You can view this application on the Council's web site at

1.0 REASON FOR COMMITTEE CONSIDERATION

1.1 Significant development, objections received and policy issues merit Committee consideration.

2.0 PROPOSAL

2.1 This is an outline application with all matters reserved, except access, for residential development (up to 78 dwellings) on land south of Roman Road, Moulton Chapel.

2.2 The site is located outside of the settlement boundary of Moulton Chapel in the adopted South Holland Local Plan (2006) but allocated in part in the emerging South East Lincolnshire Local Plan (Publication Version - March 2017).

3.0 SITE DESCRIPTION

3.1 The site is approximately 3.90 hectares in size and is comprised of a commercial vehicle repair business directly adjacent Roman Road and agricultural land to the rear of properties on Roman Road, Woodgate Road and Cekhira Avenue. There is a currently a playing field to the east, accessed from Cekhira Avenue, a Grade II Listed Mill on the northern boundary and field access to the west via Woodgate Road.

4.0 RELEVANT PLANNING POLICIES

4.1 The Development Plan
The South Holland Local Plan 2006 was formally adopted on 18 July 2006. Following a direction from the Government Office for the East Midlands under paragraph 1(3) of Schedule 18 to the Planning and Compulsory Purchase Act 2004, as of 18 July 2009 only certain Local Plan policies have been extended and continue to form part of the development plan. In the context of those saved policies referred to below, it is considered that the Local Plan was adopted in general accordance with the Planning and Compulsory Purchase Act 2004 (albeit under the transitional arrangements). Those policies referred to below are considered to accord with the thrust of guidance set out in the National Planning Policy Framework, and in the context of paragraph 215 of the NPPF should therefore continue to be given substantial weight in the decision making process.

Policy SG1 - General Sustainable Development  
Policy SG2 - Distribution of Development  
Policy SG3 - Settlement Hierarchy  
Policy SG4 - Development in the Countryside  
Policy SG6 - Community Infrastructure and Impact Assessment  
Policy SG11 - Sustainable Urban Drainage Systems (SUDS)  
Policy SG12 - Sewerage and Development  
Policy SG13 - Pollution and Contamination  
Policy SG14 - Design and Layout of New Development  
Policy SG15 - New Development: Facilities For Road Users, Pedestrians And Cyclists  
Policy SG16 - Parking Standards in New Development  
Policy SG17 - Protection of Residential Amenity  
Policy SG18 - Landscaping of New Development  
Policy HS7 - New Housing in the Open Countryside Including Other Rural Settlements  
Policy HS8 - Affordable Housing  
Policy HS11 - Open Space in New Residential Developments  
Policy EC3 - Existing Employment Areas/Premises

If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, Section 38 (6) to the Town and Country Planning Act as amended by the 2004 Act states that the determination must be made in accordance with the plan unless material considerations indicate otherwise.

4.2 National Guidance

National Planning Policy Framework (NPPF), March 2012

Paragraph 7 - Sustainable development  
Paragraph 14 - The presumption in favour of sustainable development  
Paragraph 17 - Core planning principles  
Section 3 - Supporting a prosperous rural economy  
Section 4 - Promoting sustainable transport  
Section 6 - Delivery a wide choice of high quality homes  
Section 7 - Requiring good design  
Section 10 - Meeting the challenge of climate change, flooding and coastal change  
Section 11 - Conserving and enhancing the natural environment  
Section 12 - Conserving and enhancing the historic environment

Planning Practice Guidance (PPG), 2014

5.0 RELEVANT PLANNING HISTORY

5.1 No recent relevant site history.

6.0 REPRESENTATIONS

6.1 Parish Council

Object on the basis of prematurity relating to the emerging Local Plan, the removal of a local service (garage), impact upon the Listed Mill, impact upon road safety, unacceptable increase in traffic movements, detrimental to the environment and loss of residential amenity, inadequate drainage and expectation of s106 contributions.
6.2 **LCC Highways and SuDS**
No objections, subject to a number of conditions relating to highways safety and surface water drainage.

6.3 **LCC Archaeology**
Further information requested.

6.4 **LCC Education**
No request made as sufficient capacity at Mouton Chapel Primary and Spalding Secondary.

