

PLANNING STATEMENT

Land off Meadow Way/Hawthorn
Bank, Spalding

On behalf of Broadgate Homes

April 2026

Site Name	Land off Meadow Way/Hawthorn Bank, Spalding
Client Name	Broadgate Homes
Type of Report	Planning Statement
Prepared by	Sav Patel
Checked by	
Revision	
Date	April 2026

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1. INTRODUCTION

- 1.1 This planning statement has been prepared by Ceres Property on behalf of Broadgate Homes ('the applicant'), a well established housebuilder in Lincolnshire with a reputation for building high quality homes.
- 1.2 The purpose of this planning statement is to set out the planning policy context that supports this full planning application for the proposed development of 230 dwellings on land north of Meadow Way and west of Hawthorn Bank in Spalding ('the site') in the district of South Holland.
- 1.3 The site is surrounded by housing and in a sustainable location in terms of proximity to local services and facilities and public transport connections. The site does not have any environmental, heritage, ecological or landscape constraints that would frustrate development. It is well integrated and related to the built form of Spalding.
- 1.4 The north-west part of the is previously developed land owing to a vacant commercial use dominated by an existing warehouse building and hardstanding area. The proposal includes the demolition of the existing building and associated hardstanding to provide a mix of house types including access into Hawthorn Bank to the east and Steeple Way via Meadow Way to the south. Therefore, the proposed description of the proposed development is for:

"Full planning permission for the demolition of the existing commercial use and construction of 230 dwellings including affordable housing, open space and landscaping, SUDS features, access and associated infrastructure."

- 1.5 The site has extensive planning history having received outline planning permission (H16-0571-09) for residential development in May 2012, as part of the Holland Park Sustainable Urban Extension, which was for:

"Erection of 2,250 dwellings, district centre, 2 local centres, primary school, public open space, access and estate roads"

- 1.6 Two Reserved Matters applications (H16-0464-14 and H16-0116-22) have already been approved and successfully delivered, further reinforcing the established principle of residential development in this location. Although a Reserved Matters application was not brought forward for this specific parcel before the three-year timeframe expired (18 May 2015), the site continues to form an integral

part of the wider Holland Park Sustainable Urban Extension. This full planning application therefore represents a positive and timely opportunity to complete the final phase of the SUE, ensuring the comprehensive delivery of planned housing growth in accordance with the long-standing strategic vision for the area.

- 1.7 In June 2021 planning permission (H16-0153-21) was granted for a proposed chill store extension (temporary permission for 5 years on the basis this area would subsequently be developed under the Holland Park outline permission). It is unclear if the chill store was constructed and if it was it now appears to have been removed.
- 1.8 The planning application is also accompanied by the relevant technical documents (such as ecology, drainage, highways) and detailed plans that are required to validate the application. The submission includes the following information:

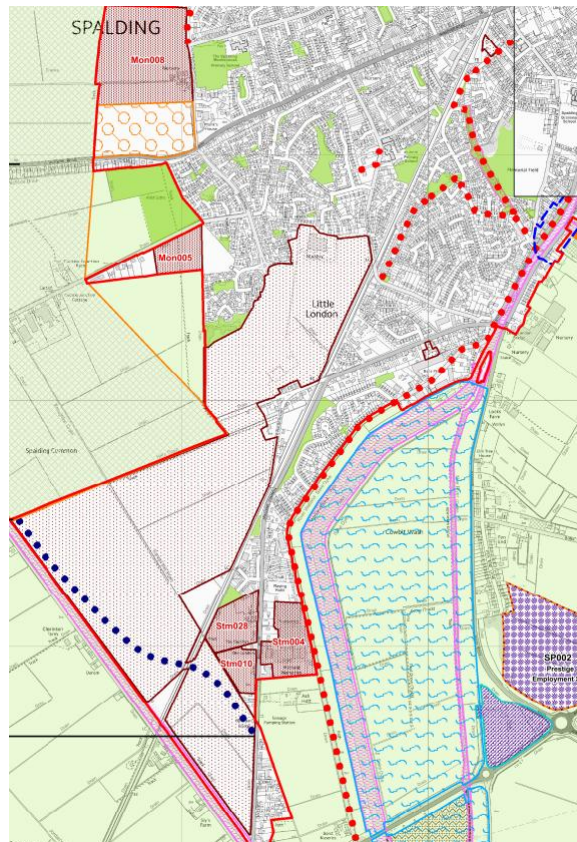
Plans/Documents	Prepared by	Ref/Date
Application Forms, Notices, Certificates	Broadgate Homes	
Site Location Plan	24three	1000 rev C01
<i>For all other plans see separate drawing schedule</i>	24three	
Design and Access Statement	24three	25029-243-XX-XX-TD-A-0100 rev C01
Archaeological Evaluation Report: Trial Trenching and Geo-archaeological Test Pitting	Allen Archaeology Ltd	AAL 2026019/Feb 26
Desk Based Heritage Assessment	RPS	794-PLN-HER-01768 Version 1.2 September 2025
Ecological Impact Assessment (EclA)	SES	3171514 rev A March 2026
Biodiversity Net Gain Plan	SES	317514 rev A April 2026
Geophysical Survey Report	Magnitude Surveys (on behalf of RPS)	MSTF2133 August 2025
Flood Risk Assessment and Drainage Strategy (surface water and foul water)	Woods Hardwick	19690/FRA and DS April 2026
Heritage Assessment (Desk Based)	RPS	794-PLN-HER-01768 version 2/Sept 25
Phase 1 (Desk Study) Report	Humberside Materials Laboratory Ltd	1720/6810/P/P1 October 2025
Phase 2 (ground investigation) assessment report	Humberside Materials Laboratory Ltd	1720/6810/P/SI January 2026
Planning Statement	Ceres Property	April 2026

Plans/Documents	Prepared by	Ref/Date
Noise and Vibration Assessment	LFAcoustics	1.1/Feb 26
Transport Assessment and Travel Plan	Woods Hardwick	19690/TA March 2026
Residential Travel Plan	Woods Hardwick	19690/RTP March 2026

- 1.9 This Planning Statement includes an assessment of the planning merits of the proposals having regard to local and national policies, other material considerations, having particular regard to the urgent need to deliver new market and affordable homes in Spalding. It also sets out the planning justification for the proposals with reference to the detailed supporting technical reports, assessments, and plans.

