

Seagate Homes



Planning, Design and Access Statement
Erection of 76 Dwellings at Land off Horseshoe Road,
Spalding

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32 High Street, Helpringham,
Sleaford, Lincolnshire NG34 0RA
Tel: 01529 421646
Email: admin@rdc-landplan.co.uk
Web: www.rdc-landplan.co.uk



town planning



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TABLE OF CONTENTS

1.	INTRODUCTION	1
2.	SITE AND SURROUNDINGS.....	3
3.	PLANNING POLICY	4
4.	THE DEVELOPMENT	8
5.	DESIGN AND ACCESS	9
6.	CONCLUSION.....	12

1. INTRODUCTION

- 1.1. This Planning, Design and Access Statement has been prepared by Robert Doughty Consultancy Limited on behalf of Seagate Homes to accompany a full planning application for the erection of 76 dwellings on land to the south of Horseshoe Road, Spalding.
- 1.2. The land is allocated for residential development under policy 11: Distribution of New Housing (Site Mon005) of the South East Lincolnshire Local Plan (2019) ('the local plan'). The local plan assumes a site capacity of 88 dwellings. The Local Plan sets out infrastructure requirements for the site on a table starting on page 188. The site details are provided on page 198 of the local plan. Applications are expected to address;
- a) Flood Risk
 - b) Foul Sewerage
 - c) Sewers and Watermains that cross the site
 - d) Water supply
 - e) Archaeology (the site is in a significant Iron Age/Romano British landscape)
 - f) Contributing to the funding of projects featured in the Spalding Transport Strategy
- 1.3. Although the local plan states that there are sewers and water mains crossing the site, the plans provided by Anglian Water confirm these assets do in fact run across the site frontage along Horseshoe Road and are not therefore impacted upon by the development.
- 1.4. The application is supported by the necessary detailed drawings for the development together with:
- Flood risk Assessment – Prepared by Tim Ellingham Consultants (December 2024)
 - Drainage Strategy – Prepared by William Saunders (February 2025)
 - Preliminary Ecological Assessment – Prepared by Philip Parker Associates Ltd (May 2025)

- Biodiversity Gain Statement – Prepared by Philip Parker Associates Ltd (May 2025)
 - Heritage Impact Assessment – Prepared by Witham Archaeology (February 2025)
 - Archaeological Trial Trenching Witham Archaeology SCI (March 2025)
 - Landscape Masterplan (March 2025)
 - Transport Assessment- Prepared by Clancy Consulting (April 2025)
 - Travel Plan – Clancy Consulting (April 2025)
 - Ground conditions Report (February 2025)
 - Tree Constraints Plan – Prepared by Belson Tree Surveys (January 2025)
 - Viability - RP and G (April 2025) (Commercially sensitive)
- 1.5. The proposal, which is for development of land allocated for residential development in the adopted local plan, complies with Development Plan and the National Planning Policy Framework (NPPF) and guidance.
- 1.6. Pre-application advice (PE-00041-25) from the local planning authority was received in March 2025. The advice supports the principle of development and accepts the reduced number of dwellings on site, resulting from meeting statutory Biodiversity Net Gain requirements. The scheme has been amended in response to concerns about potential access to the land to the south. Seagate Homes is contractually obliged to provide agricultural access to the farmland to the south. Maintaining this access will also preserve the line of the track known as the Raceground.

2. SITE AND SURROUNDINGS

- 2.1. The application site is located to the south of Horseshoe Road to the west of Spalding. The main urban area lies to the east and frontage development to the west. The rear boundary is a continuation of the rear boundaries to the west, which is also the approximate line of the former Bourne and Lynn Joint railway line, (dismantled after 1952).
- 2.2. The site is currently farmed in an open flat landscape which continues to the south of the site. There are limited boundary features, largely limited to the trees and ditch along the Horseshoe Road frontage. An area of established allotments lies to the north of Horseshoe Road opposite the site.
- 2.3. A track called the Raceground runs south from Horseshoe Road and bisects the site. The site access will be located at the current junction of the Raceground with Horseshoe Road. The proposed estate road will maintain the link to the Raceground as it continues south beyond the site boundary.
- 2.4. A Second World War Pillbox lies to the south of the site, just to the east of the Raceground.
- 2.5. The Spalding Western Relief Road (SWRR) corridor as shown in the local plan lies to the west of the site, beyond the frontage development. No formal decision has been made regarding the location of that road, but there is no conflict between this application, for development on an allocated site, and the SWRR project.

