

SOUTH HOLLAND DISTRICT COUNCIL

Report of: Development Manager

To: Planning Committee - 10 January 2018

(Author: Tracey Meachen - Planning Officer)

Purpose: To consider Planning Application H15-1039-17

Application Number: H15-1039-17

Date Received: 31 October 2017

Application Type: OUTLINE

Description: Residential development of up to 34 dwellings - Resubmission of H15-0289-17

Location: Land off St Margarets Quadring Spalding

Applicant: Mr & Mrs Spridgeon

Agent: Studio 11 Architecture

Ward: Donington, Quadring and
Gosberton

Ward Councillors: Cllr R Clark
Cllr C N Johnson
Cllr J L King

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

<http://planning.sholland.gov.uk/OcellaWeb/planningDetails?reference=H15-1039-17>

1.0 REASON FOR COMMITTEE CONSIDERATION

1.1 South Holland District Council owns the land which would be used for the proposed access connection to the adopted highway of St Margarets, plus issues raised warrant Committee consideration.

2.0 PROPOSAL

2.1 This is an outline application, with all matters reserved apart from access, for a residential development of up to 34 dwellings with associated parking on agricultural land to the east of St Margaret's. An illustrative layout indicates 5 pairs of 2 bed semi's, 2 pairs of 3 bed semi's, 2 pairs of 2 and 3 bed semi's mixed, 4 detached 4 bed dwellings, 3 pairs of affordable 3 bed semi's and two sets of 3 terraced 2 bed affordable dwellings together with an extension of the existing area of public open space and a pumping station. Housing density would be 33 dwellings per hectare.

3.0 SITE DESCRIPTION

3.1 The application site has an area of approximately 1.03 hectares (2.56 acres) and is accessed from St Margaret's only. The land is a rectangular field, the shape and size determined by the surrounding open drains. The site is bordered to the south of the site by the rear of properties which front St Margaret's and Main Road. It extends past the play/open space area to the west of the site and to the rear of properties to the north east corner of St Margaret's, along part of Sarahgate Lane with the site to the west side of Lane Farm. The site ranges from 190 - 210 metres in length from north to south, and 37-52 metres in width east to west. Immediately to the north of the site, and to the east, the adjacent land remains agricultural.

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 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 H15-0289-17 - outline application for residential development of up to 34 dwellings refused 20 June 17 on flood risk grounds.

H15-0527-13 - permission renewal for the erection of 12 affordable dwellings and associated works approved 01 October 13

H15-0321-10 - full application for the erection of 12 affordable dwellings and associated works approved 05 July 10

6.0 REPRESENTATIONS

6.1 Gosberton Parish Council

Objects - this plan should not be allowed. It seems as if the applicant has increased the number of plots dramatically without any notice. There is also grave concern regarding the entrance to this development, which goes through a Council Estate and runs alongside the local Playing Field, which is used by very young children. Why is there no provision made for fencing this off. It is an accident waiting to happen. There is also another entrance to this plot off Sarahgate Lane, was this not considered?

6.2 LCC Highways / SUDS

Considers that the residential development could be undertaken in the manner shown on the submitted details without the residual cumulative impacts upon transportation being so severe that consent would have to be refused. They do however suggest safety for pedestrians would be improved with the introduction of a footpath to connect with the existing footpath in St Margaret's. They have also suggested some conditions.

6.3 Lincolnshire Police

No objection.

6.4 Anglian Water

No objection but requests a condition requiring a foul water drainage strategy.

6.5 Welland and Deepings IDB

As the Board's Watergate Dyke finishes approximately 70 metres from the edge of the proposed development site, surface water discharge should be restricted to the Board's accepted greenfield rate of 1.4 litres per second per hectare. The Board also believes that it would be prudent for the Board to adopt the current riparian section of drain up to at least the proposed discharge point from the site. This will be subject to agreement with a developer and adjacent landowner. This would provide a secure, maintained outfall for surface water. However, bye-law implications of this may affect some properties on the northern border of the site which may require slight alteration.

6.6 SHDC Environmental Services

Plot numbers 27, 28, 30, 31, 32 will need to present refuse/recycling sacks to the adjoining public highway and not on private access road. Collection vehicle and crew will not travel on private access road.

6.7 SHDC Environmental Protection

Requests the contaminated land condition to protect the end user.

6.8 Environment Agency

Permission should only be granted if a suggested condition is imposed to ensure the provision of mains foul sewage infrastructure on and off the site in order to prevent flooding.

6.9 LCC Strategic development officer -

Has requested an education contribution of £113,070. As this is an outline application the actual figure would be determined using the standard formula within a Section 106 agreement.

