

## SOUTH HOLLAND DISTRICT COUNCIL

Report of: Development Manager

To: Planning Committee - 10 January 2018

(Author: Tracey Meachen - Planning Officer)

Purpose: To consider Planning Application H14-0549-17

Application Number: H14-0549-17

Date Received: 8 June 2017

Application Type: OUTLINE

Description: Residential development - 40 dwellings with access from Surfleet Road

Location: South: Green Lane / West: Surfleet Road Pinchbeck Spalding

Applicant: Kirk Homes

Agent: Matrix Planning

Ward: Pinchbeck and Surfleet

Ward Councillors: Cllr S A Slade  
Cllr J Avery  
Cllr E J Sneath

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

<http://planning.sholland.gov.uk/OcellaWeb/planningDetails?reference=H14-0549-17>

### 1.0 REASON FOR COMMITTEE CONSIDERATION

1.1 Issues raised warrant Committee consideration.

### 2.0 PROPOSAL

2.1 This is an outline planning application for the erection of 40 dwellings with all matters reserved apart from the access, which would be from Surfleet Road. The indicative layout is for approximately 39 houses and 1 bungalow, although the number of dwellings and layout could change. There is no indication of the housing mix to be supplied at this stage. Housing density proposed would be 18 dwellings per hectare.

### 3.0 SITE DESCRIPTION

3.1 The site area is 2.235 ha, and is almost triangular in shape. It is currently agricultural land surrounded by trees to most boundaries.

3.2 The site is adjacent Surfleet Road which runs along the east boundary of the site with Green Lane along the north west boundary. The rear of properties along Milestone Lane can be seen to the south of the site with a drain which runs between the site and existing residential land. Open fields are located to the north, east and west of the site.

### 4.0 RELEVANT PLANNING POLICIES

4.1 The Development Plan

## South Holland District Local Plan, July 2006

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.

SG1 General Sustainable Development  
SG2 Distribution of Development  
SG3 Settlement Hierarchy  
SG4 Development in the Countryside  
SG6 Community Infrastructure and Impact Assessment  
SG11 Sustainable Urban Drainage Systems (SUDS)  
SG12 Sewerage and Development  
SG14 Design and Layout of New Development  
SG15 New Development: Facilities for Road Users, Pedestrians and Cyclists  
SG16 Parking Standards in New Development  
SG17 Protection of Residential Amenity  
SG18 Landscaping of New Development  
SG20 Extensions and Alterations to Existing Buildings  
HS6 New Housing in the Group Centres (Non-Allocated Sites)  
HS7 New Housing in the Open Countryside including Other Rural Services  
HS8 Affordable Housing  
HS11 Open Space in New Residential Developments

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.

### 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 4 - promoting sustainable transport  
Section 6 - delivering a wide choice of high quality homes  
Section 7 - requiring good design  
Section 8 - Promoting healthy communities  
Section 10 - meeting the challenge of climate change, flooding and coastal change  
Section 11 - Conserving and enhancing the natural environment

#### Planning Practice Guidance (PPG), 2014

## **5.0 RELEVANT PLANNING HISTORY**

5.1 None.

## **6.0 REPRESENTATIONS**

### **6.1 Ward Councillor:**

Cllr S A Slade - reiterates what the Historic Environment officer said, and asked that trial trenches be dug to check for archaeological and historical information/finds/remains. She also asked that the applicant follow the advice of Housing Strategy with regards to the mix of sizes/types of dwellings. Her main concern is road safety: this stretch of road is within a 50mph limit, and therefore visibility splays must be wide enough to give really good views, especially

for those who will be turning right out of the development, towards Spalding.

6.2 Pinchbeck Parish Council:

Are unable to offer a reason to recommend refusal for this new development. They are mindful that there is a housing need and there is an allocation expected to be built in Pinchbeck to accommodate this. The speed limit along the Surfleet Road where this access to the development would be located, ideally would require to be reduced down to 30 miles per hour.

6.3 LCC Highways / SUDS:

Have no objection but have included a number of conditions to enable the development to meet highway specifications in terms of construction and safety.

