

## SOUTH HOLLAND DISTRICT COUNCIL

**Report of:** Development Manager

**To:** Planning Committee - 17 July 2024

**(Author:** Maxine Simmons - Planning Officer)

**Purpose:** To consider Planning Application H15-1095-23

**Application Number:** H15-1095-23

**Date Received:** 05 December 2023

**Application Type:** FULL

**Description:** Proposed residential development comprising 14 dwellings

**Location:** Land off Main Road Quadring Spalding

**Applicant:** Crossroads Nurseries

**Agent:**

Moulton Land and Planning Ltd

**Ward:** Donington, Quadring and  
Gosberton

**Ward Councillors:**

Cllr H J W Bingham  
Cllr M A Geaney  
Cllr J L King

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

<http://planning.sholland.gov.uk/OcellaWeb/planningDetails?reference=H15-1095-23>

### 1.0 REASON FOR COMMITTEE CONSIDERATION

1.1 The applicant is a district councillor and portfolio holder.

### 2.0 PROPOSAL

2.1 This is a full application for residential development of 14 dwellings which is adjacent to a larger development site. It is referred to as Phase 3 of the larger development, but is separate to that earlier development with different developers now building out the wider scheme. The current proposal is a mixture of two storey houses and bungalows as follows:

- Plot 1 two storey detached - 3 beds
- Plot 2 two storey detached - 3 beds - detached garage
- Plot 3 two storey semi-detached - 3 beds
- Plot 4 two storey semi-detached - 3 beds
- Plot 5 two storey, 2 bed terraced houses
- Plot 6 two storey, 2 bed terraced houses
- Plot 7 two storey, 2 bed terraced houses
- Plot 8 single storey bungalow - 3 beds - detached garage
- Plot 9 single storey bungalow - 3 beds
- Plot 10 single storey bungalow - 3 beds
- Plot 11 single storey bungalow - 2 beds - detached garage
- Plot 12 single storey bungalow - 2 beds - detached garage
- Plot 13 single storey bungalow - 3 beds
- Plot 14 single storey bungalow - 3 beds - detached garage

2.2 The site forms part of a housing allocation in the South East Lincolnshire Local Plan (2019) (ref. Qua003). The front part of the wider allocation facing Main Road benefits from a Reserved Matters consent for 9 dwellings (ref. H15-0942-20). The intention is for the present application

site to be accessed by the estate road serving those 9 dwellings. A large proportion of the allocation was granted Outline consent for 60 dwellings in September 2019 (ref. H15-1207-18). The current application has been submitted as a Full application, rather than a Reserved Matters application, as the number of dwellings proposed in this application would take the combined total above the 60 permitted by the Outline consent.

2.3 A portion of the existing yard to the former glasshouses is to remain and not be developed. This is outside of the red line of this application.

2.4 Amended plans have been received which provide the correct Flood Risk Assessment, show changes to the design of the private drive and alterations to Plots 1 and 2. Plot 1 is no longer a bungalow but a two storey house, which is narrower in width, allowing for the private drive to be positioned closer to this house aligning to the access agreed by the Local Highway Authority. This widens Plot 2, allowing it to have a detached garage rather than parking spaces. Landscaping on the corner is now incorporated in front of the refuse point. Windows on the flank of Plot 1 are small and in obscured glass.

### 3.0 SITE DESCRIPTION

3.1 The site is 0.48ha in size, the majority of which was occupied by glasshouses, now redundant. The area covered by glasshouses is 4197 square metres. This site is part of the former Crossroads Nurseries accessed from Main Road to the south-west. The majority of the site lies behind properties on Main Road and Water Gate. Virtually all of this site is covered in hardstanding and glasshouses. Adjacent is a retained yard with access on to Water Gate, in control of the applicant, outside of the red line boundary of this application.

### 4.0 RELEVANT PLANNING POLICIES

#### 4.1 The Development Plan

##### South East Lincolnshire Local Plan, March 2019

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) of the Planning and Compulsory Purchase Act 2004, as amended, states that the determination must be made in accordance with the plan unless material considerations indicate otherwise.

Policy 1 - Spatial Strategy  
Policy 2 - Development Management  
Policy 3 - Design of New Development  
Policy 4 - Approach to Flood Risk  
Policy 5 - Meeting Physical Infrastructure and Service Needs  
Policy 6 - Developer Contributions  
Policy 10 - Meeting Assessed Housing Requirements  
Policy 11 - Distribution of New Housing  
Policy 18 - Affordable Housing  
Policy 28 - The Natural Environment  
Policy 28 - The Historic Environment  
Policy 30 - Pollution  
Policy 31 - Climate Change and Renewable and Low Carbon Energy  
Policy 32 - Community, Health and Well-being  
Policy 36 - Vehicle and Cycle Parking

APPENDIX 6 - Parking Standards  
APPENDIX 8 - Developer Contributions for Educational Facilities  
APPENDIX 9 - Developer Contributions for Health Care Facilities

#### 4.2 National Guidance

##### 4.3 National Planning Policy Framework (NPPF), December 2023

Section 2 - Achieving Sustainable Development  
Section 5 - Delivering a sufficient supply of homes

Section 6 - Building a strong, competitive economy  
Section 11 - Making effective use of land  
Section 12 - Achieving well designed and beautiful 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

#### 4.4 Planning Practice Guidance (PPG)

### 5.0 RELEVANT PLANNING HISTORY

#### 5.1 History

*Includes some applications as part of the wider site with different site areas/boundaries*

H15-1207-18 - Outline - Crossroads Nurseries. Residential Development - up to 60 dwellings - Granted 19th September 2019.

H15-0942-20 - Reserved Matters - Residential Development of 9 dwellings - Phase 1 (Outline approval H15-1207-18) - Granted 18 January 2021.

H15-0538-21 - Modification of 106 Agreement relating to adjustment (deferral) of affordable housing, education contribution and health care facilities contribution (H15-1207-18) - 106 - Approved 22 December 2021

H15-0726-21 - Conditions 4, 9, 10, 11, 12, 14, 15, 18 & 19 of H15-1207-18 - Discharge of Conditions - Approved 15 October 2021

H15-0014-22 - Full - Erection of 59 dwellings & associated works - Granted 1st September 2022.

H15-0894-22 - Conditions 3, 5, 10, 11 & 13 of H15-0014-22 - Discharge of Conditions - Approved 16 January 2023

H15-0022-24 - Modification of 106 agreement in relation removing affordable housing, education and health contributions (planning approval H15-0014-22) - Approved 22nd March 2024.

H15-0147-24 - Conditions 3, 5, 10, 11 & 13 of H15-0014-22 - Discharge of Conditions - Undetermined at the time of writing.

### 6.0 REPRESENTATIONS

#### 6.1 Local Highway Authority and Lead Local Flood Authority

Stinders are the Developer for Phase 1 of this development in which Plots 1-7 will need approval to construct their access points. Queried how access will be constructed to ensure it meets with Lincolnshire County Council's specification.

