

## SOUTH HOLLAND DISTRICT COUNCIL

Report of: Development Manager

To: Planning Committee - 10 January 2018

(Author: Tracey Meachen - Planning Officer)

Purpose: To consider Planning Application H16-0621-17

Application Number: H16-0621-17

Date Received: 26 June 2017

Application Type: OUTLINE

Description: Residential development - 9 x 1.5 storey houses

Location: Land east: South Drove off Littleworth Drove Lucks Bridge Spalding

Applicant: Mr M Wilson

Agent: Matrix Planning & Remway  
Design Ltd

Ward: Spalding St Marys

Ward Councillors: Lord Porter  
Cllr H T Drury

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

<http://planning.sholland.gov.uk/OcellaWeb/planningDetails?reference=H16-0621-17>

### 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 up to 9 one and a half storey dwellings with all matters reserved apart from the access from South Drove. The indicative layout is for approximately 6 dwellings with attached garages and a further 3 with garages detached. The number of dwellings and the proposed layout could potentially change, especially as the location plan and block plan show slightly different layouts. Housing density proposed would be 11 dwellings per hectare. The application form suggests 6 market houses and 3 socially rented houses.

### 3.0 SITE DESCRIPTION

3.1 The site area is 0.8 ha, and is rectangular in shape. It is currently vacant land once used for horticulture. The entrance to the site has close board fencing to the sides of existing dwellings, and along the frontage to secure the site. Trees and/or hedges are growing along the boundaries of the site, some of which are of high amenity value. The state of the land is currently overgrown. Two storey detached dwellings front the proposed site with open land to the north and south and agricultural land to the east. South Drove Drain runs to the south west of the site beyond South Drove, while Fantail Mill Drain runs immediately to the east.

### 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  
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

- 4.2 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 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

- 4.3 Planning Practice Guidance (PPG), 2014

## **5.0 RELEVANT PLANNING HISTORY**

- 5.1 H16-0787-02 - outline application for 63 dwellings. This was a larger site area and was refused on 27 November 2002 due to being in a countryside location, poor visibility to the south due to the positioning of Lucks Bridge causing a highway safety issue, and on flood risk grounds.

## **6.0 REPRESENTATIONS**

- 6.1 Highways / SUDS:

Have no objections but have requested a number of conditions including the production of full engineering, drainage, street lighting and constructional details.

- 6.2 LCC Historic Environment Officer:

This site is in an area of the Fens that was widely populated in the late prehistoric and Roman periods. There are large areas of cropmarks surrounding this site and it is likely that previously unknown finds and features could survive on this site.

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 initially consist of trial trenching.

6.3 SHDC Nature Conservation Officer:

No objection, but it has been identified that there are some significant trees to the boundary of the site which would be considered of public amenity value. These trees should be retained where possible with no dig solutions to roads and drives which will affect the roots, and care should be taken with foundations which are close to tree roots. An ecology report would be useful as there could be newts on the site which are a protected species.

6.4 Welland and Deepings Internal Drainage Board:

The Board's Fantail Drain runs along the Eastern Boundary of the site and note that a clear 9 metre bye law strip has been left.

SUDS and soakaway systems listed as surface water disposal methods to be clarified at Reserved Matters stage.

6.5 Environment Agency:

Initially objected as the submitted Flood Risk Assessment did not meet the requirements of the National Planning Policy Framework. However, an addendum to the amended Flood Risk Assessment was considered by the Environment Agency whereby they agreed the flood depth of the site was less than 1.6 metres in depth. They withdrew their objection so long as dwellings were 2 storeys, had finished floor levels of 3.10 metres AOD, incorporated flood resilient / resistant measures with demountable defences.

6.6 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.

6.7 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.

6.8 Anglian Water:

Declined to comment as application consists of less than 10 dwellings.

6.9 Police:

Standard police letter to advise how to reduce the opportunity for crime within the development and increase the safety and sustainability of the development.

6.10 Public:

There have been 3 public objections. Points raised are as follows:

- Proposed dwellings are closer to me than my neighbour,
- why should the path be located on the side nearest my property which will be a security risk for my boundary,
- concerned about the impact of development on existing tree roots, especially large trees along the boundary of dwellings,
- will affect our views,
- Will affect wild life,
- Road has never been suitable before, so why now,
- people may reverse on my drive,
- not enough access for emergency and other services,
- flood risk as surrounded by rivers and would have extra water run-off,
- will not be able to trim the other side of my hedge,
- properties would be built higher than Riverside Cottage which is pre-war with low floor levels,
- application states re-instated footpath across people's driveways, but there has never been a foot path,
- single storey dwellings in a flood risk area would be inappropriate,
- South Drove is an inadequate junction to introduce a higher traffic demand,
- may be overlooking as bungalows may have stairs leading to the loft as a flood precaution,
- would de-value our home,
- not within a defined settlement area,

