Design and Access Statement
Planning Statement

Residential development (outline)
Land off Cradge Bank
Spalding

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1. The Town & Country Planning (Development Management Procedure)(England) Order 2015, requires certain types of application for planning permission to be accompanied by a **Design and Access Statement**. This statement has been prepared in line with relevant national guidance. It conforms to the advice set out in national guidance, and has been prepared in accordance with best practice guidance on the preparation of such statements. Regard has also been paid to the development plan and national planning policy guidance, and in particular the **South-East Lincolnshire Local Plan** and the **National Planning Policy Framework**.

2. The statement comprises the following main elements;-

3. Firstly, a description of the **proposed development** and its location

4. Secondly, the **Site Appraisal** section examines the physical context. The design solution for the site has been based upon a full and thorough understanding of the site and the surrounding area. Site appraisal forms a fundamental part of the evaluation process.

5. Thirdly, the **Planning Considerations** section considers the planning issues arising from the proposed development with particular regard to development plan policies.

6. In section 5, the **Design Component** sets out the design principles and concepts that have been applied to the proposed development. It describes how the physical characteristics of the scheme have been informed by robust site appraisal, assessment and evaluation. The resulting design principles that emerge from that appraisal process are considered under the headings of **Use**, **Amount**, **Layout**, **Scale**, **Landscaping**, and **Appearance**.

7. In Section 6, the **Access Component** explains the approach that has been adopted in relation to accessibility.

8. Finally, the **Conclusions** section outlines how the proposed development conforms to good design principles.

9. This outline planning application, with all matters reserved except access, proposes the residential redevelopment of an area of former horticultural land, located on the western side of Cradge Bank, Spalding Common, Spalding.

10. The site, which has an area of approximately 0.2ha, comprises part of a former nursery site set between B1172 Spalding Common and Cradge Bank. The nursery site (Millfield's Nurseries) has an area of approximately 4.66ha. The site was, until recently, largely covered in glasshouses. The present application site is located in the north-eastern corner of the former nursery site, and has an approximate 70m frontage onto Cradge Bank. To the north of the site are two detached dwellings set on the western side of Cradge Bank (197 & 199 Cradge Bank). These comprise relatively modern detached properties dating from the 1980's.

11. Under planning application ref: H16-0668-16, outline planning permission was granted for the residential development of the overall nursery site (including the present application site) for 'up to 135 dwellings'.

12. Reserved matters approval has been granted, in two tranches for a total of 135 dwellings; H16-0984-19 approved an initial phase of 40 dwellings and H16-1070-20 approved a second phase of 95 dwellings. The reserved matters approvals did not include detailed proposals for the present application site, which was notated on the plans as 'Land retained for future development (Indicative Only)'. The plans identified, indicatively, five dwellings fronting onto Cradge Bank.

13. The overall nursery site, including the present application site, comprises a residential allocation within the South-East Lincolnshire Local Plan (allocation ref: Stm004). The site falls within the defined settlement boundary for Spalding and Pinchbeck

14. Whilst the application site benefits from a previous grant of outline planning permission (H16-0668-16), the time period for the submission of reserved matters pursuant to that consent has now expired. The site is allocated for residential development. The principle of developing the site residentially is therefore considered acceptable.

15. This application seeks a new outline planning permission for this portion of the overall nursery site that has not hitherto had reserved matters approvals.

16. The site is considered eminently suitable for residential development. Illustrative proposals submitted with the application identify five dwellings fronting onto Cradge Bank. These are set in line with the frontage properties to the north, and will appropriately integrate with this existing pattern of development. The proposed development will accord with other relevant national (NPPF) and local planning policy provisions (as set out in the South-East Lincolnshire Local Plan), and will give rise to no material harm.

17. National guidance identifies the information that should be included in a Design & Access Statement. As a minimum, statements should include information on **Amount of development**, **Layout**, **Scale, Appearance**, and **Access**.