Plots 1-7 shows planting at the front, this will need to be low level so as not to impair visibility when reversing into the highway.

There is not sufficient information for the drainage. A more detailed drainage proposal is required. Where plots do not have a garage, cycle storage should be provided.

#### 6.2 Welland & Deepings Internal Drainage Board

I have held informal discussions with the agent regarding impermeable areas and surface water provisions for the site. I am content that the proposals offer considerable betterment in relation to these items than the existing scenario. An application to discharge surface water will need to be made to the Board prior to any works commencing on site and will be subject to the agreement of technical details and payment of the £50 application fee.

I note that both surface and foul water provisions currently involve new pipework to be

connected on to the respective pipework that was installed as part of the overall development here in line with submitted drawing: 11849-WMS-ZZ-XX-DR-C-39211-S8-P3, dated 7th July 2021, prepared by William Saunders consulting engineers. If at any point in the future the outfall for the surface water is proposed to discharge to a different location then I would wish to be re-consulted at that time.

I recommend consulting the Lincolnshire County Council as early as possible in their role as the Lead Local Flood Authority as they will need to approve the surface water provisions proposed for the site as well.

### 6.3 Anglian Water

Their records show there are no assets owned by Anglian Water or those subject to an adoption agreement within the development site boundary.

The foul drainage from this development is in the catchment of Gosberton Water Recycling Centre which currently does not have capacity to treat the flow from the development site. Anglian Water are obligated to accept the foul flows from the development with the benefit of planning consent and would therefore take the necessary steps to ensure that there is sufficient treatment capacity should the Planning Authority grant planning permission. In terms of used water, the sewerage network at present has available capacity for these flows. If the developer wishes to connect to their sewerage network they should serve notice under Section 106 of the Water Industry Act 1991. They will then advise them of the most suitable point of connection.

In terms of surface water disposal, the preferred method of surface water disposal would be to a sustainable drainage system (SuDs) with connection to the sewer seen as the last option. Building Regulations (part H) on Drainage and Waste Disposal for England includes a surface water drainage hierarchy, with infiltration on site as the preferred disposal option, following by discharge to watercourse and then to a sewer. From the details submitted the proposed method of surface water does not relate to Anglian Water operated assets. They are unable to comment on the suitability of surface water management. The Local Planning Authority should seek the advice of the Lead Local Flood Authority or the Internal Drainage Board. The Environment Agency should be consulted if the drainage system directly or indirectly involves the discharge of water into a watercourse. Should the proposed method of surface water management change to include interaction with Anglian Water operated assets, we would wish to be re-consulted to ensure that an effective surface water drainage strategy is prepared and implemented. Suggests conditions and informatives.

### 6.4 SHDC Environmental Protection

Requests a precautionary land contamination condition and standard working hours condition to be imposed.

### 6.5 SHDC Housing

Following discussions with the agent for this application I can confirm I would be happy to support the delivery of 3 affordable 2 bed 4 person homes on this site to satisfy the affordable housing planning contribution requirement, with a tenure mix of 1 First Home, and 2 Affordable Rented. The applicant should seek to secure a Registered Provider for the affordable dwellings at the earliest opportunity. These should be secured by a S106 agreement.

The affordable properties must be a minimum of 85% of the Nationally Described Space Standards.

### 6.6 Councillor J L King

The first home affordable housing offered are welcomed as they allow for affordable home ownership for local people. This type of housing is not currently available in this area and I'm sure will be taken up quickly.

### 6.7 LCC Archaeology

The proposed development is located between the site of the present village of Quadring to the south and what is believed to be the original medieval core around the church to the north. Surrounding fields have also produced both Roman and Middle Saxon pottery, which may

indicate earlier activity in the area. The previous two phases associated with this development (planning refs. H15-0942-20 & H15-0014-22) have had archaeological evaluations carried out. The archaeological features recorded in these evaluations have demonstrated that the highest archaeological potential is located to the north of the overall site area of planning application H15-1207-18. A Green Space area was proposed to preserve in situ the possible remains of a late Iron Age/early Roman roundhouse. The archaeological record of the remainder of the site area included remains of post-medieval dykes, a Roman ditch and a medieval pond. The area of the proposed development (phase 3, planning ref. H15-1095-23) is currently covered by nursery greenhouses, which will have relatively shallow foundations. However, the proposed site area was traversed by a post-medieval/early 20th century dyke and pond as recorded in the 1st edition Ordnance Survey map. This, coupled with the scarcity of archaeological features recorded in the previous phases of development close to this site area indicates low potential for significant archaeological remains. I will therefore not be making any archaeological recommendations for this application.

## 6.8 NHS

The scheme would result in an increase in patient population of 34, placing extra pressure on existing provisions, for example extra-appointments and consulting hours, which impacts premises, with extra consulting/treatment room requirements. The development will impact Gosberton Medical Centre, Swineshead Surgery and Kirton Medical Centre as the development is within their catchment area. Requests a S106 contribution of £660 per dwelling, £9,240 in total, with a trigger point at 50% completion of the dwellings, with a repayment period of 10 years.

## 6.9 LCC Education

The scheme will generate 4 primary school places in the Donington/Gosberton primary planning area, and 2 secondary school places in the Donington Secondary area. A request of £54,502.68 to pay for the two secondary school places is requested. Indexation using the Tender Price Index of the Royal Institute of Chartered Surveyors Building Cost Information Services (RICS BCIS TPI) should be used in any S106 agreement. The contribution is to mitigate places at the local level. Suggested trigger point at 50% completion.

## 6.10 Public

One objection was received as per the original application which raises the following:

All the vehicles from this already enormous estate exit on to Main Road. This additional part will add potentially over twenty vehicles all exiting on to Main Road. Logistically this surely will cause a huge bottle neck on to an already extremely busy road. The environmental impact of such a huge site is horrendous. The drain behind the site is full of planks, insulation sheets and plastic an absolute disgrace and should be addressed before more building is added.

Three responses objecting to the proposals were received following amended plans which raises some or all of the following points:

-These changes do not alter the additional volume of cars leaving Nursery Lane on to the Main Road. We are yet to experience the volume of vehicle traffic from the estate as it is not occupied yet. The building traffic has been horrendous . I can only fear the sheer volume of commuters all leaving the one & only exit & entrance for such a big estate without an additional 14 plus vehicles being added on.

-blue line plan queried

-Objection to Plot 1 changing from a bungalow to a house. Purchased nearby house with knowledge that Plot 1 was a bungalow. Amendment will allow property full access to side and rear of nearby property. Loss of privacy.

-Not a one off build of fourteen.

## 7.0 **CONSIDERATIONS**

### 7.1 **Planning Considerations**



## 7.2 Evaluation

7.3 Section 38 (6) of the Planning and Compulsory Purchase Act 2004, as amended, requires that the Local Planning Authority makes decisions in accordance with the adopted Development Plan, unless material considerations indicate otherwise.