6.5 **South Holland IDB**
No objections in principle, subject to securing usual consents and discharge rate via condition.

6.6 **Historic England**
Application to be determined in accordance with national and local policy guidance, and on the basis of Council's specialist conservation advice.

6.7 **Environment Agency**
No objections.

6.8 **Anglian Water**
No objections, subject to condition to secure foul water and waste water strategies.

6.9 **SHDC Conservation**
Initial objections overcome by the submission of a revised Heritage Statement and amendments to the indicative plan with the intention to provide an area of open space to the rear of the Listed Mill.

6.10 **SHDC Housing Strategy**
Policy compliant on-site affordable housing contribution required to be secured via s106 agreement prior to decision.

6.11 **SHDC Environmental Health**
Contaminated land condition required in part.

6.12 **Lincolnshire Police**
No objections, standard advice provided.

6.13 **Public**
In relation to the original plans there was one letter of public support and 52 objections. A detailed response from a planning consultant and solicitor was also submitted on behalf of one resident. The objections received are summarised as follows:
- contrary to, and premature in light of, local plan and its evidence base
- highway/pedestrian safety: increased traffic, surrounding highway network insufficient, street lighting and pavements need improving, construction vehicle damage, lack of parking, emergency vehicle access, agricultural vehicles/HGVs, busy parking near pub, shop etc resulting in dangerous access, speeding
- poor public transport/dangerous bus stop
- impact on amenity: noise, visual impact, impact of houses on bungalows, overlooking,
intrusive, loss of privacy, noise from access road
- fear of crime/anti-social behaviour
- out of character with rest of village which is linear
- loss of garage facility and changes to character of heart of village
- garage site contaminated
- impact on Listed Mill, its setting and nearby church
- concerns over mix and social housing
- already empty homes in County and brownfield sites
- loss of agricultural land
- insufficient services and facilities e.g. doctors, dentist, school places etc
- surface water and foul drainage concerns, flood risk, already surface water flooding
- village should be kept as a small, quiet community, not a town/increased population
- not affordable for young people, would be people moving from away
- would turn village into dormitory.
- impact on trees/wildlife
- link to play area pointless as being moved
- don’t believe heritage impact assessment or transport assessment
- pollution from nearby biomass boiler
- loss of view
- applicant does not own garage
- impact on house prices
- site could be extended further in the future
- timing for consultations too short
- application prepared by professional
- applicant profiting with no consideration for village

6.14 Amended plans were received (although in reality the application is in outline, except for access and so such plans are still only indicative). A further 25 objections were received as well as a further response from the planning consultant and solicitor acting on behalf of one resident. 6 of these responses were from new addresses, the remainder having submitted comments previously. In the main the points raised reiterated the points raised previously and highlighted that the changes do not address existing concerns. New points raised included:
- concern regarding clarity over what constitutes sustainable development
- concern that the increased open space around the mill would make the remainder of the development too dense
- that overall numbers were in excess of those outlined in the local plan
- that bungalows were replaced with houses
- concerns over social housing and increased numbers of pets

7.0 MATERIAL CONSIDERATIONS

7.1 The key material issues for considerations in this application are:

- Policy
- Highway safety
- Impact on historic environment
- Loss of commercial garage
- Character and appearance
- Impact upon residential amenity of nearby residents
- Other considerations

7.2 Policy

7.3 The site is located outside of the defined settlement limit of Moulton Chapel as outlined in the adopted South Holland Local Plan, 2006 and emerging South East Lincolnshire Local Plan. In this instance, under the provisions of Policy HS7 of the 2006 Local Plan, the usual recommendation would be to refuse.

7.4 However, the National Planning Policy Framework, 2012 (NPPF) is quite clear in its aim to significantly boost the supply of housing and, as outlined in Paragraph 47, local planning authorities are required to "use their evidence base to ensure that their Local Plan meets the full objectively assessed needs for market and affordable housing in the housing market area". Furthermore, they are required to "identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% to ensure choice and competition in the market for land. Where there
has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land."

7.5 Paragraph 49 of the NPPF states that "housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites". In that circumstance, Paragraph 14 of the NPPF is quite clear that permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies outlined in the NPPF as a whole; or specific policies in the NPPF indicate that development should be restricted. Sustainable development is defined in paragraph 7 of the NPPF as having three dimensions: economic, social and environmental.