2. SITE & SURROUNDINGS

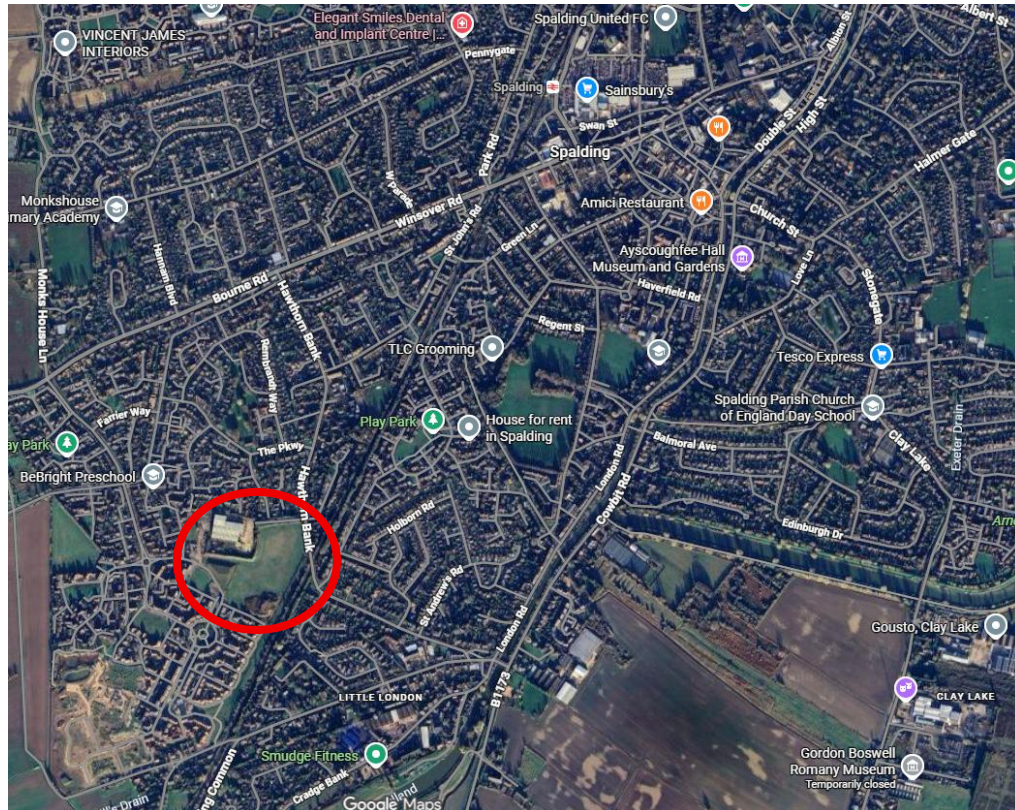
- 2.1 The application site forms part of the wider Holland Park Sustainable Urban Extension (SUE), identified for housing within the adopted South East Lincolnshire Local Plan. Development has already begun across the SUE, with outline planning permission granted for 2,250 dwellings and Reserved Matters approval issued for Phase 1, comprising 312 homes.
- 2.2 Phase 1 has largely been completed, establishing a strong residential context for the site. Below is an extract from the Spalding Policies Map in the South Lincolnshire Local Plan showing the committed housing allocation as part of the SUE.



(Fig 1: Extract from Policies Map Inset Map No.2)

- 2.3 Covering approximately 7.55ha, the site consists of both arable land and previously developed commercial land. A substantial section in the north west is occupied by a large commercial

warehouse and associated hardstanding, with access currently taken from Hawthorn Bank and Meadow Way. The remainder of the land is open greenfield, parts of which have been used for material storage during construction of Phase 1 to the south. Below is an aerial view of Spalding with the location of the site circled in red.



(Fig 2: Aerial view of site outline in red – Google Maps)

- 2.4 To the east is Hawthorn Bank which crosses the railway line via a level crossing and runs alongside Hill's Drain, which forms the rear boundary of properties on Belvedere Close.

Sustainability

- 2.5 The site is well connected to the existing settlement pattern, being enclosed on all sides by predominantly two storey housing. The surrounding area provides a wide range of accessible services and facilities. The town centre is approximately 1.5km to the north and offers a range of retail, community uses, leisure spaces, healthcare provision and educational facilities. Schools, play areas and medical services are also located nearby and can be reached by walking or cycling.

- 2.6 Public transport connections are also strong, with Spalding railway station approximately 1.5km from the site and there are several bus stops located to the north, south and east within 400 metres, offering routes into the town centre and beyond. All accessible by walking and cycling.
- 2.7 To illustrate the sustainability of the site, the Design and Access Statement contains a Sustainability Context section to show the site's proximity to existing services and facilities. It demonstrates that the site is within walking and cycling distance of everyday services and facilities including schools and healthcare services.

Technical matters

- 2.8 The land is flat and not subject to ecological, heritage or landscape designations. Existing trees and hedgerow define the site's north east and south east boundaries, with additional scattered trees present across the site. There are no Tree Preservation Orders and no Public Rights of Way within the site.
- 2.9 There are no heritage assets within the site, with the nearest listed building and conservation area are located over 0.5km from the site. In terms of below ground heritage, the submitted Desk Based Heritage Assessment concludes that the site has low potential for archaeological remains and as such there are no fundamental archaeological constraints.
- 2.10 There are no Public Rights of Way that traverse the site or adjacent to the site.
- 2.11 The site lies wholly within Flood Zone 3; however, given the established planning history and accordance with Policy 4 of the SELLP, a sequential test is not required. Surface water flood risk is identified as low to medium.
- 2.12 A further overview of the site and surrounding area is contained in the Design and Access Statement prepared by 24three.
- 2.13 Overall, the site is well integrated with surrounding residential areas and benefits from convenient access to a wide range of local amenities, facilities and transport connections.

Planning history

- 2.14 The site has planning history as part of a wider housing allocation, which has been partly built out to the south. Below is a schedule of the relevant planning history:

Application ref:	Site and description	Decision
H16-0571-09	Erection of 2,250 dwellings, district centre, 2 local centres, primary school, public open space, access and estate roads	Approved 18/05/12
H16-0464-14	Phase I covering part of the northern neighbourhood comprising 312 dwellings, including associated infrastructure and public open space (outline application H16-0571-09)	Approved 21/10/14
H16-0153-21	Proposed Chill Store Extension (temporary for 5 years)	Approved 03/06/21

3. DESCRIPTION OF PROPOSAL

3.1 This detailed planning application seeks full planning permission for the following:

3.2 *"Full planning permission for the demolition of the existing commercial use and construction of 230 dwellings including affordable housing, open space and landscaping, SUDS features, access and associated infrastructure."*

3.3 The proposal includes the following elements:

- 230 dwellings with a range of mix, size and house-types;
- Affordable housing provision;
- Dwellings design to accessible housing standards (M4(1), (2) and (3));
- Dedicated car and cycle parking provision;
- Dedicated refuse storage and collection arrangements;
- Extensive open space provision including a Locally Equipped Area of Play (LEAP) and landscape buffer to railway line boundary;
- Extensive soft landscaping, including tree and hedgerow planting;
- Ecological enhancements and 10% off site BNG habitat creation to be secured through a S106 agreement;
- Sustainable Urban Drainage Systems in the form of attenuation basins;
- Upgraded vehicular access onto Hawthorn Bank and new access connection onto Steeple View;
- Pedestrian and cycle routes throughout the site and connections into existing streets to encourage active travel;

3.4 Details of the proposed layout, materials palette, landscaping and visualisations are set out within the Design and Access Statement.