7.4 In this case, the adopted South East Lincolnshire Local Plan 2011-2036, adopted March 2019, forms the development plan for the District, and is the basis for decision making in South Holland. The relevant development plan policies are detailed within the report above.

7.5 The policies and provisions set out in the National Planning Policy Framework (updated 2023) are also a material consideration in the determination of planning applications, alongside adopted Supplementary Planning Documents.

7.6 Furthermore, where a Neighbourhood Plan has been adopted, this alongside the adopted Local Plan, forms part of the Development Plan for the District, and must be considered when assessing development proposals. In this instance, no relevant neighbourhood plans have been adopted.

7.7 The Authority is able to demonstrate a supply of deliverable sites equivalent to in excess of 5 years through the latest Housing Land Supply Assessment.

## 7.8 Presumption in Favour

7.9 Paragraph 10 of the National Planning Policy Framework details that "so that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11)".

7.10 Paragraph 11 expresses that for decision-taking this means:

"c) approving development proposals that accord with an up-to-date development plan without delay; or d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or  
ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole".

7.11 However, Paragraph 12 of the National Planning Policy Framework reiterates that "The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making".

## 7.12 Principle of Development and Sustainability

7.13 The South East Lincolnshire Local Plan sets out the settlement hierarchy in respect of delivering sustainable development that meets the social and economic needs of the area whilst protecting and enhancing the environment; in order to provide enough choice of land for housing to satisfy local housing need, whilst making more sustainable use of land and to minimise the loss of high-quality agricultural land by developing in sustainable locations and at appropriate densities.

7.14 Policy 1 of the South East Lincolnshire Local Plan sets out a spatial strategy for delivering sustainable development across South East Lincolnshire to 2036. Policy 1 (Spatial Strategy) expresses this sustainable framework of settlements, ranking the settlements deemed to be most sustainable in descending order.

7.15 The most sustainable locations for development are situated within the 'Sub-Regional Centres', followed by 'Main Service Centres'. Lower down the hierarchy in respect of sustainable development are areas of limited development opportunity including Minor Service Centres,

with areas of development constraint comprising 'Other Service Centres and Settlements'. The countryside is at the bottom of the settlement hierarchy and represents the least sustainable location.

- 7.16 Policy 1 (Spatial Strategy) of the South East Lincolnshire Local Plan indicates that within Minor Service Centres, development will be permitted that supports their role as a service centre for the settlement itself, helps sustain existing facilities or helps meet the service needs of other local communities. This policy goes on to detail that development within Minor Service Centres will normally be limited to Allocated and Committed sites and infill.
- 7.17 The National Planning Policy Framework, (NPPF) (December 2023) outlines, within Paragraph 60, that "to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay and that land with permission is developed without unnecessary delay."
- 7.18 Paragraph 70 of the NPPF (December 2023) also emphasises the importance that the contribution of small to medium sized sites can make in meeting the housing requirements. ("Small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built-out relatively quickly"). This policy seeks to ensure that there is a sufficient supply of homes and advises that sites of all sizes make a contribution to the housing requirement of an area.
- 7.19 The application site in this instance is within Quadring, a Minor Service Centre, and lies within the defined settlement boundaries as detailed by Policy 1. In addition, the site is part of a much wider site that is an allocation in the SELLP (reference Quu3).
- 7.20 In context of this, the principle of residential development within this location is considered to be appropriate, comprising an appropriate form of development for the location and would be in accordance with the overall principles of the spatial strategy. The site is therefore within a sustainable location.
- 7.21 As such, the proposal is considered to be in accordance with the requirements of Policy 1 of the South East Lincolnshire Local Plan when viewed in principle. This is subject to the assessment against site specific criteria; including (but are not limited to) the impact of the proposal on the character or appearance of the area, impact on the residential amenities of neighbouring occupiers, impact on highway safety and flood risk, which are discussed in turn as follows.
- 7.22 Layout, Design and Consideration of the Character and Appearance of the Area
- 7.23 Section 12 of the National Planning Policy Framework (December 2023) specifically relates to 'Achieving well-designed and beautiful places' and details that "The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve" and as such, it is generally accepted that good design plays a key role towards sustainable development.
- 7.24 Paragraph 135, contained within Section 12 of the National Planning Policy Framework (December 2023), states that new development should function well and add to the overall quality of the area (including beyond the short term) and should be visually attractive as a result of good architecture and appropriate landscaping. This goes on to establish that it is important that new development should be of the highest quality to enhance and reinforce good design characteristics, and that decisions must have regard towards the impact that the proposed development would have on local character and history, including the surrounding built environment and landscape setting such as topography, street patterns, building lines, boundary treatment and through scale and massing.
- 7.25 Development proposals should also ensure that developments create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users, among other considerations.

- 7.26 Likewise, Policy 2 of the South East Lincolnshire Local Plan outlines sustainable development considerations for development proposals, providing a framework for an operational policy to be used in assessing the sustainable development attributes of all development proposals. Furthermore, Policy 3 accords with the provisions of Section 12 of the National Planning Policy Framework, in that it requires development to comprise good design; identifying issues that should be considered when preparing schemes so that development sits comfortably with, and adds positively to, its historically-designated or undesignated townscape or landscape surroundings.
- 7.27 These policies accord with the provisions of the National Planning Policy Framework and require that design which is inappropriate to the local area, or which fails to maximise opportunities for improving the character and quality of an area, will not be acceptable.
- 7.28 Proposals for new development would therefore require the aforementioned considerations to be adequately assessed and designed, including the siting, design and scale to be respectful of surrounding development and ensure that the character of the area is not compromised.
- 7.29 The 14 dwellings are arranged in a section of the wider allocation with the two storey properties fronting Nursery Lane, the main access to the wider development, whilst the bungalows sit behind, currently occupied by glasshouses. The yard behind the glasshouses, with access off Water Gate is to be retained at the present time.
- 7.30 The layout of the gardens are similar to proposals approved in earlier phases, some with small gardens. The garden sizes in terms of the measurement from the rear main wall to the rear boundaries are as follows:
- Plot 1: 7.62m
  - Plot 2: 7.68m
  - Plot 3: 6.95m
  - Plot 4: 6.95m
  - Plot 5: 8m
  - Plot 6: 8m
  - Plot 7: 6.74m
  - Plot 8: 8.25m
  - Plot 9: 8.51m
  - Plot 10: 10.23m
  - Plot 11: 10.57m
  - Plot 12: 8.48m
  - Plot 13: 6.94m
  - Plot 14: 8.01m
- 7.31 It is acknowledged that gardens of less than 7 metres are small, however these are similar to those already approved on the wider allocation, so it is not thought that the restricted garden size could reasonably be resisted given the context of this application. There is also no policy in the SELLP which dictates the minimum size of gardens, and as a result, garden size is a matter for judgement, not policy. Future occupiers would be aware of the size of the gardens prior to residing there, and they are not significantly below 7 metres.
- 7.32 Taking account of the design, scale and nature of the development, as detailed above, the proposal is considered to be satisfactory. The proposal would not cause a significant adverse impact to the character or appearance of the area and would therefore be in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan and Section 12 of the National Planning Policy Framework (December 2023).
- 7.33 The scale and design of the proposal is considered to be such that there would be no significant or unacceptable impact on the residential amenities of the occupiers of adjacent properties or land users, when also taking account of the conditions recommended. As such, the proposal is considered to accord with the provisions of the Section 12 of the National Planning Policy Framework (December 2023), and Policies 2 and 3 of the Local Plan.
- 7.34 Impact Upon Residential Amenity and Land Use



