Design & Access Statement

FULL PLANNING APPLICATION FOR THE EXTENSION OF OUTDOOR NETBALL COURTS AND INSTALLATION OF NEW PERIMETER FENCING AT SPALDING ACADEMY.

Spalding Academy, Neville Avenue, Spalding, PE11 2EJ.

August 2025

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1.0 Practice Profile

1.1 Evans McDowall Architects are an RIBA Chartered Practice based in Lincoln. Established in 2018, by founding directors, Alan Evans and Andy McDowall, we work on projects throughout the UK. Our clients are diverse: from individual homeowners to Higher & Further Education providers and major international organisations. The work of the practice ranges from architecture, interior design and conservation to planning, technical design and consultation.

1.2 As architects, our role is to create great buildings that work well, are cost effective and are a pleasure to use. We aim to design buildings that integrate with their context and maximise their potential, bringing delight to their users and the surrounding community.

1.3 We work closely alongside our clients, to develop their brief and gain a thorough understanding of their aims and aspirations. The building design will evolve in response to the brief, an analysis of their context and an exploration of space, light and materials.

1.4 We enjoy simplicity and the craft of making architecture, believing that coherent and modest buildings, with an integrated sustainable approach, will stand the test of time. We strive to provide buildings that are both appropriate and inspiring inside and out. Quality underpins all that we do.







2.0 Introduction

2.1 Evans McDowall Architects have prepared this statement in support of a planning application for the extension of existing outdoor netball courts and installation of new fencing at Spalding Academy, located on Neville Avenue in Spalding, Lincolnshire (herin called the Site).

2.2 The document should be read in conjunction with all accompanying drawings and documentation, which include:

- EX001 - Existing Site Location Plan
- EX002 - Existing Site Block Plan
- PP001 - Proposed Site Block Plan
- PP100 - Proposed Plan & Elevation
- Biodiversity Net Gain Small Site Metric
- Biodiversity Net Gain Assessment
- Flood Risk Assessment by Roy Lobley Consulting

3.0 Site Context

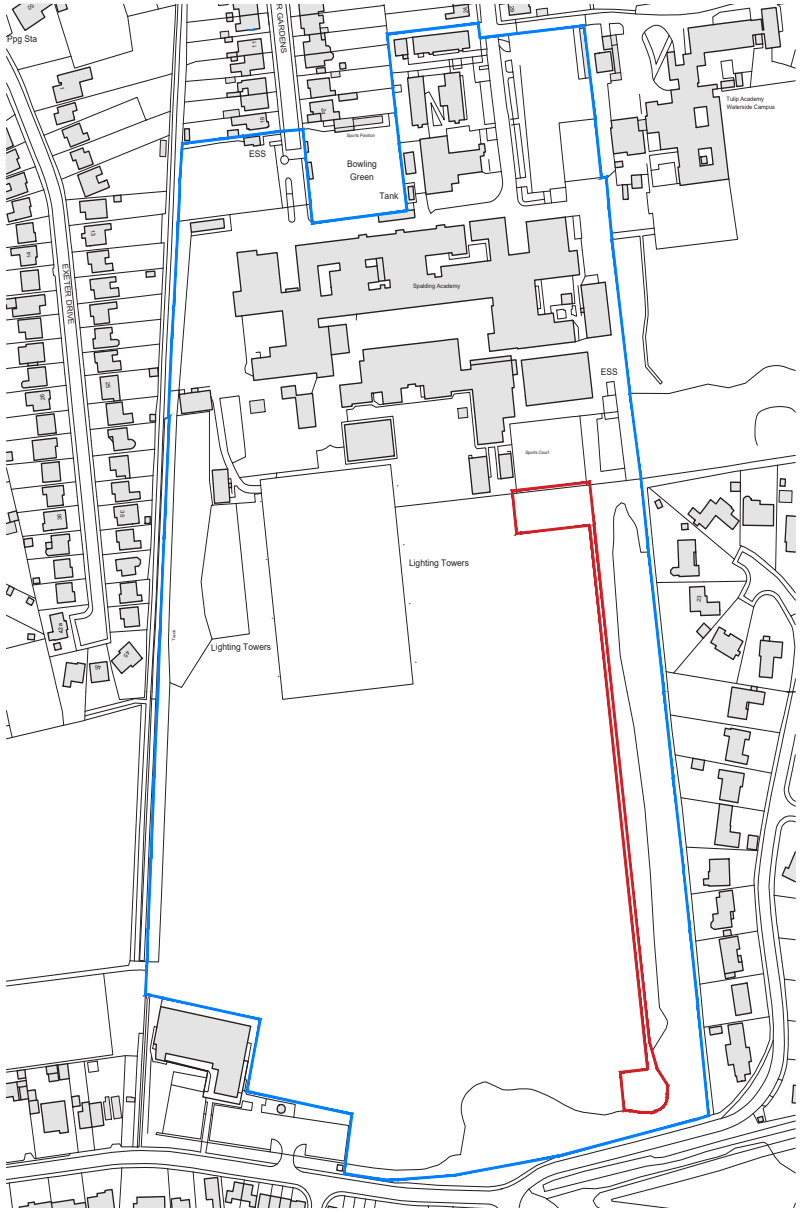
3.1 The proposed site is located on the premises of Spalding Academy, off Neville Avenue in the town of Spalding and within the South Holland District of Lincolnshire, approximately 19 miles Northeast of the City of Peterborough and 31 miles Southeast of the town of Grantham.