6.10 NHS England

Has not requested any contributions.

6.11 Public

- 3 objections have been received from nearby residents. The points raised are as follows:
- would block views of fields, etc
 - owners of properties in main road Quadring believe there to be a covenant on the land behind their properties so it would not be used for residential purposes.
 - They will be overlooked by a number of proposed new homes.
 - Chose their property for the open space behind. - Number of homes will overstretch local infrastructure as the schools are full. This will exacerbates levels of traffic and parking in the locality.
 - Quadring has few services to warrant this number of proposed homes. There are more suitable sites in the local area.
 - Increasing proposed development from 12 to 34 new homes increases the impact on nearby properties, and seems excessive on this site especially when you take into consideration other parcels of land around the village which have been earmarked as potential housing sites.
 - Another 34 houses will double the size of St Margaret's and will have a negative effect for the residents.
 - There should have been a public meeting display in the village hall for the elderly without Internet.
 - The entry to this building plot is very close to the children's play area which could be dangerous.

7.0 MATERIAL CONSIDERATIONS

7.1 **Key Considerations:**

- Policy Considerations;
- Flood Risk;
- Issues of access and highway safety;
- Character and appearance;
- Affordable Housing
- Likely impact on residential amenity and local services;
- Drainage; and
- Other issues

7.2 Policy Considerations:

7.3 In terms of the settlement hierarchy of the adopted South Holland Local Plan, 2006, Quadring is within the category of Other Rural Settlements and is therefore treated as lying in the open countryside. The Local Plan does recognise that generally these settlements are well related to a Group Centre, an Area Centre, or the Main Town and will therefore still have access to a range of services. This is considered to apply to Quadring, which is located alongside the A152 road connecting Spalding and Donington, with a regular bus service. The site is also outside the new defined settlement limit for Quadring within the emerging South East Lincolnshire Local Plan.

7.4 Policy HS7 of the South Holland Local Plan, 2006 is still applicable. It indicates that outside the defined settlement limits new housing development will only be permitted where it is proven to be essential to the meet the needs of agricultural or other rural workers, or the proposal is for small-scale, rural exception affordable housing that complies with Policy HS9.

7.5 Applications have previously been received under Policy HS9 as an affordable housing site. 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, and granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, or 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'

- 7.7 For the moment, 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.
- 7.8 As the site is adjacent the defined settlement limit as identified within the emerging South East Lincolnshire Local Plan, and close to a regular bus service, the site can be considered to be sustainable. The size of the site has therefore been increased in size to accommodate market housing as well as affordable housing to take into account the changes in the development plan.
- 7.9 Flood Risk:
- 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. The Sequential Test can only be passed if sufficient alternative sites are available within the district. The site can therefore only be considered for residential development where there are no reasonable alternative sites in areas of a lower flood risk available.
- 7.11 The application was originally submitted under planning reference H15-0289-17 where it was refused on flood risk grounds on the advice of the Environment Agency. However, that advice has now been refined. Since then, the Environment Agency has liaised closely with the planning department to produce a detailed document entitled South East Lincolnshire Strategic Flood Risk Assessment which was first prepared in March 2017, and has been amended. The document outlines a methodology whereby the hazard maps within the South Holland Flood Risk Assessment are looked at first when determining flood risk. If there are no hazards indicated, then the application can be deemed to have passed the sequential test without looking any further. If the site is found to be within a 'hazard' area, the maps indicating flood depth are then looked at using the 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.
- 7.12 Original advice provided by the Environment Agency was to look at the Environment Agency's maps first to establish the flood zone. This would be the basis of establishing whether there were any sequentially preferable sites on which to apply the sequential test where paragraphs 100 and 101 of the Framework state that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk. Therefore due to the potential for flood risk, the proposal was not considered to be sustainable development, and paragraph 14 of the Framework therefore did not appear to apply in this case. As the site is within the Environment Agency's Flood Zone 3a, the application site was refused on the basis that there were more sequentially preferable sites available. However, the Environment Agency have now changed their advice due to the significant area within the district within flood zones 2 and 3. As this would be too broad a category on which to base a decision, in addition to the Environment Agency's Flood Risk map the Hazard and Depth Maps of the 2017 Strategic FRA are also used starting with 2115 flood hazard map first, and then the flood depth map if a hazard is identified. The application has therefore been resubmitted.