- 7.35 Paragraph 135 of the NPPF (December 2023) states that development should create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.
- 7.36 To support the Government's objective of significantly boosting the supply of homes, Paragraph 60 of the NPPF details that "it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay".
- 7.37 Policy 3 of the SELLP requires all development to create distinctive places, with inclusive design and layout, be sensitive to the landscape character, and take into account residential amenity.
- 7.38 The majority of the dwellings are situated within an overall estate that is being constructed, so there are fewer occupied neighbouring properties compared with a fully completed scheme. However, consideration of future occupiers is necessary to protect their amenity.
- 7.39 Plot 1 has been changed from a bungalow to a 2 storey dwelling. Plot 1 is 11.65m away from Plot 14, and 13.08m from Stonehaven Care Home, 18.01m from 119 Main Road, and 14.11m from the opposite neighbour on Nursery Lane. Plot 1 fronts Nursery Lane. The flank windows in this elevation are in obscured glazing. A condition is suggested that no further windows are added to this plot to protect the amenity of the neighbour. One objection cited concerns about loss of privacy in relation to Plot 1 changing from a bungalow to a two storey dwelling. Given the location of Plot 1 to all of its surrounding neighbours and the distances involved, it is not considered that a refusal based on loss of privacy to any neighbouring properties could be sustained at appeal as a result of the increase to two stories, since it is no closer to neighbouring properties compared with other properties generally on the estate and does not represent an unusual relationship in any direction. Whilst the objection has been taken into account, the impact on residential development is not considered to be so severe as to conflict with Policies 2 and 3 of the SELLP.
- 7.40 Plots 2-6 front Nursery Lane and do not significantly adversely affect nearby neighbouring properties.
- 7.41 Plot 7 is a two storey dwelling that has a flank wall which is 14.7m from the main wall of its neighbour. A condition to ensure that the proposed window on the north eastern flank elevation is retained in obscured glass is suggested, together with a further condition to restrict further windows on the flank of this property in order to protect amenity. Plot 8 is situated within the central portion of the site and does not affect neighbouring properties. Plot 9 is situated 8.51m in from the boundary and 16m from the main elevation of its neighbour. Plot 10's rear main wall is situated 5.22m from the boundary and is 13.44m from the front main wall of the neighbouring property. Given that these properties are single storey, as long as a condition is imposed to prevent the properties becoming two storey, it is not thought that the position of these dwellings would cause loss of amenity to neighbouring properties. Plot 11 faces an existing storage building in the control of the applicant, situated 10.57m from its closest corner. Plot 12 has a rear garden of 8.48m which faces the storage yard of the existing site. Plot 13 has one elevation facing the same existing yard, set in 3.46m from it. The relationship to the yard, which is in the control of the applicant, is considered satisfactory given that the dwellings are single storey.
- 7.42 The other elevation of Plot 13 faces the Care Home on Main Road, and is set in 6.94m from the boundary. The distance from the Care Home buildings is 7.72m. Plot 14 is 8m from the boundary facing the Care Home and a small yard exists at 2.76m in length from the nearest buildings of the Care Home. Again, given that Plots 13 and 14 are bungalows, whilst the distances are small, it is not thought that loss of amenity would be significant given the single storey nature of these plots.
- 7.43 Overall, subject to conditions, it is not considered that the impacts on neighbouring residential properties would be severe, and as a result the proposal is not in conflict with Policy 3 of the SELLP.
- 7.44 Highway Safety and Parking

- 7.45 Section 9 of the National Planning Policy Framework (December 2023) specifically relates to 'Promoting sustainable transport'. Paragraph 115 of the National Planning Policy Framework (December 2023) advises that "development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe".
- 7.46 In respect of highway matters, Policy 2 details that proposals requiring planning permission for development will be permitted provided that sustainable development considerations are met, specifically in relation to access and vehicle generation. Policy 3 details that development proposals will demonstrate how accessibility by a choice of travel modes including the provision of public transport, public rights of way and cycle ways will be secured, where they are relevant to the proposal.
- 7.47 Furthermore Policy 36, to be read in conjunction with Appendix 6 of the South East Lincolnshire Local Plan, sets out minimum vehicle parking standards and requires at least two spaces for dwellings of up to three bedrooms and three spaces for dwellings with four or more bedrooms.
- 7.48 There is a minimum of 2 car parking spaces per dwelling. Plots 1, 3, 4, 5, 6, and 7 have 2 car parking spaces and no garages. Three plots have integral garages (Plots 9, 10 and 13), five plots have detached garages (Plots 2, 8, 11, 12 and 14). These parking arrangements conform with Appendix 6 in terms of car parking. Plots 2, 8, 9, 10, 11, 12, 13 and 14 have garages which could accommodate cycle parking. Plots 1, 3, 4, 5, 6, and 7 need to incorporate cycle parking to conform with Appendix 6. A condition is suggested to comply with this requirement. The Local Highway Authority suggest standard highway conditions and informatives. Overall, the parking arrangements are such that they comply with Appendix 6 and Policy 36 of the SELLP.
- 7.49 It is acknowledged that there are objections relating to the overall size of the estate, that the layout is such that it will add up to significant vehicles entering to Main Road, made worse by the fact that the site is not fully occupied yet (meaning the traffic will be greater in future) in terms of the impact on the highway network. The amended plans do not alter these concerns. It is also acknowledged that the layout is such that these properties would exit via a private drive onto Nursery Lane which then exits on to Main Road. Whilst this objection is acknowledged, the Local Highway Authority has not raised an objection to this proposal in terms of the impact on the highway network, and has raised no concerns regarding highway safety, other than suggesting conditions. In line with Paragraph 115 of the NPPF, it is considered that there is no evidence that the proposal would have a severe impact on the highway network over and above what has already been approved, nor is there an unacceptable impact on highway safety.
- 7.50 As such the proposal is considered acceptable and would not have an unacceptable adverse impact on highway safety in accordance with Local Plan Policies 2, 3 and 36, and Section 9 of the National Planning Policy Framework (December 2023).
- 7.51 Flooding Considerations
- 7.52 Section 14 of the National Planning Policy Framework (December 2023) requires development plans to "apply a sequential, risk-based approach to the location of development, taking into account all sources of flood risk and the current and future impacts of climate change - so as to avoid, where possible, flood risk to people and property. They should do this, and manage any residual risk, by: a) applying the sequential test and then, if necessary, the exception test as set out below."
- 7.53 Paragraph 168 details "The aim of the sequential test is to steer new development to areas with the lowest risk of flooding from any source. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding", with the sequential approach being required in areas known to be at risk now or in the future from any form of flooding, with the flood risk assessment being the tool to demonstrate this.
- 7.54 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. The fact that the site is part of a wider allocation means that when allocated, the Flood Risk implications were assessed at that

time and were considered appropriate.

