



144 New Walk
Leicester
LE1 7JA

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Our Reference: A2019-03-03-01-AP

SUPPORTING STATEMENT

48 Holbeach Road, Spalding, PE11 2HQ

Proposed external alterations

1 Introduction

1.1 This Supporting Statement has been prepared by Astill Planning Consultants on behalf of the applicant, Karavan Holdings LTD, in support of a full planning application for external alterations (including the installation of new windows to the first floor, the installation of new louvres, and minor alterations to enable a temporary flood barrier to be installed across the double door on the front elevation of the two-storey section of the building) at 48 Holbeach Road, Spalding, PE11 2HQ.

1.2 The purpose of this Supporting Statement is to provide details about the proposed external alterations and provide a planning justification for these.

1.3 This document is structured as follows:

Section 1 – Introduction

Section 2 – Application Site: a description of the site context.

Section 3 – Proposed Development: a brief outline of the proposed development.

Section 4 – Planning Policy Context & Other Material Considerations: a summary of the relevant national and local planning policies along with other material considerations.

Section 5 – Assessment & Justification: an assessment of the proposed development.

Section 6 – Summary & Conclusion: a summary of the salient points raised throughout this document.

1.4 This Supporting Statement should be read in conjunction with the full planning application and the following documents and drawings:

- Drawing No.: 1428 – MPD – PLA – DR – 0001 Rev P03 – Location Plan
- Drawing No.: 1428 – MPD – PLA – DR – 0100 Rev P03 – Existing Block Plan
- Drawing No.: 1428 – MPD – PLA – DR – 0200 Rev P02 – Existing GF. Plan
- Drawing No.: 1428 – MPD – PLA – DR – 0201 Rev P02 – Existing FF. Plan
- Drawing No.: 1428 – MPD – PLA – DR – 0300 Rev P02 – Existing Roof Plan
- Drawing No.: 1428 – MPD – PLA – DR – 0400 Rev P04 – Existing Elevations

- Drawing No.: 1428 – MPD – PLA – DR – 1100 Rev P04 – Proposed Block Plan
- Drawing No.: 1428 – MPD – PLA – DR – 1200 Rev P04 – Proposed GF. Plan
- Drawing No.: 1428 – MPD – PLA – DR – 1201 Rev P04 – Proposed FF. Plan
- Drawing No.: 1428 – MPD – PLA – DR – 1300 Rev P02 – Proposed Roof Plan
- Drawing No.: 1428 – MPD – PLA – DR – 1400 Rev P05 – Proposed Elevations
- Flood Risk Assessment
- Planning application form and ownership certificates

2 Application Site

- 2.1 The application site is located at 48 Holbeach Road, Spalding, PE11 2HQ.
- 2.2 The site is situated within the Settlement Boundary of Spalding as defined by the South East Lincolnshire Local Plan.
- 2.3 48 Holbeach Road is located on the northern side of Holbeach Road to the west of the Holbeach Road/Roman Bank junction.
- 2.4 48 Holbeach Road is a part two-storey, part single-storey retail premises (Use Class E). It is currently being fitted out as a new shop (Use Class E), which is expected to open in early 2026.
- 2.5 The single-storey section of the building has white rendered walls with a pitched roof. The two-storey section of the building is constructed of red facing bricks and has a tiled pitched roof. This part of the property has white casement windows along with a display window on the ground floor. There is also a hardstanding to the east and south of the building.
- 2.6 The surrounding area is primarily residential in character. There are a range of different residential property types in the local area. These generally range in height from one-and-a-half storeys to two-and-a-half storeys. The nearby buildings generally have pitched tiled roofs and walls finished in render, facing brickwork or a mix of render and facing brickwork. UPVC windows are also a common feature in the locality.
- 2.7 The application site is not located within a conservation area, nor is it situated in close proximity to a conservation area.
- 2.8 The property is not a listed building and there are no listed buildings close to the application site.
- 2.9 The Environment Agency's Flood Map for Planning shows the whole site is situated in Flood Zone 3. The accompanying Flood Risk Assessment confirms the site is located in Flood Zone 3a.
- 2.10 A search on South Holland District Council's online planning register has revealed that planning permission was recently granted for roof alterations to the single-storey section of the building (H16-0604-24). The online planning register also highlights that a lawful development certificate was granted on 11th December 2024 to change the use of the property from retail (Class E) gardening tools and plant shop to Class E (a) retail use other than for the sale of hot food, principally for visiting members of the public (H16-0891-24).