6.4 Lincolnshire Police:

Has no objection but has provided a standard indication of how development could reduce crime.

6.5 Lincolnshire Fire and Rescue:

Currently object, but would withdraw their objection so long as suitable fire hydrants are installed to ensure no property is further than 200metres from a hydrant as measured along the highway.

6.6 Anglian Water

No objections but requests a condition be placed on the decision notice for a foul water strategy to be submitted to prevent environmental and amenity problems.

6.7 Welland and Deepings IDB:

Have not objected. However, they have stated that should the application reach Reserved Matters stage, technical details would need to be submitted for the IDB's consideration regarding the outfall of surface water with flow control. An application would need to be approved by the Board for the discharge of surface water into a water course.

6.8 SHDC Environmental Services:

As all access roadways to all residential properties appear to be constructed to an adoptable standard under an agreement with Lincolnshire County Council so that they will become public highways this will enable refuse/recycling collections to be carried out from outside individual properties without the need for communal collection points. This is very much our preferred option for new developments.

6.9 The Historic Environment Officer, LCC:

The desk based assessment has highlighted that there is a high potential for medieval archaeological remains to be on this site that would contribute to our knowledge of the development of Pinchbeck in this period. However still do not have enough information in order to adequately assess this and make an informed recommendation on this planning application.

Insufficient information is available at present with which to make any reliable observation regarding the impact of this development upon any archaeological remains. Recommend that further information is required from the applicant in the form of an archaeological evaluation to be considered alongside the application. This evaluation should provide the local planning authority with sufficient information to enable it to make a reasoned decision on this planning application. This evaluation should consist of trial trenching.

6.10 SHDC Housing Strategy:

Should the development be permitted the Council will require 1/3 of the development (13

dwellings) to be provided as affordable housing to meet district wide housing needs. The affordable contribution should be provided with a tenure split of 70% in favour of Affordable Rent and 30% Intermediate low cost home ownership dwellings. To meet needs identified within the Strategic Housing Market Assessment (2014 & 2017 update) Strategic Housing would recommend that a mix of property types and sizes are provided for the affordable housing contribution, comprising of approximately 25% as one beds, 40% as two beds, 30% as three beds and 5% as four beds.

It would be preferable for the affordable housing to be secured through a s106 agreement. The s106 agreement should include an agreed affordable housing scheme detailing the tenure split, property types and sizes, plot numbers, internal floor areas, design standards and the phasing of the affordable housing units, although appreciate the detail may not be known at outline application stage.

It would be preferable for the homes to be built to the 'National Space Standards'. As a minimum the affordable homes should be built to the former Housing Corporation Design and Quality standards which for this development would be at least:

1 beds 2 person 45sqm

2 beds 4 person 67sqm

3 bed 5 person 82sqm

4 bed 6 person 95sqm.

Ideally the affordable housing should be spread proportionately across the scheme to enable a mixed and sustainable community.

The Strategic Housing Market Assessment also identifies a recommended mix for market housing to meet current and projected housing needs in the district. The recommendation is as follows:

1 bedrooms- 5%, 2 bedrooms- 35%, 3 bedrooms- 45% and 4 bedrooms- 15%.

Would expect the market housing to broadly reflect this.

6.11 SHDC Environmental Protection:

Due to the previous agricultural use of the site, request the contaminated land condition for this application in order to protect the end user.

6.12 Environment Agency:

No objection so long as:

- The finished floor levels of two storey dwellings are set no lower than 3.85 metres AOD which is 500mm above existing ground levels,
- And bungalows to be a minimum of 1 metre above existing ground levels at 4.35 metres AOD, and
- Flood resilience and resistance measures are incorporated into the proposed development.

6.13 The Strategic Development Officer, LCC:

Makes no education contribution request.

6.14 NHS England:

Makes no health care contribution request.

6.15 John Hayes MP:

Has objected as follows:

- Would not wish prime agricultural land to be used for housing rather than brownfield sites,
- Access onto busy road may have safety implications,
- Impact on struggling infrastructure e.g. schools and local services,
- Surface flooding issues for drainage and sewerage.

