

## 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 H22-0754-18

**Application Number:** H22-0754-18

**Date Received:** 25 July 2018

**Application Type:** OUTLINE

**Description:** Residential Development for 51 Dwellings

**Location:** 163 - 183 High Road Weston Spalding

**Applicant:** Mr & Mrs Biehler

**Agent:** Status Design

**Ward:** Cowbit, Weston and Moulton

**Ward Councillors:** Cllr R Grocock  
Cllr A Casson  
Cllr A R Woolf

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

<http://planning.sholland.gov.uk/OcellaWeb/planningDetails?reference=H22-0754-18>

### **1.0 REASON FOR COMMITTEE CONSIDERATION**

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

### **2.0 PROPOSAL**

2.1 Outline application for Residential Development for 51 Dwellings. Revised downwards from 53 dwellings due to site constraints. The application has been revised and is supported by a Design and Access Statement, Ecology Survey, Protected Species Report, Flood Risk Assessment and Surface Water Drainage Strategy.

2.2 A revised Surface Water Drainage Strategy has been submitted and the responses of statutory bodies are awaited.

### **3.0 SITE DESCRIPTION**

3.1 The site is located outside a defined settlement limit as defined in the South Holland Local Plan, 2006. The land is identified as site ref WSN029 in the emerging Local Plan. The land has a frontage to High Road, and extends behind properties in High Road, on a prominent settlement edge.

3.2 The land is designated as Flood Zone 3, and is partly within Flood Zone 1 of the South East Lincs Strategic Flood Assessment - Danger for Some.

### **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.

SG1 General Sustainable Development  
SG2 Distribution of Development  
SG3 Settlement Hierarchy  
SG4 Development in the Countryside  
HS7 New Housing in the Open Countryside including Other Rural Settlements  
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

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.

#### 4.3 **National Guidance**

##### U]National Planning Policy Framework (NPPF), 2018

Section 2 Achieving sustainable development  
Section 4 Decision-making  
Section 5 Delivering a sufficient supply of homes  
Section 8 Promoting healthy and safe communities  
Section 9 Promoting sustainable transport  
Section 11 Making effective use of land  
Section 12 Achieving well-designed places  
Section 15 Conserving and enhancing the natural environment

#### 4.4 Planning Practice Guidance (PPG)

### 5.0 **RELEVANT PLANNING HISTORY**

5.1 The neighbouring site to the east has planning permission for residential development, subject to the applicant entering into a S106 planning obligation (ref: H22-0101-16). The latter was accompanied by an indicative plan showing 57 dwellings.

### 6.0 **REPRESENTATIONS**

#### 6.1 Weston Parish Council

##### Object

-Although the land in question has been identified as suitable for development (despite it taking agricultural land out of production) in the yet to be adopted South East Lincs Local Plan 2011-

2036 the plan itself identifies various infrastructure issues that require addressing in the local area.

-Drainage issues.

-Infrastructure issues - including increasing medical service provision

-The amount of affordable housing included in this scheme - should it be approved - should be substantial and protected so that the numbers are not subsequently reduced by the developers.

The reduction from a proposal of 53 dwellings to 51 - all objections previously raised stand.

## 6.2 SHDC Environmental Services

Access roadways to all residential properties should be constructed to an adoptable standard. 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.

## 6.3 SHDC Environmental Protection Officer

Request the full land contamination condition at this location.

## 6.4 SHDC Housing Strategy

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.

6.5 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.

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

6.7 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.

6.8 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.

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

6.10 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 Registered Providers with stock in the local area should the developer require this.

- 6.11 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.
- 6.12 SHDC Tree Officer  
There is a tree on the site that is worthy retention - look to impose conditions regarding landscaping.
- 6.13 LCC SUDS  
Providing a viable drainage strategy for the proposed development is fundamental. No objections raised on highway grounds.
- 6.14 LCC Archaeology  
No archaeological input required on this site.
- 6.15 LCC Education  
Request no contributions as there is sufficient capacity locally.
- 6.16 NHS  
The NHS have requested a S106 contribution of £33,660.00 for these 51 dwellings.
- 6.17 South Holland Internal Drainage Board  
Recommend submission of viability of drainage strategy is submitted prior to commencement.
- 6.18 Environment Agency  
The original Flood Risk Assessment submitted was inadequate. The revised FRA is acceptable and the Environment Agency propose a condition to ensure that the works within the FRA are carried out. EA withdrew objection in the light of the revised Flood Risk Assessment. Suggest condition to ensure work is in accordance with approved FRA.
- 6.19 Anglian Water  
Suggest conditions regarding foul and surface water.
- 6.20 Lincolnshire Wildlife Trust  
No objections and make comments that all of the recommendations in the Ecological Appraisal should be followed, that the open space be in one location rather than 3, with green corridors connected to any flood attenuation features.
- 6.21 Natural England  
No comments to make.
- 6.22 Police  
No objections. Refer to Secured by Design
- 6.23 Public  
Seven objections have been received, raising the following matters:  
- Highway and pedestrian safety

- Existing footpaths are not sufficient
- Faced with a few years of noise, dust and pollution coming from a vast building site
- Further urbanisation of agricultural land, where the local infrastructure, particularly health provision, would be put under further strain
- If the local authority continues to allow development on prime agricultural land, it will lead to further imports of food to the detriment of British farming and associated environment costs
- There are a number of brownfield and derelict sites within the District where development would be far more appropriate, rather than continuing to build on land which has historically produced food. There have already been several new housing developments in the area, and further such building will adversely affect the rural nature of this important agricultural location.
- Very concerned regarding the proposed entrance to the building estate unless appropriate traffic calming measures are implemented on High Road approaching around the bend towards the Spalding direction
- Increase in noise levels from new dwellings
- Loss of light.
- Loss of privacy
- General concerns regarding wildlife and newts, hares and hedgehogs on the site.