- 6.11 There has been one public comment:
- Do not want may flower hedge to be disturbed, and
  - We have a lot of animals and do not wish to change our lifestyle.
- If the hedge and pets are unaffected, we would have no objection

## 7.0 MATERIAL CONSIDERATIONS

- 7.1 Key issues for consideration regarding this application are:

- Policy considerations;
- Flood Risk and drainage;
- Character and appearance
- Highway Safety
- Residential amenity and services
- Other matters

- 7.2 Policy considerations:

- 7.3 The site is located outside but adjacent to the defined settlement limit for Spalding within the emerging South East Lincolnshire Local Plan and within 10 metres of the defined settlement limit for the South Holland Local Plan, 2006. 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. However, as the entrance to the site is within the emerging Local Plan development boundary, and the site area abuts it, it would be difficult to argue the site is unsustainable in the absence of a five year supply of housing.

- 7.4 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.

- 7.5 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'.

- 7.6 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 cannot currently demonstrate a 5-year supply of deliverable housing sites. 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. Although the site is not close enough to shops and other facilities to reach them on foot, there is a bus stop close to Stennett Avenue which provides a bus route between Spalding and Peterborough with an hourly service. Services and facilities are therefore considered to be reasonably accessible by public transport. Stennett Avenue is approximately a fifth of a mile from the entrance to the application site, which is considered an acceptable distance. However, although there is a footpath, there is no lighting.
  - An Environmental Role: The site is vacant agricultural land with its boundaries screened by trees which are of some public amenity value due to their size. It is accepted that development could be provided without unduly affecting the character and appearance of the area. There is similar backland development with Stennett Avenue and Fantail Close in close proximity. It would be expected that most significant trees around the site should be retained should planning permission be granted.
- 7.8 The Council's Strategic Housing Land Availability Assessment, that has been produced to support the emerging Local Plan, identified the site as 'developable'. However, it is understood that the site has not been included as an allocation on flood risk grounds (covered in the following section).
- 7.9 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.
- 7.10 Flood Risk and drainage:
- 7.11 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.
- 7.12 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.

- 7.13 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.
- 7.14 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. An appendix to the amended Flood Risk Assessment was, however, considered by the Environment Agency, which on the basis of refined information, resulted in predicted flood depths of above 1 metre, but below 1.6 metres.
- 7.15 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.
- 7.16 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.
- 7.17 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.
- 7.18 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.
- 7.19 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 thereby providing some protection to the local economy.
- 7.20 In terms of making the development safe, the Environment Agency have asked for a condition on this application to ensure floor levels are to be 3.10 metres AOD with no ground floor sleeping accommodation. The applicant has provided information within an addendum to the revised Flood Risk Assessment to show plots vary between 1.45 - 1.97 metres AOD. The lowest level is to the north of the site (plots 1-3) and highest to the south (plot 9). To accommodate the Environment Agency's request for 3.10 metres AOD the finished floor levels would range from 1.45 metres above ground level to 1.15 metres. This would be sufficient to mitigate against flood risk so long as an appropriate design and scale can be achieved. The original submitted Flood Risk Assessment indicated that the finished floor levels of existing houses adjacent the plot are 2.25 AOD. This would mean floor levels of the proposed development would be 800mm higher at 3.10 AOD.
- 7.21 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.
- 7.22 A concern has been raised, however, that a higher water table would cause issues with

Riverside Cottage nearby which is a pre-war property with low floor levels. 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.

7.23 Character and appearance:

7.24 The site greenfield agricultural land. There are trees along the boundaries of the site which are of public amenity value and should be retained. Views into the site are limited as it is located to the rear of existing properties which front South Drove. Views from the main roads are also limited due to the speed of travel. The proposed development would not look out of place as the development would align with Stennett Avenue and Fantail Close. Bungalows to the rear of existing dwellings would blend in, dependent on the final design and scale.

7.25 The development would alter the character of the immediate area but not to a degree that would warrant refusal of the application on this basis.

7.26 Highway Safety:

7.27 Objectors have pointed out that South Drove is an inadequate junction on which to introduce a higher traffic demand. They state the road has never been suitable for potential development before, so they cannot understand what has changed. It is also stated that there is insufficient access for emergency and other services.

7.28 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.'

7.29 Residential amenity:

7.30 Despite objections received, the site appears capable of accommodating a residential development without causing unacceptable impact on residential amenity in terms of overlooking, overbearing or loss of light. These details would be considered at the reserved matters stage. It is accepted that the Environment Agency, expect finished floor levels to range from 1.45 metres to 1.13 metres above the level of the existing site (approximately 800mm higher than surrounding houses when taking into account their finished floor levels). Looking at the indicative drawing, it is shown that a distance of at least 23 metres is achievable between dwellings, although this can change dependent on the final layout.