- 3.5 The submission is supported by a full suite of plans, including the complete range of proposed housetypes. These illustrate the appearance and scale of the homes, which comprise single-storey bungalows, two- and two-and-a-half-storey detached, semi-detached and terraced dwellings, as well as three-storey townhouses.
- 3.6 The proposed dwellings are designed to meet the requirements of M4(1) and M4(2) of the Building Regulations, with selected units specifically the Almshouses (single storey dwellings) constructed to M4(3) wheelchair user standards. This ensures the development delivers a suitably accessible and adaptable housing mix, addressing the needs of disabled residents and the ageing population within Spalding, in accordance with local and national policy expectations for inclusive design.
- 3.7 The plans also present the proposed layout arrangements, including the distribution of materials, building heights, tenure mix, boundary treatments, and the approach to refuse and cycle storage.
- 3.8 To demonstrate the hard and soft landscaping strategy, a comprehensive set of landscape plans has been submitted. These include a detailed planting schedule covering trees, hedgerows and shrubs, along with specifications. The plans also identify the areas of open space and play provision across the site.
- 3.9 In total, approximately 1.7ha of public open space is proposed within the site. The main area of open space is proposed along the eastern boundary which enables the proposed dwellings to be set back from the railway line. Other small pockets of open space are proposed throughout the site resulting in accessible open space to all future occupiers.
- 3.10 The site layout also includes two attenuation basins at the northern and southern ends of the site designated to accommodate surface water runoff from the site during inclement weather. The basins will include wet meadow grassland and tree planting so that they can be used during dry periods of the year.

4. PLANNING POLICY CONSIDERATIONS

- 4.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 (as amended) requires that if regard is to be had to the development plan, for the purposes of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.
- 4.2 The relevant local and national policies and other material considerations are set out below.

Development Plan

- 4.3 The development plan for South Holland District Council ('the Council') comprises the South East Lincolnshire Local Plan ('SELLP'), which was adopted in March 2019. It sets out the policies for managing development across South Holland and Boston between 2011 –2036.
- 4.4 The key policies in the SELLP are:
- Policy 1: Spatial Strategy;
 - Policy 2: Development Management;
 - Policy 3: Design of New Development;
 - Policy 4: Approach to Flood Risk;
 - Policy 5: Meeting Physical Infrastructure and Service Needs;
 - Policy 6: Developer Contributions;
 - Policy 10: Meeting Assessed Housing Requirements;
 - Policy 11: Distribution of New Housing;
 - Policy 17: Providing a Mix of Housing;
 - Policy 18: Affordable Housing;
 - Policy 28: The Natural Environment;

- Policy 29: The Historic Environment;
 - Policy 30: Pollution;
 - Policy 31: Climate Change and Renewable and Low Carbon Energy;
 - Policy 32: Community, Health and Well-being;
 - Policy 33: Delivering a More Sustainable Transport Network;
 - Policy 36: Vehicle and Cycle Parking;
- 4.5 The SELLP is supported by a number of Supplementary Planning Documents (SPD's) which are also material considerations. The following SPDs are relevant:
- Open Space in New Residential Developments SPD;
 - Think of Cycling checklist (April 2012);
- 4.6 Spalding Town Council does not have a made neighbourhood plan. However, the town council is working with South Holland District Council to prepare a Plan for Neighbourhood to support the future of Spalding town centre. Although this is unlikely to have any direct impact on the proposed development but will benefit future occupiers.
- Emerging Local Plan*
- 4.7 The SELLP reached its five-year point on 8 March 2024. Although the Plan was reviewed in 2024 and found not to require updating, changes to national policy together with the introduction of the revised Standard Method for calculating housing need now require the delivery of 952 dwellings per annum within the South- East Lincolnshire administrative area, compared with the previous requirement of 777 dwellings per annum.
- 4.8 The Council has therefore commenced a Call for Sites consultation, as part of the initially information gathering work to prepare a new Local Plan, which will replace the current SELLP and plan for growth beyond the current plan period (2036). However, given the very early stage of the local plan review, for the purpose of decision making for this planning application, the SELLP will provide the planning policy framework for assessing the proposed development.

5 year housing land supply

- 4.9 In terms of housing land supply, the Council's latest 5 year housing Land Supply Assessment (March 2025) reports that the Council is able to demonstrate 5.5 years of housing land supply owing to the housing that has been delivered in the past 3 years largely against the lower target of 467 dwellings per annum. Nevertheless, due to a period of persistent shortfalls against housing requirements, the Council has accumulated a housing shortfall since the plan period started of 176 dwellings.

National Planning Policy Framework (NPPF, December 2024)

- 4.10 The NPPF sets out the Government's planning policies for England and provides a strong basis for supporting housing delivery. The following key provisions are particularly relevant to this proposal:
- 4.11 Achieving Sustainable Development (Paragraphs 7–10) - The NPPF identifies three overarching objectives; economic, social, and environmental. The social objective includes supporting strong, vibrant communities, by ensuring that a sufficient number and range of homes are provided to meet present and future needs. This proposal directly addresses that objective by delivering 230 dwellings, including 25% affordable housing in a location where housing has been identified as being acceptable.
- 4.12 Delivering a Sufficient Supply of Homes (Chapter 5) - Local planning authorities are required to identify and maintain a five-year supply of deliverable housing sites and to significantly boost the supply of homes. The NPPF encourages a mix of housing types and tenures, including affordable housing, and supports opportunities for small and medium-sized sites to diversify supply.
- 4.13 In terms of decision making, paragraph 39 states that *Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.*
- 4.14 In terms of delivering homes, paragraph 61 states that *To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.*

- 4.15 In terms of promoting sustainable transport, paragraph 110 states that *Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions, and improve air quality and public health.*
- 4.16 When considering development proposal, paragraph 115 requires development proposals to *prioritise sustainable transport, ensure safe and suitable access for all users, follow national design guidance for streets and parking, and mitigate any significant transport or highway safety impacts through a vision-led approach.*
- 4.17 Paragraph 124 states that *Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land.*
- 4.18 Paragraph 125 states planning decision should c) *give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, proposals for which should be approved unless substantial harm would be caused, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land*
- 4.19 Paragraph 131 states *Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.*
- 4.20 Paragraph 136 states *Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined*

5. **PLANNING ASSESSMENT**

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the Development Plan unless material considerations indicate otherwise. In this context, the National Planning Policy Framework (NPPF) is a material consideration of significant weight.
- 5.2 The NPPF confirms that the purpose of the planning system is to achieve sustainable development. Paragraph 38 further advises local planning authorities to approach decisions on proposed development positively and creatively, stating that decision-makers at all levels should seek to approve applications for sustainable development wherever possible.
- 5.3 The key planning issues relevant to the determination of this full planning application are considered to be as follows:
- Principle of Development;
 - Access and Highways;
 - Layout, Design and Scale;
 - Open space and Landscaping;
 - Residential Amenity;
 - Other technical matters
 - o Ecology and Biodiversity;
 - o Flood Risk and Drainage;
 - o Archaeology and Ground Conditions;
- 5.4 This assessment will demonstrate how the proposed development will provide significant economic, social, and environmental benefits and, as such, why the application should be approved.

