Proposed Portable Building to be used as Hairdressing Business
Land to Rear of No.14 Market Place Spalding PE11 1SL



PLANNING STATEMENT
incorporating
Heritage Impact Assessment
Flood Risk Assessment
BNG Statement

March 2026

mlp Moulton Land and Planning

The Proposal

The proposal involves the installation of a portable modular building which would provide instant accommodation for a hairdressing business established over 10 years ago and that currently operates from other premises within the town centre. The proposal has been subject to 'Pre-App' engagement with the Local Planning Authority.

Application Site

The application site is located to the rear of premises which front onto Hall Place / Market Place and the site is currently vacant land. Pedestrian access to the site is available from Abbey Path and there are public car parks adjacent to the application site.

The proposed site is located within Spalding Town Centre and also the designated Conservation Area but is virtually unseen from the public realm, being enclosed by high boundary walling and amongst predominantly rear service areas to the Hall Place / Market Place properties.



View Towards Site from Gore Lane
(site is concealed behind rendered building on left)



View Towards Site from Abbey Path



View towards site from Gore Lane Car park



View west from inside application site towards first floor flats



View from inside application site towards No.12 Market Place



View from application site towards First Floor Flat 12 Abbey Path

Planning History

Recent planning history on the application site has sought to establish residential use

H16-0716-22 – Creation of 3 self contained apartments to first and second floor of 14 Market place to include works of repair – granted 3/11/2022
H16-0323-23 – Erection of 2No. 2 bed apartments – refused 1/06/2023

H16-0637-23 – Erection of 2 bed dwelling – refused 12/09/2023 – Dismissed at Appeal 23/05/2024

Principle of Development

The application site is not only within the settlement boundary for Spalding but also within the town centre, therefore it is clearly a sustainable location and the proposed use will support the role of Spalding as a main service centre. The introduction of a commercial Class E use is appropriate for a town centre location with the obvious economic and social benefits as a result.

It was recognised by the LPA in the **Pre-App consultation (ref PE-00209-25**) that the proposal would satisfy Policy 1 of the SE Lincs Local Plan (Spatial Strategy) and Policy 25 of the SE Lincs Local Plan (Supporting the Vitality and Viability of Boston and Spalding Town Centres). In addition, it satisfies Section 7 of the NPPF (2024) – Ensuring the vitality of town centres.

Design

At the time of the Pre-Application consultation details of the proposed building were yet to be finalised but we are now able to submit full details of the proposed building as specified on the submitted plans.



front elevation 1:50 scale

The roof is to be a grp flat roof in a slate grey finish to minimise the visual impact. It is also relevant that the actual building is only marginally higher than the screen walling around the site as indicated on the submitted plans.

As can be seen from the submitted details the intention is to clad the modular building in a horizontal cladding material (that meets current Building Regulation requirements relating to Fire Resistance)
The finish is a grain effect and is to be complimented by dark grey fenestration along with the slate grey roof covering.

Fenestration to the building is confined to its east elevation thereby resulting on no overlooking of any adjacent property. Access to the building is already in place with a path that serves a first floor flat (No12 Abbey Path).

Accessibility

Clients visiting the salon have good pedestrian access from Abbey Path and the location is immediately adjacent to public car parks. Provision will be made within the site for secure cycle parking for staff and customers. Access into the building itself will be in accordance with Approved Doc Part M in terms of width and level approach for wheelchair users. There will also be provision within the site for secure cycle storage serving customers and staff.

Heritage Impact Assessment

The application site is located within the designated Conservation Area of Spalding and is also adjacent to several Listed Buildings including No.14 Market Place.
However it has been previously recognised by the Local Planning Authority that this particular part of the Conservation Area is in a relatively poor condition with numerous historic additions.

Immediately to the west of the application site is a large relatively modern building with rendered upper storey. There are also flat roof additions visible in this part of the conservation area as well as untidy service yards with waste bins, many air conditioning units also clearly visible.

A proliferation of residential conversions has domesticated what were previously commercial premises and noticeably increased the requirement for domestic waste storage which is a well reported issue within Spalding Town Centre.



Open Yard off Gore Lane Rear of Hall Place premises

The nearest Listed Buildings are No. 14 , 12 and 11 Market Place Spalding and these are identified as a group as per the Official List Entry below for No.14

Official list entry

Heritage Category:
Listed Building
Grade:**II**
List Entry Number:**1063951**
Date first listed:**02-Jul-1974**
List Entry Name:**14, MARKET PLACE**
Statutory Address 1:**14, MARKET PLACE**
County:**Lincolnshire**
District:**South Holland (District Authority)**
Parish:**Non Civil Parish**
National Grid Reference:**TF 24736 22649**

Details MARKET PLACE 1. 5313 (South Side)) No 14 TF 2421 1/199 2.7.74. II GV
2. Early-mid C19. 3 storeys in painted brick with rusticated quoins. Blocking course on carved brackets and dentil cornice. 2 windows in shouldered surrounds with pediments to 1st floor and small balconies on brackets to top floor. Band between storeys. 1st floor has 2 windows with modillion pediments and shouldered surrounds. Modern shop front. Nos 11, 12 and 14 form a group.
Listing NGR: TF2473622649



Extract from Listings Map showing No.14 Market Place

Effect of Proposed Development upon the Historic Environment

Policy 29 of the SE Lincs Local Plan covers the Historic Environment requires all developments to conserve and enhance the character and appearance of designated and non-designated heritage assets, archaeology and conservation areas.