3. PLANNING POLICY

3.1. The NPPF sets out Central Government's planning policies for England and how these are expected to be applied.

3.2. Paragraphs 7 and 8 of the NPPF confirm the commitment to sustainable development based on three dimensions:

"an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible local services and open spaces that reflect current and future needs and support communities' the community's health, social and cultural well-being; and

an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy."

3.3. This is followed by a commitment to a presumption in favour of sustainable development and at paragraph 11,

"For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or,

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i) The application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed, or

ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole."

3.4. Paragraph 12 confirms that applications should be determined in accordance with the Development Plan and that, in such cases, Local Authorities should apply the presumption in favour of sustainable development. Where a planning application conflicts with an up-to-date development plan permission should not normally be granted. Local

planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

- 3.5. Paragraph 170 onwards of the NPPF explores how to manage flood risk in new development. The site is allocated in the Local Plan and as such has already passed the Sequential Test set out in Paragraph 173.

The Development Plan

- 3.6. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that, "If regard is to be had to the development plan for the purpose 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."
- 3.7. The Development Plan for the purposes of this application comprises the South East Lincolnshire Local Plan which was adopted in March 2019.
- 3.8. The starting point for this application is Policy 11: Distribution of New Housing. The policy established the principle of development and ensures the site passes the Sequential Test for Flood Risk.
- 3.9. Policy 2 is a Development Management policy and sets out the considerations that need to be met and amongst other matters these include size, scale, layout, density, impact on amenity, sustainable drainage and flood risk.
- 3.10. Policy 3 refers specifically to the design of new development to create distinctive places through the use of high quality and distinctive design.
- 3.11. Policy 4: Approach to Flood Risk, requires applications be accompanied by a site-specific Flood Risk Assessment covering all sources of flooding and include the impacts of climate change. The site is allocated in the local plan and has therefore passed the Sequential Test set out in the NPPF. The development is supported by a Flood Risk Assessment which demonstrates the flood protection and mitigation will be incorporated to address residual flood risk and to address the residual flood risk and to meet the requirements of the exception test.
- 3.12. Policy 6: Developer Contributions sets out the triggers and mechanisms for obtaining developer contributions in response to planning applications. The potential funding requests may cover education, health

care and the implementation of the Spalding Transport Strategy in addition to other needs generated by the proposed development.

- 3.13. Policy 11: Distribution of New Housing; sets growth targets for individual settlements and allocates sites for residential development. This site is allocated under site reference Mon005 and is shown on the inset map for Spalding in the local plan.
- 3.14. The local plan assumed a capacity of 88 dwellings but the application proposes 76. The lower figure results from the need to provide on-site Biodiversity Net Gain (which was not a factor when the Local Plan was adopted) and to meet the specific character and grain of development in the area such as the larger houses on the Horseshoe Road frontage,
- 3.15. The infrastructure requirements for development in Spalding generally, and this site specifically, are detailed in the table starting on page 192 in the local plan. In 2019 when the plan was adopted the local plan identified a need for primary education enhancement, a new secondary school and health care provision. Upgrades are also potentially required to the water supply and foul water disposal systems. As the site is allocated in the local plan the utility companies will have planned network reinforcement/upgrades to meet the need of planned growth. Any developer contributions requested as a result of the proposal will be the subject of discussions during the consideration of the application.
- 3.16. Policy 17: Providing a Mix of Housing; requires development to include housing to meet the current and predicted future needs of the local population. The proposal includes a range of house types and sizes to meet a range of needs of the local population, including affordable housing (see policy 18 below).
- 3.17. Policy 18: Affordable Housing provision on Housing Sites requires 25% of dwellings on sites over 11 dwellings to be affordable. The viability appraisal submitted with the application demonstrates that the site cannot deliver 25% of affordable housing. The affordable housing provision will need to be subject to negotiation. The submitted masterplan identifies units that the applicant considered suitable for development as Affordable Housing, as either Affordable Rent or Shared Ownership.
- 3.18. Policy 28: The Natural Environment expects all new developments to provide an overall net gain in biodiversity. This policy has been