3 Proposed Development

- 3.1 The proposed development involves installing new white UPVC double glazed windows on the first floor and installing two new ventilation louvres on the first floor of the rear elevation. Additionally, it is proposed that several minor alterations will be made to the building to enable a temporary flood barrier to be installed across the double door on the front elevation of the two-storey section of the building.
- 3.2 The new white UPVC windows will have a similar appearance as the existing windows. The specification for the new windows is detailed on the accompanying drawings. In summary:

Window Type 1

- New white UPVC double glazed window
- Glazing to provide attenuation of at least 31 R_w (-4 C_{tr})
- Trickle vents to provide attenuation of at least 42 $D_{n,e,w}$ (-2 C_{tr})
- Solar control product to be applied to all glazing

Window Type 2

- New white UPVC double glazed window
- Glazing to provide attenuation of at least 40 R_w (-6 C_{tr})
- Trickle vents to provide attenuation of at least 42 $D_{n,e,w}$ (-2 C_{tr})
- Solar control product to be applied to all glazing

- 3.3 Two new aluminium ventilation louvres will also be installed on the first floor of the rear elevation of the two-storey part of the building. These will be colour coated to closely match the existing brickwork. The location of the two new louvres is shown on the accompanying drawings.
- 3.4 The wall-mounted channels/brackets for the temporary flood barrier will be located at the double door on the front elevation of the two-storey part of the building. Sealing strips/base plates will also be installed along with flush mounted ground anchor sockets. Although the wall-mounted channels/brackets will be a permanent fixture, the flood barrier panels will only be installed on a temporary basis when required. The removable flood barrier panels will be stored on site when not in use.

4 Planning Policy Context & Other Material Considerations

National Planning Policy Framework (December 2024)

- 4.1 The National Planning Policy Framework (NPPF) was revised on 12th December 2024. The NPPF sets out the Government's planning policies for England and how these are expected to be applied.
- 4.2 **Paragraph 2** establishes that the NPPF is a material consideration in planning decisions.
- 4.3 **Paragraph 7** states that the *"...purpose of the planning system is to contribute to the achievement of sustainable development, including the provision of homes, commercial development and supporting infrastructure in a sustainable manner...."*
- 4.4 **Paragraph 8** goes on to highlight that achieving sustainable development means that the planning system has three overarching objectives (economic, social and environmental) which are interdependent and need to be pursued in mutually supportive ways.

- 4.5 **Paragraph 10** establishes that “...at the heart of the Framework is a **presumption in favour of sustainable development**...”.
- 4.6 **Paragraph 11** set out how the presumption in favour of sustainable development should be applied in plan making and decision taking.
- 4.7 **Paragraph 39** establishes that decision-makers should seek to approve applications for sustainable development where possible. In doing so, local planning authorities should approach decisions in a positive and creative way and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area.
- 4.8 The following chapters of the NPPF are pertinent to the development proposal:
- **Chapter 2** – *Achieving sustainable development*
 - **Chapter 4** – *Decision-making*
 - **Chapter 12** – *Achieving well-designed places*
 - **Chapter 14** – *Meeting the challenge of climate change, flooding and coastal change*

Local Development Plan

- 4.9 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires all planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 4.10 The local development plan for the purposes of this planning application comprises the South East Lincolnshire Local Plan 2011-2036.
- 4.11 The local development plan policies set out below are the most relevant to this planning application:
- Policy 1: Spatial Strategy
 - Policy 2: Development Management
 - Policy 3: Design of New Development
 - Policy 4: Approach to Flood Risk
 - Policy 31: Climate Change and Renewable and Low Carbon Energy
 - Policy 33: Delivering a More Sustainable Transport Network
 - Policy 36: Vehicle and Cycle Parking

5 Assessment & Justification

- 5.1 This section assesses the proposed external alterations in relation to the following matters:
- Principle of the Proposed Development
 - Design & Appearance
 - Residential Amenity
 - Flood Risk
 - Ecology & Biodiversity
 - Highways, Access & Parking

Principle of the Proposed Development

- 5.2 Policy 1 of the South East Lincolnshire Local Plan establishes that development which supports the role of Spalding as a Sub-Regional Centre will be permitted within the Settlement Boundary of Spalding.