The proposal site is within the visual setting of the rear of several listed buildings and therefore it is important that the introduction of any new structure does not have any negative impact on the current arrangement.

In this specific instance the proposed 'temporary' building is of single storey height with a maximum height only marginally above the walling that encloses the application site. To further minimise the appearance of the building the roof covering is to in a slate grey – a colour that is prevalent to the roofscape in the town centre.

There is no permanent construction involved with the proposal whereby as a 'temporary' addition to the setting and location within the Conservation Area there is the safeguard through appropriate planning condition(s) that should the structure fall into disuse or disrepair then refurbishment or removal of the structure can be enforced. It is relevant to point out that this building is to be used by a local established business who receive their clients into the salon.

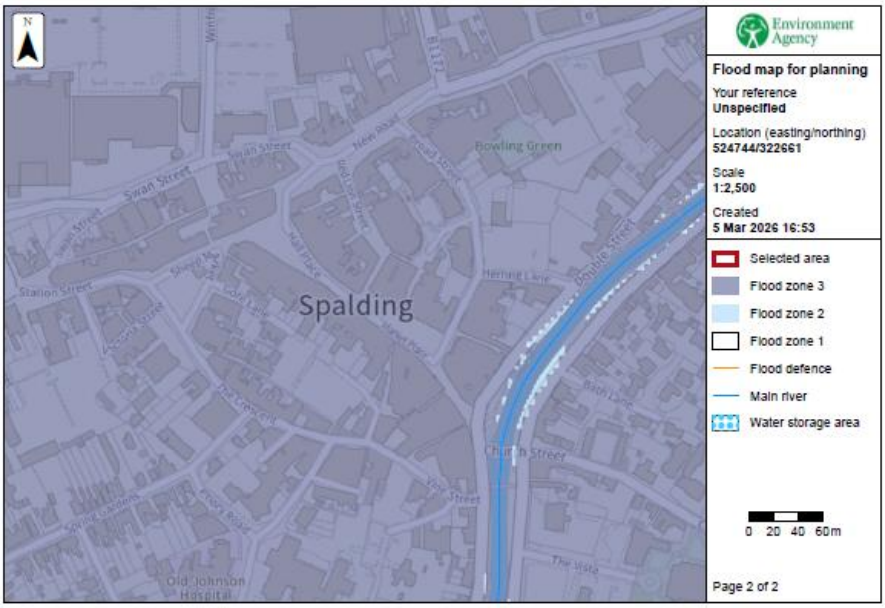
The professional applicants will be committed to present and maintain immaculate premises to retain custom but also attract new clients within an accessible town centre location.

Flood Risk Assessment

The site is located at land to the rear of 14 Market Place, Spalding, Lincolnshire, PE11 1SA.
The National Grid Reference for the site is 52471/32262.

The site is in the Welland and Deepings Internal Drainage Board (IDB) District. The site and the surrounding land are within the Urban Spalding catchment and the nearest IDB watercourse is 500m south west of site.

The Environment Agency Flood Map shows the site to be within Flood Zone 3
However large parts of the South Holland District, including Spalding Town Centre, are located between the River Welland and the River Nene lie within Flood Zone 3.



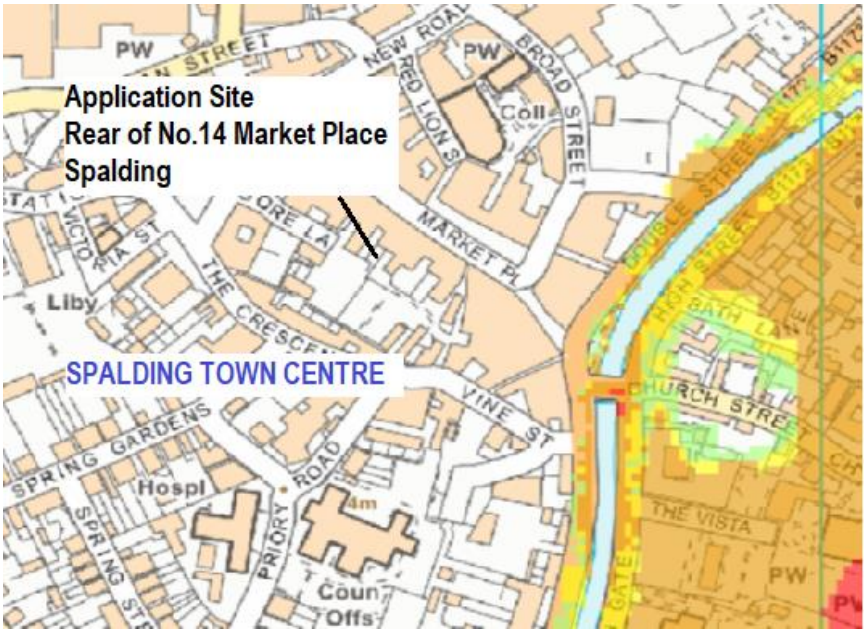
EA Flood Map Extract - Spalding Town Centre