18. These matters are considered in further detail within this Design and Access Statement. For clarity the application particulars are summarised below;

USE: the use or uses proposed for the development and any distinct development zones within the site identified

The application proposes the development of an area of former nursery land situated within the defined settlement boundary of Spalding (as set out in the South East Lincolnshire Local Plan), where new residential development is supported. The site comprises part of a wider residential allocation (Stm004). The site has previously been granted outline planning permission for residential development as part of the wider redevelopment of the nursery site (H16-0668-16). Reserved matters approvals, for a total of 135 dwellings have been granted on the remainder of the nursery site (H16-0984-19 & H16-1070-20). The present site does not benefit from any approval of reserved matters and the time period for the submission of reserved matters pursuant to the original outline planning permission has now expired. The principle of developing the site residentially has however been accepted and the residential development of the site is supported by the relevant provisions of the South-East Lincolnshire Local Plan. The site is adjoined to the south and west by the consented nursey redevelopment land and to the north are frontage dwellings set on the eastern side of Cradge Bank. The eastern site boundary has an approximate 70m frontage onto Cradge Bank. The locality is assuming a residential character, and a suitably scaled residential development will be consistent with the emerging characteristics of the area. The site is considered to represent an appropriate location for a small infill type development. Illustrative plans identify a development of five frontage properties served from Cradge Bank.

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

Outline planning permission is sought for the residential development of the site. The site has an overall area of approximately 0.2ha. Whilst illustrative plans accompanying the application identify five dwellings served from Cradge Bank, layout and dwelling numbers do not form part of the application. Whilst this amount of development would be consistent with the character and density of development in the locale, other layout and density options may also be suitable. It is not considered that there is any need for the prescription of dwelling numbers at this stage.

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

An illustrative layout showing five dwellings served from Cradge Bank accompanies the application. Whilst this illustrates a potential development layout that would suitably integrate with adjoining and consented development, other layout options feasibly exist, and it is not considered necessary to be prescriptive in terms of site layout and dwelling numbers at this stage. Clearly, any development will need to have regard to adjoining development in terms of scale and layout. This however is considered to be a matter that can be fully addressed at the reserved matters stage.

SCALE : an indication of the upper and lower limits for height, width, and length of each building within the site boundary

Surrounding development (existing and consented) is predominantly two storeys in height. The anticipation is that any future development on the site will be predominantly two storeys although there may be scope to introduce some roofspace accommodation.

APPEARANCE : the aspect of a place or building that determines the visual impression it makes
The application is submitted in outline, with all matters except access reserved. Appearance matters will be considered at the reserved matters stage. Surrounding development is non-vernacular in character.

LANDSCAPING : the treatment of public or private spaces to enhance or protect the amenities of the site
The characteristics of the land is such that there are considered to be no landscaping considerations that will impact on future scheme design (the site is a cleared, level, former nursery site with no existing site features). Landscaping matters can be suitably addressed by means of appropriate planning conditions.

ACCESS : an area or areas in which the access point or points to the site will be situated
Access to the site is proposed from Cradge Bank. There is good visibility along the road in each direction. Suitable provision will be made within each plot for vehicle parking and turning.

19. The National Planning Policy Framework (NPPF)(2021) emphasises the importance of good design in the planning process. Good design is a key aspect of sustainable development, is indivisible from good planning and should contribute to making places better for people. Inclusive design goes beyond the mere architectural and visual appearance of buildings; it should also ensure connectivity between people and places and integration of new development into its natural or built surrounds.

