

PROPOSED RESIDENTIAL DEVELOPMENT
Land adjacent No.199 Cradge Bank
Spalding
PE11 3AQ



PLANNING STATEMENT

March 2024

The Proposal

This Full application seeks consent for a scheme of frontage residential development on land to the south of and adjacent to No.199 Cradge Bank Spalding comprising 7 No. two storey houses of varied design and accommodation provision.

The site has the benefit of an extant Outline Planning consent for residential development which is discussed in more detail within this Statement.

Application Site

The application site is 0.22 hectares in area and is located within the defined settlement for Spalding, being part of an allocated site (ref Stm004) in the South-East Lincs Local Plan Adopted March 2019, which extends to 4.66 hectares with a housing capacity in the Local Plan of 140 dwellings.

Being part of a former horticultural nursery, the site has no retained features other than a frontage onto Cradge Bank with a shallow ditch and verge separating the site from the single track public highway at this location.



View looking north across site frontage towards No.199 Cradge Bank



Frontage Ditch / Headwall at northern boundary

There is sporadic development along this section of Cradge Bank with a diverse mixture of housing.

There are two detached houses immediately to the north of the application site within established plots. To the rear and the south of the application site there is a large residential development at a reasonably advanced stage such that the positioning of new dwellings and road pattern relative to the application site is evident including finished floor levels.



Form of frontage development to the north along Cradge Bank



New Development under construction behind application site

Planning History

The application site has an extant Outline Planning consent ref H16-0673-22 which was granted 22/12/2022 for 'Residential Development'.

Various Conditions are attached to that consent one of which (Condition 4) limits the development within the red line area to a maximum of 5 dwellings.

There was also a Section 106 Planning Agreement attached to the Outline Consent to deal with Financial Contributions, namely Education and Health Care Facilities.

Pre-App Consultation with Local Planning Authority

In view of the restrictive Condition No.4 there was a discussion with the LPA regarding the option of submitting Reserved Matters under Outline ref H16-0673-22 accompanied by an Application to modify the wording of Condition 4 to facilitate a detailed development of more than 5 dwellings.

The advice given was that a stand-alone Full Planning Application would be the best approach, particularly given that the site is classed as a Minor Application.

The Proposal

An assessment of the site, including its relative proximity to the centre of Spalding and its facilities has informed the submitted scheme whereby a mixture of housing accommodation and designs is proposed which includes detached and semi detached two storey housing offering 3 and 4 bedroomed family homes to be relatively affordable market homes.

Each property has its own vehicular access onto Cradge Bank which leads to ample parking with garaging to the majority of the plots. There is also turning facility within each plot to enable vehicles to enter and exit the plots in a forward gear. The use of paired driveway crossovers also provides a temporary 'lay-by' arrangement for delivery vehicles.

The relationship between the existing house (No.199 Cradge Bank) and the proposed development has been carefully considered with the dwelling on Plot 1 being located at distance from the common boundary and also orientated to be perpendicular with Cradge Bank thereby increasing the separation distance from front to back of the proposed dwelling relative to the existing house which does have several windows to its side elevation.



Side Elevation of No.199 Cradge Bank

The orientation of plot 1 also minimises any potential overlooking of the existing dwelling at No.199.

Rear garden depths to the new dwellings are considered to provide excellent private amenity space for occupiers as well as ensuring sufficient separation from the new development to the rear of the application site.

Given the rural character of the location there is the opportunity to enhance the frontage with the introduction of native species hedgerow supplemented by native species tree planting.

The existing narrow grass verge and poorly maintained ditch will become a wide grass verge with the existing ditch being piped to a satisfactory specification.

External materials to the development will be selected to produce an appropriate blend of roof tiles and facing bricks to suit the locality.

Technical Considerations

Highways

It was established under the extant Outline Planning permission that the development could be satisfactorily accommodated along this section of Cradge Bank without the need for road widening or footpath provision. The dwellings will have individual access drives and where possible the drives are paired as discussed earlier in this statement. Parking within the plots meets the relevant policy. It is also relevant to point out that this section of Cradge Bank is identified in the South East Local Plan as a designated cycle route leading back into the town centre and beyond.

Flood Risk

The Outline Approval for the site was accompanied by a Flood Risk Assessment and that report remains valid to the current proposal.

The recommendation of that FRA places finished floor levels at 3.4mOD minimum and the extant Outline Planning for the site included a Condition that limits the Finished Floor levels to 3.45mOD

Drainage

As part of the detailed Drainage Strategy for the adjacent development site provision has been made for the application site to connect into the new foul and surface water drainage systems as indicated on the submitted layout

Contamination

This site was included in a Phase I desk study and subsequent Phase II Exploratory Investigation carried out by Geodyne Limited. That report was submitted to SHDC to satisfy Condition 4 of Outline Planning consent H16-0668-16 and the Condition was discharged 2/9/2021 under ref H16-0225-21.

It is therefore proposed that the recommendations and remediation measures prescribed in those reports are to be implemented on this current application site

Archaeology

As part of the investigations for the larger site there has been on site trial trenching on the current application site in accordance with the written scheme of archaeological investigation that was approved by SHDC under application ref H16-0543-21.

Ecology

The application site is devoid of any potential habitat or landscape features but the proposed scheme includes measures that will significantly enhance the environmental and ecological value of the site with native species hedgerow, native species trees, nesting boxes and large areas of grass / private garden areas.

Conclusion

The application site has an Extant Outline consent for residential development and is located within the defined settlement boundary for Spalding. The frontage site presents an opportunity for a small scale development delivering relatively affordable family housing close to the centre of Spalding including schools and other amenities.

The nature of the development will introduce variety of development in this edge of settlement location compared to the large affordable housing scheme being developed to the west and south of the application site. Significantly this small development is able to make use of the essential infrastructure provided by the larger scheme including drainage and services.

It is considered that a scheme of 7 dwellings can be satisfactorily accommodated on this site without detriment to the surrounding properties, particularly those along this section of Cradge Bank.

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