6.16 Public:

7 objections have been received from members of the public, though some members of the public have sent in multiple objections. The points raised are as follows:

- Is not a preferred option site on the emerging Local Plan, and is outside the development boundary and is agricultural land;
- Disputes method of calculation of housing supply, and allowing unallocated housing sites would exceed the 240-home allocation for Pinchbeck;
- the approval of development for fields adjacent existing residential areas would become a precedent, pushing the northern building boundary for Pinchbeck further towards Surfleet creating an urban sprawl. It is noted that PIN039 and PIN064 and PIN048 were rejected from inclusion in new Local Plan partly upon this principle;
- Proposed works not sufficiently advertised;
- Object to the lack of associated infrastructure for doctors, dentists, education, etc, to address shortfall in service provision;
- Access may cause a highway safety issue due to the incline in and out of the site caused by the difference in site level in comparison to the main road;
- Highway safety issue in exiting the site into a 50 mile an hour speed zone with bend in road reducing visibility. Speed limit of 30mph should be extended towards Surfleet;
- Questions safety of some trees along Green Lane;
- Green Lane in poor condition for cyclists and other road users which includes horses and large agricultural machinery. Agricultural activity in Cuckoo Lane particularly would cause a hazard due to mud deposits on the road;
- Disputes numbers of stated service bus routes passing the site;
- Standalone management company for the amenity and open space area, and which is unlikely to be council-adopted, could be a problem resulting in the open space becoming unkempt;
- Assessment of surface water flooding was conducted during dry period. Green Lane does have a flood problem, as does the field in very wet weather as it is lower than the road;
- The Drainage Board are currently hard at work in Milestone Lane due to drainage problems caused by previous inappropriate planning being passed;
- Field was historically a rubbish pit, so contaminated land which could pose a health hazard when development begins;
- Bacon Lane and Green Lane are too narrow to allow access from the estate if permitted, including construction traffic as is Cuckoo Lane;
- Impact on residential amenity due to increased traffic noise;
- Devaluation of existing properties and may cause property issues due to vibrations from traffic or development;
- Highways already do not maintain the minor roads detailed here and the increasing vehicles and residents would negatively impact on the environment, local wildlife and conservation within the area;
- Possibility of overlooking of existing dwellings.

## 7.0 MATERIAL CONSIDERATIONS

7.1 Key issues for consideration regarding this application are:

- Policy considerations
- Flood Risk and drainage
- Character, appearance and impact upon residential amenity
- Highway Safety
- Other matters

7.2 Policy considerations:

7.3 The site is located outside but adjacent to the defined settlement limit of Pinchbeck within both the South Holland Local Plan, 2006, and the emerging South East Lincolnshire Local Plan. With regard to the adopted Local Plan 2006, the relevant policy context would usually be Policy HS7 (New Housing in the Open Countryside). In that context, as the proposal is neither for rural exceptions affordable housing nor essential to meet the needs of agricultural workers, the recommendation would be to refuse.

7.4 However, the Council does not currently have a five-year supply of deliverable housing sites. Paragraph 49 of the National Planning Policy Framework, 2012 states that 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.

7.5 However, paragraph 47 of the National Planning Policy Framework 2012 (NPPF) declares its aim is 'to boost significantly the supply of housing' and that 'local planning authorities should 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, identify and update annually a supply of specific deliverable sites sufficient to provide 5 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.

- 7.6 Paragraph 14 of the NPPF states that 'At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking'. For decision-taking this means approving development proposals that accord with the development plan without delay where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole or specific policies within the NPPF indicate development should be restricted. This is further addressed within paragraph 49 of the NPPF which also states that 'relevant local plan 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'.

The Council cannot currently demonstrate a 5 year supply of deliverable housing sites as per the provisions of the NPPF. In the context of the objectively assessed need identified in the Council's strategic Housing Market Area Assessment (SHMA) and including a 20% buffer by virtue of a persistent under delivery of housing, the Council can only currently demonstrate a 4.1 year supply of deliverable sites (as of 31st October 2017 using the Sedgefield method). 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.