7.6 The Council currently only has a 3.3 year housing land supply (at 31st December 2016). As per the provisions of Paragraph 49 of the NPPF the Council's Local Plan policies relevant to the supply of housing are considered out-of-date and the presumption in favour of sustainable development applies. As such, as per national policy, the permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

7.7 The site in question is adjacent an established residential area and would bring a wide range of social, economic and environmental benefits in terms of affordable housing, construction jobs and areas of open space for recreation and leisure. Furthermore, the site has been included, in part, in the emerging South East Lincolnshire Local Plan (Publication Version - March 2017), which although currently untested and un-adopted, has been formulated in the context of a wide range of evidence. It provides a clear direction of travel and it is considered reasonable to use this in a positive manner in taking decisions. This proposal uses the same access point, but includes a further area to the rear of the Listed Mill to the west of the site and proposes an additional access point (pedestrian) onto Woodgate Road. As such the site, as submitted, increases from the 2.86ha (46 dwellings) in the emerging Local Plan to 3.90ha (78 dwellings).

7.8 Moulton Chapel is designated as a 'Group Centre' in the adopted 2006 Local Plan and a 'Minor Service Centre' in the emerging Local Plan. In both instances a settlement of this nature is expected to see limited/moderate levels of growth in line with their role and function.

7.9 When seen in this context, it is considered that in the main, the principle of development is sound in this location. However, given the increased site size and numbers over and above the emerging Local Plan allocation, the remainder of this report will assess the key issues to determine whether the presumption in favour of sustainable development applies in this instance, or indeed whether any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

7.10 Highway safety

7.11 Access is not a reserved matter and is considered in full here. The site includes a vehicle and pedestrian access to the north onto Roman Road, where a current commercial garage business will be demolished, and potential pedestrian accesses to the east and west linking with Cekhira Avenue and Woodgate Road.

7.12 Significant levels of concern have been raised by local residents relating to highway and pedestrian safety and the perceived sub-standard nature of the surrounding road network, including the access. However, subject to a number of pre-commencement conditions and improvements, County Highways has no objections. Clearly, the County Highway Authority has also been consulted on all sites included in the emerging Local Plan, including this one.

7.13 In the absence of an objection from County Highways, it is not considered that there is a defensible reason for refusal on highways grounds, particularly in the context of paragraph 32 of the NPPF, which states that "development should only be prevented or refused on transport grounds where the residual cumulative impacts are severe".

7.14 Historic Environment
7.15 When the application was first submitted, the Council's Conservation Officer at the time objected to the impact upon the Listed Mill to the north of the site, in particular the impact upon its setting and wider views of it. Local residents have also raised impact upon the Mill and other historic assets in the village. In response the applicant commissioned and submitted a Heritage Impact Assessment. Further dialogue between the applicant and Conservation Officer resulted in amended plans, which sought to include an area of open space directly adjacent to the Mill. Whilst the application is in outline and layout is a reserved matters, it is considered that a condition to ensure an area of open space adjacent the Mill overcomes these initial concerns. Historic England did not object to the proposal.

7.16 The Council's current Interim Heritage Officer has provided the following comments: "My response on the application as amended is with the legislation and guidance set out in the Planning (Listed Buildings and Conservation Areas) Act 1990 and the NPPF paragraph 137 and I have considered the proposals against the submitted Heritage Statement. The original site layout plan (2721/03C) as assessed by my predecessor Julie-Anne Middleditch was clearly of some concern with built development in closer proximity to the Grade II listed mill building, and the original application did not include a satisfactory Heritage assessment. I note that a new amended plan has been submitted (2721/03E) which significantly reduces the impacts upon the setting of the listed mill as the housing element has been pulled away from the immediate surrounds of the mill and open space and an access road take their place. I also note that a new Heritage Statement submitted by Jonathan Biggadike dated May 2017 is comprehensive and seems to cover all the relevant issues related to the potential impacts of the development on the mill. I find that currently public views are predominantly filtered and diluted by the very close proximity of existing buildings - this particularly noted from public roads on the East and North side where the distance is not so great but the views are still very restricted except when stood immediately to the front of the mill on Roman Road. Currently views from the south are generally across private farmland and these views are screened to a great extent by tall conifers immediately adjacent to the mill. I concur with the May 2017 Heritage Statement which makes it clear that there is an opportunity to create new public views of the mill with open and sequential views. This is a clear benefit. I feel that the amended plan is acceptable and the open space proposed protects adequately the setting of the mill. I recommend that the proposed site layout plan (2721/03E) is conditioned, that the recommendations within the May 2017 Heritage Statement are conditioned and that the RM are required to be submitted in line with both the site layout plan and Heritage Statement."