3.2 The site can be located through National Grid Reference TF 25691 22578, and postcode PE11 2EJ. The proposed site boundary is indicated on the drawing below.

3.3 The Site forms part of the Spalding Academy school campus, located approximately 750m East of the B1173 which arterially dissects the town from North to South and forms a primary link road to and from the area.

3.4 The proposal relates to the existing netball courts to the south of the main buildings, the existing courts are buffered by substantial playing fields to the south, a belt of mature trees to the east and, artificial sports pitches to the west.

3.5 The location of the Site is indicated on the adjacent drawing and on the accompanying Site Location and Site Block Plans (EX001 & EX002).



Existing Site Location Plan

Proposed Site Boundary

Land in Applicants Ownership

Existing Site Photographs











Top: View from the existing netball courts looking South toward the existing school playing field with the area for development in view.

Bottom: View from the Site looking North toward the existing netball courts and main school buildings.

Top: View from the existing netball courts looking Southwest toward the adjacent school buildings.

Bottom: View from the Site looking Southeast toward the school playing field with the existing artificial pitches in the background.

View looking South from the Site toward the area of field for compensatory tree planting.

4.0 Planning Context

National Policy

4.1 The National Planning Policy Framework (NPPF) 2021 should be a material consideration in the determination of planning applications and therefore, must be given due weight in the outlining of proposals, the scheme outlined in this document has been formulated with consideration to the appropriate policies of the National Planning Policy Framework.

Local Policy

4.2 At a local level, this application has been considered in conjunction with the policies contained within the South East Lincolnshire Local Plan, adopted March 2019. The policies deemed particularly relevant to this proposal are outlined below;

Policy 32 'Policy 32: Community, Health and Well-being'

The Site is identified on South East Lincolnshire Inset Map No. 2, as 'Recreational Open Space' relating to Policy 32 of the South East Lincolnshire Local Plan where it is stated that 'the development of new community facilities will be supported, provided that they are located so as to be:

1. as close as possible to the community they will serve;
2. readily accessible by public transport, on foot, and by bicycle;
3. compatible with nearby uses and the character and appearance of the neighbourhood; and
4. located and designed to enable (where possible) shared use with other services/facilities.'