## 7.0 MATERIAL CONSIDERATIONS

7.1 The matters to consider are:

- Planning Policy and 5 Year Housing Supply
- Loss of agricultural land
- The appearance and character of the development and its surroundings and the likely impact upon the amenity of nearby residents
- Highway issues
- S106 contributions and affordable housing provision
- Leasehold/freehold arrangements of open space
- Drainage and flooding
- Protected Species
- Other matters

7.2 Planning Policy and 5 Year Housing Supply

7.3 The site is an allocated site within the emerging South East Lincolnshire Local Plan, reference Wsn029.

The site is located outside the defined settlement limit of Weston 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 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. The NPPF 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 is an allocated site, and adjoins the settlement's built up area and is within the defined settlement boundary as defined within the South East Lincolnshire Local Plan 2011-2036. It would be accessible to existing local services and facilities and is situated on a bus route.

- 7.8 An Environmental Role: The neighbouring site to the east has planning permission for residential development, subject to the applicant entering into a S106 planning obligation (ref: H22-0101-16). The latter was accompanied by an indicative plan showing 57 dwellings. The development of the land the subject of this application and the adjoining land has been considered during the local plan process and has been through considerable public examination. It is considered that the development of this site would not have such an environmental impact that it should be refused. Matters of impacts such as ecology and flooding are discussed below.
- 7.9 Loss of agricultural land
- 7.10 This site has been assessed via the SELLP process and it is accepted that areas of agricultural land will be developed to enable housing to be developed to meet need for the plan period. Within rural districts such as South Holland it is inevitable that greenfield land will be developed, and this is recognised in the emerging plan.
- 7.11 The appearance and character and impact upon residents
- 7.12 The application is solely 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 greenfield development in this location would alter the character of this part of the village, 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 the village.
- 7.13 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. Concerns relating to noise during construction can be addressed via a condition requiring a construction management plan.
- 7.14 Highway issues
- 7.15 The indicative plan shows two accesses to the site and a mixture of adopted and nonadopted roads within the site. However, the details would be agreed at the reserved matters stage if the application is approved. Environmental services (Refuse Section) has requested that access roadways should be to adoptable standards, as far as possible, to enable refuse/recycling collections to be carried out from outside individual properties without the need for communal collection points. However, this also needs to be balanced against the desire to create a more informal and less urban layout.
- 7.16 The County Highways Authority considers that the principle of residential development on the site is acceptable in highway terms. When application is made for reserved matters approval, the submitted details will need to include a system of sustainable drainage for the management of surface water run-off. This may well involve above ground features such as filter drains, swales and retention ponds, which would have a significant impact upon the layout and appearance of the development.
- 7.17 S106 contributions and affordable housing provision
- 7.18 The applicant agrees to the provision of a S106 agreement to deliver 25% affordable housing and for the payment of a contribution towards NHS provision as set out above.

- 7.19 It is to be noted that LCC Education do not request a contribution as there is sufficient capacity locally.
- 7.20 Leasehold/freehold arrangements of open space
- 7.21 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.
- 7.22 Drainage and flooding
- 7.23 As part of 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.
- 7.24 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.
- 7.25 The site is partially located within Environment Agency Flood Zone 3 and the South East Lincolnshire Strategic Flood Risk Assessment (March 2017) identifies part of the site as danger for some and danger for some.
- 7.26 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, of which this is one. As such, it is considered that the Exceptions Test is successfully passed, that the site is acceptable in flood risk terms, and is allocated for development in the emerging Local Plan.
- 7.27 Objection has been raised regarding the possibility of flooding on the site. 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.
- 7.28 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.
- 7.29 Protected Species
- 7.30 Reports have been provided that set out mitigation and Lincs Wildlife Trust make comments that all of the recommendations in the Ecological Appraisal should be followed, that the open space be in one location rather than 3, with green corridors connected to any flood attenuation features. Such details would be discussed at the matters stage.
- 7.31 Other matters
- 7.32 Objection has been raised to disturbance during construction, which by its nature is temporary. This can be reasonably controlled by the imposition of a condition to seek a construction management plan.

7.33 Conclusion

7.34 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 Weston, the allocation of this site in the emerging plan 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 and a financial contribution to cater for extra NHS capacity, 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  
Design & access statement SD17 044 DAS  
Location plan  
Indicative Site Layout SC17-044/1/C  
Topographical Survey 37617/03  
Surface Water Drainage Strategy prepared by Sidebottom Richardson Cheng LTD. November 2018  
Ecological Appraisal prepared by Andrew P Chick October 2018  
Flood Risk Assessment prepared by Geoff Beel Consultancy September 2018. GCB/Status Design

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 as it relates to the layout of the development;
- 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. 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.

5. 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.

6. 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.

7. 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.

8. 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 1.0m 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.

9. 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.

10. No dwellings shall be commenced before the first 50 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.

11. 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.

12. 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.

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.  
  
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.
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. 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.
16. 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>
17. 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
18. The development hereby permitted will require the provision of a new vehicular access crossing. Applicants are requested to contact the Local Highway Authority's Divisional Office at Pode Hole - (via call centre Tel: 01522 782070) prior to the commencement of any works within the public highway.
19. Where a footway is to be constructed on private land, that land must be dedicated to the Highway Authority as public highway.
20. Lincs Wildlife Trust make comments that all of the recommendations in the Ecological Appraisal should be followed, that the open space be in one location rather than 3, with green corridors connected to any flood attenuation features. Such details shall be discussed at the matters stage.

21. 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).

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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



MAP SCALE 1: 2000  
CREATED DATE: 05/12/2018  
PHOTOGRAPHIC COPY  
LIABLE TO DISTORTION  
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