- 7.13 In light of the Environment Agency's change of approach, the site is now considered to satisfy the Sequential Test because the 2010 South Holland FRA classified the site as a no hazard area up to 2115. Quadring is located on relatively high ground and it is not an area identified as being within the coastal area at risk of tidal flooding, and outside the area at risk of a flood defence breach and overtopping. The area is also well drained due to a series of field boundary ditches and main drains, some of which are maintained by Welland and Deepings IDB. Therefore, although the application site lies within Environment Agency Flood Zone 3a, the site is not identified within the SFRA 2115 hazard maps as being in an area showing a flood hazard. Therefore, the application can be deemed to have passed the sequential test using the methodology explained above.
- 7.14 Issues of access and highway safety:
- 7.15 Local concerns have been raised with regards to highway safety due to the increased number of vehicles as a result of the development of 34 dwellings, and the impact on the local park. County Highways have made no objections on highway grounds subject to conditions. In the absence of an objection from Highways, it is not considered that there is a defensible reason for refusal on Highways grounds, particularly in the context of paragraph 32 of the NPPF which states that 'development should only be prevented or refused on transport grounds where the residual cumulative impacts are severe'.
- 7.16 Character and appearance:
- 7.17 The layout and design would be determined at Reserved Matters stage. Any layout provided is entirely indicative as the application is submitted in outline only. The indicative layout submitted demonstrates that up to 34 dwellings could be deliverable in a way that would overcome any significant concerns with respect to impacts on existing residential amenity. It is considered that the suggested finished floor levels of 600mm above existing ground levels can be successfully accommodated due to distances between properties and their orientation to existing properties nearby. To put this into perspective, the submitted Flood Risk Assessment stated that the finished floor levels would be 3.8 metres AOD while the ground along the A152 is +4 metres AOD. While the finished floor levels of existing dwellings within St Margaret's are not known, it is anticipated that the proposed finished floor levels could be satisfactorily achieved through distances between dwellings and sensitivity of design with an improved layout. The indicative layout is of up to 34 dwellings. If approval is granted, numbers would need to be addressed at Reserved Matters stage. However, a smaller number of dwellings achieved may impact on the viability of the scheme.
- 7.18 The indicative layout shows a policy compliant area of public open space adjoining the existing open space. This and its future maintenance would be secured by condition.
- 7.19 Affordable Housing
- 7.20 The application proposes that 12 of the proposed dwellings would be affordable units, which at 35% exceeds the current policy requirement for 33%. This would be secured through a Section 106 agreement.
- 7.21 Likely impact on residential amenity and local services:
- 7.22 It is considered that any issues relating to overlooking, overbearing, loss of privacy or overshadowing could be satisfactorily addressed at Reserved Matters stage. The indicative plan shows acceptable distances between proposed and existing properties could be achievable.
- 7.23 Concerns relating to the provision of, 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. In addition an education contribution would be secured through a Section 106 agreement.
- 7.24 Drainage:

7.25 Drainage issues identified do not form the basis of objection from any statutory consultee. Further work needs to be done to provide better mains foul sewerage infrastructure both on and off the site, and to improve surface water discharge. However, these can be confidently sorted out at Reserved Matters stage.

7.26 Other issues:

7.27 Views: It is not disputed that the proposal would block some views enjoyed by existing home occupiers. However, this is the nature of development and there is therefore no right to a view. Covenants: A covenant which restrict the development of land is not considered to be a planning issue that can be taken into account. Such issues are addressed under civil law.

7.28 Loss of open space: Where open spaces make a valuable contribution to the character, appearance and historic pattern of development within a settlement, such open spaces should be protected. However, the land in question is agricultural land bordered by ditches. It is not considered characteristic to Quadring's development as an area of retained open space, but is merely representative of the hedge of development. As agricultural land, its size restricts its agricultural value and need for retention. This is because larger fields are more likely to be retained to maintain the District's agricultural development due to the larger scale of agricultural machinery in use. It is also accepted that some agricultural land would be lost to make way for development due to the rich grade of agricultural land within South Holland.

7.29 Conclusions

7.30 Ideally, the Council would wish to seek to identify new housing sites through the South East Lincolnshire Local Plan Process. However, it is clear that the Council's lack of a 5 year housing land supply means that the guidance within the NPPF takes precedence. Moreover, although the development proposed is outside the development boundary for Quadring, both for the current and emerging local plans, the development is adjacent to the boundary and is considered to be sustainable in nature, compliant with NPPF guidance, and suitable for delivering much needed housing. With the additional benefits of this development providing a percentage of affordable housing and an education contribution this is a development which should go ahead without delay in accordance with the NPPF.