- 7.55 The area where the glasshouses are located lies within Flood Zones 3 of the Environment Agency's Flood Maps. These have been created as a tool to raise awareness of flood risk with the public and partner organisations, such as Local Authorities, Emergency Services and Drainage Authorities. The maps do not take into account any flood defences.
- 7.56 The South East Lincolnshire Strategic Flood Risk Assessment (SFRA) provides an overview of how flood risk has been considered in shaping the proposals of the Local Plan; including the spatial strategy and the assessment of housing and employment sites. Policy 4 of the South East Lincolnshire Local Plan is clear in that "Development proposed within an area at risk of flooding (Flood Zones 2 and 3 of the Environment Agency's flood map or at risk during a breach or overtopping scenario as shown on the flood hazard and depths maps in the Strategic Flood Risk Assessment) will be permitted" in instances where specific criteria is met.
- 7.57 It is worth noting that large parts of the district of South Holland lie within Flood Zone 3. It is therefore necessary to use the refined flood risk information (Hazard and Depth maps) within the South East Lincolnshire Strategic Flood Risk Assessment (2017) as a basis to apply the sequential test.
- 7.58 Applying the flood risk vulnerability classification, residential development is classified as "more vulnerable". A sequential and exception test has been set out in the submitted Flood Risk Assessment. The aim of the sequential test is to steer developments to the lowest probability of flooding. The overall site is mostly within Flood Zones 1 and 2 and is one of the most suitable sites in Quadring when considering flood risk, which is why it was allocated for development. It is considered that the sequential test has been passed.
- 7.59 The Strategic Flood Risk Assessment for South Holland District Council for the 1% fluvial event and 0.5% tidal event shows the depth of flooding at this location to be zero, the extent of flooding to be low or medium flood probability, with peak velocity at nil for the present day. The equivalent map for the year 2115, and for the 2016 update to the Strategic Flood Risk Assessment shows the same results.
- 7.60 A topographical survey has been carried out. Most of the field north east of the existing glasshouses is at levels of between 3.00m and 3.2m above Ordnance Datum (OD). There are some areas at approximately 2.95m and 3.35m above OD. The area south of the glasshouses are at approximately 3.4m above OD. The level of Main Road is approximately 3.65m rising to 4.10m above OD at the crossroads with Water Gate, and 3.83m above OD at the existing entrance at Water Gate.
- 7.61 The site is within a defended flood plan, which means the likelihood of flooding occurring due to overtopping or failures of the defences is very low. The site is approximately 6.7km from the tidal section of the River Welland which has a tidal defence bank which is maintained by the Environment Agency. The site is 5.8km north of the River Glen which is maintained by the Environment Agency. There are water courses in the area that are maintained by Welland and Deepings IDB.
- 7.62 The Flood Risk Assessment recommends that the 2 storey houses should be 300mm above existing ground levels with a minimum floor level of 3.4m OD. Bungalows should have a minimum floor level of 3.4m above OD.
- 7.63 In terms of foul and surface water drainage, foul water is to be discharged into the main sewer. The drainage strategy is to follow that agreed by the larger overall site employing sustainable drainage techniques. Surface water is to be dealt with via soakaway. The IDB do not object to the proposal and state that compared with the established use, housing would be a form of betterment. Anglian Water suggest standard conditions and informatives. The Local Highway Authority suggest a SuDs condition. Whilst part of a wider development, given that this is a full application, a specific SuDs scheme is considered necessary by condition.
- 7.64 It is considered that given the mitigation measures detailed and recommended by condition, the proposal accords with Policies 2, 3 and 4 of the South East Lincolnshire Local Plan and the intentions of the National Planning Policy Framework (December 2023) in this regard.

7.65 Biodiversity

7.66 Section 15 of the National Planning Policy Framework (NPPF) seeks to protect sites of biodiversity value, minimise and provide net gains for biodiversity, including establishing coherent ecological networks that are more resilient to current and future pressures. Policy 28 of the SELLP seeks to protect ecological networks of interconnected designated sites and wildlife-friendly greenspace and promote biodiversity net gain by protecting the biodiversity value of land, maximising opportunities to enhance and connect natural habitats, incorporate biodiversity conservation features to enhance green infrastructure and ecological corridors, and conserve or enhance habitat to adapt to climate change.

7.67 The fact that the majority of the site comprised of glasshouses means that in comparison, residential development is better in terms of biodiversity. A standard condition for biodiversity is suggested.

7.68 The application was submitted prior to mandatory requirements for Biodiversity Net Gain as introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021) which requires developers to deliver a minimum of 10% Biodiversity Net Gain using standardized biodiversity units measured by statutory biodiversity metrics. For applications such as the current scheme, submitted prior to the introduction of this requirement, a standard biodiversity condition is appropriate. The suggested condition is considered to be adequate to demonstrate biodiversity net gain. It is not considered, therefore, that the proposal conflicts with Policy 28 of the SELLP as a result.

7.69 Archaeology

7.70 Policy 29 of the SELLP relates to the Historic Environment and seeks to ensure that the distinctive elements of the South East Lincolnshire historic environment will be conserved and, where appropriate enhanced. Development proposals will conserve and enhance the character and appearance of designated and non-designated heritage assets, including archaeology found during development. Proposals that affect archaeological remains, whether known or potential, designated or non-designated, should take every reasonable step to protect and, where possible, enhance their significance.

7.71 The proposed development is located between the site of the present village of Quadring to the south and what is believed to be the original medieval core around the church to the north. Surrounding fields have also produced both Roman and Middle Saxon pottery, which may indicate earlier activity in the area. The previous two phases associated with this development (planning references H15-0942-20 & H15-0014-22) have had archaeological evaluations carried out. The archaeological features recorded in these evaluations have demonstrated that the highest archaeological potential is located to the north of the overall site area of planning application H15-1207-18. The archaeological record of the remainder of the site area included remains of post-medieval dykes, a Roman ditch and a medieval pond.

7.72 This application is covered by nursery greenhouses, which will have relatively shallow foundations. The site was traversed by a post-medieval/early 20th century dyke and pond as recorded in the 1st edition Ordnance Survey map. The previous phases of development did not reveal many archaeological features in this location, which indicates low potential for significant archaeological remains. LCC historic environment do not object to the application. As a result archaeological conditions are not necessary for this application and it is not considered that the proposals conflict with Policy 29 of the SELLP.

