

SOUTH HOLLAND DISTRICT COUNCIL

Report of: Development Manager

To: Planning Committee - 19 December 2018

(Author: Polly Harris-Gorf - Principal Planning Officer)

Purpose: To consider Planning Application H14-0720-18

Application Number: H14-0720-18

Date Received: 17 July 2018

Application Type: OUTLINE

Description: Proposed residential development of up to 96 dwellings

Location: Land off Wardentree Lane Pinchbeck Spalding

Applicant: Mr M J Preston & Mrs C L
Tidswell

Agent: Robert Doughty Consultancy
Ltd

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=H14-0720-18>

1.0 REASON FOR COMMITTEE CONSIDERATION

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

2.0 PROPOSAL

2.1 Outline application for residential development for up to 96 dwellings (density of approx 24 dwellings per hectare). The application is supported by indicative plans, a Design and Access Statement, a Sequential Assessment, a Flood Risk Assessment, Surface Water Drainage Strategy, Travel Plan, Transport Assessment, the specification for a Geophysical Survey (archaeology) and a Protected Species Report.

3.0 SITE DESCRIPTION

3.1 The application site is 3.99 hectares currently in use as a nursery with glasshouses and an element of agricultural use. There are two existing vehicular access points to Wardentree Lane. In the western part of the application site are buildings and glasshouses associated with Redmile Nurseries. A Public Right of Way runs north/south through those buildings along an area of hardstanding. North of the application site are a number of agricultural fields. East, south and west of the site is predominantly residential. The north western boundary of the application site runs parallel with the boundary of Pinchbeck Conservation Area. South of the site is an existing cycle route, as shown on the Publication Draft South East Lincolnshire Local Plan, March 2017 Inset Map No 2 for Spalding and Pinchbeck.

3.2 The application site lies outside the settlement curtilage shown on the South Holland Local Plan, although the land to the west and south is included within the settlement.

3.3 This site is within Flood Zone 3.

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 213 of the NPPF 2018 should therefore continue to be given substantial weight in the decision making process.

4.2 SG1 General Sustainable Development
SG2 Distribution of Development
SG3 Settlement Hierarchy
SG4 Development in the Countryside
SG6 Community Infrastructure and Impact Assessment
SG7 Energy Efficiency
SG11 Sustainable Urban Drainage Systems (SUDS)
SG12 Sewerage and Development
SG13 Pollution and Contamination
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
HS8 Affordable Housing
HS11 Open Space in New Residential Developments

4.3 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), 2018

4.4 Section 2 Achieving sustainable development
Section 4 Decision-making
Section 8 Promoting healthy and safe communities
Section 12 Achieving well-designed places
Section 14 Meeting the challenge of climate change, flooding and coastal change
Section 15 Conserving and enhancing the natural environment
Section 16 Conserving and enhancing the historic environment

Planning Practice Guidance (PPG), 2014

5.0 RELEVANT PLANNING HISTORY

5.1 No history relevant to this site.

5.2 A part of the frontage to the south of Wardentree Lane and the land behind, is shown outside the settlement boundary, but that site is currently being developed for housing (Planning Permission H14-0156-14) and will be included in the settlement in the emerging South East Lincolnshire Local Plan.

6.0 REPRESENTATIONS

6.1 Pinchbeck Parish Council

Object to this Planning Application - an over-development of the site.

6.2 SHDC Housing

Should the development be permitted the current policy requires 1/3 of the development to be provided as affordable housing to meet district wide housing needs. However, given the direction of travel with the soon to be adopted emerging Local Plan, which requires 1/4 of the development to be provided as affordable housing based on viability evidence within the Whole Plan Viability study, Strategic Housing recommends that 1/4 (25%) of the development should be provided as affordable housing.

6.3 The affordable housing should be delivered in accordance with the affordable housing as described in Annex 2 of the National Planning Policy Framework dated July 2018, or any Planning Policy Statement, Guidance Notes or Circulars which may amend, supplement or supersede this.