superseded by the Biodiversity Net Gain regulations and the legal and national requirement to demonstrate a 10% post development net gain. The scheme demonstrates how biodiversity and habitat provision has been integrated into the development, resulting in a minimal drop in value as a result of development. Biodiversity Units will need to be provided offsite to make up the small shortfall and to deliver the 10% net gain on the pre-development baseline value. Details of the exact method of delivering the 10% net gain will be provided when the national Biodiversity condition is being discharged, prior to development commencing. The proposals meet the requirements for biodiversity net gain as demonstrated in the submitted ecological reports.

- 3.19. Policy 29: Historic Environment; requires applications in sensitive areas to be supported by an appropriate assessment of the impact on heritage issues. A report based on site visits and a desk-based assessment has been submitted with the application. Archaeological trial trenching has been commissioned to determine whether Baston Outgang Road runs under the site or whether there are any significant Romano-Iron age finds within the application site.
- 3.20. Policy 36 requires development to meet minimum parking requirements (two parking spaces for up to three-bedroom dwellings and three for four bedrooms and above) The scheme meets these requirements.

4. THE DEVELOPMENT

- 4.1. The proposal is for 76 houses on a site allocated for 88 dwellings in the South East Lincolnshire Local Plan. The scheme promotes larger homes along the site frontage which echo the existing dwellings on Horseshoe Road. The access point is proposed where the existing track, the Raceground, joins Horseshoe Road.
- 4.2. More compact development lies behind the site frontage and includes open space, play facilities and surface water drainage features.
- 4.3. The development has been informed by the various technical reports prepared to support the scheme, including:-
 - The Flood Risk Assessment (prepared by Tim Ellingham Consultants) demonstrates that the residual flood risk has been managed effectively, including the provision of flood mitigation measures. The development will not increase flood risk elsewhere.
 - The Archaeological report assesses the area and confirms the potential presence of iron age finds. Trial Trenching has been completed and will provide confirmation regarding the level of finds on site.
 - The Drainage Strategy (Prepared by William Saunders) demonstrates that the surface water discharge can be managed and provides a strategy for discharge of foul waste to a point where Anglian Water have confirmed there is capacity in the system.
 - The Tree Constraints Report (Andrew Belson) confirms the impact on the limited number of frontage trees.
 - The Landscape scheme (provided by Richard Morrish Associates) indicates that over 100 trees will be provided as part of the development
 - The Preliminary Environmental appraisal and Biodiversity Net Gain report (Philip Parker Associates)

5. DESIGN AND ACCESS

Use

- 5.1. The application promotes residential development, together with the associated open space, roads, landscaping, drainage etc and as such is in accordance with the Local Plan Policy, which allocates the site for residential development as site MON005. The Local Plan policy highlights the key issues to be addressed as part of a development.

Scale

- 5.2. The proposal provides a mix of two storey dwellings, similar in character to the existing dwellings in the surrounding area.
- 5.3. Larger, detached dwellings are proposed along the Horseshoe Road frontage, similar to the existing frontage development to the east and west.
- 5.4. A mix of smaller detached, semi-detached and terraced houses are located within the body of the site.