7.31 Other matters:

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 Viability - the site falls below the national set threshold for seeking both affordable housing and tariff-based contributions.

7.34 Views - there are no rights to a view. The proposed development should not be so close to the existing dwellings as to lead to an unacceptably poor outlook. This is therefore no reason on which to base a refusal.

7.35 Development devaluing existing homes - is not a material planning consideration.

7.36 The trimming of a hedge - the other side of the hedge would remove the freedom of trimming both sides of an existing hedge. Once development has occurred, the owner of the hedge would need to liaise with the neighbouring property in order to continue cutting the hedge. This is an accepted inconvenience, but is not a reason for refusal.

7.37 Wildlife - should consent be granted, a Protected Species Report would be requested through condition due to the nature of the land and possible disturbance to nesting birds and possible newts.

## 7.38 Conclusion

7.39 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 9 dwellings in this location.

7.40 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.

7.41 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 **Approve subject to 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:  
1:1250 Location Plan and dwg. no's. 2475/01, 2475 02 Rev C and Flood Risk Assessment Revision A and addendum (prepared by SM Hemmings, dated 21 July 2017).

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 in outline is limited to no more than 10 dwellings, and a maximum combined gross floorspace of no more than 1000sqm.

Reason: The application is approved without planning obligations. A development of greater than 10 dwellings or 1000sqm floorspace would be expected to make such contributions, or demonstrate why they would not be viable, in accordance with national advice contained in the Planning Practice Guidance.

This Condition is imposed in accordance with national guidance on planning obligations contained in the Planning Practice Guidance.

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. 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.

9. The development hereby permitted shall be carried out in accordance with the measures set out in the Flood Risk Assessment Revision A (prepared by SM Hemmings, dated 21 July 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:

- dwellings to have no ground floor sleeping accommodation;
- finished floor levels to be set at 3.10 metres AOD; and
- flood resilient / resistant measures to be incorporated to a minimum of 300mm above finished floor level with 600mm demountable defences.

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.

10. When application is made to the Local Planning Authority for the approval of reserved matters, that application shall be accompanied by the following details:
- i) a plan providing the following information for each tree on site with a trunk diameter exceeding 100mm measured over the bark at a point 1.5 metres above ground level:
    - a reference number
    - its location
    - its species
    - an accurately drawn canopy and measurements of its radius
    - its approximate height
    - an assessment of its general state of health and stability;
  - ii) details of which trees are proposed to be removed;
  - iii) details of any proposed topping or lopping of any retained tree, or of any tree on land adjacent to the site.

None of the existing trees on the site shall be cut down, up-rooted, destroyed, topped or lopped until the above information has been submitted to and approved by the Local Planning Authority unless first agreed in writing by the Local Planning Authority.

Reason: To ensure the protection of those trees on the site which are of amenity value, in the interest of the visual amenity of the locality.  
This Condition is imposed in accordance with Policy SG18 of the South Holland Local Plan, 2006 and national guidance contained in Section 11 of the National Planning Policy Framework, 2012.

11. Prior to the commencement of the development, a detailed plan setting out proposals for the management of the ecology of the site shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include proposals for the protection of wildlife and its habitat within the site, appropriate mitigation measures, a programme for the implementation, proposals for longer term arrangements and supervision by a qualified ecologist.

Reason: In the interests of the protection of the ecology and associated habitat 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 national guidance contained in Section 11 of the National Planning Policy Framework 2012.

12. When the application is made for approval of the 'Reserved Matters' that application shall show details of the arrangements for the parking/turning/maneuvering/loading/unloading of vehicles within the site. These arrangements shall be provided before the building is occupied and shall be kept permanently free for such use at all times thereafter.

Reason: To enable calling vehicles to wait clear of the carriageway of South Drove and to allow vehicles to enter and leave the highway in a forward gear in the interests of highway safety.  
This Condition is imposed in accordance with Policies SG14 and SG15 of the South Holland Local Plan, 2006.

13. 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 development shall be commenced until full engineering, drainage, street lighting and constructional details of the streets proposed for adoption have been submitted to and approved in writing by the Local Planning Authority. The development shall, thereafter, be constructed in accordance with the approved details, unless otherwise agreed in writing with the Local Planning Authority.

NB: The applicant is advised to obtain a technical approval for all street details from the Local Highway Authority prior to the submission of such approved details to the Local Planning Authority to discharge condition 12 of this decision notice.