6.4 The affordable contribution should be provided with a tenure split of 70% in favour of Rented and 30% affordable home ownership dwellings.

6.5 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.

6.6 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 I appreciate the detail may not be known at outline application stage.

6.7 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.

6.8 Ideally the affordable housing should be spread proportionately across the scheme to enable a mixed and sustainable community. The developer should also seek to secure a Registered Provider for the affordable dwellings at the earliest opportunity. The Strategic Housing Team can provide a list of RPs with stock in the local area should the developer require this.

6.9 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%. We would expect the market housing to broadly reflect this.

6.10 SHDC Environmental Protection (Contaminated Land)

No objection subject to standard conditions regarding potentially contaminated land.

6.11 SHDC Environmental Protection (Noise)

No objections

6.12 SHDC Environmental Services

Access roadways to all residential properties should 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 at the point where private driveways adjoin public highways. If not utilised correctly communal collection points become areas of dispute for residents of adjacent properties.

6.13 Environment Agency

Sent a holding response as in discussion with Anglian Water. A verbal update will be given.

6.14 Welland and Deepings IDB

No structures can be built within 9m of Blue Gowt and Pennygate Pup drains. The board would accept run off into Blue Gowt, subject to licencing.

6.15 Anglian Water

No response received.

6.16 LCC - SUDS

No objection subject to conditions regarding highway construction standards, surface water detailing and phasing.

6.17 LCC Education Service

No objection subject to a S106 to ensure an education contribution to wards provision at Wygate Park Primary School.

The level of contribution sought in this case is in line with the below table.

TypePlaces to be mitigated

Primary Places	19	£232,883
SecondaryPlaces	0	
Sixth-form Places	0	
Multiplier	0.92	
Total		£214,252

*current cost multiplier per pupil place based on National Cost Survey

**to reduce cost and to reflect Lincolnshire's lower than average build cost compared to national average

6.18 Please note the County Council retains the statutory duty to ensure sufficiency of school places and this includes capital funding provision of sufficient places at maintained schools, academies and free schools. We would invest the funding at the most appropriate local school(s) regardless of their status, but ensure the s.106 funding is used only to add capacity as this is the only purpose for which it is requested.

6.19 LCC Historic Environment Officer

This site is in an area of archaeological interest. Originally advised that evaluation would be needed to be undertaken. An evaluation has now been submitted. No objection subject to archaeology conditions.

6.20 NHS

Requests a contribution of £42,624 (£444x96 dwellings) towards the provision of local services.

6.21 Public

The road at its present state cannot cope with the amount of traffic

Highway safety

Residential properties opposite already have difficulties in entering and exiting their driveways as visibility is difficult. Despite the 30 mph speed limit, this is not enforced

More property within the village and town we don't have the facilities school / doctors to cope

Over intensification of residential development in the area

Submitted assessment of vehicular use of the site is inaccurate

could possibly mean the loss of the current long established street view/scene which

incorporates a degree of uniqueness to both current residents and those passing.

The indicative site development plan shows little in the form of what will/could/might be deemed landscaping

Mature trees are currently in place on the greater length of the road facing section of the proposed development which offers natural screening

Non material considerations -

Property values

7.0 MATERIAL CONSIDERATIONS

7.1 The matters to consider are

- Planning Policy and 5 Year Housing Supply
- Detailed layout and impact on neighbouring residents
- S106 contributions and affordable housing provision
- Leasehold/freehold arrangements of open space
- Drainage and flooding and Sequential Test
- Highway safety
- Archaeology
- Protected Species

7.2 Planning Policy and 5 Year Housing Supply

7.3 The site is located outside a defined settlement limit as defined in the South Holland Local Plan, 2006. Policy HS7 indicates that new residential development is normally only allowed in such locations if it is proven essential to meet the needs of rural workers, or the proposal is for small scale rural exception affordable housing that complies with Local Plan Policy HS9.

7.4 However, the Council does not currently have a five-year supply of deliverable housing sites. The National Planning Policy Framework, 2018 states that relevant policies for the supply of housing should not be considered up to date if a local planning authority cannot demonstrate a five-year supply of deliverable housing sites.