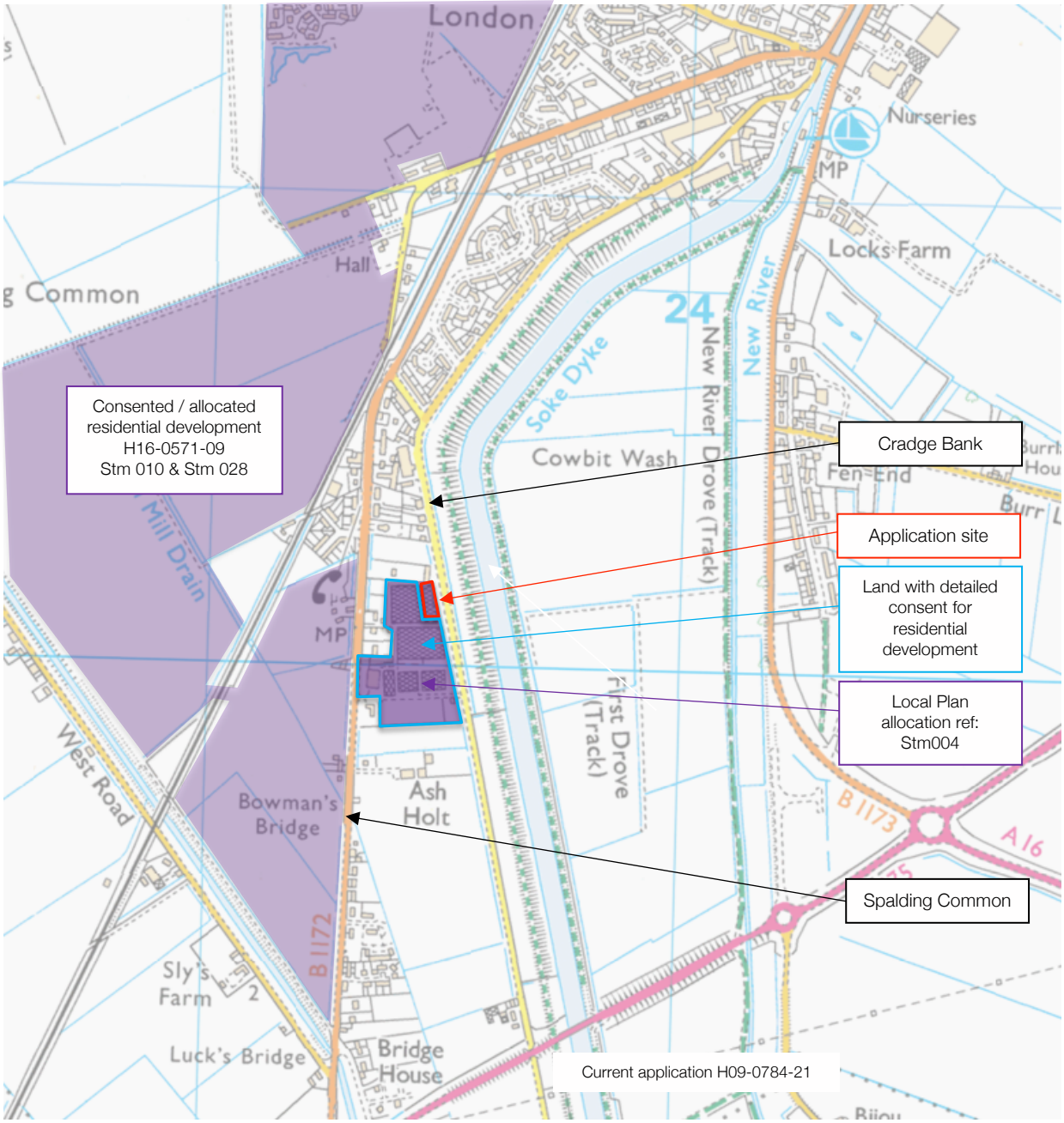
20. High quality and inclusive design should create well-mixed and integrated developments which avoid segregation. Good design should ensure places function well and that developments add to the overall character and quality of the area, not just for the short term, but for the lifetime of the development. Good design will emerge from a full understanding of the site and its surroundings. This section describes the site and the surrounding area, and then appraises the factors that contribute to the character and appearance of the area, and the key factors that should influence design on the site.

The application site and the surrounding area

21. The application site is located in the Spalding Common area of Spalding, approximately 3km to the south-west of Spalding town centre.



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



Aerial photo of Spalding Common area, identifying the location of the application site and surrounding development

22. Spalding Common is presently largely defined by the south-north running B1172 Spalding Common road, which leads from a junction of the A1175 Market Deeping – Spalding road northwards into Spalding along the western side of the River Welland. Cradge Bank runs to the east of Spalding Common and generally follows the line of the raised western bank of the river. To the west of the A1172 Spalding Common is the Peterborough – Spalding railway line.