Principle of Development

- 5.5 The principle of residential development on the site is firmly established through both the adopted local planning policy framework and national planning policy. The site forms part of the Holland Park Sustainable Urban Extension, which benefits from outline planning permission for a comprehensive residential-led scheme of 2,250 dwellings and associated infrastructure. This permission (ref: H16-0571-09) confirms the long-standing strategic role of the site in contributing to the area's planned housing growth. The surrounding land to the south has since been built out, resulting in the application site becoming enclosed by existing residential development, which further reinforces its suitability for housing.
- 5.6 In policy terms, the site is located within a housing allocation in the adopted SELLP, which establishes the spatial strategy and distribution of new housing across the district. The SELLP identifies Spalding as a key focus for sustainable growth and includes policies that promote housing delivery, including Policy 1: Spatial Strategy, Policy 10: Meeting Assessed Housing Requirements, and Policy 11: Distribution of New Housing. These policies collectively support residential development in sustainable locations such as this allocated site, which is in close proximity to established services, community facilities, and public transport connections.
- 5.7 National policy also provides strong support for the residential development of the site. The NPPF requires local planning authorities to significantly boost the supply of homes and ensure that a sufficient amount and variety of land comes forward where it is needed. The proposal aligns with national objectives to make effective use of land, including maximising opportunities for brownfield redevelopment and optimising suitable sites within settlements. Further, the NPPF encourages planning authorities to approach decisions positively and proactively, approving sustainable development wherever possible.
- 5.8 The identified need for both market and affordable homes across South Holland carries substantial weight in the planning balance. The proposal for 230 dwellings, providing a varied mix of sizes, types and tenures, including affordable housing, would make a clear and measurable contribution towards addressing this need. When considered alongside demonstrated scheme viability, the development represents an important and timely opportunity to support the district's housing supply and respond positively to established local housing pressures.
- 5.9 Taken together, the adopted SELLP policies specifically policy 10, 11, 17 and 18, the extant strategic planning context for the Holland Park Sustainable Urban Extension, and the national requirement

to boost housing supply all provide clear and compelling policy support for the principle of residential development on this site.

Access & Highway

- 5.10 Policy 33 requires the Local Planning Authority to work with partners to make the best use of, and seek improvements to, existing transport infrastructure and services, and to demonstrate compliance with this policy through the submission of an appropriate Transport Assessment and associated Travel Plan.
- 5.11 Paragraph 115 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.
- 5.12 Paragraph 117 of the NPPF requires applications for development to give priority to pedestrian and cycle movements, address the needs of people with disabilities and reduced mobility, create safe, secure and attractive places, allow for the efficient delivery of goods and access by service and emergency vehicles, and enable the charging of plug-in and other ultra-low emission vehicles.
- 5.13 The existing site is accessible from Hawthorn Bank and Meadow Way. Hawthorn Bank serves as the main access into the existing site. The proposal is to move the access approximately 55 metres south. The relocation of the main access has been assessed in the Transport Assessment which concludes that the proposed 230-dwelling development at Hawthorn Bank/Meadow Way is situated in a sustainable location with good walking, cycling and public transport accessibility, generates manageable traffic levels (115 AM / 112 PM peak trips), and has no significant adverse impact on local junction capacity or the Hawthorn Bank level crossing, with all junctions operating within capacity except one already-constrained junction where the development adds only minimal additional traffic. Accident analysis shows no safety concerns, and no highway mitigation is required. Accordingly, there are no highways or transport reasons to resist the application, and the development should be fully supported through the planning process.
- 5.14 Secondary access points are proposed from off Meadow Way to the west, and Steeple View and Keats Grove to the south. Pedestrian footpath connections are also proposed to link into Hoekman Way to the north and Honeysuckle Way to the west. These linkages and connections will enable the site to be fully integrated into the housing development of Phase 1 to the south and promote

permeability through the site and encourage the use of sustainable travel modes to reduce the reliance on journeys via motor vehicles.

- 5.15 The proposal includes a Residential Travel Plan (RTP) which will seek to encourage modal shift by reducing the reliance on private car journeys by promoting all future occupiers to use sustainable travel options by making it clear where the nearest bus stops, shops and services are located and how these can be accessed. The RTP includes targets and indicators that will be monitored on an annual basis to assess the effectiveness of the plan and to ensure it meets the identified targets and objectives.
- 5.16 The site benefits from convenient access to a wide range of nearby services, facilities and public transport options, all of which are easily reached by walking and cycling. The proposed layout has been carefully designed to support active travel by creating direct and attractive routes through the development, helping to promote healthier travel choices and reduce reliance on private vehicles. A network of footpath connections on all sides of the site ensures permeability and multiple route options for future residents, linking seamlessly with existing pedestrian infrastructure beyond the site boundary.
- 5.17 In addition, the development will contribute financially towards the South West Relief Road (SWRR), consistent with other recent housing proposals in the area. This contribution will be secured through a Section 106 agreement.
- 5.18 The approach aligns with Policy 33 of the SELLP, which seeks high-quality layouts that provide safe, convenient and inclusive access by a choice of transport modes.

Layout, Design and Scale

- 5.19 The Design and Access Statement outlines the evolution of the scheme, drawing upon key site constraints and opportunities, local character, technical assessments and established design principles. This iterative process has directly informed the final layout, ensuring that the proposal responds appropriately to its context. In doing so, the approach is fully consistent with the NPPF, which confirms that good design is a fundamental component of sustainable development and is key to making development acceptable to communities.
- 5.20 The resulting layout is considered to accord with Policies 2 and 3 of the SELLP, which require development to demonstrate a well-considered approach to scale, form, layout, density, residential amenity, landscape features and its relationship with surrounding built form. The scheme has been

designed to create a coherent and high-quality environment, with an emphasis on inclusive design, legibility and place-making. This also reflects the requirements of NPPF paragraph 131, which identifies good design as a key aspect of sustainable development and seeks to create places that function well and add to the overall quality of the area.

- 5.21 The layout is arranged around a principal spine road, from which a series of shared-surface streets and cul-de-sacs extend. This structure provides a clear hierarchy of movement and supports opportunities for neighbourly interaction. The spine road and shared-surface streets are proposed for adoption and have been designed to the required technical standards. Localised traffic-calming measures, including raised tables, are incorporated to manage vehicle speeds along longer sections of road.
- 5.22 All dwellings will be provided with at least two allocated off street car parking spaces and cycle storage in the form of secure cycle sheds in the rear gardens except those dwellings with garages. The internal dimensions of the garages are 2.6 wide by 5.6 metres in depth and so can count as one space. The garages include an additional 1 metre in depth at the end to accommodate cycle parking. The proposed car and cycle parking provision is illustrated on the Proposed Parking/Cycle Strategy Plan (drawing no.1206 rev C01). The proposed parking provision is in accordance with policy 36, which requires all new development to provide vehicle and cycle parking in accordance with the Parking Standards.
- 5.23 In accordance with policy 3, all dwellings will be provided with on site refuse storage provision and bin collection points to ensure residents do not have to travel more than 30 metres to the refuse collection point. The proposed refuse storage arrangements and travel distance for each dwelling is shown on the Proposed Refuse Strategy Plan (drawing no.1205 rev C01).
- 5.24 Tree planting along the main spine road, together with dual-aspect dwellings at key junctions and landscape buffer, creates an attractive and welcoming gateway into the site from the main access via Hawthorn Bank. The landscaping strategy has been developed to soften built form and integrate the development within its surroundings, while avoiding overly intrusive screening. The layout has been shaped to read as a natural continuation of the established residential areas to the south and west.
- 5.25 All dwellings are provided with well-proportioned, regularly shaped private gardens. The proposed range of dwellings also responds to the local character and surrounding built form with predominately two storey housing proposed. Properties are set back from the street to accommodate soft-landscaping frontages, contributing to an attractive and coherent streetscape.