7.5 The Framework goes on to stress that, in the absence of a five year supply, housing applications should be considered in the context of a presumption in favour of sustainable development. Paragraph 11 also states that there is a presumption in favour of sustainable development and, where the relevant policies are out of date, planning permission should be granted, unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework. The NPPF explains that the three mutually dependent dimensions to sustainable development are social, economic and environmental.

7.6 An Economic Role: the proposal would contribute towards housing supply and future occupants may work locally and support local services and make a contribution to the local economy. There may also be employment opportunities associated with the construction, albeit in the short term.

7.7 A Social Role: the site is deliverable and the proposal would make a contribution to the supply of housing required to meet the needs of present and future generations. Also, the site would be accessible to existing local services and facilities, with bus stops within walking distance east and west of the application site covering the 59, 113, 302, B53, G63, 113A and H26D routes linking

Boston, Spalding and the surrounding villages.

- 7.8 An Environmental Role: The development of the site could contribute to the built environment, and support the retention of biodiversity. The site is accessible and is sequentially preferable to other sites in the area. The development of this site could also benefit the setting and appearance of the nearby conservation area.
- 7.9 Detailed layout and impact on neighbouring residents
- 7.10 The application is to determine whether the site is acceptable in principle for residential development. Consequently, matters such as the number of plots, housing mix, design/appearance, landscaping, etc would be considered at the reserved matters stage. Whilst development in this location would alter the character of this part of Pinchbeck, it is not considered that this impact would be such that it would significantly and demonstrably outweigh the benefits of delivering housing in this location. It is considered that the site could be developed in such a manner as to not materially harm the existing character and appearance of this part of Pinchbeck.
- 7.11 It is accepted that the development would have some impact upon the amenity of nearby residents in terms of additional noise and disturbance, including vehicles entering and leaving the site. However, this impact is not considered to be material and would not be such that it would significantly and demonstrably outweigh the benefits of delivering housing on this site.
- 7.12 Concerns relating to noise during construction can be addressed via a condition requiring a construction management plan.
- 7.13 S106 contributions and affordable housing provision
- 7.14 The applicant agrees to the provision of a S106 agreement to deliver 25% affordable housing and for the payment of a contribution towards Education Services and the NHS provision as set out above.
- 7.15 Leasehold/freehold arrangements of open space
- 7.16 All open space provision would be set and agreed at the reserved matters stage, and at that time management of the land would be considered and agreed.
- 7.17 Drainage, Flooding and Sequential Test
- 7.18 The site is located within Flood Zone 3, consideration is to be given to safety, and the sequential test is to be applied. The NPPF requires the application of the Sequential Test to steer new development to areas with the lowest probability of flooding. 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.
- 7.19 The South East Lincolnshire Strategic Flood Risk Assessment (March 2017) is the basis for applying the Sequential Test. This concludes that the vast majority of South Holland District is in 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. Using this methodology it is possible to use the information to steer development towards the areas of lower flood risks as advised within Section 14 of the NPPF.
- 7.20 The site is located within Environment Agency Flood Zone 3 and the South East Lincolnshire Strategic Flood Risk Assessment (March 2017) identifies part of the site as of low danger.
- 7.21 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. However, given the Council's lack of a 5-year housing land supply, it could be argued 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, 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.