- 7.7 Paragraphs 7 and 8 of paragraph 14 also explains that there are three mutually dependant dimensions to sustainable development which are social, economic and environmental:

-An Economic Role: the proposal would make a contribution towards the local economy, albeit only during the construction stage.

-A Social Role: the proposal would make a contribution towards the supply of housing required to meet the needs of present and future generations. There are footways between the site and the local shops, school and other facilities which are approximately 1 mile away using pedestrian routes. The site is also on a main bus service which runs between Boston and Spalding. Services and facilities are therefore considered to be reasonably accessible by cycle and public transport and on foot.

-An Environmental Role: The site is adjacent the defined settlement limit for Pinchbeck. Although currently agricultural land, the size of the land is only 2.2 hectares, which is not large within the scale of modern agriculture. The land is grade 2 agricultural land. To deliver the Council's required housing need it is inevitable that some high-grade agricultural land will be lost, and 2.2 hectares would be considered acceptable. The site is bordered by roadways which separate the field from adjacent land. It is considered that the scheme of 40 dwellings could be accommodated without materially harming the character/appearance of the locality. The number of properties proposed would enable the inclusion of a satisfactory landscaping scheme to integrate the development. The proposed development would therefore not have an adverse impact on natural, built or historic assets. There is a hedge around the site, but this can be retained or augmented within the final layout where appropriate.

- 7.8 The site in question has not been submitted as part of the emerging Local Plan process. However, in the context of the presumption in favour of sustainable development, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits. The remainder of the report seeks to determine whether this is the case in this instance.

- 7.9 Flood Risk and drainage:

- 7.10 The NPPF requires the application of the Sequential Test to steer new development to areas with the lowest probability of flooding. The South East Lincolnshire Strategic Flood Risk

Assessment (SFRA) provides the basis for applying this test. If, following the application of the Sequential Test, it is not possible, consistent with wider sustainability objectives, for the development to be located in zones with a lower probability of flooding, the Exceptions Test can be applied if appropriate.

- 7.11 The Environment Agency has liaised closely with the planning department to publish to produce the South East Lincolnshire Strategic Flood Risk Assessment (March 2017). This document concludes that the vast majority of South Holland District is Flood Zones 2 and 3. Therefore, consistent with wider sustainability objectives, it is not realistically possible to direct all development to zones with a lower probability of flooding. As such, the document outlines a methodology whereby the SFRA hazard and depth maps (in that order) are to be utilised when determining flood risk and applying the sequential test.
- 7.12 If there is no hazard indicated, then the application can be deemed to have passed the sequential test. Using this methodology, approved by the Environment Agency, it is possible to use the information to steer development towards the areas of lower flood risks as advised within paragraphs 100 - 101 of the NPPF.
- 7.13 The application site lies within Environment Agency Flood Zone 3a and the vast majority of the site is identified within the SFRA as 'Danger to Most' in terms of flood hazard and 1 - 2 metres in terms of predicted flood depth.
- 7.14 The emerging South East Lincolnshire Local Plan has identified sequentially preferable sites in terms of flood risk that are capable of meeting the identified housing targets for individual settlements. It is on this basis that the Council has had recent success defending planning appeals at Long Sutton and Gedney Hill (H06-0669-16 and H07-0729-16). Notwithstanding the Council's lack of 5-year housing land supply, it was concluded by the Planning Inspectorate in these instances that there were reasonably available sequentially preferable housing sites identified in the emerging Local Plan and, therefore, those proposals did not comply with advice within paragraphs 100 and 101 of the NPPF.
- 7.15 However, the emerging Local Plan is currently in the process of being examined by the Planning Inspectorate. At the time of writing this report the Inspector has identified a need to consider the allocation of some additional sites in order to meet the District objectively assessed housing need.
- 7.16 On the basis of this, and the Council's lack of a 5-year housing land supply, it could be argued that, contrary to the finding of the previously-mentioned appeal decisions, that it can not currently be demonstrated that there are sufficient reasonably available sites for housing that are sequentially preferable in flood risk terms across the district. As such, one could argue that pending further work thorough the Local Plan process, should the site be acceptable in all other regards, and if the Exceptions Test is successfully passed, that the site is acceptable in flood risk terms, notwithstanding the fact that there are sequentially preferable sites in the emerging Local Plan.
- 7.17 In order for the Exceptions Test to be passed, it must be demonstrated that the proposed development will provide wider sustainability benefits to the community that outweigh flood risk, and that it will be safe for its lifetime, without increasing flood risk elsewhere and where possible reduce flood risk overall.
- 7.18 It is accepted that the development would provide some wider sustainability benefits to the community through its ability to help meet the housing need, and other benefits including generating employment during the construction period and the provision of public open space.
- 7.19 In terms of making the development safe, the Flood Risk Assessment provided within the application assessed that the ground floor level of proposed two story buildings should be at a minimum level of 3.85m AOD, which is an average of 500mm above existing ground levels. The ground floor level of any bungalows on the site with bedrooms on the ground floor should be at a minimum level of 4.35m AOD, which is an average of 1m above existing ground levels. This would be higher than existing houses on the adjacent development along Milestone Lane. This would be sufficient to mitigate against flood risk so long as an appropriate design and scale can be achieved.