- 5.26 The proposed development of 230 dwellings is to be delivered within 3 phases in an anticlockwise arrangement with phase 1 delivering 71 dwellings, phase 2 delivering 63 dwellings and the remaining units delivered in Phase 3. The proposed phasing will enable most of the green infrastructure to be delivered before the final phase. The proposed phasing is shown on Proposed Phasing Plan (drawing no.1210 rev C01).
- 5.27 In design terms, the development has been carefully curated to deliver a high-quality and legible residential environment. The scheme provides a diverse range of over 16 thoughtfully designed house types, ranging from single-storey bungalows to three-storey townhouses. This deliberate variation in form and scale ensures visual interest throughout the development and reflects the varied character of surrounding residential areas. The distribution of brick and roof material is shown on the Proposed Material Distribution Plan (drawing no1203 rev C01).
- 5.28 A restrained yet robust material palette, centred on complementary red and buff brick, is proposed to create a cohesive streetscape while allowing sufficient variation to avoid uniformity. As illustrated in Section 4.2 of the Design and Access Statement, the accompanying streetscapes elevations demonstrate how changes in building height, massing and frontage treatment across three distinct areas of the site add depth and richness to the street scene.
- 5.29 The boundary treatment for each plot will mainly consist of a 1.8 metres timber fence. However, in location where the boundaries are visible the boundaries treatment will be defined by a 1.78 metre high brick wall. The proposed boundary treatment is considered to be acceptable and contributes to the overall high quality design and layout of the proposed development.
- 5.30 Importantly, the layout incorporates purposeful gaps between built forms, enabling views through the development and preventing the perception of a continuous built barrier. This approach improves permeability, legibility and visual connectivity with surrounding neighbourhoods and is fully consistent with NPPF paragraph 131, which seeks development that is visually attractive, locally distinctive and well-integrated into its surroundings.
- 5.31 Collectively, these design principles deliver a well-composed layout that promotes a strong sense of place, supports local distinctiveness and creates an attractive environment for future residents. The proposal therefore accords fully with Policy 3 of the SELLP and its supporting text, which seeks development that is locally responsive, assimilates successfully into its surroundings and achieves a high standard of design quality.
- 5.32 In terms of scale, the proposed development achieves an average density of approximately 30 dwellings per hectare, representing an efficient and appropriate use of land within a highly

sustainable and largely enclosed location. This density reflects best practice and accords with national and local policy objectives that seek to optimise the use of land, particularly where development includes previously developed (brownfield) elements within an established settlement.

- 5.33 Building heights are predominantly two storeys, with a limited number of two-and-a-half and three-storey dwellings carefully introduced at key locations to assist with legibility, wayfinding and townscape interest. These taller elements are deliberately positioned to reinforce movement routes and focal points within the site, rather than appearing as isolated or visually dominant features.
- 5.34 Single-storey dwellings are sensitively located along the eastern boundary, where they form a mews-style arrangement addressing communal open space and integrating pedestrian links to Honeysuckle Way. This arrangement ensures an appropriate transition in scale at the site edge, enhances residential amenity and delivers an attractive and inclusive environment suitable for a wide range of occupiers. The arrangement of storey heights is shown on the Proposed Storey Heights Plan (drawing no.1204 rev C01).
- 5.35 Overall, the proposed scale and massing have been carefully calibrated to respect the density, scale and character of neighbouring development, while making effective use of the site. The approach fully accords with the design principles set out in Policies 2 and 3 and the parking standards in policy 36 (Appendix 6) of SELLP delivering development that is locally responsive, well-related to its surroundings and reflective of a high standard of design quality and living environment, and is strongly supported by the design-led objectives of the NPPF which places significant weight on the delivery of high-quality, sustainable and well-designed places.

Open Space and Landscaping

- 5.36 Policy 3 of the SELLP requires development to distinguish clearly between private and public spaces, provide inclusive and accessible public areas, and incorporate existing landscape features alongside new planting to enhance biodiversity and green infrastructure. Policy 32 further seeks development proposals to create safe, high-quality environments and delivers open space that supports healthy and active lifestyles. These objectives align closely with national policy set out in the National Planning Policy Framework (NPPF), particularly those that promote healthy, inclusive and well-designed places.
- 5.37 The proposed development responds positively to these requirements through the provision of approximately 1.7 hectares of publicly accessible open space, equating to 21.8% of the total site area (to note the Open Space in New Residential Developments SPD states no less than 14% of the

gross site area should of open space). This represents a substantial level of public open space within a sustainable and predominantly enclosed urban site, demonstrating both a commitment to placemaking and an efficient use of land in accordance with local policy objectives. The proposal also accords with NPPF paragraph 124, which requires planning decisions to promote the effective use of land while safeguarding and improving the environment and ensuring safe and healthy living conditions.

- 5.38 The public open space is deliberately distributed across three distinct yet complementary areas to ensure accessibility for all future residents. This includes approximately 0.6 hectares along the eastern boundary, 0.7 hectares within the south-west area incorporating a SuDS attenuation pond, and 0.3 hectares in the north-west area also incorporating SuDS features. These areas will be sensitively landscaped with trees and meadow grassland, carefully designed so that the functional requirements of drainage infrastructure do not undermine their usability for informal recreation and leisure.
- 5.39 The south-west open space area will include a Locally Equipped Area of Play (LEAP), positioned in a highly accessible location within the site and designed to serve the needs of young families. The LEAP will include five items of play equipment, seating in the form of two benches, and litter bins, and will be enclosed by planting and secure fencing with gated access to ensure safety while maintaining an attractive landscape setting.
- 5.40 The landscape strategy places strong emphasis on the retention and enhancement of existing vegetation, particularly along the northern boundary adjacent to existing dwellings on Hoekham Way, where retained planting will provide continuity with the surrounding environment and safeguard residential amenity. This is supported by an extensive programme of new planting comprising 112 trees, over 1,190 metres of hedgerows, and substantial shrub and groundcover planting across both private plots and public open space areas. This directly responds to NPPF paragraph 136, which recognises that trees and landscaping make an important contribution to the character and quality of urban environments and assist in mitigating and adapting to climate change.
- 5.41 Tree and hedgerow planting along the principal access from Hawthorn Bank will create an attractive and legible gateway into the development, reinforcing a strong sense of arrival and contributing positively to the wider streetscape. Collectively, the proposed landscape and open space provision will enhance biodiversity, strengthen green infrastructure, and provide safe, inviting outdoor environments that encourage walking, recreation and active travel.