7.73 Impacts of Climate Change

7.74 In respect of the climate emergency, Section 14 of the National Planning Policy Framework (December 2023) states that new development should be planned for in ways that: 'avoid increased vulnerability to the range of impacts arising from climate change' with care taken to manage and adapt where development is brought forward in areas which are vulnerable; and that 'can help to reduce greenhouse gas emissions, such as through its location, orientation and design'.



- 7.75 The site is part of a wider site that formed an allocation in the SELLP. The site provides housing in a sustainable location as a result. The site re-uses a redundant site that used to house glasshouses and as such it is not on a greenfield site and would be a form of betterment in surface water drainage terms. It is not thought that the proposals contribute to climate change over and above any other development site.
- 7.76 Taking the above into account it is considered that given the details submitted and those required by suitably worded condition, the proposal is acceptable in this regard. The proposal would therefore be in accordance with Policy 31 of the South East Lincolnshire Local Plan and Section 14 of the National Planning Policy Framework (December 2023).
- 7.77 S106 Contributions
- 7.78 Policy 6 of the SELLP states that developments of 11 units or more will be expected to mitigate their impacts upon infrastructure and the environment and that developer contributions will only be sought when they meet the tests set out in the National Planning Policy Framework, December 2023 and secured through Section 106 agreements. Affordable housing will be in accordance with Local Plan Policy 18, education facilities will be made in accordance with the requirements of Appendix 8, and health facilities will be made in accordance with Appendix 9 of the SELLP.
- 7.79 Policy 18 states that in South Holland affordable housing should be about 25% with a mix of about 70% affordable rent about 30% intermediate housing. The application originally proposed 3 affordable housing units on Plots 5, 6 and 7. SHDC Housing confirmed that 3 affordable housing units conformed with policy as long as the proposals had a tenure mix of 1 first home, and 2 rented, for 2 bed houses on the stated plots. SHDC have made it clear that no other offer would be acceptable.
- 7.80 LCC Education asked for a contribution of £54,502.68 paid at the halfway point in the development to allow timely investment by the County Council to be spent on 2 Secondary extension places.
- 7.81 The NHS stated that 14 dwellings would result in an increase in the patient population of 34 which would put pressure on existing provisions, for example extra appointments, additional consulting hours, and will impact Gosberton Medical Centre, Swineshead Surgery and Kirton Medical Centre as the development is within these catchment areas. An NHS contribution would contribute to remodelling/changes to the layout or extension to existing facilities within the South Lincolnshire Rural and Boston Primary Care Network. The contribution equates to £660 per dwelling with a total contribution of £9,240.
- 7.82 The applicant submitted a viability assessment stating that the contributions and affordable housing could not be afforded. The viability assessment has been independently tested by the Council's independent viability assessor who agrees that the scheme is unable to viably support any affordable housing or S106 payments at the present time. As a result, the requested contributions could not reasonably be required as part of a Section 106 agreement. The scheme would not be capable of mitigating these impacts due to viability reasons.
- 7.83 Other Matters
- 7.84 One objection queried the blue line in terms of ownership of other land in the vicinity of the application. This aspect was clarified with the agent who confirmed that the blue line is correct on the location plan.
- 7.85 Planning Balance
- 7.86 As detailed above, Section 38 (6) of the Planning and Compulsory Purchase Act 2004, as amended, requires that the Local Planning Authority makes decisions in accordance with the adopted Development Plan, unless material considerations indicate otherwise.
- 7.87 In economic terms, future occupants of the houses are likely to work locally, support local



services and therefore make a contribution to the local economy. There would be shorter term economic benefits associated with the construction of the dwellings and long term benefits of increased spends associated with the households living in this location. The economic benefits resulting from the proposal weigh in favour of the proposal.

7.88 In community terms, the proposal would make a contribution towards housing supply in the district. The site also makes use of a redundant site and represents an effective use of land. This weighs in favour of the proposal. The fact that the scheme is unviable with S106 contributions weighs negatively in the planning balance because the impacts of the proposal cannot be mitigated in terms of affordable housing, education and NHS impacts. However it has been established that the viability evidence is credible by independent examination. In community terms the planning balance is therefore neutral.

7.89 In environmental terms, the site is within the defined settlement boundary and is within a sustainable location in the district. In drainage terms the proposal is a betterment than the historic use of the site. This weighs in favour of the proposal.

7.90 Overall, the benefits of the proposal, on balance, outweigh any harm in the overall the planning balance and therefore the scheme is recommended for approval.

#### 7.91 **Additional Considerations**

#### 7.92 Public Sector Equality Duty

7.93 In making this decision the Authority must have regard to the public sector equality duty (PSED) under s.149 of the Equalities Act. This means that the Council must have due regard to the need (in discharging its functions) to:

A. Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act

B. Advance equality of opportunity between people who share a protected characteristic and those who do not. This may include removing or minimising disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic; taking steps to meet the special needs of those with a protected characteristic; encouraging participation in public life (or other areas where they are underrepresented) of people with a protected characteristic(s).

C. Foster good relations between people who share a protected characteristic and those who do not including tackling prejudice and promoting understanding.

7.94 The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

7.95 The PSED must be considered as a relevant factor in making this decision but does not impose a duty to achieve the outcomes in s.149. It is only one factor that needs to be considered, and may be balanced against other relevant factors.

7.96 It is not considered that the recommendation in this case will have a disproportionately adverse impact on a protected characteristic.

#### 7.97 Human Rights

7.98 In making a decision, the Authority should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as South Holland District Council to act in a manner that is incompatible with the European Convention on Human Rights. The Authority is referred specifically to Article 8 (right to respect for private and family life) and Article 1 of the First Protocol (protection of property).

7.99 It is not considered that the recommendation in this case interferes with local residents' right to respect for their private and family life, home and correspondence, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general

public interest and the recommendation is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

## 8.0 RECOMMENDATIONS

8.1 Grant permission subject to the conditions listed at Section 9.0 of this report.

As the scheme has been appraised by the Council's independent expert and confirmed the scheme is not presently viable Committee should note that the recommendation excludes the requirement to enter into Section 106 agreement for 3 affordable housing units with a tenure mix of 1 first home, and 2 rented, a health contribution of the £9,240 to the NHS (£660 per dwelling), and an Education Contribution of £54,502.68.

## 9.0 CONDITIONS

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: As required by Section 91 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/or documents:

Application Form

CRN/p3/01

03

CRN/p3/02 rev A

CRN/p3/09

CRN/p3/10

CRN/p3/04 rev A

CRN/p3/12

CRM/p3/11 rev A

CRN/p3/06

CRN/p3/07

CRN/p3/05

CRN/p3/08

Archaeological Evaluation by Neville Hall Freelance Archaeologist & Consultant dated December 2021

Flood Risk Assessment by S M Hemmings dated 8th June 2022

Phase 1 Contamination Assessment by A F Howland Associates dated 19 October 2021

Planning Statement (Incorporating Design & Access Statement) by Moulton Land and Planning dated December 2023

11849-WMS-ZZ-XX-DR-C-399211-S8-P3.