- 7.22 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.
- 7.23 It is accepted that the development would provide some wider sustainability benefits to the community through its ability to help meet the housing need (including affordable housing), and other benefits including generating employment during the construction period, the provision of public open space and its proximity to a range of services and facilities.
- 7.24 The County Council as Lead Local Flood Authority, Internal Drainage Board and the Environment Agency have considered this application and raise no objection subject to conditions regarding the Flood Risk Assessment. Anglian Water's Planning & Equivalence Team are aware of the proposal and have raised no issues subject to conditions.
- 7.25 The FRA sets out that the finished floor levels to be raised 1.0m above existing, with 300mm flood resilient construction above finished floor levels, and the provision for safe refuse spaces in the roof spaces/first floor levels for any bungalows/two storey dwellings.
- 7.26 Given the above, it is considered reasonable to conclude that the Exceptions Test can be passed.
- 7.27 Highway safety
- 7.28 LCC Highways officers raise no objection subject to conditions regarding highway construction standards, surface water detailing and phasing. This site has been used for horticultural/agricultural use and the road network has the capacity to deal with the construction and subsequent traffic movements this development would result in.
- 7.29 Wardentree Lane has good sight lines at this point and it is not considered that the development would have a detrimental impact on vehicular or pedestrian safety.
- 7.30 Archaeology
- 7.31 This site is in an area of archaeological interest and has been considered accordingly. An archaeological evaluation has now been submitted. No objection subject to archaeology conditions, which are set out below.
- 7.32 Protected Species
- 7.33 The site is currently put to glasshouses, hard standings, scrubland and bare ground. The Site is generally considered of low ecological value, comprising predominantly bare ground and arable field. However, the block of trees along the eastern and southern boundaries provide species diversity, structure and connectivity within the local area. Where possible, these should be retained and protected during the proposed development.
- 7.34 The survey undertaken concluded that further survey and Construction and Operational Phase Protection/ Enhancement Measures should be taken forward, and Planting should aim to enhance retained or adjacent vegetation and be of native species, or those of known value to wildlife, as well as the Installation of a variety of bird nest boxes and bat boxes at suitable locations within the proposed

development. Condition 2 below includes the study within the approved scheme of plans.

7.35 Conclusion

7.36 In this case it is not considered that any of the issues discussed above, either individually or cumulatively, result in an adverse impact significant enough to warrant refusal, particularly in the context of the location of the site adjacent to the current settlement boundary, the likely future role and function of Pinchbeck and associated potential housing growth targets.

8.0 RECOMMENDATIONS

8.1 **Authorised to Grant Permission, subject to the applicant entering into a Section 106 agreement relating to the provision of affordable housing, financial contributions to education and health, 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 and documents:

Application Form

Location Plan 1304-1_OP_LP01

Existing Block Plan 1304-1_OP_BP01

Indicative site plan in context 1304-1_OP_SP02

Indicative site plan 1304-1_OP_SP01 B

Design and Access Statement 1304 1 GF LMS July 2018

ADC Infrastructure. Transport Assessment ADC1810 ADC1810A V2

ADC Infrastructure. Travel Plan ADC1810 ADC1810B V2

George Shuttleworth Ltd. Flood Risk Assessment and Drainage Report. Issue 2 July 2018

Tigergeo Specification for Geophysical Survey V1.1 PBL181

Protected Species Report Delta-Simons Project No. 18-0187.01

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 14 of the National Planning Policy Framework, 2018.

4. Before the development commences, a programme for the phasing of the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved programme.

Reason: In the interests of highway safety.

This Condition is imposed in accordance with Policies SG14 and SG15 of the South Holland Local Plan, 2006.

5. 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.

6. 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.

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

Reason: To ensure that provision is made for the management and maintenance of any communal areas. 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 SG1 and HS11 of the South Holland Local Plan 2006.

8. 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.

9. The development hereby permitted shall be carried out in accordance with the approved Flood Risk Assessment (FRA) and in particular the following mitigation measures:
- i) Finished floor levels are set at 3.4 m above Ordnance Datum (AOD);
 - ii) 300mm flood resilient construction above finished floor levels
 - iii) The provision for safe refuse spaces in the roof spaces/first floor levels for any bungalows/two storey dwellings.

Reason: To reduce the risk of flooding to the proposed development and future occupants.

This Condition is imposed in accordance with the National Planning Policy Framework, March 2018.

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 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 (or other development as specified).

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 shall be commenced before the first 60 metres of estate road from its junction with High Road, 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 High 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 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 the National Planning Policy Framework, 2018.

14. 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.

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 Policy SG17 of the South Holland Local Plan, 2006.

15. 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.