8.0 RECOMMENDATIONS

8.1 **Approve subject to the applicant entering into a Section 106 agreement for the provision of affordable housing and a financial contribution towards education provision 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. 366.SL.01, Heritage Impact Assessment prepared by Witham Archaeology dated May 2017, and Flood Risk Assessment prepared Inspire Design and Development Ltd dated March 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 is limited to no more than 34 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. 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.

9. No dwellings (or other development as specified) shall be commenced before the first 50 metres of estate road from its junction with the public highway, including visibility splays, as shown on drawing number 366.SL.01 dated 22 December 2016 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 St Margarets. 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.

10. 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.

11. 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.
12. 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.
13. 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 St Margarets 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.
14. 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.
15. 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.

Background papers:- Planning Application Working File

Lead Contact Officer

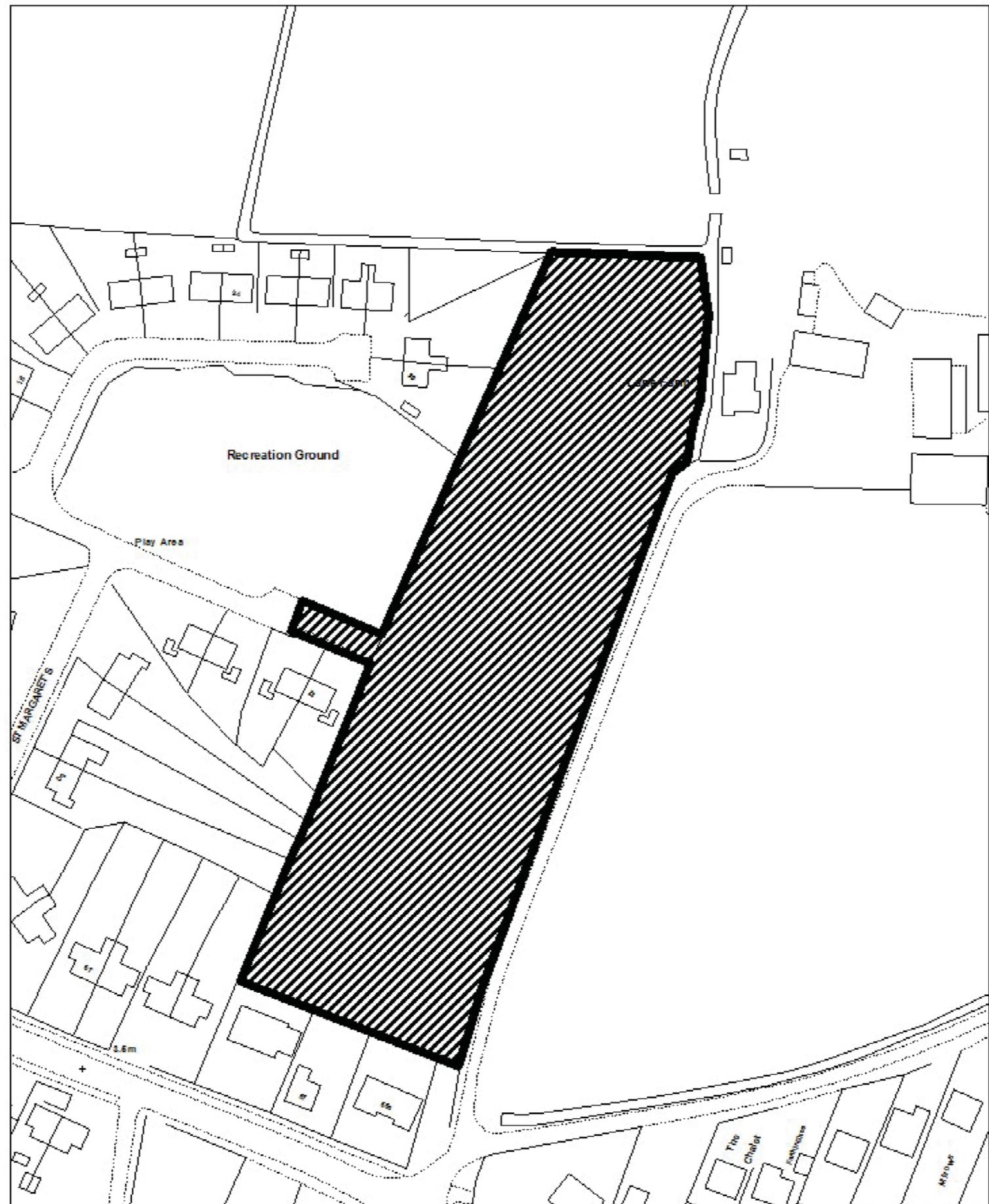
Name and Post: Richard Fidler , Development Manager

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
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