- 7.20 The application of the Sequential Test is a known area of complexity in South Holland. However, on the basis on the above information and the position the Council finds itself with respect to the emerging Local Plan, it is considered reasonable to conclude that the Exceptions Test can be applied to this site in this instance.
- 7.21 Objections have provided local knowledge to indicate that at times the land can be waterlogged, despite testing done on the site. No concerns have been raised by the Internal Drainage Board or the County Council as Lead Local Flood Authority regarding surface water drainage, subject to appropriate conditions. Anglian Water would also like the addition of a condition related to a foul water strategy.
- 7.22 Character, appearance and impact upon residential amenity:
- 7.23 Objections refer to urban sprawl. However, there is considered to be a sufficient gap between Surfleet and Pinchbeck to accommodate further growth. The site is adjacent the development boundary for Pinchbeck so would not look out of place due to its potential relationship with existing dwellings. The enclosure of the land means the land would not be a visual loss to the character of the countryside as there have generally been no views into the site. Some of the hedge is to be removed from the frontage to enable good visibility splays for safe entry and exit into the site, but most of the hedge will be retained.
- 7.24 This is an outline application with matters relating to appearance, landscaping, layout and scale being reserved matters. The density of 40 dwellings on this site would amount to approximately 18 dwellings to the hectare. 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. This would take into account the requirement for increased finished floor levels to mitigate against flood risk.
- 7.25 It is accepted that the development of this greenfield site will result in a change in the character of the immediate area. However, there are not considered to be any significant or demonstrable adverse impacts in this respect that would warrant refusal of this proposal in the context of the presumption in favour of sustainable development.
- 7.26 Highway Safety:
- 7.27 Concerns were raised about vehicular access into and out of the site due to an incline. However, County Highways have no concerns with regard to highway safety, subject to appropriate conditions. In the absence of an objection from Highways, there is no justifiable reason for refusal on Highway safety grounds. Paragraph 32 of the National Planning Policy Framework states 'development should only be prevented or refused on transport grounds where the residual cumulative impacts are severe.
- 7.28 Other matters:
- 7.29 Infrastructure - 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.
- 7.30 Viability - the applicant has submitted no information relating to viability. Under the provision of Policy HS8 of the 2006 Local Plan 1/3 on-site affordable housing is required on site. In accordance with advice from colleague in affordable housing this will be secured via a legal agreement. There have been no requests for financial contributions.
- 7.31 Contaminated land - Objections refer to possible contaminated land. A contaminated land condition has been requested from Environmental Protection to protect the end user from possible contaminants. There is no reason to suggest that contaminants in or on the land cannot be addressed before development begins.