- 5.42 The proposed approach therefore represents a comprehensive and well-integrated landscape strategy that accords fully with Policies 3 and 32 of the SELLP, delivering high-quality public open space that supports healthy living, biodiversity enhancement and the creation of a distinctive and sustainable residential environment. It is also strongly supported by the objectives and design principles set out in the National Planning Policy Framework, particularly those relating to healthy places, good design and sustainable development

Residential Amenity

- 5.43 Policy 3 of the SELLP requires all development proposals to demonstrate that they safeguard the residential amenity of both existing and future occupiers, having regard to matters such as overlooking, overbearing effects, loss of privacy and overshadowing. This approach is strongly supported by national planning policy, with the National Planning Policy Framework (NPPF) requiring development to ensure safe and healthy living conditions and a high quality of amenity for all users (NPPF paragraph 124).
- 5.44 The application site is surrounded by established residential development and, as such, the potential impact on the amenity of neighbouring occupiers has been a key design consideration throughout the evolution of the layout. The proposed arrangement of dwellings has been carefully designed to provide appropriate separation distances, avoid direct overlooking between habitable room windows and private garden areas, and prevent unacceptable levels of overshadowing or overbearing impact.
- 5.45 Along the northern boundary, the majority of proposed dwellings are laid out with rear gardens backing onto existing rear gardens, with the retention of existing boundary vegetation providing a further buffer between existing and new development. In locations where dwellings are in closer proximity to existing homes, including at plots 101 and 142, units have been deliberately positioned side-on to neighbouring properties to avoid direct overlooking and minimise any perception of enclosure or loss of privacy. This measured approach ensures that the living conditions of existing residents are appropriately safeguarded, consistent with Policy 3 of the Local Plan and the NPPF's emphasis on development that is sympathetic to its surroundings (NPPF paragraph 131).
- 5.46 Along the eastern boundary, the majority of dwellings are arranged to face Hawthorn Bank, maintaining the established road frontage and reinforcing the existing urban form. These dwellings are set back from the carriageway, resulting in a substantial distance to existing residential properties on the eastern side. This separation is further enhanced by the provision of a landscaped

green buffer, which increases spatial separation, softens views between developments and reinforces residential amenity. As a result, the proposed layout would not give rise to any significant harmful impacts in terms of privacy, outlook or overshadowing.

- 5.47 To the south, the proposed dwellings have been orientated to face Keats Grove, mirroring the recently completed residential development that forms part of the wider housing commitment. The dwellings are set back from the road with on-plot parking to the frontage, ensuring a comfortable relationship with existing properties and avoiding any undue impact on residential amenity.
- 5.48 On the western side of the site, development predominantly comprises single-storey dwellings, which have been intentionally selected to reflect the adjoining context and to minimise any potential overlooking or overshadowing impacts on existing dwellings along Honeysuckle Way. The remaining dwellings in this area (plots 221 and 222) are similarly positioned with sufficient separation distances such that no unacceptable amenity impacts would arise.
- 5.49 A Noise and Vibration Assessment has been undertaken in support of the proposed development. The assessment considered road traffic noise from Hawthorn Bank, rail noise and vibration from the adjacent railway line, and the temporary retention of an existing factory unit during early phases of the development. Monitoring and assessment were carried out in accordance with the NPPF, BS 8233, ProPG, BS 4142 and BS 6472. The findings confirm that the site is subject to a low to medium noise risk and is suitable for residential development with appropriate layout and design measures.
- 5.50 The proposed layout has been designed to respond positively to the noise environment, with dwellings set back from principal noise sources and orientated so that buildings provide effective screening, particularly for private garden areas. Predicted noise levels within all external amenity spaces meet the relevant BS 8233 guidance. Internal noise assessments demonstrate that, with standard residential construction and suitable ventilation provision, all dwellings will achieve acceptable daytime and night-time internal noise levels. Although maximum noise levels from occasional overnight freight trains are relatively high, the number of events remains below recognised thresholds for sleep disturbance, and acceptable living conditions will be achieved without the need for additional façade mitigation.
- 5.51 Noise associated with the existing factory unit has also been assessed and is shown to be low, intermittent and limited to daytime hours only. The assessment confirms that its temporary retention during the initial development phases would not result in adverse impacts on future residents. Vibration levels from rail at the proposed stand-off distance of approximately 30 metres are very low and fall well within the “Low Probability of Adverse Comment” category. Overall, the

assessment concludes that the proposed development will provide an acceptable standard of residential amenity and fully complies with national planning policy and relevant technical guidance.

- 5.52 Overall, the proposed layout demonstrates a careful and site-responsive approach to protecting the amenity of neighbouring residents. Any changes in outlook or activity levels would be commensurate with those reasonably expected within a dense but well-planned urban environment and would not result in any significant or unacceptable harm. The proposal therefore complies with Policy 3 of the SELLP and the NPPF requirement to create well-designed places that integrate successfully with their surroundings.

Other technical matters: Ecology and Biodiversity

- 5.53 Policy 3 of the SELLP requires all development proposals to conserve and enhance the natural environment, including delivering biodiversity improvements through the incorporation of ecological features such as bird nesting and bat roosting opportunities, alongside the protection and reinforcement of existing habitats. This is further reinforced by Policy 28, which requires all development to achieve an overall net gain in biodiversity.
- 5.54 In addition, the Environment Act 2021, introduced a mandatory requirement for the delivery of a minimum 10% Biodiversity Net Gain (BNG), secured for a period of at least 30 years for all major development proposals. This statutory requirement aligns directly with, and strengthens, the objectives of Policy 28 and national planning policy set out in the National Planning Policy Framework (NPPF), which places significant weight on protecting and enhancing biodiversity and delivering measurable net gains.
- 5.55 In ecological terms, the planning application is supported by a comprehensive Ecological Impact Assessment (EclA), which establishes a robust baseline understanding of the site's ecological value. The assessment is informed by an extended desk study, a UK Habitat Classification survey and a suite of species-specific surveys, all undertaken in accordance with relevant CIEEM guidance and national and local planning policy. This approach ensures that ecological effects have been properly identified and assessed, consistent with the precautionary principle embedded within the NPPF.
- 5.56 The EclA confirms that the site is dominated by habitats of low ecological value, including modified grassland, tall ruderal vegetation, scrub and areas of hardstanding. Ecological interest is primarily limited to boundary hedgerows, which are identified as Habitats of Principal Importance at a local level. Importantly, the assessment confirms that there are no internationally or nationally designated ecological sites within the zone of influence of the development that would be susceptible to

adverse effects. The nearest internationally designated site, Baston Fen SAC, is sufficiently distant and hydrologically unconnected such that both direct and indirect impacts are ruled out.