Access

- 5.5. The existing access point with Horseshoe Road and Raceground will be improved. Each dwelling will be provided with the appropriate number of off-street parking spaces, in accordance with the standards set out in Appendix 6 of the local plan.
- 5.6. Other than the individual drives serving the frontage properties the development will have one access point on Horseshoe Road, serving all vehicular and pedestrian traffic.
- 5.7. Access for agricultural vehicles is required to be retained to land to the south of the site.

Layout

- 5.8. The site layout consists of four distinct areas. There are the larger dwellings on the frontage that are accessed from Horseshoe Road, there are two sections of housing to the east and west and a fourth central 'spine' consisting of the main access road and open space. The majority of the dwellings are accessed from relatively short cul-de-sacs.
- 5.9. An access strip is retained along the eastern boundary of the site to allow for maintenance of the drainage ditch that forms the site boundary.

Surface water will discharge into the drainage ditch from the attenuation basin.

- 5.10. The key areas of open space will be provided to the west of the access road, and will also incorporate the drainage attenuation feature, which will have a piped discharge to the watercourse on the eastern boundary. The surface water drainage strategy will ensure that Greenfield run-off rates will be maintained.
- 5.11. The access road follows the route of the existing trackway (the Raceground). Agricultural access will be provided to the farmland to the south onto the Raceground as it continues south.
- 5.12. A foul water pumping station will be provided in the south eastern corner of the site, and is sufficiently located to be away from the surrounding residential properties

Appearance

- 5.13. The dwellings reflect the scale and type of dwellings in the wider area and an appropriate palette of materials will be provided in due course or secured through an appropriately worded planning condition.

Landscaping

- 5.14. The site will be visible from the Horseshoe Road frontage. The frontage plots will be provided with hedges to reinforce and replace the existing poor-quality hedge. New hedges will also be planted along the eastern boundary, along the service strip for the existing drainage channel.
- 5.15. Within the site the landscape focus will be along the access road which will benefit from new tree planting. The attenuation feature will also be planted with appropriate grass and wildflower mixes to augment the tree and shrub planting. The open space around the Local Area of Play will also be enhanced with tree and shrub planting.

Heritage Assets

- 5.16. The nearest designated heritage asset is off Monks House Lane, to the north of the site; approximately 1km away. Monks House itself is a Grade II Listed Building which is enclosed by modern development and having regard to the distance and lack of intervisibility, the proposed development will not reduce the significance of this heritage asset.

- 5.17. The standard World War II pillbox to the south of the site, is a non-designated heritage asset. Development will have less than significant impact on the setting of the pillbox, which has already been impacted upon by the development to the west. The Spalding Western Relief Road will also, in time, impact on the setting of the pillbox.
- 5.18. The less than significant impact is outweighed by the provision of much needed housing in accordance with the local plan.
- 5.19. The impact of the proposal in terms of archaeology has been fully assessed and the report on the trial trenching carried out on the site will be available in due course.

Flood Risk

- 5.20. Although the site is in Flood Zone 3a, the South Holland Strategic Flood Risk Assessment prepared for the local plan demonstrates that in the event there is a catastrophic breach of the sea defences, the site is not at risk of flooding.
- 5.21. The proposals adopt the recommendations set out in the site-specific Flood Risk Assessment that finished floor levels should be a minimum of 300mm above ground level, with 300mm of flood resilient construction above finished floor level.
- 5.22. The local plan allocation means the site has passed the Sequential Test. Adoption of the flood mitigation measures means the site has passed the Exception Test.

6. CONCLUSION

- 6.1. Seagate Homes is a well-established local housebuilder which provides a range of quality homes in the South Holland area and beyond.
- 6.2. The application site off Horseshoe Road is allocated for residential development in the adopted local plan. It is proposed to construct 76 dwellings to include a range of house types, the layout of which has been designed to take into account the prevailing grain of development in the area.
- 6.3. A range of technical reports have been prepared in support of the application, and these demonstrate how the proposal responds to the prevailing policies in the local plan and the wider guidance in the NPPF.



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