Planning History

4.3 There have been many planning applications at the school over a number of years. Listed below are the previous planning applications relevant to this application, beginning with the most recent:

Planning Application Number: H16-0136-25
Erection of Single-Storey Extension and Installation of Security Fencing & Access Gates
Date of decision: 18 Mar 2025 (Approved)

Planning Application Number: H16-0041-24
Proposed facade alterations and internal alterations
Date of decision: 20 Mar 2024 (Approved)

Planning Application Number: H16-0748-22
Construction of new single storey performing arts centre with associated works and parking reconfiguration.
Date of decision: 14 Sep 2022 (Approved)

Planning Application Number: H16-1052-20
Proposed single storey PE changing room block.
Date of decision: 12 Jan 2021 (Approved)

Planning Application Number: H16-0878-20
Proposed extension and alterations to music block.
Date of decision: 03 Dec 2020 (Approved)

5.0 Design Statement

5.1 Under this application, the proposed works are centred around the extension of an area of existing hardstanding to accommodate an additional netball court at Spalding Academy. The aim of the project is to enhance and upgrade existing sport / recreation facilites at the school. The key proposed works pertaining to this application are summarised below;

- extension of area of hardstanding to accommodate additional netball court;
- erection of new perimeter fencing to perimeter of new court.

5.2 For further information refer to the accompanying drawings 'PP001 - Proposed Site Layout Plan'.

Access

5.3 Pedestrian access to the court is to be via the existing area of harstanding to the North which is well served by existing pedestrian routes through the school campus.

5.4 There is no exsiting vehicular access or parking within the vicinity of the courts. Existing vehicular parking and access will be remain unaffected by the proposed works.

Scale

5.5 The proposal has been designed to work within the constraints of the existing site and in consideration of its immediate setting. The area of the extension has been designed to accommodate a full-size netball court with suitable run-off, occupying an area of approximately 600m^2.

Materials

5.6 The area of the extension is be resurfaced with close-graded asphalt course to match the adjacent courts.

Proposed Fencing & Access Gates

5.7 The existing perimeter fencing is to be adapted along with the installation of new fencing, in order to accommodate and suitably secure the additional netball court.

5.8 The proposed fencing will be of similar scale and material to those currently surrounding the existing netball courts, being 2.4m high powder-coated steel Paladin Rebound fencing, as per the reference images included on 'PP100 - Proposed Plan & Elevation'.

7.0 Biodiversity Net Gain

7.1 Evans McDowall have undertaken a Biodiversity Assessment (*the full document has been submitted as part of this planning application*) in support of the development. The assessment appraises the extent of habitat loss/modification required to facilitate the proposed works and determines the potential for positive biodiversity credits to be achieved as a result of enhancing the existing landscape.

7.2 The assessment consists of two stages:

1. Phase 1 - Habitat Survey: a comprehensive JNCC Phase 1 Habitat Survey is completed for the purpose of identifying the current habitat and floral species composition of the application site. This forms a sufficient baseline for the accompanying BNG assessment.

2. BNG Assessment - Based on the findings of the site walkover, biodiversity calculations have been determined using the Statutory Small Site Metric, issued by Natural England in July 2023. The calculator involves assigning different areas of ecological habitat based on habitat type with aspects such as condition, distinctiveness, and difficulty to recreate automatically generated by the metric. This enables the production of a balanced scorecard to compare the pre-works and post-works scoring.

7.3 The Small Site Metric calculation tool was used to generate a pre-works and post-works comparison of biodiversity units. Provided that the proposed landscaping scheme is implemented, the calculator has indicated a GAIN in habitat (area) biodiversity units of 0.0586 units (+10.31% change) post-works. This exceeds the standard National biodiversity net gain expectations mandated as part of the Environment Act 2021 (i.e., +10%). This outcome assumes that areas of compensatory planting have successfully established and that a plan of adequate, long-term management and monitoring is implemented to ensure longevity for a minimum of 30 years.

