

CONTEXT & JUSTIFICATION

Backland Development in the SHDC area



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Job No. 116
Client: Mr & Mrs Drury
Date: December 2025
Rev:

Location/Description:

Erection of a self-build dwelling on land to side of 26 Stonegate, Spalding, PE11 2PH

The applicant is listed on the South Holland District Council Custom and self-build register, ref; 5176-4216-6479-3724.

Prevalence and Context

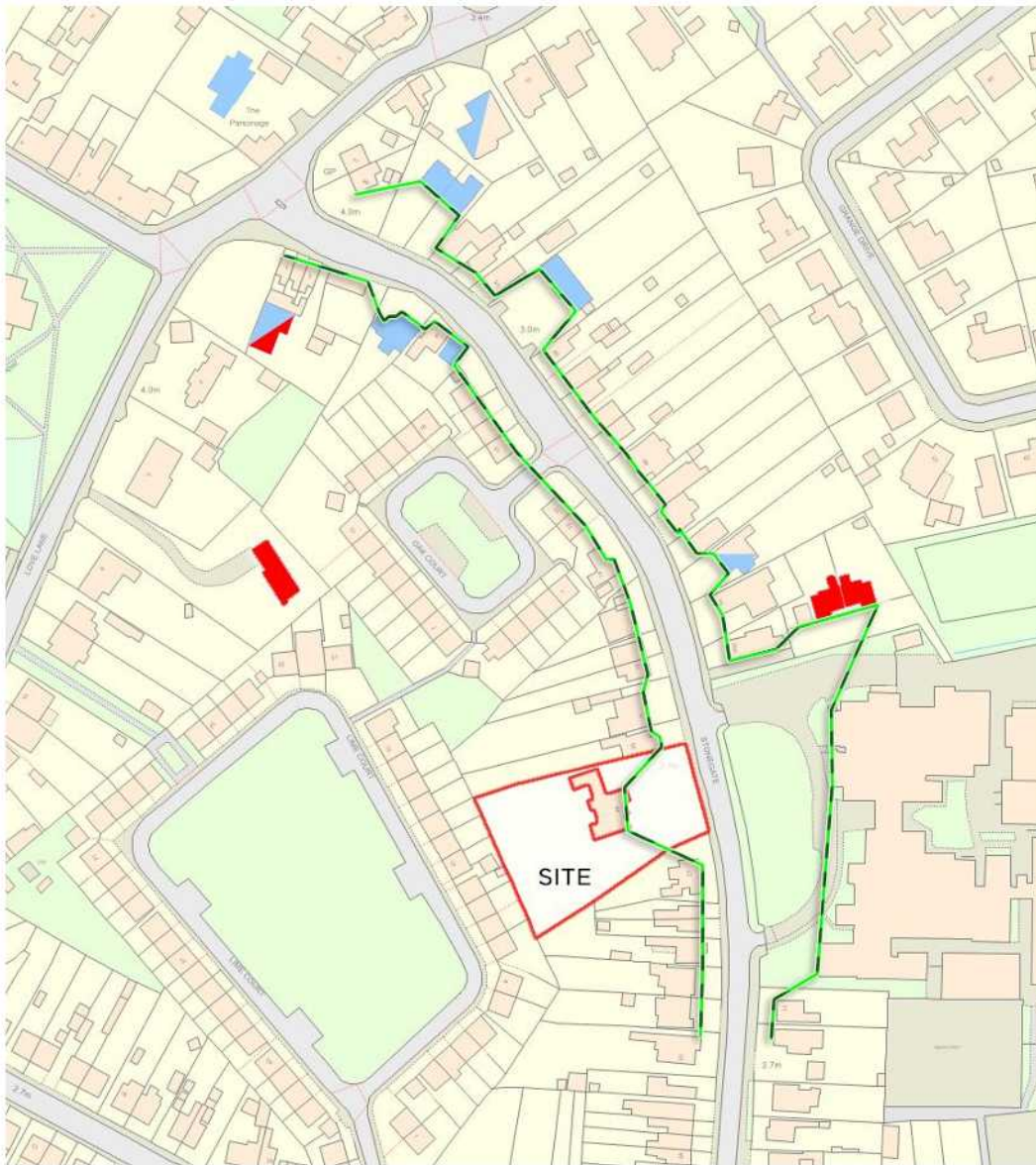
Backland development is a common occurrence across South Holland, particularly in market towns such as Spalding, Holbeach, and Long Sutton, as well as in established villages. The district's historical development pattern, characterized by deep, narrow ribbon plots and large gardens, has created a substantial inventory of underutilized land within settlement boundaries. As a result, SHDC consistently receives applications for windfall or custom sites located behind existing building lines.

While common, backland development in South Holland is not automatically permitted. It is governed primarily by Policies 2 and 3 of the South East Lincolnshire Local Plan (2011-2036):





- Policy 2 (Spatial Strategy): Directs development to the most sustainable locations.
- Policy 3 (Design of New Development): This is the most critical hurdle for backland sites. It mandates that new builds must not "unacceptably harm" the character of the area or the amenity of neighbouring residents.

Backland development plays a significant part in providing diversity in the mix of housing delivery in South Holland, acting as a vital source of bespoke and infill growth. While the council generally supports the efficient use of land within settlement limits, the commonality of these applications has led to a sophisticated and rigorous planning approach. Successful developments in the district are typically those that respect the established density, provide high-quality private amenity space, and demonstrate a considered architectural relationship with the existing frontage and local properties.

The following plan of the local area, identifies examples of nearby backland development and the varied building line along Stonegate. The pictures after start to illustrate the great variety in ages and styles of local properties.



Legend

-  Backland Dwelling
-  Varies from building line
-  Varies & Backland
-  Building line

The following indicate some of the varied building lines seen on Stonegate. There's also great variation in the age, style and materials of the properties in the area.



Numbers 7 & 5a (left) 89, 92 & 93 (right) Stonegate



Numbers 5a, 5 & 4 Stonegate



Numbers 77 & 78 Stonegate (opposite the site) can be seen in the far right of this view.



Numbers 95, 96 & 97 Stonegate.



Numbers 6 & 8 Halmer Gate.



Number 7 Loves Lane is set far behind number 5.