23. Development has taken space sporadically along the length of Spalding Common, between the road and Cradge Bank to the east, and between the road and the railway line to the west. There is a greater concentration of development at the northern end of the road, where it essentially represents a gradual outward expansion of Spalding itself, Development at this northern end of the street typically comprises frontage type properties (some accessed from parallel running service roads) and small depth-type developments extending towards Cradge Bank or the

railway line. Intermixed within the residential properties there is some small-scale commercial undertakings. A community hall is set alongside the road midway along its length on its eastern side. Continuing southwards the pattern of frontage development becomes a little more fragmented, and the street assumes a more rural and more typical fenland character.



A1172 Spalding Common: the more urbanised northern end looking south



A1172 Spalding Common: the more rural sporadically developed southern end looking north

24. The character of the locality is set to change quite significantly in future decades. As well as the development of the Millfield's Nursery site, which we described further below, the land to the west of the A1172, and extending northwards and westwards beyond the railway line is to be developed residentially. Under planning permission ref: H16-0571-09, planning permission has been granted for the development of around 2250 dwellings to the south-west of the main built-up area of Spalding (linking Broadway in the north with Spalding Common in the south)(see plan above). Further residential allocations also exist on land to the west of the A1172. Collectively these developments will transform the character of this area, effectively subsuming it within the wider urban area of Spalding.

25. Located approximately 1200m north of the junction with the A1175 is the site of the former Millfield's Nursery. Until recently this comprised an extensive horticultural complex of glasshouses, covering the majority of a 4.66ha site and extending up to Cradge Bank. Save for a short frontage onto A1172 Spalding Common, the site is located behind frontage dwellings set along the eastern side of the road.



The Millfield's Nursery site (taken prior to demolition of the buildings and glasshouses)

26. The development site was typical of nursery sites across the district, containing an extensive array of low-slung glasshouses, and a more limited range of ancillary sheds and processing buildings., These buildings were set back from the Spalding Common frontage, behind a wide grass verge. On the eastern side of the site, along the boundary with Cradge Bank there was a tall line of conifer trees. Also set on this frontage, was a small bungalow associated with the nursery use.



The Millfield's Nursery site from Cradge Bank to the south-east, showing the conifer screen along the eastern boundary



Overview of the Spalding Common area. The Millfield's Nursery site is highlighted above in yellow, and illustrated in further detail below.



The Millfield's Nursery site prior to the demolition of the glasshouses. The present application site is highlighted in red. The residential allocation Stm004 is shaded yellow, and the balance of the site consented in detail (via outline and reserved matters approvals) is outlined in blue. Also highlighted are adjoining properties set on the western side of Cradge Bank.

27. Located just to the north of the nursery site, on the western side of Cradge Bank, are two detached dwellings; Nos, 197 and 199, As illustrated below, these appear to date from the 1980's and in design and materials are typical of that period.



Nos. 199 (left) and 197 (right) Cradge bank, with the former glasshouse buildings in the background

28. Subsequent to the grants of planning permission on the site for residential development, which we described further below, the site has been cleared of all buildings and the conifer hedge to the eastern site boundary removed.



Overview of the cleared site. The conifer trees to the eastern boundary have now also been removed. The approximate location of the application site is highlighted

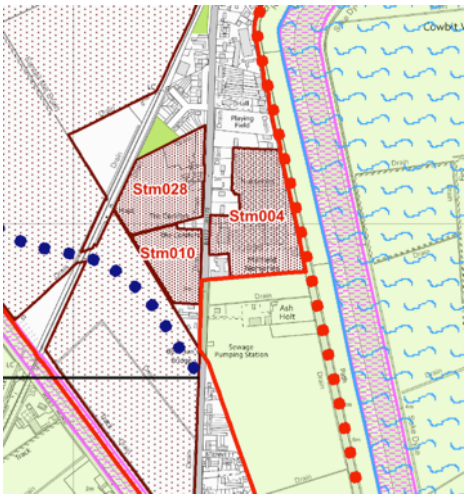
Millfield's Nursery site: site history

29. Under application ref: H16-0668-16, outline planning permission (with all matters reserved) was granted for the redevelopment of the entire nursery site. The application included an indicative masterplan for the development of the site, including the disposition of open space and surface water attenuation areas. Access was shown to be from the southern end of the site frontage to the A1172 Spalding Common. The illustrative plan identified a total of 135 dwellings across the site, although the grant of planning permission includes no limitation in terms of dwelling numbers.