- 5.57 Targeted ecological surveys have confirmed the absence, or negligible relevance, of several protected species, including great crested newt, dormouse and riparian mammals. The site provides only limited and opportunistic habitat for common and widespread species such as bats, breeding birds, reptiles, badger and hedgehog. One existing building was assessed as having low potential for roosting bats, and recorded bat activity across the site was found to be low and dominated by common species. Whilst construction activities will result in some localised habitat loss and temporary disturbance, these effects are neither unexpected nor significant in planning terms and can be effectively mitigated.
- 5.58 Mitigation measures will be secured through a Construction Environmental Management Plan (Biodiversity), precautionary working methods for protected species, sensitive timing of vegetation clearance and the implementation of a sensitive lighting strategy to protect retained habitats and dark corridors. Habitat losses will be appropriately compensated through a comprehensive programme of on-site habitat creation, including species-rich grassland, tree planting and hedgerow enhancement, to ensure full compliance with the 10% BNG requirement.
- 5.59 Subject to the implementation of the proposed mitigation and enhancement measures, the EcIA concludes that there will be no significant adverse residual effects on ecological receptors. While minor and temporary effects may arise during the construction phase, these will be fully mitigated and, in the medium to long term, will be outweighed by tangible biodiversity enhancements delivered as part of the development. The proposals therefore accord fully with Policies 3 and 28 of the South East Lincolnshire Local Plan and with the NPPF, which requires development to minimise impacts on biodiversity and secure measurable net gains for nature.
- 5.60 In terms of biodiversity, the baseline habitat surveys identify that the site currently supports 41.12 habitat units and 0.99 hedgerow units, primarily consisting of modified grassland, other neutral grassland, scrub and tall forbs. Owing to the development footprint, most existing habitats will be lost, resulting in the removal of 41.12 habitat units and 0.30 hedgerow units. Post-development habitats, including new grassland, scrub, hedgerow enhancements, SuDS features and tree planting, provide 13.79 habitat units and 1.42 hedgerow units. This equates to a net loss of 27.33 habitat units (-66.47%) and a net gain of 1.41 hedgerow units (+111.26%). The trading rules are therefore not met due to the loss of medium-distinctiveness grassland and scrub.

- 5.61 On-site options to achieve 10% BNG have been fully explored but are not feasible given the type and extent of habitat loss combined with spatial limitations within the masterplan. SES conclude that the scale of development prevents like-for-like replacement of medium-distinctiveness habitats on site. To achieve statutory BNG, the development requires 31.04 grassland units and 0.46 scrub units to be delivered off-site. Opportunities within the applicant's wider landholding were assessed but deemed unsuitable. The only viable approach is to purchase off-site units from an accredited habitat bank, with an estimated investment of approximately £724,502 + VAT.
- 5.62 The applicant will secure all on-site enhancements through a Construction Environmental Management Plan (CEMP: Biodiversity) and a 30-year Habitat Management and Monitoring Plan (HMMP), ensuring long-term ecological stewardship. A Biodiversity Champion will oversee compliance and monitoring throughout the project lifecycle.
- 5.63 In summary, the proposed BNG strategy is justified, policy-compliant, and represents the only deliverable pathway to achieving the mandatory 10% BNG requirement. The applicant respectfully requests that the Council agrees and secures this strategy through appropriate planning conditions and/or a S106 agreement.

Other Technical Matters: Flood Risk and Drainage

- 5.64 Policy 2 of the SELLP requires development proposals to demonstrate that sustainable development considerations are met, including the effective management of flood risk and the incorporation of sustainable drainage systems. Policy 3 further requires flood risk mitigation to be embedded within the site layout and design, while Policy 4 sets out the Council's approach to managing development in areas of flood risk, including the application of the sequential test where required. These policies are consistent with the NPPF, which requires development to be directed away from areas at highest risk of flooding where possible and to ensure that development is safe for its lifetime without increasing flood risk elsewhere.
- 5.65 The application site forms part of an existing and established housing allocation within the Holland Park Sustainable Urban Extension, which has been assessed and allocated through the development plan process. The site is therefore identified by the Council as a suitable and sustainable location for residential development. In this context, and consistent with Policy 4 of the SELLP and paragraph 180 of the NPPF, there is no requirement to identify alternative sites. Nevertheless, as the site exceeds 1 hectare, a comprehensive Flood Risk Assessment (FRA) and Drainage Strategy (DS) have been submitted to accompany the application.

- 5.66 The FRA confirms that the site lies within Flood Zone 3, where residential development is classified as a 'more vulnerable' use and therefore requires careful consideration against national and local planning policy. However, the wider context of Spalding and South East Lincolnshire is such that the majority of the settlement lies within Flood Zone 3, meaning that it would be neither realistic nor sustainable to direct new housing solely to areas of lower flood risk. In this regard, the FRA draws upon detailed local evidence, including the South East Lincolnshire Strategic Flood Risk Assessment (SFRA), which provides refined hazard mapping specific to the area. This mapping confirms that, even in the worst-case modelled scenario to the year 2115, the site is not predicted to experience flooding. As a result, the principle of residential development at this location is considered acceptable in flood risk terms, in accordance with Policy 4 of the SELLP and paragraphs 170–182 of the NPPF.
- 5.67 The FRA has comprehensively assessed flood risk from all potential sources, including fluvial, surface water, groundwater, sewer, reservoir and tidal flooding. While Environment Agency mapping identifies a medium annual probability of fluvial flooding in the wider area, the SFRA hazard data demonstrates that there is no actual flood hazard affecting the site. Surface water mapping identifies predominantly low-risk areas, with no significant overland flow routes crossing the site. Groundwater levels were encountered between approximately 1.1m and 3.3m below ground level, which is sufficiently deep to avoid surface flooding impacts, subject to appropriate design of drainage features. Consultation with Anglian Water confirms that there are no recorded incidents of sewer flooding affecting the site, and both reservoir and tidal flood risks have been confirmed as negligible. Overall, the evidence clearly demonstrates that the site will not be subject to unacceptable flood risk over its lifetime, in line with NPPF paragraph 181.
- 5.68 In terms of surface water drainage, ground investigation works confirm that, while moderate infiltration rates exist within deeper sandy deposits, the presence of silty soils and shallow groundwater renders infiltration-based drainage unsuitable. Accordingly, the drainage strategy has been designed in strict accordance with the SuDS hierarchy, progressing to controlled discharge to appropriate surface water infrastructure and watercourses. Surface water will be managed on site through a network of gravity sewers and two purpose-designed attenuation basins located within the north-western and south-western parts of the site. The basins provide a combined storage volume of approximately 4,614 cubic metres and are designed to accommodate the 1 in 100 year storm event plus a 40% allowance for climate change, fully compliant with national policy and best practice. Discharge rates are strictly limited and integrated with the wider Broadgate Homes development, ensuring that there will be no increase in flood risk downstream, consistent with NPPF paragraph 182.

- 5.69 With regard to foul water drainage, the strategy prioritises gravity connections where feasible, with remaining flows conveyed via a pumping station located within the south-western part of the site. Foul flows will ultimately connect to the existing Anglian Water network serving the wider development. Anglian Water's pre-planning assessment confirms that Spalding Water Recycling Centre has sufficient capacity to accommodate the additional flows generated by the development and that the receiving sewer network is adequate. Appropriate easements have been incorporated into the site layout to safeguard existing assets, and the future adoption of on-site infrastructure will be secured through the relevant legal and technical agreements.
- 5.70 In conclusion, the submitted Flood Risk Assessment and Drainage Strategy demonstrate that the proposed development has been designed with full regard to national and local planning policy, technical guidance and best practice. All sources of flood risk have been robustly assessed and it has been clearly established that the site will remain safe for its lifetime without increasing flood risk elsewhere. A sustainable, resilient and policy-compliant drainage strategy has been developed, incorporating on-site attenuation, restricted discharge rates and allowances for climate change. On this basis, there are no technical objections to the development in respect of flood risk, surface water drainage or foul water infrastructure, and the proposals fully comply with Policies 2, 3 and 4 of the SELLP and the requirements of section 14 of the NPPF.