16. No development shall commence until a foul water drainage strategy has been submitted to and approved in writing by the Local Planning Authority. No dwellings shall be occupied until the works have been carried out in accordance with the foul water strategy so approved unless otherwise approved in writing by the Local Planning Authority.

Reason: To prevent environmental and amenity problems arising from flooding. This condition is imposed in accordance with Policies SG12 and SG14 of the South Holland Local Plan, 2006.

17. No development shall take place until a written scheme of archaeological investigation has been submitted to and approved in writing by the Local Planning Authority. This scheme should include the following and should be in accordance with the archaeological brief supplied by the Lincolnshire County Council Historic Environment advisor on behalf of the Local Planning Authority:

1. An assessment of significance and proposed mitigation strategy (i.e. preservation by record, preservation in situ or a mix of these elements).
 2. A methodology and timetable of site investigation and recording
 3. Provision for site analysis
 4. Provision for publication and dissemination of analysis and records
 5. Provision for archive deposition
 6. Nomination of a competent person/organisation to undertake the work
 7. The scheme to be in accordance with the Lincolnshire Archaeological Handbook.
- The archaeological site work shall only be undertaken in accordance with the approved written scheme.

Reason: To ensure the preparation and implementation of an appropriate scheme of archaeological mitigation in accordance with national guidance contained in Section 16 of the National Planning Policy Framework, 2018. This issue is integral to the development and therefore full details need to be finalised prior to the commencement of works.

18. The applicant shall notify the Lincolnshire County Council Historic Environment Department in writing of the intention to commence at least fourteen days before the start of archaeological work required in connection with Condition 17 above in order to facilitate adequate monitoring arrangements.

Reason: To ensure satisfactory archaeological investigation and retrieval of archaeological finds in accordance with national guidance contained in Section 16 of the National Planning Policy Framework, 2018.

19. A copy of the final report required in connection with Conditions 17 and 18 above shall be submitted within three months of the work being carried out to the Local Planning Authority and the Lincolnshire Historic Environment Record. The material and paper archive required as part of the written scheme of investigation shall be deposited with an appropriate archive in accordance with guidelines published in The Lincolnshire Archaeological Handbook.
- Reason: To ensure satisfactory arrangements are made for the recording of possible archaeological remains in accordance with national guidance contained in Section 16 of the National Planning Policy Framework, 2018.
20. The Local Planning Authority has acted positively and proactively in determining this application by assessing it against all material considerations, including national guidance, planning policies and representations that have been received during the public consultation exercise, and by identifying matters of concern within the application and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal.
- This decision notice, the relevant accompanying report and the determined plans can be viewed online at <http://planning.sholland.gov.uk/OcellaWeb/planningSearch>
21. Under the Wildlife and Countryside Act 1981 (as amended) all birds, their nests and eggs are protected by law and it is an offence to damage or destroy the nest of any wild bird while it is in use or being built. In the event of query please contact Natural England at their Lincoln office on 03000 603900.
22. Bats are protected species under the Wildlife and Countryside Act 1981 (as amended) and in the event that bats are living in any cavities in the tree(s), or if they are discovered while the works are taking place please inform Natural England at their Lincoln office on 03000 603900 before works proceed.
23. Where a footway is to be constructed on private land, that land must be dedicated to the Highway Authority as public highway.
24. This planning permission is subject to an Agreement under Section 106 of the Town & Country Planning Act 1990 dated ***** and can only be implemented as a consequence of meeting the provisions of that Agreement
25. The applicant is reminded that it is an offence under the wildlife and Countryside Act, 1981 (as amended) to kill, injure, or take (handle) any protected species occupying a place of shelter or protection and also to take, damage or destroy the nest of any wild bird while that nest is in use or being built. If evidence of bats is found before or whilst the work is carried out you are advised to contact Natural England at their Lincoln office (telephone 03000 603900).

Background papers:- Planning Application Working File

Lead Contact Officer

Name and Post: Richard Fidler , Development Manager
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Appendices attached to this report:

Appendix A Plan A

MapThat Scale Print Title