- 7.32 Archaeology - The Historic Environment Officer has asked for further information to be obtained through Trial Trenching. This can be undertaken after the Planning Committee decision if approved.
- 7.33 Property devaluation - the possibility of devaluation as a result of development is not a valid planning consideration.
- 7.34 Conclusion
- 7.35 In terms of the specific details of the scheme, as explored above, it is not considered that there are any adverse impacts that would significantly and demonstrably outweigh the benefits of delivering 40 dwellings in this location.
- 7.36 Whilst the site is not sequentially preferable in terms of flood risk, it is considered that the Council's current lack of a 5-year housing land supply, and the need for the emerging Local Plan to identify additional sites for housing, mean that it is appropriate to apply the Exceptions Test in this instance. As outlined above this is considered to be passed.
- 7.37 Hence, in this instance the presumption in favour of sustainable development is considered to apply in line with national policy contained in the National Planning Policy Framework, 2012.

## 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, and 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.

Reason: As required by Section 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:  
dwg. no's. 6190-1, 2802/02B, Plan 1, Plan 2, Archaeological Desk Based Assessment (prepared by James Roberts Groundworks Archaeology dated May 2017), Flood Risk Assessment Revision A (prepared by S M Hemmings dated 26 June 2017), and Drainage Strategy (prepared by S M Hemmings).

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 siting and design of any vehicular access to a highway or estate road;
- iv) the means of foul and surface water disposal;
- v) details of landscaping and tree planting.
- vi) 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 40 dwellings.

Reason: To define the terms of the permission.

5. 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) a desk-top study carried out to identify and evaluate all potential sources of contamination and the impacts on land and/or controlled waters, relevant to the site. The desk-top study shall establish a 'conceptual site model' and identify all plausible pollutant linkages. Furthermore, the assessment shall set objectives for intrusive site investigation works/Quantitative Risk Assessment (or state if none required). Two full copies of the desk-top study and a non-technical summary shall be submitted to the LPA without delay upon completion.

ii) 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.

iii) 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.

iv) 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.

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. The development hereby permitted shall be carried out in accordance with the measures set out in the Flood Risk Assessment Revision A (prepared by S M Hemmings dated 26 June 2017), forming part of this planning application, unless otherwise agreed in writing by the Local Planning Authority, in particular the following measures shall be fully implemented before the property is first occupied:

- Finished floor levels of the two storey dwellings should be set at 3.85 metres AOD;
- Finished floor levels of the bungalows will be set at 1.0 metres above existing ground levels at 4.35 metres AOD;
- Flood resilience and resistance measures will be incorporated into the proposed development as stated in the FRA.

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.

9. There shall be suitable fire hydrants installed as part of the site development, the location and numbers of which shall ensure that no property is greater than 200 metres from a hydrant as measured along the highway.

Reason: In the interests of the safety 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 Policy of the South Holland Local Plan, 2006.

10. 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.

11. No dwellings (or other development as specified) 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 Surfleet 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.

12. 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.

13. 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 shall be restricted to \*\*\*\*\* 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.

14. Before the commencement of the development hereby granted beyond oversight, full details of the proposed means of foul and surface water disposal to separate systems shall be submitted to and approved in writing by the Local Planning Authority and the details so approved shall be implemented in full before there are any flows into the receiving systems.

Reason: To ensure that the site is adequately drained, to avoid pollution, and to prevent increased risk of flooding.

This Condition is imposed in accordance with Policies SG11, SG12 and SG13 of the South Holland Local Plan, 2006 and national guidance contained in Section 10 of the National Planning Policy Framework, 2012.

15. 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.

16. Prior to the commencement of the development hereby permitted beyond oversight, 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.
17. A management plan for the areas of publicly accessible open space and any outdoor play areas, including management responsibilities and maintenance schedules, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby permitted beyond oversight. The management of these areas shall be carried out in accordance with the details so approved.
- 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.
18. 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 Surfleet 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.
19. 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.
20. 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.
21. Any archaeological conditions required.