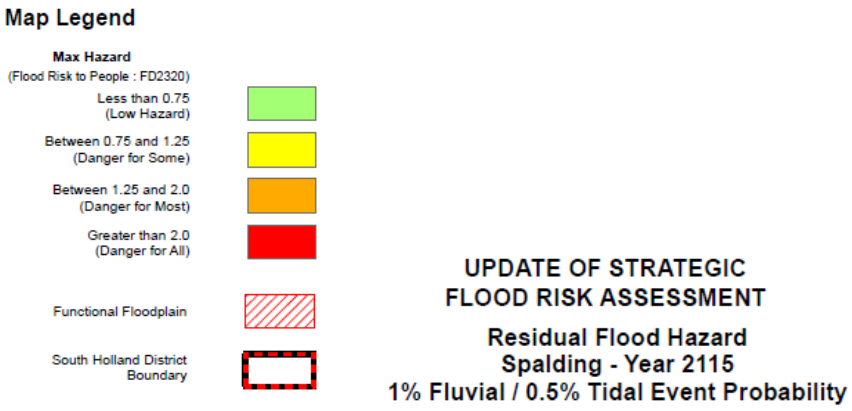
A pragmatic approach needs to be taken where there are large areas in Flood Zone 2 & 3 and development is needed in those areas to sustain the existing community, sites outside them are unlikely to provide reasonable alternatives.

Application of the Sequential and Exception Test
It is for the Local Planning Authority, using the evidence provided and taking advice from the Environment Agency as appropriate, to consider whether an application passes the Sequential Test.
The SFRA states that as it is necessary to use the refined flood risk information (hazard and depth maps) to assist with the application of the Sequential Test.

The refined flood risk information contained within the SFRA demonstrates the site is not at risk during the 1% annual probability fluvial and 0.5% annual probability tidal event including climate change.
The site therefore has a low probability of flooding and is considered to pass the Sequential Test.

The Exception Test requires consideration of the wider sustainability benefits of a development and that the development would be safe and residual risks managed





Extract from SE Lincs Strategic Flood Risk Assessment

Planning Policy Guidance Flood Risk and Coastal Change Table 2 indicates the Flood Risk Vulnerability for the proposed development to be classified as 'Less Vulnerable' being non-residential.

Mitigation

The site has a low 'actual risk' of flooding. The proposed modular building is to be placed upon suitable corner pads which will result in the floor level of the unit being at approx. 200mm above the existing ground level. The Environment Agency provides a Flood Warning Service which includes Flood Warning Codes and uses direct warning methods where the risks and impacts of flooding are high.
In addition to direct and indirect flood warnings, the Environment Agency operates a 24 hour a day Floodline Service providing advice and information on flooding.

The building user should register with the Floodline Direct Warnings Service to receive any future flood warnings. Should there be a failure of Pode Hole Pumping Station and conditions were such to put properties and land at risk of flooding, the Internal Drainage Board would take emergency action to maintain the drainage level of service by utilising temporary pumping equipment.

BNG Exemption Statement

Development subject to the de minimis exemption.



Development that does not impact a priority habitat and impacts less than 25 square metres of onsite habitat, and 5 metres of linear habitats such as hedgerows.

With a Base Line of Zero as evidenced above it is therefore considered that the proposed development is exempt from the Bio-diversity Net Gain requirements.

Conclusion

It has been recognised for many years that town centres are struggling to retain their historic purpose of providing and sustaining a social and economic hub, particularly in relatively rural areas such as South Holland. The loss of traditional shops, hospitality and commercial services is an unfortunate trend for most town centres such as Spalding.

It is therefore considered a distinct positive that we present a proposal for an established Spalding business to relocate within the town centre and continue to serve their clients as they have done for the last 10 years.

The re-purposing of a redundant site is also a positive, particularly for the Conservation area where it is located. The nature of the business is compatible with surrounding uses with good pedestrian access and nearby public car parking, including disabled parking if required. Secure cycle storage will also be available on site.

Recent refurbishment action near to the application site has drastically reduced anti-social behaviour and an increase in legitimate pedestrian activity to this area is to be encouraged.

Pre-Application consultation has been carried out with the Local Planning Authority and we are now able to submit a detailed application which I believe to be entirely suitable in both National and Local Planning Policy terms.

The specific nature of the application means that, if approved, the site could be re-purposed and serving customers within the shortest possible period, with minimal disruption to any neighbouring properties. There are obvious short term social and economic benefits for the town centre as well as the applicant business.

Alan J Finch
March 2026

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