Other Technical Matters: Archaeology and Ground Conditions

- 5.71 Policy 29 of the SELLP states planning applications for such development should be accompanied by an appropriate and proportionate assessment to understand the potential for and significance of remains, and the impact of development upon them.
- 5.72 A Desk Based Heritage Assessment has been prepared to support the application which identifies no designated heritage assets and only low archaeological potential across most of the site, with a moderate possibility of Iron Age/Roman salt-making activity in undeveloped areas. Therefore, while there are no archaeological constraints to development, the LPA is likely to require targeted trial trenching and geoarchaeological work, which can be secured by planning conditions. However, in anticipation of this requirement, the application is supported by a trial trenching and geoarchaeological investigation, which found no archaeological deposits of significance, with all features proving to be natural palaeochannels or modern intrusions, and deposits dominated by roddon sands and thin, degraded peat of negligible archaeological potential. Therefore, the site's archaeological potential is negligible, and no further archaeological work is recommended.

- 5.73 Therefore, the site contains no designated heritage assets and overall has very low archaeological potential, with only limited possibility of historic salt-making activity in undeveloped areas. The work that has been undertaken to identify the significance of any potential below ground heritage assets is considered to be robust such that no further archaeological investigation is required to be carried out in order to facilitate the proposed development. The proposal is therefore compliant with policy 29 of the SELLP.
- 5.74 In terms of ground condition, policy 30 states that development proposals will not be permitted where they lead to unacceptable adverse impact on amongst other things health and safety of the public and land quality and conditions. Where proposals are located on sites that are suspected to be contaminated must include an assessment of the extent of contamination and possible risks.
- 5.75 The site is largely made up of a grass-field and warehouse storage use. A Phase 1 desk based assessment to assess the potential geo-environmental risk in relation to ground condition and contamination. The Phase 1 report identifies that the site has mixed historical uses including former railway land, past nursery operations, soil mounds and made ground which present possible contamination risk, including metals, PAHs, petroleum hydrocarbons and asbestos. Five potential contamination linkages pose Low/Moderate risk, particularly affecting future residents, construction workers, plants and water supply infrastructure. The report therefore recommended that intrusive ground investigation (including sampling of soil heaps) is undertaken to confirm contamination levels, and that development planning allows for possible remediation, such as removing unsuitable soil mounds, installing clean soil cover systems, using vapour-resistant membranes if required, and specifying barrier water supply pipework. Safe construction practices, dust control, and appropriate waste management will also be essential.
- 5.76 Ground conditions across the site comprise thin made ground over natural tidal silts, sands and clays, underlain at depth by glacial till. Shallow groundwater is present at around 1.1–2.3m below ground level. Geotechnical testing shows low bearing capacities, variable CBR values, and moderate infiltration rates, with some areas constrained by shallow clays.
- 5.77 Comprehensive contamination testing found no significant contamination in near-surface soils: no asbestos, no elevated metals, and no risks to human health, controlled waters, plants, pipes, or concrete. Ground gas monitoring identifies a very low risk with no methane and only modest CO₂ concentrations.
- 5.78 Accordingly, no contamination remediation is required for the proposed residential development. Clean natural soils and most mound materials are suitable for on-site reuse, while any rubbly made

ground may only be reused under the correct waste exemption or protocol. A watching brief has been recommended during earthworks.

- 5.79 The Phase 2 report concludes that no ground contamination remediation is required. The soils are suitable for residential end use, with clean natural soils and most stockpile materials acceptable for reuse on-site.
- 5.80 The Phase 1 and 2 reports have clearly demonstrated that the ground condition of the site is suitable to enable the residential development without the need for further investigation or remediation work being carried out. However, where unexpected contamination is encountered it will be investigated and remediated accordingly before reuse. The proposal is therefore compliant with policy 30.

6. **PLANNING BALANCE & CONCLUSION**

- 6.1 In determining this full planning application, Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be approved where they accord with the Development Plan unless material considerations indicate otherwise. The evidence presented throughout this Planning Statement clearly demonstrates that the development is fully aligned with the South East Lincolnshire Local Plan (SELLP) and is strongly supported by the National Planning Policy Framework (NPPF, 2024).
- 6.2 The site forms an established part of the Holland Park Sustainable Urban Extension, benefiting from an extant outline planning permission for 2,250 dwellings, confirming its long-standing strategic role in meeting Spalding's housing needs. SELLP Policies 1, 10 and 11 identify Spalding as a primary focus for sustainable growth, and the delivery of 230 new homes, including affordable housing, will make a meaningful and much-needed contribution toward meeting local need and the district's five-year housing land supply. This aligns directly with the NPPF objective to significantly boost the supply of homes and ensure a sufficient variety of land comes forward where it is needed.
- 6.3 The scheme has been designed through a robust and iterative process, demonstrating full compliance with SELLP Policies 2 and 3 relating to high-quality design, layout and place-making. The development incorporates a strong landscape structure, a clear hierarchy of streets, and a well-considered mix of building heights and house types, supported by the Design and Access Statement. The provision of approximately 1.7ha of public open space spread across three areas and including a LEAP delivers a meaningful enhancement to local green infrastructure in accordance with Policies 3 and 32.
- 6.4 All technical considerations have been thoroughly addressed. The Transport Assessment confirms that the development can be safely accommodated without adverse impacts on the local highway network, in full accordance with SELLP Policy 33 and NPPF paragraph 115. Flood risk has been robustly assessed, with the submitted FRA demonstrating that the site can be developed safely in line with SELLP Policies 2, 3 and 4, supported by refined SFRA data showing no predicted flood hazard even under worst-case modelling. Ecology has been fully assessed through a detailed Ecological Impact Assessment, confirming low ecological value and compliance with Policy 28. With regard to Biodiversity Net Gain, the applicant has demonstrated through the submitted Biodiversity Net Gain Plan that although on-site enhancements will be delivered, the mandatory 10% net gain

cannot be achieved within the site boundary due to the loss of medium-distinctiveness habitats and spatial constraints. Accordingly, the development will secure the required habitat units through accredited off-site habitat creation, ensuring that the statutory 10% BNG requirement is fully met and secured through the S106 agreement.

- 6.5 Heritage and archaeology do not present constraints: the Desk-Based Assessment and subsequent trenching confirm negligible archaeological potential, and no further investigation is required, fully satisfying Policy 29. Ground conditions are suitable for residential development, with Phase 1 and 2 reports confirming no contamination risks requiring remediation, consistent with Policy 30.
- 6.6 When weighed in the planning balance, the benefits of the scheme are substantial. These include:
- Provision of significant market and affordable housing in an area of identified need;
 - Deliver housing in a sustainable location in terms of proximity to local services and public transport links;
 - Delivery of extensive high-quality open space and green infrastructure;
 - Measurable biodiversity gains;
 - Support for the local economy and construction sector;
 - Contribution towards an established strategic housing extension in a sustainable location; and
 - Financial contributions towards local infrastructure, including the South West Relief Road and off site habitat unit contribution.
- 6.7 No technical or policy-based harm has been identified that would significantly or demonstrably outweigh these benefits, meeting the presumption in favour of sustainable development under NPPF paragraph 11.
- 6.8 Accordingly, the proposal represents a sustainable, policy-compliant and well-designed development that delivers clear and compelling benefits to Spalding. Planning permission should therefore be granted.