dog-legs in the centre of the site, is a large central open space area, which is set alongside an attenuation basin. From this central open space area, the open space also extends alongside the southern boundary westwards and eastwards (overall open space provision is approximately 0.35ha). Raised planforms are proposed at the principal junction points within the development top moderate vehicles speeds. The development creates a high-quality overall layout within what is a relatively narrow constrained site. It also integrates will with the existing pattern of development and creates a high-quality presentation to Monks House Lane.

41. The development includes provision of affordable housing in line with development plan requirements,



The proposed block plan

42. The proposed dwellings adopt varied stylings. Eleven different house types are proposed, although in some cases different house types are used in combination, to create a varied composition of units. The dwellings proposed include both balanced and asymmetric semi-detached and terraced pairings. The overall layout creates a varied and stimulating street scene, with a range of dwellings incorporating some locally referenced detailing, and a varied use of materials.

43. Some landscaping is proposed within plots and on the open space area to soften and complement the built form. As far as practicable existing boundary treatments are to be retained.



Proposed dwelling designs



Proposed dwelling designs (continued)

Overview

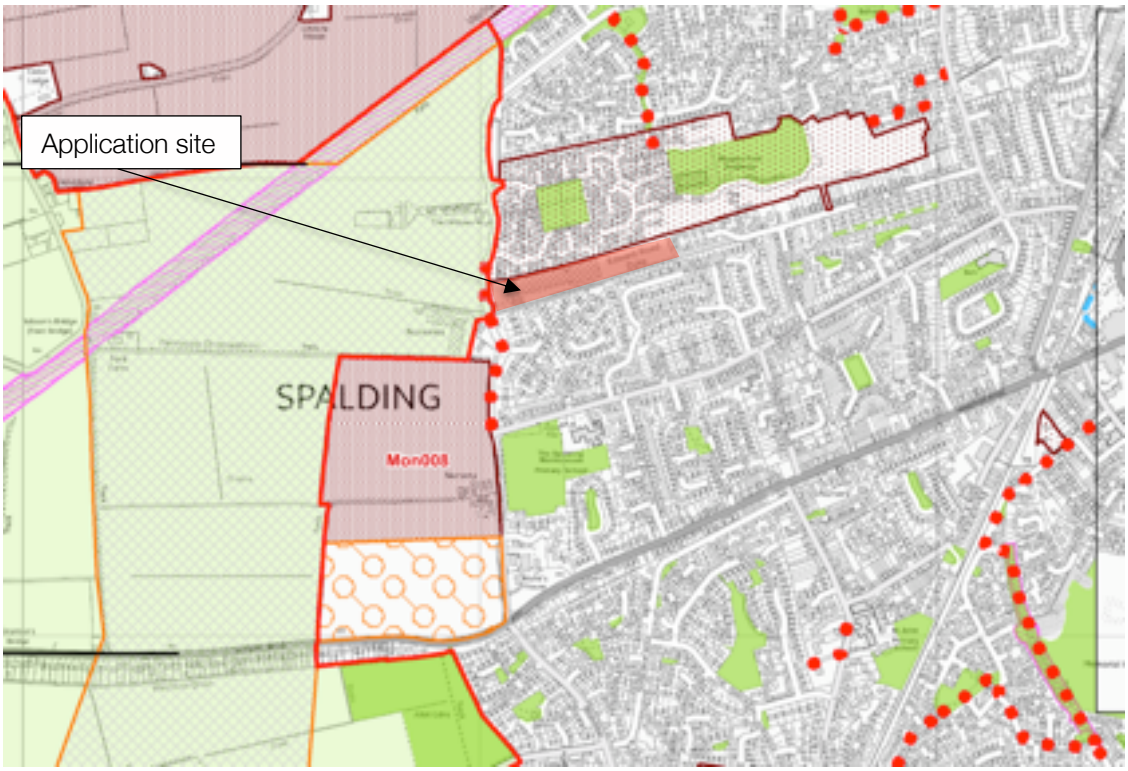
44. This section sets out the planning policy considerations relevant to the proposed development. Whilst not required as part of a Design and Access Statement, it is considered that a full understanding and appraisal of the relevant policy context will positively inform the design response.

45. 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

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

47. The site in this case is located within the defined settlement boundary for Spalding (see extract of Inset Map below). **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, sustainable location for new development.



Extract of the South East Lincolnshire Local Plan. The application site is highlighted

48. The density proposed in this instance approximates to 33.5 dw/ha. This is clearly comparable

to the density and pattern of development on the adjoining site. 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.

49. 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 / two and a half storey dwellings are compatible with the scale of adjoining dwellings. The density of development is comparable with the density of adjoining development to the north. The site layout has regard to the siting of 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.
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	The development will be served from the existing high-quality access from Monks House Lane and by a second access point leading of Toridge Road. The access points conform to relevant highways standards. Suitable provision is made for access, turning and parking within the site. The road connections ensure good pedestrian permeability through 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 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), 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.