7.4 Refer to the accompanying Biodiversity Assessment and Small Site Metric Calculation Tool for further detailed information.

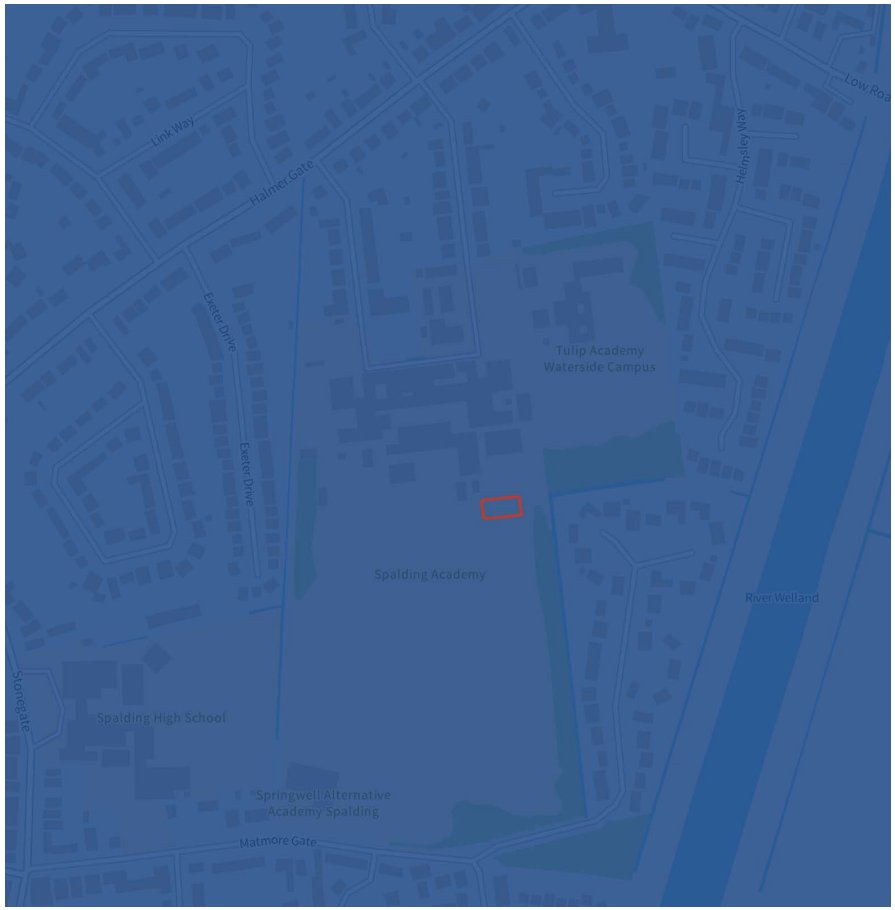
8.0 Flood Risk

8.1 The Site falls within Zone 3 on the Environment Agency's Flood Map. This zone comprises land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%), or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year.

8.2 Given the nature of the proposed development it is not possible to raise the level of the court.

8.3 A Flood Risk Assessment has been undertaken by Roy Lobley Consulting in respect of the application, in which it is stated that 'Outdoor Sports' are water compatible and therefore appropriate in Flood Zone 3. Further, the report demonstrates that the proposed development is not at significant flood risk, and will not increase flood risk to others.

8.4 Refer to the accompanying Flood Risk Assessment by Roy Lobley Consulting.



9.0 Summary

9.1 This application seeks full planning approval for the construction of an additional netball court and installation of associated new perimeter fencing to the Site at Spalding Academy. The scheme has taken into consideration the qualities of the site location and the policy framework for the area to develop a proposal that will build on and enhance the facilites of the school.

9.2 The supporting information demonstrate that the proposed netball court is appropriate in scale and that all material considerations have been satisfied. It is clear that the development would not lead to harm that would significantly or demonstrably outweigh the significant benefits that the scheme would bring.

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