Reason: In the interest of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the development; and to safeguard the visual amenities of the locality and users of the highway. 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. 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 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.

16. Before the commencement of the development hereby granted, details of the means of foul water disposal 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.

This Condition is imposed in accordance with Policies SG12 and SG13 of the South Holland Local Plan 2006.

17. 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 South Drove 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.

18. 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.

19. 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.

20. Any archaeological conditions required.

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Background papers:- Planning Application Working File

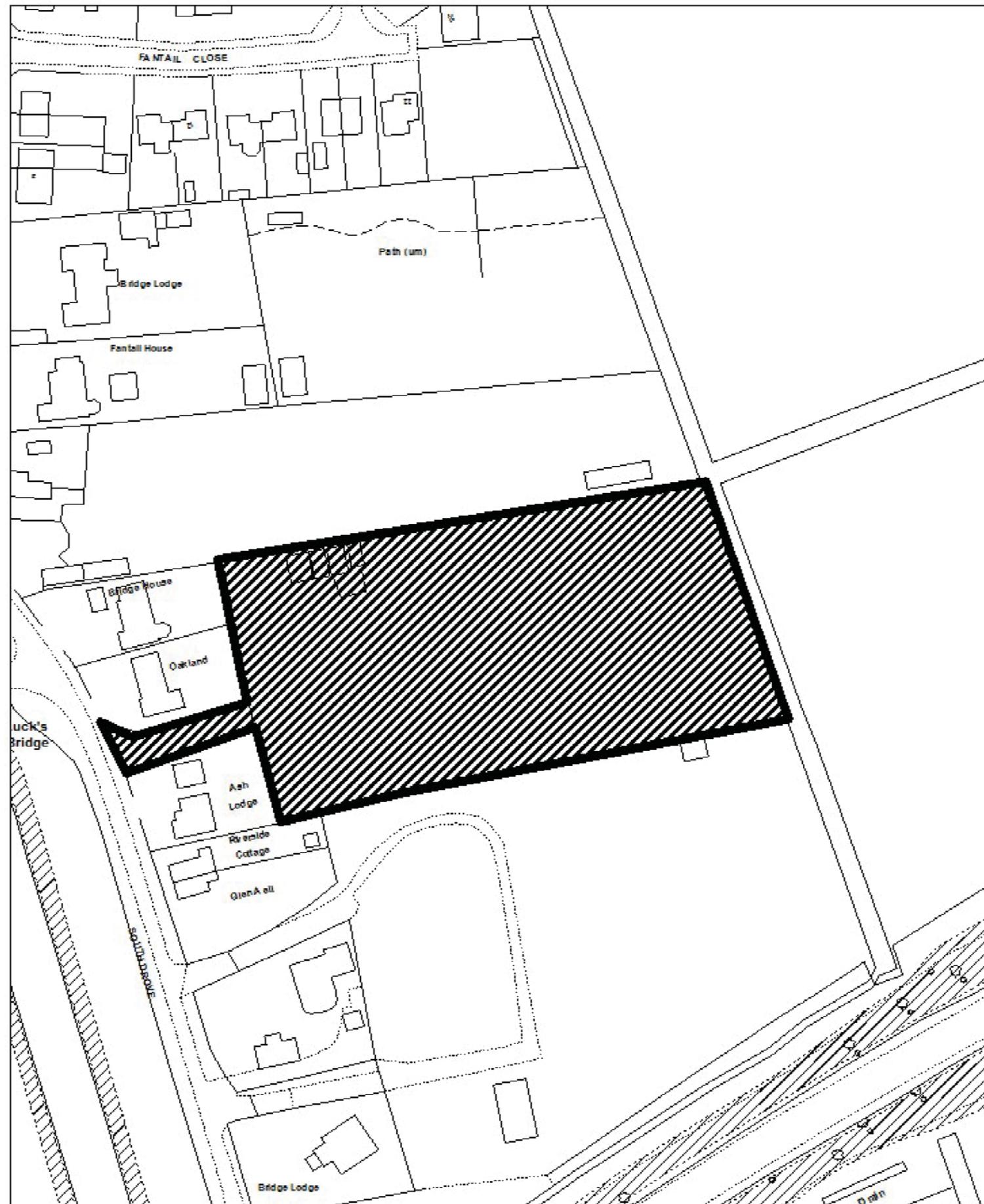
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**Lead Contact Officer**

Name and Post: Richard Fidler , Development Manager  
Telephone Number: 01775 764428  
Email: rfidler@sholland.gov.uk

**Appendices attached to this report:**

Appendix A Plan A



Scale: 1:1250

December 2017

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Planning and Development  
 Council Offices, Priory Road, Spalding, Lincolnshire  
 PE11 2XE