50. **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 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. Indeed, the development will remove what has become a non-conforming use.
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	The open space within the site will benefit from proximate street lighting.
7	Ensuring public spaces are accessible to all	The public space proposed as part of the development is accessible to all.
8	Crime prevention and community safety	The proposals have been formulated with crime prevention / security considerations in mind.
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.
10	The appropriate treatment of facades to public places, including shop frontages to avoid visual intrusion by advertising, other signage, security shutters, meter	Not relevant or applicable in this case.

	boxes and other service and communication infrastructure	
11	Residential amenity	The proposals have due regard to the relationship of dwellings to adjoining 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	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.

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

General planning considerations

52. 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 broad range of planning / design considerations, no substantive issues arise. The development is appropriately designed in its context, and will result in no adverse impacts upon adjoining residential amenity. The development offers an acceptable standard of amenity for future occupiers. We have demonstrated that 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 earlier section. The National Planning Policy Framework, at paragraph 130, outlines matters to consider when assessing design quality. These include a consideration of whether the development:-

National Planning Policy Framework (2021) Paragraph 130: Planning policies and 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
	• The site is well located relative to shops and services. • The development proposes a form of development that complements the existing built form, and will not give rise to adverse amenity impacts. • The site suitably integrates with the existing built form. • The application proposes an efficient use of space that is safe, accessible and user-friendly. • The development will incorporate appropriate measures to minimise the carbon footprint of the building, and ensure its resilience to climate change.
b	Are visually attractive as a result of good architecture and appropriate and effective landscaping
	• The proposed works are appropriately designed in their context. The proposed dwellings, in their design, will complement adjoining properties • Landscaping matters are capable of being addressed by means of appropriate planning conditions.
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)
	• The development will be compatible with its surroundings. • The proposed works will be sympathetic to the character and appearance of the locality
d	Establish and maintain a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit
	• The development has been designed to complement the character and appearance of the locality. It will re-inforce the character of the locality and sense of place.
e	Optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks
	• The development represents an efficient and effective use of the site. • The development is compatible with surrounding land uses. • The development optimises the potential of a sustainable and accessible site adjacent the built-up part of the settlement.

f	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 quality of life or community cohesion and resilience
	• The development will be safe and accessible. The site is proximate to services and facilities. • A high standard of amenity will be achieved • The development raises no material crime and disorder / community safety issues.

55. The National Design Guide identifies the well-designed places will embody 10 key characteristics;

National Design Guide (2019) *Well-designed places have individual characteristics which work together to create its physical Character. The ten characteristics help to nurture and sustain a sense of Community. They work to positively address environmental issues affecting Climate. They all contribute towards the cross-cutting themes for good design set out in the National Planning Policy Framework.*	
C	Context
	• *C1: Understand and relate well to the site, its local and wider context* • *C2: Value heritage, local history and culture* This statement and appraisal have demonstrated a sound understanding of the site, its features and its wider context. The proposed development has been designed to integrate with its surroundings, and will complement adjoining development. There are no heritage assets in the vicinity of the site, and none will be impacted by the proposed development.
I	Identity
	• *I1: Respond to existing local character and identity* • *I2: Well-designed, high quality and attractive places and buildings* • *I3: Create character and identity.* The proposed development in this case has a positive and coherent identity, that everyone can identify with, including residents and the wider community; contributing to health and community well-being, and cohesion. The character of the development suits its particular context. It is visually attractive, and sits comfortably alongside existing adjoining development. The dwellings have been designed to suit their particular context, and incorporate locally distinctive detail and locally referenced materials.
B	Built form
	• *B1: Compact form of development* • *B2: Appropriate building types and forms* • *B3: Destinations* The development has compact form that is walkable, so contributing to well-being and placemaking. The site enjoys good proximate accessibility to shops and services and to public transport. The development will have recognisable streets with their edges defined by buildings, making it easy for anyone to find their way around, and promoting safety and accessibility. The development incorporates memorable features including the central open space area and a high-quality building presentation to the principal streets.

M	Movement
	• *M1: A connected network of routes for all modes of transport* • *M2: Active travel* • *M3: Well-considered parking, servicing and utilities infrastructure for all users* The development will be safe and accessible for all. The site enjoys good connectivity with adjoining development (most notably to the north). The terrain and site layout are conducive to cyclists and pedestrians. Car parking and infrastructure provision are considered and appropriate. Appropriate landscaping will be carried out as part of the development.