Extract of illustrative masterplan submitted with application ref: H16-0668-16

30. Subsequent to this grant of outline planning permission, the site was allocated in the South-East Lincolnshire Local Plan as a site for residential development (Allocation ref: Stm004). Policy 11 of the plan sets out an approximate dwelling yield of 140 dwellings for the site (based upon 30dw/ha (Local Plan: Para.5.3.9).



Extract of South East Lincolnshire Local Plan: Spalding and Pinchbeck Inset Map showing the nursery site as allocation ref: Stm004.

31. Under application ref: H16-0984-19 reserved matters approval was granted for an initial phase of 40 dwellings in the south-western portion of the overall site. As illustrated on the plan below, this initial phase of the development also identified an area of open space and a surface water attenuation area alongside the eastern site boundary.



Application ref: H16-0984-19: Phase One scheme for 40 dwellings

32. Under application ref: H16-1070-20 reserved matters approval has been granted for a second phase of development at the site, of 95 dwellings.

33. As the plans below illustrates, this second phase included the balance of the overall site with the exception of a small section of land, fronting Cradge Bank, in the north-east corner of the site, alongside No.199 Cradge Bank.



Application ref: H16-1070-20: Phase Two scheme for 95 dwellings (see inset area below)



Inset Area: 'Land retained for future development ('Indicative Only')

34. This area, whilst included in the original outline application, was not identified to be developed as part of either of the two reserved matters applications. The second phase application indicated a potential future phase of development served from Cradge Bank. The suggested layout for five properties was identified to be indicative only.

35. The original outline planning permission H16-0668-16 required all reserved matters to be submitted within three-years of the grant permission (ie. by 13 March 2021). Whilst the Phase One and Phase Two applications were submitted in the requisite time period and development commenced, it is not possible to now submit reserved matters applications in respect of those portions of the site not consented to date.

36. This unconsented portion of the overall site comprises the present application site.

Commentary

37. In broad terms, we can identify no objections in principle to the development of the site. The land has previously been granted outline planning permission as part of the wider Millfield's Nursery site, and it forms part of allocation ref: Stm004. In principle therefore it is a site where the development plan would support new residential development.

38. Previously submitted plans have indicatively shown a frontage type development, served from Cradge Bank. We can see no fundamental planning issues associated with this siting arrangement. The site is adjoined on its northern side by two, relatively modern frontage properties, and historically there was a frontage bungalow within the overall nursery site, at its southern end, served from Cradge Bank. There is further frontage development on Cradge Bank to the north, beyond a paddock area (listed on maps as a Playing Field), set to the north of No.197. This is a locale where there is an existing pattern of frontage type development, and a number of frontage type properties on the site would integrate with the existing pattern of development).

39. The adjoining consented development comprises predominantly two storey dwellings (semi-detached and terraced) and single storey (semi-detached). The adjoining dwellings top the north are single storey properties. Any development of the site should, in our view, be predominantly two-storey, although there may be scope to introduce some third floor roofspace accommodation.

The proposed development

40. This planning application, which is an outline planning application with all matters except access reserved, proposes the residential development of the site.

41. An indicative plan accompanies the application, identifying a potential development layout, comprising 5(no.) detached dwellings. This is illustrated below. These are shown to be individually served from Cradge Bank.



Illustrative site layout

Overview

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

43. In terms of planning policies, the development on the site appears to be in broad conformity with the development plan. The development also satisfies the relevant provisions of the NPPF. By intention, the NPPF is substantially more economic in terms of its policy guidance. In the context of the NPPF, the development proposals may be seen to comprise a sustainable form of development, in a sustainable location. The presumption in favour of sustainable development should prevail in this case.

Development plan considerations
General development principles

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

45. The site in this case is located within the defined settlement boundary for Spalding (see extract Inset Map on Page 14 above). **Policy 1**: Spatial Strategy states that within the defined settlement boundary for the town, development will be permitted that supports its role as a sub-regional centre. The development clearly satisfies this provision and may considered to represent an appropriate location for new development.