- 5.3 The proposed development involves carrying out several minor external alterations to an existing retail premises that is located within the Settlement Boundary of Spalding. The principle of the proposed development is therefore deemed to be acceptable.

Design & Appearance

- 5.4 Policy 2 of the South East Lincolnshire Local Plan sets out that proposals requiring planning permission for development will be permitted provided that sustainable development considerations are met, including the quality of design. Additionally, Policy 3 expects all development to 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. Policy 31 also requires all development proposals to demonstrate that the consequences of current climate change have been addressed, minimised and mitigated.
- 5.5 The proposed development will deliver several minor external alterations to the property. These alterations will include
- installing new windows to the first floor of the two-storey part of the building;
 - installing two new louvres on the first floor of the rear elevation of the two-storey part of the building; and
 - installing wall-mounted brackets/channels at the double door on the front elevation of the two-storey part of the building along with sealing strips/base plates and flush mounted ground anchor sockets for a temporary flood barrier.
- 5.6 The new white UPVC double glazed windows will be in keeping with the general appearance of the building. Given that white UPVC windows are a common feature in the local area, it is considered that the proposed colour and material of the new windows is appropriate for the building and the local context.
- 5.7 Additionally, the condition of the existing first floor windows is starting to deteriorate. As a result, the existing windows currently detract from the appearance of the building. The proposed new windows therefore provide an opportunity to upgrade the appearance of the property.
- 5.8 What is more, the new windows will be designed to meet modern standards. As such, the new windows have the potential to improve the energy performance of the building and improve the acoustic performance of the glazing. The design of the new windows will therefore be beneficial for the users of the building.
- 5.9 The new aluminium louvres will be powder-coated to closely match the existing brickwork. This will help to facilitate the successful integration of the new louvres into the rear façade of the property. As such, the new louvres will not become a prominent feature on the building or within the local street scene along Holbeach Road.
- 5.10 The wall-mounted channels/brackets, the sealing strips/base plates and the flush mounted ground anchor sockets that will be installed for the temporary flood barrier will have a discrete appearance and will not dominate the front elevation of the property. Additionally, the flood barrier panels will only be installed on a temporary basis and will therefore not become a permanent feature of the building. As such, it is considered that the minor external alterations that will be made to the property to facilitate the installation of the temporary flood barrier will not have an adverse impact on the character and appearance of the building or the local street scene.

- 5.11 In light of the above, it is concluded that the proposed minor external alterations will not have a significant impact upon the appearance of the existing building, nor will these alterations have an adverse impact on the character and appearance of the area. The proposed development is therefore deemed to be acceptable in respect of its design and appearance. As such, it is considered that the scheme responds positively to Policy 2, Policy 3 and Policy 31 of the South East Lincolnshire Local Plan and paragraphs 131 and 135 of the NPPF.

Residential Amenity

- 5.12 Part 11 of Policy 3 of the South East Lincolnshire Local Plan seeks to ensure that development proposals are acceptable in respect of residential amenity. Policy 2 also requires the impacts of development on amenity and its relationship to existing development and land uses to be considered.
- 5.13 The new windows will be installed in existing window openings. Therefore, the proposed works will not result in additional window openings being created in the building. As such, the proposed development will not change the existing relationship between the window openings at 48 Holbeach Road and the residential windows in the local area. It is therefore considered that the new windows will not lead to any inappropriate overlooking or a loss of privacy for local residents.
- 5.14 Additionally, the proposed development will not alter the scale or massing of the existing building. As such, the proposed works will not have an overbearing impact on the nearby residential properties, nor will it lead to a loss of daylight for these properties.
- 5.15 In light of the above factors, it is concluded that the proposed alterations will not have an unacceptable impact on the residential amenity of the residents living in the local area. Therefore, it is considered that the proposed development will be acceptable in relation to residential amenity.