7.17 From an archaeology perspective, the County Council have requested further information. This would be secured prior to any permission being granted.

7.18 On the basis of the above considerations, subject to conditions it is considered that there are not any significant and demonstrable adverse impacts arising from the proposal in respect of impact upon the historic environment that would warrant a refusal of planning permission in this instance.

7.19 **Loss of commercial garage**

7.20 Concern has been raised about the loss of the commercial garage offering car repairs and a petrol filling station, as both a service and in terms of the character of the centre of the village. The latter point is discussed further in the following section.

7.21 In terms of the former matter, both national and local policy seek to protect existing rural businesses. Clearly, this proposal will result in a loss of a rural business, which weighs negatively in the planning balance. However, in the context of this access (and subsequent loss of the garage) being included in the Publication Version of the emerging Local Plan, it is considered that the loss of this facility is outweighed by the need for housing and the Councils lack of a 5-year housing land supply.

7.22 Concerns that the applicant does not own the garage are not a material planning consideration. The required notice has been served on the owner by the applicant. Ultimately, this is a civil matter and if the applicant, or any future developer, cannot secure the land required to deliver the access, then any planning permission will not be implementable.

7.23 Concerns have also been raised regarding contamination from the garage site. The applicant has submitted evidence in this regard, and subject to conditions the Council's Environmental
Health team have no objections. They raised no concerns in respect of any nearby agricultural biomass installations.

7.24 **Character and appearance**

7.25 Character has in part being discussed in the previous section in relation to the impact upon the Listed Mill.

7.26 This is an outline application with matters relating to appearance, landscaping, layout and scale being reserved matters. As such, concerns raised regarding the indicative layout will be addressed at that stage.

7.27 However, the revised indicative plan does seek to protect the area directly adjacent to the Listed Mill. This is considered imperative to the scheme and, as such, will be secured by condition. The result of this is that the houses would be focussed to the eastern side of the access. There has been concern raised that this makes this area overly dense. Matters relating to layout are a reserved matter. However, overall the site is 20 dwellings to the hectare. The Publication Version of the emerging Local Plan plans for 46 dwellings on a site with a smaller footprint, that would result in a density of 16 dwellings to the hectare. However, the plan at paragraph 5.2.9, makes it clear that 20 dwellings to the hectare is acceptable for 'Minor Service Centres' and clearly housing targets in the plan are minima.

7.28 The enlarging of the site gives the benefit of being able to plan a managed area of open space in close proximity to the Listed Mill. It also gives an opportunity to provide a footpath link through to Woodgate Road where there are community facilities. It is considered that these two benefits warrant the extension of the site beyond that currently outlined in the emerging Local Plan. Without this enlarging the opportunity for a footpath link to the west is lost. Furthermore, the agricultural setting of the Mill would be partially lost, with little or no opportunity to mitigate against this. To that end the enlarged site, with the proviso of open space to be provided to the rear of the Mill, as agreed with the Council's Conservation Officer, is considered to offer the solution with the greatest means of mitigation in respect of impact upon the Mill.

7.29 The overall number of 78 is not considered to be at a level that would undermine the village or indeed its role as a 'Group Centre' in the current Local Plan or 'Minor Service Centre' in the emerging Local Plan. Furthermore, an overall site density of 20 dwellings to the hectare is considered to be acceptable in this location.

7.30 Concerns about the impact upon the overall character of the village and its 'core' are noted. However, the site and its access have been considered in the emerging Local Plan and its accompanying Sustainability Appraisal. Whilst this is yet to be tested and adopted, it is not considered that there is any evidence that would lead to a conclusion that to approve this application would result in any significant and demonstrable adverse impact in this regard.