46. Moreover, as identified above, the site comprises part of residential allocation ref: **Stm004** as outlined in Policy 11 of the plan. The plan identifies an indicative site yield, for the entire site, of 140 dwellings (based upon 30dw/ha). As we have highlighted above, the reserved matters approvals that have been granted on the site, total 135 dwellings. The indicative yield of the allocation has not therefore meet met, suggesting that there is a headroom for further development without the indicative yield being exceeded.

47. It is important however to not that Paragraph 5.3.9 of the Plan, in relation to Policy 11 allocations, states that

> *The housing site allocations for each settlement identified by Policy 11 indicate the capacity of the sites shown on the Inset Maps. This is only a broad indication based upon 30 dwellings per hectare for sites within the Boston urban area and Spalding, and 20 dwellings per hectare for all the Main and Minor Service Centres. The settlement-specific Housing Papers will highlight those few sites where this assumed ratio of dwellings per hectare is different. The stated capacity is not necessarily a maximum or, in some cases, a minimum capacity that would be expected on each site; viability, design, constraints and the most efficient use of land in delivering new homes should be the primary considerations in meeting housing needs.*

48. Policy 2 of the Local Plan relates to Development Management. The Policy states that all new development should be of a high-quality design. The Policy continues that it will be necessary to demonstrate that new development satisfies a range of considerations. These are set out below. In large part assessment against these criteria is best made in respect of detailed proposals. At this stage the application is made in outline form with all matters approved.

POLICY 2: DEVELOPMENT MANAGEMENT Proposals requiring planning permission for development will be permitted provided that sustainable development considerations are met, specifically in relation to:		
No	Criteria	Comment
1	size, scale, layout, density and impact on the amenity, trees, character and appearance of the area and the relationship to existing development and land uses;	These are matters that will be considered at the detailed design stage. The illustrative proposals submitted with the application demonstrate that a suitably scaled development of frontage type development would complement the existing adjoining pattern of development and complement the character and appearance of the locale. The development as illustrated would give rise to no adverse scale, size or density impacts/
2	Quality of design and orientation	These are matters that will be considered at the detailed design stage The dwellings as illustrated are oriented such that they will enjoy good access to daylighting and sun-lighting. They would similarly enjoy an appropriate relationship to adjoining buildings (existing and consented).
3	Maximizing the use of sustainable materials and resources	The development will make use of sustainable materials and resources.
4	Access and vehicle generation levels	These are matters that will be considered at the detailed design stage. The anticipation is that suitable provision will be made for access, turning and parking within each plot.
5	The capacity of existing community services and infrastructure	The development will not impact upon local service provision or facilities. Indeed, the development will arguably support local community services and facilities.
6	Impact upon neighbouring land uses by reason of noise, odour, disturbance or visual intrusion	The proposed development is compatible with adjoining land uses. It suitably integrates with adjoining (existing and consented) development and will not be visually intrusive, nor give rise to adverse amenity impacts. No issues of noise, odour or visual intrusion will arise. The area is / will become (on completion of the development of the nursery site), entirely residential in character.
7	Sustainable drainage and flood risk	The proposed properties can be suitably protected against the risk of flooding. Flood risk issues have previously been considered as part of the earlier outline planning application and identified as acceptable.

8	Impact or enhancement for areas of natural habitats and historical buildings and heritage assets	No ecological issues arise in this case. No heritage assets are impacted. Archaeological investigations have been undertaken on the site as part of the overall development of the nursery site.
9	Impact on the potential loss of sand and gravel mineral resources	No mineral resource issues are raised in this case.

49. Policy 3 of the Local Plan relates to the Design of New Development. The policy identifies 15 considerations to which proposals should have regard. We can identify no material conflict with these considerations. As with Policy 3, assessment against these criteria is best made in respect of detailed proposals. At this stage the application is made in outline form with all matters approved. We nevertheless consider the merits of the outline proposals against the criteria;