Flood Risk

- 5.16 Policy 4 of the South East Lincolnshire Local Plan sets out the local planning authority's approach towards flood risk. Policy 2 also requires development proposals to be acceptable in respect of flood risk. Additionally, Policy 3 requires the mitigation of flood risk through flood-resistant and flood-resilient design and sustainable drainage systems where relevant to the proposal.
- 5.17 The Environment Agency's Flood Map for Planning shows the site is situated within Flood Zone 3. In line with the requirements of Policy 4 of the South East Lincolnshire Local Plan, this planning application is therefore accompanied by a site-specific Flood Risk Assessment.
- 5.18 The accompanying Flood Risk Assessment addresses the pertinent flood risk matters that are relevant to the proposed development.
- 5.19 The proposed development is therefore considered to be acceptable in respect of flood risk.

Ecology & Biodiversity

- 5.20 *The Biodiversity Gain Requirements (Exemptions) Regulations 2024* set out the categories of development to which the biodiversity net gain requirement does not apply, and disapplies the general biodiversity gain planning condition from certain planning permissions. These exemptions include the '*De minimis exemption*', which is an exemption for developments that

do not impact an onsite priority habitat and where the development impacts (a) less than 25 square metres of onsite habitat that has biodiversity value greater than zero; and (b) less than 5 metres in length of onsite linear habitat. The proposed development meets these criteria and is therefore exempt from the biodiversity net gain requirement by virtue of the '*De minimis exemption*'. As such, the general biodiversity gain condition set out in paragraph 13 of Schedule 7A of the *Town and Country Planning Act 1990 (as amended)* would not apply to the proposed development.

Highways, Access & Parking

- 5.21 Policy 2 of the South East Lincolnshire Local Plan sets out that proposals requiring planning permission for development will be permitted provided sustainable development considerations are met, including access and vehicle generation levels (part 4). Part 4 of Policy 3 requires development proposals to demonstrate how accessibility by a choice of travel modes including the provision of public transport, public rights of way and cycle ways will be secured, where relevant to the proposal. Policy 33 of the South East Lincolnshire Local Plan also highlights the need for developments to be accessible via sustainable modes of transport. Additionally, Policy 36 sets out the minimum vehicle and cycle parking standards for all new development, with reference to Appendix 6 (Parking Standards).
- 5.22 The proposed development seeks to implement several minor external alterations to the existing building. As a result, the scheme will not change the lawful use of the building, nor will it change the car parking requirements for the site. Additionally, the proposed development will not affect the existing parking facilities for the building, nor will it alter the existing access arrangements for the site.
- 5.23 It is therefore concluded that the proposed development would not have an unacceptable impact on highway safety, nor would it lead to severe residual cumulative impacts on the road network. As such, the proposed development is deemed to be acceptable in respect of transportation, highways, access and parking in line with Policy 2, Policy 3, Policy 33 and Policy 36 of the South East Lincolnshire Local Plan and paragraph 116 of the NPPF.

6 Summary & Conclusion

- 6.1 This Supporting Statement has been prepared by Astill Planning Consultants on behalf of the applicant, Karavan Holdings LTD, in support of a full planning application for external alterations (including the installation of new windows to the first floor, the installation of new louvres, and minor alterations to enable a temporary flood barrier to be installed across the double door on the front elevation of the two-storey section of the building) at 48 Holbeach Road, Spalding, PE11 2HQ.
- 6.2 This document has raised the following salient points:
- The principle of the proposed development is acceptable.
 - The proposed development is acceptable in respect of its design and appearance.
 - The proposed development is acceptable in relation to residential amenity.
 - The proposed development is acceptable in respect of flood risk.
 - The proposal is exempt from the biodiversity net gain requirement by virtue of the '*De minimis exemption*'.
 - The proposed development would not have an unacceptable impact on highway safety, nor would it lead to severe residual cumulative impacts on the road network.

6.3 The proposed development therefore complies with both national and local planning policies and constitutes sustainable development. Therefore, in line with paragraph 11 of the NPPF, it is respectfully requested that the proposed development is determined in accordance with the presumption in favour of sustainable development and is approved without delay.