Reason: For the avoidance of doubt and in the interests of proper planning.

3. Notwithstanding the submitted Topographical Survey, prior to above ground work being carried out, a detailed levels survey of the site, recording existing ground levels Above Ordnance Datum, including drawings showing the resulting ground and floor levels following construction of the dwellings and details of the height and relative position of proposed boundary treatments to the dwellings in relation to existing development fronting Main Road, and development to the north west of the site, shall be submitted to and approved in writing by the Local Planning Authority.

Note: the submission shall be supported by scaled cross-sectional drawings showing the relationship with adjoining uses and buildings, to enable the Local Planning Authority to be satisfied that sufficient mitigation measures will be in place and to ensure there are no adverse effects upon amenity in terms of overshadowing, loss of privacy or overlooking.

Reason: To ensure that the development does not increase the risk of flooding or be at risk of flooding and to protect surrounding amenity. This Condition is imposed in accordance with Policies 2, 3 and 4 of the South East Lincolnshire Local Plan 2019 and national guidance contained in Section 14 of the National Planning Policy Framework, December 2023.

4. The development hereby permitted shall be carried out in accordance with the measures set out in the Flood Risk Assessment by S M Hemmings dated 8th June 2020 forming part of this planning application, unless otherwise agreed in writing by the Local Planning Authority, in particular the following measures shall be fully implemented before the property is first occupied:

-the ground floor level of the proposed houses should be 300mm above existing ground levels with a minimum floor level of 3.4m above Ordnance Datum.  
-bungalows should be built with a minimum floor level of 3.40m above Ordnance Datum.

Note: The above approved document does not constitute final approval of detailed site levels or finished floor levels.

Reason: To ensure that the development does not increase the risk of flooding or be at risk of flooding.

This Condition is imposed in accordance with Policies 3 and 4 of the South East Lincolnshire Local Plan, 2019 and Section 14 of the National Planning Policy Framework, December 2023.

5. Before the commencement of the development hereby permitted beyond oversight a schedule of external materials of construction of buildings and hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the materials so approved.

Reason: To ensure that the Local Planning Authority retains control over the external materials of construction of the development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set.

This Condition is imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019 and Section 12 of the National Planning Policy Framework, December 2023.

6. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported immediately to the Local Planning Authority (LPA). An investigation and risk assessment must be undertaken in accordance with details to be agreed with the LPA. Where remediation is necessary, a remediation scheme must be submitted to and approved in writing by the LPA. Following completion of measures identified in the approved remediation scheme a verification report shall be submitted to and approved by the LPA.

No deviation shall be made from this scheme without the express written agreement of the LPA. 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 suspected contamination has been submitted to and agreed in writing by the LPA.

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 works proceeding should contamination be found.

This Condition is imposed in accordance with Policy 30 of the South East Lincolnshire Local Plan, 2019

7. If contamination of land and/or pollution of controlled waters has been identified as a result of investigation undertaken in accordance with Condition 6 above and remediation is required, a full copy of a verification report shall be submitted to, and approved in writing by, the Local Planning Authority prior to the first occupation of the development. 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 objectives and criteria 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.

Reason: To ensure the satisfactory remediation of contaminated land and/or waters.  
This Condition is imposed in accordance with Policy 30 of the South East Lincolnshire Local Plan, 2019.

8. Before the above ground work of the development hereby permitted beyond oversight takes place, the approval of the Local Planning Authority is required to a scheme of landscaping and tree planting for the site (including screening of bin collection points) indicating, inter alia, the number, species, heights on planting and positions of all the trees, together with details of post-planting maintenance. Such scheme as is approved by the Local Planning Authority shall be carried out and completed in its entirety during the first planting season following practical completion of the development. 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.

Reason: To ensure that the development is adequately landscaped, in the interests of its visual amenity.

This Condition is imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019 and the Environment Act 2021.

9. The proposed first floor window on the north-eastern flank elevation of Plot 7 and the south-western flank elevation of Plot 1 shall be finished in obscured glazing and be thereafter so maintained.

Reason: In the interest of amenity of nearby residents.

This condition is imposed in accordance with Policy 3 of the South East Lincolnshire Local Plan, 2019.

10. Other than those shown on the approved plans, no new windows or doors shall be formed on the north-eastern flank elevation of Plot 7, or the south-western flank elevation of Plot 1, without the prior permission of the Local Planning Authority in writing.

Reason: In the interest of amenity of nearby residents.

This condition is imposed in accordance with Policy 3 of the South East Lincolnshire Local Plan, 2019.

11. The bungalows on Plots 8, 9, 10, 11, 12, 13 and 14 hereby permitted shall not exceed one storey in height and there shall be no provision of habitable accommodation within the roof space.

Reason: To ensure that the development is compatible with the existing character of development in the locality and in the interests of amenity to nearby residents.

This Condition is imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019.

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any Order or Statutory Instrument revoking and re-enacting that Order), none of the following developments or alterations shall be carried out other than those shown on the plans forming part of this application:

-Alterations to any dwelling roof, including the installation of additional windows or doors and the installation of roof windows, including dormer windows

Reason: To ensure that the Local Planning Authority retains control over the future extension and alteration of the development, in the interests of its architectural and visual integrity, levels of residential amenity and the visual amenity and character of the area within which it is set.

This Condition is imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019 and Section 12 of the National Planning Policy Framework, December 2023.

13. The development hereby permitted shall be undertaken in accordance with a Construction Management Plan and Method Statement that shall first be submitted to, and approved in writing by, the Local Planning Authority.

The Construction Management Plan and Method Statement shall indicate measures to mitigate against the adverse impacts of vehicle activity and the means to manage the drainage of the site during the construction stage of the permitted development. It shall include:

- 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 prior to work taking place. 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.
- the phasing of the development to include access construction;
- the on-site parking and unloading of all vehicles of site operatives and visitors;
- the on-site loading and unloading of all plant and materials;
- the on-site storage of all plant and materials used in constructing the development;
- wheel washing facilities including 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;
- the routes of construction traffic to and from the site including any off-site routes for the disposal of excavated material; and
- a strategy stating how surface water run off on and from the development will be managed during construction and protection measures for any sustainable drainage features. This should include drawing(s) showing how the drainage systems (temporary or permanent) connect to an outfall (temporary or permanent) during construction.

Reason: In the interests of the safety and free passage of those using the adjacent public highway and to ensure that the permitted development is adequately drained without creating or increasing flood risk to land or property adjacent to, or downstream of, the permitted development during construction.

This Condition is imposed in accordance with Policies 2, 3 and 4 of the South East Lincolnshire Local Plan, 2019.

14. Prior to the occupation of any dwelling, full details of the arrangement for waste collection points or private refuse/recycling collection shall be submitted to and approved in writing by the Local Planning Authority. The approved management arrangements shall be implemented upon first occupation of any dwelling and thereafter retained for the lifetime of the development.