POLICY 3: DESIGN OF NEW DEVELOPMENT All development will create distinctive places through the use of high quality and inclusive design and layout and, where appropriate, make innovative use of local traditional styles and materials. Design which is inappropriate to the local area, or which fails to maximise opportunities for improving the character and quality of an area, will not be acceptable. Development proposals will demonstrate how the following issues, where they are relevant to the proposal, will be secured:		
No	Criteria	Comment
1	creating a sense of place by complementing and enhancing designated and non-designated heritage assets; historic street patterns; respecting the density, scale, visual closure, landmarks, views, massing of neighbouring buildings and the surrounding area;	There is clear scope to create a sense of place. The scale and layout of buildings (shown in the illustrative layout) has due regard to surrounding development. The density outlined on the illustrative plans appropriate in its context. A frontage type development, as illustrated, will integrate with the existing pattern of development, and complement the existing (and emerging) bult form.
2	Distinguishing between private and public space	Developing the site as illustrated there will be a a clear distinction between public and private space.
3	The landscape character of the location	The overall character of the locality will not be adversely impacted in this instance.
4	Accessibility by a choice of travel modes including the provision of public transport, public rights of way and cycle ways	The site enjoys good accessibility to shops, services and facilities.
5	The provision of facilities for the storage or refuse / recycling bins, storage and/ or parking of bicycles and layout of car parking.	Suitable provision will be made for the storage of waste, cycle storage and car parking.
6	The lighting of public spaces	No public space is proposed as part of the development.
7	Ensuring public spaces are accessible to all	No public space is proposed as part of the development.
8	Crime prevention and community safety	The illustrative proposals have been formulated with crime prevention / security considerations in mind, and these will be more fully articulated at the reserved matters stage.

9	The orientation of buildings on the site to enable the best use of decentralized and renewable low carbon energy technologies for the lifetime of the development	These are matters that will be considered at the detailed design stage The dwellings as illustrated are oriented such that they will enjoy good access to daylighting and sun-lighting. They would similarly enjoy an appropriate relationship to adjoining buildings (existing and consented).
10	The appropriate treatment of facades to public places, including shop frontages to avoid visual intrusion by advertising, other signage, security shutters, meter boxes and other service and communication infrastructure	Not relevant or applicable in this case.
11	Residential amenity	The illustrative proposals have due regard to the relationship of dwellings to adjoining (and consented) residential properties. Adjoining properties will not be impacted by the proposed development. The properties will incorporate robust boundary treatments and this will ensure that residential amenity standards will not be impacted.
12	The mitigation of flood risk through flood resistant and flood-resilient design and sustainable drainage systems	Appropriate flood resilience will be proposed in this case.
13	The use of locally sourced building materials, minimizing the use of water and minimizing land take, to protect best and most versatile soils	Locally sourced building materials will be utilised. There will be no loss of the best / most versatile agricultural land.
14	The incorporation of existing hedgerows and trees and the provision of appropriate new landscaping to enhance biodiversity, green infrastructure, flood risk mitigation and urban cooling	Appropriate landscaping provision will be made as part of the development. This will be addressed at the reserved matters stage. There is no existing landscaping on the site
15	The appropriate use or re-use of historic buildings	There are no historic buildings within or in the vicinity of the site.

50. The existing consented development for the nursery site is an entirely affordable scheme, comprising a mix of rented, shared ownership and rent to buy properties. This was not a specific requirement of the planning permission (the outline permission had included a requirement for 33% affordable housing although following the adoption of the Local Plan, this requirement would have reduced to 25%). Given that the overall site allocation will yield well in excess of the 25% affordable housing (approximately 96%) set out in Policy 18, it is not considered that the market housing now proposed would generate any requirement for affordable housing in this instance. The overall allocated land is already delivering in excess of the policy requirement. Moreover, an element of market housing will positively add to the overall accommodation mix (in terms of dwelling size and tenure).

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

General planning considerations

52. The proposals in this case are considered to accord with good planning principles. It has been demonstrated above that the proposals are in accordance with planning policies. The principle

of developing the site residentially has been accepted. Likewise, it has been demonstrated that against a range of planning / design considerations, no substantive issues arise. The development will be appropriately designed in its context, and will result in no adverse impacts upon adjoining residential amenity.

53. The development will offers an acceptable standard of amenity for future occupiers. The development comprises a sustainable form of development and that the presumption in favour of sustainable development should apply.

54. This section considers the design issues relating to the development arising from the site appraisal of the previous section. It specifically covers those topic areas required to be included within Design and Access statements.