N	Nature
	• *N1: Provide a network of high quality, green open spaces with a variety of landscapes and activities including play* • *N2: Improve and enhance water management* • *N3: Support rich and varied biodiversity* The development incorporates a high quality central open space feature and secondary open space area in the vicinity of Edward Road Dyke. The open space area is easy to access by all. Appropriate additional landscaping will be carried out as part of the development. This will help support a rich and varied biodiversity.
P	Public spaces
	• *P1: Create well located, high quality and attractive public spaces* • *P2: Provide well designed spaces that are safe* • *P3: Makes sure public spaces support social interaction* The development incorporates a high quality central open space feature and secondary open space area in the vicinity of Edward Road Dyke. These open space areas will support a wide range of activities and encourage social interaction. The open spaces areas are overlooked and enclosed by buildings and will feel safe, secure and attractive to use. Appropriate additional landscaping will be carried out as part of the development.
U	Uses
	• *U1: A mix of uses* • *U2: A mix of tenures, types and sizes* • *U3: Socially inclusive* The development is exclusively residential – something that is considered appropriate in its particular site context. The development incorporates a range of house types and sizes, and a suitable overall mix., including appropriate provision of affordable housing.
H	Homes and buildings
	• *H1: Healthy, comfortable and safe internal and external environment* • *H2: Well-related to external amenity and public spaces* • *H3: Attention to detail: storage, waste, servicing and utilities* The proposed dwellings offer a good quality internal and external environment for users, promoting health and well-being. The dwellings relate positively to their streets and to the open space areas within the development. Waste facilities can be sited in such a manner that they will not appear intrusive or detract from the overall development.
R	Resources
	• *R1: Follow the energy hierarchy* • *R2: Careful selection of materials and construction techniques* • *R3: Maximise resilience* The development has been designed with durability and longevity in mind. The dwellings are fit for purpose and adaptable over time, reducing the need for redevelopment and unnecessary waste. Wherever possible low impact materials will be utilised.

L	Lifespan • *L1: Well-managed and maintained* • *L2: Adaptable to changing needs and evolving technologies* • *L3: A sense of ownership* The development has been designed and planned for long-term stewardship by the community. By design it is intended to be robust, easy to use and look after and will enable users to establish a sense of ownership and belonging. The buildings will be adaptable to users changing needs and evolving technologies.

56. Having considered compliance with NPPF and National Design Guide objectives, this statement now considers the following issues required to be included in Design and Access Statements.

Use

55. The application proposes the development of an area of former nursery 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 residential estate development, and forms part of a large residential neighbourhood on the western side of the town. The locality, with the exception of the nursery, is wholly residential in character, and a suitably scaled residential development will remove what has become a non-conforming use within the built-up area, and will be consistent with the established characteristics of the area.

Amount

56. Seventy-six dwellings are proposed upon the site (together with the retention of the existing dwelling), comprising 6(no) one-bed units, 34(no.) two-bed units; 30(no.) three-bed units and 6(no.) four-bed units. The dwellings comprise a mix of detached, semi-detached and terraced units. The site has an area of approximately 2.3ha, and the proposed development density of 33.5 dw/ha (including within this calculation is the retained dwelling) is considered appropriate in its particular context and broadly in line with the density of the adjoining development to the north. (Whilst the Local Plan includes an indicative density of 30dw/ha for housing allocations within Spalding and Boston, the Plan indicates (5.3.9) that stated capacities are not necessarily a maximum capacity figure, and that viability, design, constraints and the most efficient use of land in delivering new homes should be the primary considerations in meeting housing needs. Having regard to these considerations, the proposed overall density is considered entirely appropriate. The application proposes a mix of house types and sizes in line with policy requirements (Policy 17). The development layout complements the pattern of surrounding development and appropriately integrates with it. Having regard to the characteristics of adjoining development, the proposals are considered to represent an appropriate scale and density of development which will not detract from the character and appearance of the locality.

Layout

57. The submitted site layout identifies 76 new dwellings on the site (together with the retention of the existing dwelling). A single estate road runs the length of the site, from the existing access point from Monks House Lane at its western end, connecting to Toridge Road, within the adjoining estate to the north, in the north-eastern corner of the site. Running westwards from Monks House Lane, the estate road runs to the north of the existing dwelling, and then parallel to the southern site boundary into the central part of the site. The road then doglegs northwards

then eastwards, continuing through the centre of the site, before tuning northwards to connect with Toridge Road. A number of perpendicular - running short spurs lead off this central spine road, and the proposed dwellings are generally set alongside the estate road, or front onto these spurs. At the point where the road dog legs in the centre of the site, is a large central open space area, which is set alongside an attenuation basin. From this central open space area, the space also extends alongside the southern boundary westwards and eastwards. The development creates a satisfactory overall layout within what is a relatively narrow constrained site. It also integrates will with the existing pattern of development and creates a high-quality presentation to Monks House Lane.

Scale

58. Development in the locality, comprises predominantly two storey properties (There are some single storey dwellings on Pilgrim's Way to the south-east). The proposed development similarly comprises two storey properties. Having regard to the characteristics of the wider locale, this scale of development is considered appropriate.

Landscaping

59. Suitable landscaping will be carried out as part of the development.

Appearance

60. The proposed dwellings adopt high quality designs, with some locally referenced detailing. Materials will complement the palette of materials on the adjoining sites. In their particular context the proposed dwelling designs are considered appropriate. Surrounding development is predominantly non-vernacular in character.

61. Access to the site is from Monks House Lane and Toridge Road. 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 the existing access from Monks House Lane (at the western end of the site) and via a continuation of Toridge Road (in the north eastern corner of the site). The existing access is built to a good standard with good visibility onto Monks House Road, and good connectivity to the cycleways running along the eastern side of that road. The junction has a raised platform design. Toridge Road is appropriately designed to accommodate the estate road extension proposed, with existing footways to either side of the road. 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 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
January 2023