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Background papers:- Planning Application Working File

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**Lead Contact Officer**

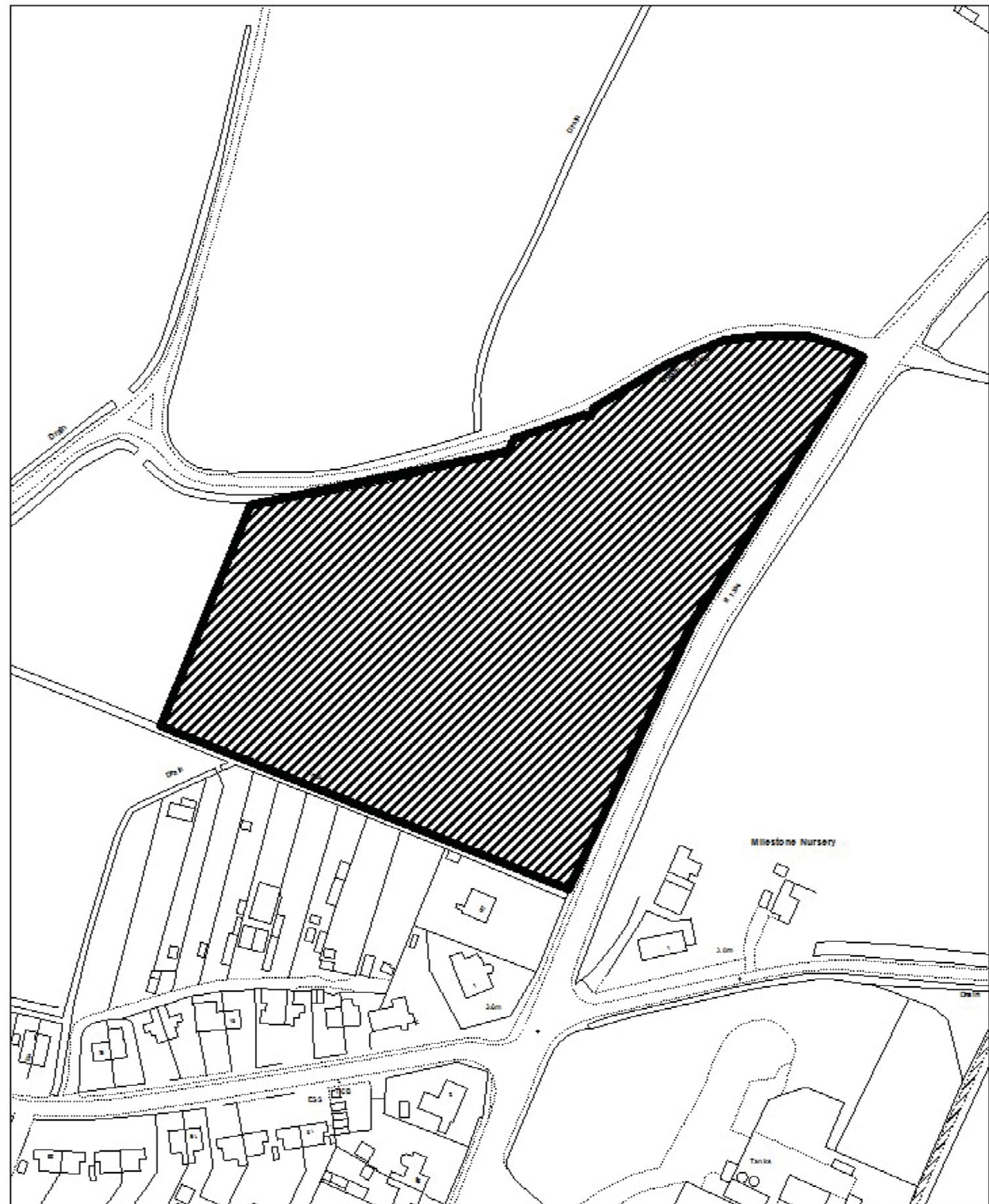
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**Appendices attached to this report:**

Appendix A Plan A



Scale: 1:1750

December 2017

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