7.31 **Impact upon residential amenity**

7.32 Concern has been raised regarding the plans submitted in terms of location of plots, types of dwelling, proximity etc. There are properties adjacent the site, but it is considered that any significant concerns with regard to impact upon neighbouring amenity can be overcome at the reserved matters stage through careful design of the layout and boundary treatment. The loss of a view and impact on house prices are not material planning considerations.

**Other considerations**

7.33 Concerns relating to the provision, and strain on existing, infrastructure (utilities, services and facilities) are noted. However, there have been no objections from infrastructure providers. Furthermore, the emerging South East Lincolnshire Local Plan will be required to plan fully for the provision of all types of infrastructure to support the future growth of the District.

7.34 There have been no financial contributions requested relating to this proposal. The applicant has expressed a commitment to delivering a policy-compliant third affordable housing units, to
be secured via a s106 agreement, as per the request of colleagues in Housing Strategy.

7.35 The site is located in Flood Zone 1 and the Environment Agency have no objections to the proposal or submitted Flood Risk Assessment. The site is a sequentially preferable site as evidenced in the emerging Local Plan. Finished floor levels would be 300mm above existing ground level. This is not considered to cause any significant issues in respect of amenity, which would be dealt with in full at the reserved matters stage.

7.36 Concerns raised regarding tree and wildlife are not considered to be an issue in this case. There are no protected trees within the vicinity of the site and no buildings/structure that would indicate the likelihood of protected species being present. As such, a protected species survey is not considered necessary in this instance. Clearly should anything arise during construction/demolition then protection is offered under separate legislation.

7.37 Concerns about submitted information are noted. However, the information submitted is considered acceptable in terms of the determination of the application. There are no objections from any statutory providers in this regard.

7.38 In response to concerns over consultation, the original and amended plans were the subject of public consultation in line with national regulations.

7.39 Concerns that the site maybe extended in the future are not material as any extension would require a separate standalone planning permission. Concerns that the application was prepared by a professional and the motivations of the applicant are not material.

7.40 Conclusions

7.41 The site in question is adjacent an established residential area and would bring a wide range of social, economic and environmental benefits in terms of affordable housing, construction jobs and areas of open space for recreation and leisure. In terms of the specific details of the scheme it is not considered that there are any adverse impacts that would significantly and demonstrably outweigh the benefits of delivering houses in this location. This conclusion, in conjunction with the Council’s current lack of a 5-year supply of deliverable housing sites, means that the presumption in favour of sustainable development is considered to apply in this instance. Details relating to appearance, landscaping, layout and scale will be determined at the reserved matters stage.

8.0 RECOMMENDATIONS

8.1 Authorised to Grant Permission subject to the applicant entering into a Section 106 agreement for the provision of a third on-site affordable housing units, the carrying out of further archaeological investigations and those Conditions listed at Section 9.0 of this report.

9.0 CONDITIONS

1. Application for approval of reserved matters must be made not later than three years beginning with the date of this permission, and the development must be begun before the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:
   Dwg. No's: 2721/01C, 2721/02B and 2721/03E (indicative).
   Flood Risk Assessment (SM Hemmings, dated 6th December 2016).
   Desk Top Study Report (Ground Engineering, August 2016).

   Reason: For the avoidance of doubt and in the interests of proper planning.

3. The following matters are reserved for subsequent approval by the Local Planning Authority and no development to which these matters relate shall be carried out until these matters have been approved, viz:

   i) detailed drawings of the estate layout to a scale of not less than 1:500 and including road and plot layouts;
   ii) detailed drawings to a scale of not less than 1:100 showing the siting, design and external appearance of each building, including a schedule of the materials to be used for external walls and roof;
   iii) the means of foul and surface water disposal;
   iv) details of landscaping and tree planting.
   v) the existing and proposed site levels and floor levels of the buildings and hard surfaced areas.

   Reason: The application was submitted in outline only and the above details are required to enable the Local Planning Authority to assess the detailed design, scale, appearance and layout of the development as well as ensure that appropriate access and services are provided to serve the development.
   This Condition is imposed in accordance with Policies SG12, SG13, SG14 and SG18 of the South Holland Local Plan, 2006 and national guidance contained in Section 10 of the National Planning Policy Framework, 2012.