Reason: To properly manage refuse/recycling collection associated with the site.

This Condition is imposed in accordance with Policies 2, 3 and 30 of the South East Lincolnshire Local Plan, 2019.

15. Before the construction above damp proof course, a scheme for on-site foul water drainage works, including connection point and discharge rate, shall be submitted to and approved in writing by the Local Planning Authority. The details so approved shall be implemented in full before the development hereby permitted is first brought into use.

Reason: To ensure that the site is adequately drained and to avoid pollution.

This Condition is imposed in accordance with Policy 30 of the South East Lincolnshire Local Plan, 2019.

16. Before the occupation of any dwellings, details of the cycle storage (either wall mounted racks, Sheffield stands or similar) for each dwelling that does not have a garage (Plots 1, 3, 4, 5, 6 and 7), shall be provided in positions which shall be approved in writing by the Local Planning Authority.

Reason: To ensure that adequate secure facilities are provided for cyclists using the site.

This Condition is imposed in accordance with Policy 36 of the South East Lincolnshire Local Plan, 2019.



17. Before the accesses onto Nursery Lane are brought into use, any front boundary treatment/planting is to be lowered to, and at all times thereafter maintained at, a height not exceeding 0.6 metres above the edge of the adjacent carriageway.

Reason: so that drivers intending entering the highway at the access may have sufficient visibility of approaching traffic to judge if it is safe to compete the manoeuvre.

This condition is imposed in accordance with Policy 36 of the South East Lincolnshire Local Plan, 2019.

18. Prior to the occupation of the penultimate dwelling, 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 surfaces in accordance with the details to be submitted to, and approved in writing by the Local Planning Authority.

Reason: in the interests of safety, to avoid the creation of pedestrian trip hazards within the public highway from surfacing materials, manholes and gullies that may otherwise remain for an extended period at dissimilar, interim construction levels.

This condition is imposed in accordance with Policy 36 of the South East Lincolnshire Local Plan, 2019.

19. Unless the Local Planning Authority dispenses with these requirements in writing, the development shall be undertaken in accordance with a surface water drainage scheme which shall first have been approved in writing by the Local Planning Authority.

The scheme shall:

- be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development;
- provide flood exceedance routing for a storm event greater than 1 in 100 year;
- 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;
- provide attenuation details and discharge rates which shall be restricted to Brownfield Run off rate;
- provide details of the timetable for and any phasing of implementation for the drainage scheme; and
- 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.

No dwellings/no part of the development shall be occupied until the approved drainage 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 permitted development is adequately drained without creating or increasing flood risk to land or property adjacent to, or downstream of, or upstream of, the permitted development.

This Condition is imposed in accordance with Policies 2, 3 and 30 of the South East Lincolnshire Local Plan, 2019 and Section 14 of the National Planning Policy Framework, December 2023.

20. Prior to above ground work being undertaken beyond oversight, a Biodiversity Net Gain Plan to demonstrate a net gain in biodiversity on-site shall be submitted to, and approved in writing by, the Local Planning Authority. This shall be supported by a Biodiversity Management Plan setting out how the biodiversity enhancements will be managed and monitored for 30 years unless an alternative time period is agreed.

Note: Development can incorporate a number of simple, low-cost measures to deliver biodiversity benefits and enhance priority habitats and species, such as, the use of bat and barn owl roost boxes and integrating nesting opportunities into buildings. The use of swift bricks on new developments would help minimise the decline in swifts, a priority species.

Reason: To ensure that the development is able to deliver a net gain in biodiversity. This Condition is imposed in accordance with Policy 28 of the South East Lincolnshire Local Plan, 2019 and national guidance contained in the National Planning Policy Framework, December 2023.

21. Details of the design and positions of all external boxes for gas and electricity supplies and of any gas flues and soil vent pipes shall be submitted to and approved in writing by the Local Planning Authority prior to their installation and there shall be no variation from the details so approved.

Reason: To ensure that the Local Planning Authority retains control over these details of the development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set. This Condition is imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019 and Section 12 of the National Planning Policy Framework, December 2023.

22. No machinery or power tools shall be operated on the premises before 7am on weekdays Saturdays nor after 6pm on weekdays and 2pm on Saturdays, nor at any time on Sundays, Bank or Public Holidays without the prior written consent of the Local Planning Authority.

Reason: To ensure that there is no noise nuisance to nearby residents. This Condition is imposed in accordance with Policies 2, 3 and 30 of the South East Lincolnshire Local Plan, 2019.

23. The water consumption of each dwelling hereby permitted should not exceed the requirement of 110 litres per person per day (as set out as the optional requirement in Part G of the Building Regulations 2010 and the South East Lincolnshire Local Plan, 2019). The person carrying out the work must inform the Building Control Body that this duty applies. A notice confirming the requirement for the water consumption has been met shall be submitted to the Building Control Body and Local Planning Authority, no later than five days after the completion of each dwelling.

Reason: To protect the quality and quantity of water resources available to the district. This Condition is imposed in accordance with Policy 31 of the South East Lincolnshire Local Plan, 2019.

24. Information from Anglian Water

Before commencing work the developer is advised to contact Anglian Water for advice on surface water and foul water connections and Anglian Water assets.

25. The road serving the permitted development is approved as a private road which will not be adopted as a Highway Maintainable at the Public Expense (under the Highways Act 1980). As such, the liability for the future maintenance of the road will rest with those who gain access to their property from it.

26. All roads within the development hereby permitted must be constructed to an acceptable engineering standard. Those roads that are to be put forward for adoption as public highways must be constructed in accordance with the Lincolnshire County Council Development Road Specification that is current at the time of construction and the developer will be required to enter into a legal agreement with the Highway Authority under Section 38 of the Highways Act 1980. Those roads that are not to be voluntarily put forward for adoption as public highways, may be subject to action by the Highway Authority under Section 219 (the Advance Payments code) of the Highways Act 1980. For guidance, please refer to <https://www.lincolnshire.gov.uk>

27. Please contact the Lincolnshire County Council Streetworks and Permitting Team on 01522 782070 to discuss any proposed statutory utility connections, Section 50 licenses and any other works which will be required within the public highway in association with the development permitted under this Consent. This will enable Lincolnshire County Council to assist in the coordination and timings of these works.

For further guidance please visit the Highway Authority's website via the following link:  
Traffic Management - <https://www.lincolnshire.gov.uk/traffic-management>

28. 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 subsequently determining to grant planning permission.

This decision notice, the relevant accompanying report and the determined plans can be viewed online at <http://planning.sholland.gov.uk/OcellaWeb/planningSearch>

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Background papers:- Planning Application Working File

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<b>Lead Contact Officer</b>	Mark Simmonds; Development Manager
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**Appendices attached to this report:**

Appendix A Plan A

# MapThat Scale Print Title

