

Design & Access Statement – Reserved Matters (H16-0615-22)

Land to the Rear of The Beeches, Horseshoe Road, Spalding

1. Introduction

This Design and Access Statement is submitted in support of a Reserved Matters application (Access, Appearance, Landscaping, Layout and Scale) for the erection of four dwellings following outline planning approval H16-0615-22 at land to the rear of *The Beeches*, Horseshoe Road, Spalding.

The outline application established the principle of residential development within the defined settlement boundary. This Reserved Matters application sets out a high-quality design solution that responds positively to local character, addresses the considerations raised at outline stage, and delivers a cohesive, policy-compliant scheme of four detached dwellings.

2. Site Context and Character

The site lies to the rear of The Beeches and behind recently approved dwellings on the frontage (application H16-0978-24) It is within the settlement boundary of Spalding, which is identified as a Sub-Regional Centre within the South East Lincolnshire Local Plan (SELLP). The surrounding character is predominantly linear frontage development of mixed age and form, set within a semi-rural edge location. To the north and west, dwellings along Horseshoe Road are typically detached, set

within generous plots, with a mix of traditional and contemporary architectural treatments.

The site falls within Environment Agency Flood Zone 3, though the South Holland Strategic Flood Risk Mapping confirms that the land is not subject to increased hazard or depth on the 2115 mapping scenario.

3. Planning Policy Framework

The proposal has been assessed against the National Planning Policy Framework (2021) and the South East Lincolnshire Local Plan (2011–2036), adopted March 2019.

Relevant NPPF sections include:

- Section 5 – Delivering a sufficient supply of homes
- Section 12 – Achieving well-designed places
- Section 14 – Meeting the challenge of climate change, flooding and coastal change

Relevant SELLP Policies:

- Policy 1 – Spatial Strategy
 - Policy 2 – Development Management
 - Policy 3 – Design of New Development
 - Policy 4 – Approach to Flood Risk
 - Policy 10 – Meeting Assessed Housing Requirements
 - Policy 11 – Distribution of New Housing
 - Policy 17 – Providing a Mix of Housing
 - Policy 36 & Appendix 6 – Vehicle and Cycle Parking
 - Policy 28 – The Natural Environment
-

4. Layout and Scale

The site layout accommodates four detached dwellings positioned around a central private roadway, with individual gravel driveways leading to each plot. The scheme benefits from a larger site area than originally shown at outline, with the correct boundary now delineated in blue on the submitted plans. This enlargement allows

Plots 1 and 4 to benefit from significantly larger gardens, ensuring generous private amenity spaces. However, no development is on this area of the site.

Plots 1 and 2 are three-bedroom dwellings, while Plots 3 and 4 are five-bedroom family homes, providing a balanced housing mix that aligns with SELLP Policy 17. The layout respects neighbouring properties, maintaining appropriate building-to-boundary distances and orientating principal elevations to minimise overlooking and overbearing.

The scale of the dwellings reflects nearby development: Plots 1 and 2 correspond in form and height to the approved frontage dwellings, while Plots 3 and 4 are of similar proportions and adopt the same architectural language.

5. Design and Appearance

The design takes clear cues from the recently approved frontage development (H16-0978-24), ensuring visual continuity and a coherent sense of place.

Material Palette:

- Brickwork: All four dwellings use Vandersanden Bivio facing brick.
- Roof: EDILIANS HP 10 Huguenot Grey clay pantiles are used across all plots.
- Fenestration: Anthracite-coloured uPVC windows and doors are used consistently.
-

This matches Plot 2 of the frontage scheme exactly and closely relates to Plot 1, which combines Flemish Antique brick with white render. The result is a harmonised streetscape, with consistent roofscape, brick tone and fenestration colour uniting both the front and rear elements of the development.

Architecturally, each dwelling features clean, contemporary detailing with large glazed gable elements to principal elevations, echoing the frontage design. Roof pitches and massing are proportionate, ensuring the development integrates comfortably with its surroundings.

6. Access and Parking

Vehicular access is provided via a private tarmac roadway between The Beeches and Cloverfields. Individual driveways to each dwelling are finished in gravel, reflecting the semi-rural context and aiding surface water permeability.

Parking provision meets the requirements of SELLP Appendix 6:

Plot Bedrooms Parking Provided			Requirement (Appx 6)
1	3	2 spaces + garage (6.0×3.3m)	2 spaces
2	3	2 spaces + garage (6.0×3.3m)	2 spaces
3	5	2 spaces + garage (5.47×5.51m)	3 spaces
4	5	3 spaces	3 spaces

7. Flood Risk and Drainage

The site lies within Flood Zone 3 but is not subject to increased hazard or depth according to the 2115 Strategic Flood Risk Mapping. In line with the FRA undertaken by S M Hemmings B Sc C Eng MICE MIWEM, finished floor levels will be set 300 mm above surrounding ground levels to ensure resilience.

No significant flood mitigation structures are required beyond this, and the development will not increase flood risk elsewhere. Surface water drainage will be accommodated within the site through permeable finishes and appropriate falls.

The scheme therefore complies with SELLP Policy 4 and NPPF Section 14.

8. Residential Amenity

The enlarged site boundary allows generous garden spaces and appropriate plot separation. The layout ensures no harmful overlooking of neighbouring dwellings.



TAC Architects is a Trading Style of Trevor A Clay RIBA Ltd. Chartered Architects,
14 Old Fendike Road, WESTON HILLS, Spalding, Lincolnshire PE12 6DD Tel: 01406 380027
Directors: Trevor A Clay RIBA; M: 07778 597975 E: trevor@tacarchitects.co.uk
Alasdair W McFarlane BSc (Hons); M 07764 191473 E: alasdair@tacarchitects.co.uk

The dwellings are positioned to respect neighbouring boundaries, and their scale is comparable to existing and approved development nearby, avoiding overbearing relationships.

9. Landscaping and Boundaries

The block plan indicates a simple but effective landscaping strategy, with gravel driveways, lawned gardens, and native hedging and trees. This reflects the semi-rural character of Horseshoe Road and complements the architecture of the dwellings. Boundary treatments will be sympathetic and consistent across plots, close-board fencing to side/rear boundaries apart from the rear of plots 3 & 4. Where post and rail fencing will be used to make the most of the open field views.

10. Conclusion

This Reserved Matters proposal delivers a well-designed, policy-compliant residential scheme of four detached dwellings, responding directly to the considerations raised at outline stage. The careful layout ensure the development sits comfortably within its context, maintaining residential amenity and providing high-quality family homes within the settlement boundary of Spalding.

The cohesive material palette, architectural continuity with the frontage scheme, and compliant access and parking arrangements demonstrate a thoughtful and integrated design approach. Flood risk has been addressed through appropriate floor levels, and the scheme aligns with both NPPF 2021 and SELLP 2019 policies, including Policies 1, 2, 3, 4, 10, 11, 17, 28 and 36, as well as Appendix 6.

For these reasons, it is considered that the proposal represents a high-quality and appropriate residential development that is of benefit not only to the site, but also to the Horseshoe Road area of Spalding