4. The development hereby permitted is limited to no more than 78 dwellings.

   Reason: To define the terms of the permission.

5. The development shall provide an area of open space to the south of the Grade II Listed Building in general conformity with the approved indicative layout (Dwn. No: 2721/03E) and the recommendations of the submitted Heritage Statement (Jonathan Biggadike, May 2017). This area of open space shall include a footpath linking the site to Woodgate Road. When application is made to the Local Planning Authority for approval of reserved matters, that application shall be accompanied by details of the aforementioned matters and shall be formulated in accordance with the recommendations outlined in the approved Heritage Statement.

   Reason: To protect the setting of the adjacent Grade II Listed Building, and in the interests of the character of the wider village, and to ensure the integration of the development with the pedestrian network of the wider village.
   This Condition is imposed in accordance with Policies SG14 and SG15 of the South Holland Local Plan, 2006 and national guidance contained in Section 12 of the National Planning Policy Framework, 2012.
6. When application is made to the Local Planning Authority for approval of reserved matters, that application shall be accompanied by a scheme of landscaping and tree planting indicating, inter alia, the number, species, heights on planting and positions of all trees in respect of the land to which that application relates, together with details of post-planting maintenance and such a scheme shall require the approval of the Local Planning Authority before any development is commenced. Such scheme as is approved by the Local Planning Authority shall be carried out in its entirety within a period of twelve months beginning with the date on which development is commenced. All trees, shrubs and bushes shall be maintained by the owner or owners of the land on which they are situated for the period of five years beginning with the date of completion of the scheme and during that period all losses shall be made good as and when necessary.

Note: The applicant is recommended to employ a qualified and experienced landscape designer to produce a landscaping scheme for the development.

Reason: To ensure that the development is adequately landscaped, in the interests of its visual amenity and that of the area in which it is set. This issue is integral to the development and therefore full details need to be finalised prior to the commencement of works.
This Condition is imposed in accordance with Policy SG18 of the South Holland Local Plan, 2006.

7. Prior to its installation, details of the proposed boundary treatment, including a schedule of materials, and details of the size and species of any hedging, shall be submitted to and approved in writing by the Local Planning Authority, and the details so approved shall be implemented in full before the development is first brought into use.

Reason: In the interests of the character and appearance of the development and the visual amenity of the area in which it is set.
This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan, 2006.

8. Prior to the commencement of the development hereby permitted beyond oversite, a plan illustrating all areas of publicly accessible open space shall be submitted to and approved in writing by the Local Planning Authority. The areas so approved shall be laid out and made available for use in accordance with a specification and phasing that shall first be agreed in writing by the Local Planning Authority, and shall thereafter be so maintained.

Reason: To ensure that adequate open space provision is made available for the occupiers of the development hereby permitted and that provision is made for the management and maintenance of the open space.
This Condition is imposed in accordance with Policies SG14 and HS11 of the South Holland Local Plan, 2006.

9. Before the commencement of development hereby permitted, details of the landscape management and maintenance schedule for the areas of incidental open space, refuse/recycling collection points and parking courts/private drives shall be submitted to and approved in writing by the Local Planning Authority. Thereafter these areas shall be maintained in accordance with the approved details.

Reason: To ensure that adequate open space provision is made available for the occupiers of the development hereby permitted and that provision is made for the management and maintenance of the open space.
This Condition is imposed in accordance with Policies SG14 and HS11 of the South Holland Local Plan 2006.

10. Details of the means of storage and disposal of refuse and recycling shall be submitted to and be approved by the Local Planning Authority and the development shall not commence in advance of that approval. The approved scheme shall be fully implemented and thereafter be retained.