Use

55. The application proposes the development of an area of former nursery land situated within the defined settlement boundary of Spalding (as set out in the South East Lincolnshire Local Plan), where new residential development is supported. The site comprises part of a wider residential allocation (Stm004). The site has previously been granted outline planning permission for residential development as part of the wider redevelopment of the nursery site (H16-0668-16). Reserved matters approvals, for a total of 135 dwellings have been granted on the remainder of the nursery site (H16-0984-19 & H16-1070-20). The present site does not benefit from any approval of reserved matters and the time period for the submission of reserved matters pursuant to the original outline planning permission has now expired. The principle of developing the site residentially has however been accepted and the residential development of the site is supported by the relevant provisions of the South-East Lincolnshire Local Plan. The site is adjoined to the south and west by the consented nursey redevelopment land and to the north are frontage dwellings set on the eastern side of Cradge Bank. The eastern site boundary has an approximate 70m frontage onto Cradge Bank. The locality is assuming a residential character, and a suitably scaled residential development will be consistent with the emerging characteristics of the area. The site is considered to represent an appropriate location for a small infill type development. Illustrative plans identify a development of five frontage properties served from Cradge Bank.

Amount

56. Outline planning permission is sought for the residential development of the site. The site has an overall area of approximately 0.2ha. Whilst illustrative plans accompanying the application identify five dwellings served from Cradge Bank, layout and dwelling numbers do not form part of the application. Whilst this amount of development would be consistent with the character and density of development in the locale, other layout and density options may also be suitable. It is not considered that there is any need for the prescription of dwelling numbers at this stage.

Layout

57. An illustrative layout showing five dwellings served from Cradge bank accompanies the application. Whilst this illustrates a potential development layout that would suitably integrate with adjoining and consented development, other layout options feasibly exist, and it is not considered necessary to be prescriptive in terms of site layout and dwelling numbers at this stage. Clearly, any development will need to have regard to adjoining development in terms of scale and layout. This however is considered to be a matter that can be fully addressed at the reserved matters stage.

Scale

58. Surrounding development (existing and consented) is predominantly two storeys in height. The anticipation is that any future development on the site will be predominantly two storeys although there may be scope to introduce some roofspace accommodation.

Landscaping

59. The characteristics of the land is such that there are considered to be no landscaping considerations that will impact on future scheme design (the site is a cleared, level, former nursery site with no existing site features). Landscaping matters can be suitably addressed by means of appropriate planning conditions.

Appearance

60. The application is submitted in outline, with all matters reserved. Appearance matters will be considered at the reserved matters stage. Surrounding development is non-vernacular in character.

61. Access to the site is from Cradge Bank. The site is well located relative to services and facilities.

Is the development accessible and inclusive?

62. The proposed development does not include any physical or social barriers to accessibility. The site is generally level and accesses directly to movement networks. It is well located relative to facilities in Spalding. The generally level terrain and ease of access to facilities makes the development equally accessible to all, including those with physical impairments. The proposal appears to comply with relevant development plan policies with regard to accessibility.

63. Access to buildings is dealt with under the Building Regulations, and is not specifically covered in this statement. It is not considered that there are any exceptional access issues arising in this case.

How will access be achieved?

64. Access to the site is proposed from Cradge Bank. There is good visibility along the road in each direction. Suitable provision will be made within each plot for vehicle parking and turning.

65. The appraisal process has identified a clear and justified design and access solution for the site. This has been based upon an appraisal of the site and the surrounding area. It has drawn upon the physical context of the site and the surrounding area.

66. The principle of developing the site is supported by a previous grant of outline planning permission and by the site's allocation within the South East Lincolnshire Local Plan.

67. The site is capable of being served either from Cradge Bank. Cradge Bank represents the preferred access option, and frontage development served from this road will suitably complement and integrate with the existing adjoining frontage development and the consented residential development to the rear. The character and appearance of the locality will be unharmed and no adverse amenity impacts will arise

68. This application seeks affirmation that the principle of developing the site is acceptable. Matters of design and layout will be considered at the reserved matters stage.

69. The proposed development complies with relevant national and local planning policy.

M Sibthorp
June 2022