Reason: To ensure that adequate facilities are made available for refuse storage and disposal to avoid pollution, to protect residential amenity, and in the interests of the appearance of the site and the area within which it is set. This issue is integral to the development and therefore full details need to be finalised prior to the commencement of works.
This Condition is imposed in accordance with Policies SG13 and SG17 of the South Holland Local Plan, 2006.
The development hereby permitted shall not be commenced until a scheme to deal with any contamination of land or pollution of controlled waters has been submitted to and approved in writing by the Local Planning Authority (LPA) and until the measures approved in that scheme have been implemented. The scheme shall include all of the following measures:

i) if identified as being required following the completion of the desk-top study, a site investigation shall be carried out to fully and effectively characterise the nature and extent of any land contamination and/or pollution of controlled waters. It shall specifically include a risk assessment that adopts the Source-Pathway-Receptor principle, in order that any potential risks are adequately assessed taking into account the sites existing status and proposed new use. Two full copies of the site investigation and findings shall be forwarded to the LPA without delay upon completion.

ii) thereafter, a written method statement detailing the remediation requirements for land contamination and/or pollution of controlled waters affecting the site shall be submitted to and approved in writing by the LPA, and all requirements shall be implemented and completed to the satisfaction of the LPA. No deviation shall be made from this scheme. If during redevelopment contamination not previously considered is identified, then the LPA shall be notified immediately and no further work shall be carried out until a method statement detailing a scheme for dealing with the suspect contamination has been submitted to and agreed in writing by the LPA.

iii) two full copies of a full closure report shall be submitted to and approved in writing by the LPA. The report shall provide verification that the required works regarding contamination have been carried out in accordance with the approved Method Statement(s). Post-remediation sampling and monitoring results shall be included in the closure report to demonstrate that the required remediation has been fully met.

Note

The applicant is advised that the phased risk assessment required by the Contaminated Land Scheme Condition should be carried out in accordance with the procedural guidance of the Environmental Protection Act 1990 Part 11A.

The applicant's attention is also drawn to the document entitled "Developing Land Within Lincolnshire - A guide to submitting planning applications to develop land that may be contaminated", which can be obtained through the Local Environmental Health Department.

Reason: To assess whether the site is polluted and to address any pollution to ensure a satisfactory development. This issue is integral to the development and therefore full details need to be finalised prior to the commencement of works.

This Condition is imposed in accordance with Policy SG13 of the South Holland Local Plan, 2006.

Details of the design and positions of all external boxes for gas and electricity supplies and of any gas flues and soil vent pipes shall be submitted to and approved in writing by the Local Planning Authority prior to their installation and there shall be no variation from the details so approved.

Reason: To ensure that the Local Planning Authority retains control over these details of the development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set.

This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan, 2006.

Before each dwelling is occupied the roads and/or footways providing access to that dwelling, for the whole of its frontage, from an existing public highway, shall be constructed to a specification, to first be submitted to and approved by the Local Planning Authority, to enable them to be adopted as Highways Maintainable at the Public Expense, less the carriageway and footway surface courses. The carriageway and footway surface courses shall be completed within three months from the date upon which the erection is commenced of the penultimate dwelling.

Reason: To ensure safe access to the site and each dwelling/building in the interests of residential amenity, convenience and safety.

This Condition is imposed in accordance with Policies SG14 and SG15 of the South Holland Local Plan, 2006.
14. No dwellings shall be commenced before the first 60 metres of estate road from its junction with the public highway, including visibility splays, has been completed.

Reason: In the interests of safety of the users of the public highway and the safety of the users of the site and to enable calling vehicles to wait clear of the carriageway of Roman Road. This issue is integral to the development and therefore full details need to be finalised prior to the commencement of works.
This Condition is imposed in accordance with Policies SG14 and SG15 of the South Holland Local Plan, 2006.

15. Before any dwelling is commenced, all of that part of the estate road and associated footways that forms the junction with the main road and which will be constructed within the limits of the existing highway, shall be laid out and constructed to finished surface levels in accordance with details to be submitted and approved by the local planning authority.

Reason: In the interests of safety of the users of the public highway and the safety of the users of the site. This issue is integral to the development and therefore full details need to be finalised prior to the commencement of works.
This Condition is imposed in accordance with Policies SG14 and SG15 of the South Holland Local Plan, 2006.

16. Before the commencement of the development hereby permitted beyond oversite, the detailed design and location of all lighting to be provided to roads and footpaths within the development shall be submitted to and approved in writing by the Local Planning Authority and all lighting utilised in the development shall conform to the details so approved.

Reason: To ensure that the Local Planning Authority retains control over these matters, in the interests of the visual amenity of the overall development, to prevent light pollution and to ensure that the development is adequately lit.
This Condition is imposed in accordance with Policies SG14 and SG17 of the South Holland Local Plan, 2006.

17. No development shall take place until a surface water drainage scheme for the site, based on sustainable urban drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority.

The scheme shall:

a) Provide details of how run-off will be safely conveyed and attenuated during storms up to and including the 1 in 100 year critical storm event, with an allowance for climate change, from all hard surfaced areas within the development into the existing local drainage infrastructure and watercourse system without exceeding the run-off rate for the undeveloped site;
b) Provide attenuation details and discharge rates which, unless agreed otherwise with the surface water receiving body, shall be restricted to 1.4 litres per second per hectare;
c) Provide details of the timetable for and any phasing of implementation for the drainage scheme; and
d) Provide details of how the scheme shall be maintained and managed over the lifetime of the development, including any arrangements for adoption by any public body or Statutory Undertaker and any other arrangements required to secure the operation of the drainage system throughout its lifetime.

The development shall be carried out in accordance with the approved drainage scheme and no dwelling shall be occupied until the approved scheme has been completed or provided on the site in accordance with the approved phasing. The approved scheme shall be retained and maintained in full in accordance with the approved details.

Reason: To ensure that the site is adequately drained, to avoid pollution, and to prevent increased risk of flooding. This issue is integral to the development and therefore full details need to be finalised prior to the commencement of works.
This Condition is imposed in accordance with Policies SG11 and SG12 of the South Holland Local Plan, 2006 and national guidance contained in Section 10 of the National Planning Policy Framework, 2012.
18. Before the commencement of the development hereby granted, both a foul water strategy and a wastewater strategy shall be submitted to and approved in writing by the Local Planning Authority. The details so approved shall be implemented in full before the development hereby permitted is first brought into use.

Reason: To ensure that the site is adequately drained and to avoid pollution and amenity problems.
This Condition is imposed in accordance with Policies SG12 and SG13 of the South Holland Local Plan 2006.

19. A detailed scheme of construction management to minimise disturbance during the construction process through noise, dust, vibration and smoke shall be submitted to and approved in writing by the Local Planning Authority before the development commences and the construction process shall be carried out in accordance with the scheme so approved. It shall also include a method statement, detailing how construction traffic, site personnel vehicles, materials deliveries and site accommodation will be managed to safeguard highway safety, free passage along both Roman Road and Woodgate Road and residential amenity.

Reason: In the interests of the amenity of local residents. This issue is integral to the development and therefore full details need to be finalised prior to the commencement of works.
This Condition is imposed in accordance with Policies SG14 and SG17 of the South Holland Local Plan, 2006.

20. Details of the precautions to be taken to prevent the deposit of mud on public highways by vehicles travelling from the site during construction of the development shall be submitted to and approved in writing by the Local Planning Authority before the development commences. These facilities shall include the provision of wheel washing facilities where considered necessary by the Local Planning Authority. These precautions shall be made available before commencement of the construction of the development and be kept available and in full working order until such time as the Local Planning Authority agrees in writing to their withdrawal or the completion of the development.

Reason: In the interests of highway safety during the construction process. This issue is integral to the development and therefore full details need to be finalised prior to the commencement of works.
This Condition is imposed in accordance with Policies SG15 and SG17 of the South Holland Local Plan, 2006.

21. The development hereby permitted shall be carried out in accordance with the measures set out in the Flood Risk Assessment (SM Hemmings, dated 6th December 2016) forming part of this planning application, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development does not increase the risk of flooding or be at risk of flooding.
This Condition is imposed in accordance with national guidance contained in Section 10 of the National Planning Policy Framework, 2012.

22. The Local Planning Authority has acted positively and proactively in determining this application by assessing it against all material considerations, including national guidance, planning policies and representations that have been received during the public consultation exercise, and by identifying matters of concern within the application and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal.

This decision notice, the relevant accompanying report and the determined plans can be viewed online at http://planning.sholland.gov.uk/OcellaWeb/planningSearch

Background papers:- Planning Application Working File

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Appendices attached to this report:

Appendix A       Plan A