SOUTH HOLLAND DISTRICT COUNCIL

Report of: Development Manager

To: Planning Committee - 8 November 2017

(Author: Phil Norman - Principal Planning Officer)

Purpose: To consider Planning Application H13-0844-17

Application Number: H13-0844-17 Date Received: 7 September 2017

Application Type: OUTLINE

Description: Proposed development of up to 58 houses with vehicular access (garages to be removed) (resubmission of H13-1280-16)

Location: South of Roman Road Moulton Chapel Spalding

Applicant: Woodgate Farms Ltd Agent: Matrix Planning

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=H13-0844-17

1.0 REASON FOR COMMITTEE CONSIDERATION

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

2.0 PROPOSAL

2.1 This is an outline application with all matters reserved, except access, for residential development (up to 58 dwellings) on land south of Roman Road, Moulton Chapel.

2.2 The site is located outside of the settlement boundary of Moulton Chapel in the adopted South Holland Local Plan (2006) but allocated in the emerging South East Lincolnshire Local Plan (Publication Version - March 2017).

3.0 SITE DESCRIPTION

3.1 The site is approximately 2.9 hectares in size and is comprised of a commercial vehicle repair business directly adjacent Roman Road and agricultural land to the rear of properties/businesses on Roman Road, and Cekhira Avenue. There is a currently a playing field to the east, accessed from Cekhira Avenue and a Grade II Listed Mill to the north-west.

4.0 RELEVANT PLANNING POLICIES

4.1 The Development Plan

South Holland District Local Plan, July 2006
The South Holland Local Plan 2006 was formally adopted on 18 July 2006. Following a direction from the Government Office for the East Midlands under paragraph 1(3) of Schedule 18 to the Planning and Compulsory Purchase Act 2004, as of 18 July 2009 only certain Local Plan policies have been extended and continue to form part of the development plan. In the context of those saved policies referred to below, it is considered that the Local Plan was adopted in general accordance with the Planning and Compulsory Purchase Act 2004 (albeit under the transitional arrangements). Those policies referred to below are considered to accord with the thrust of guidance set out in the National Planning Policy Framework, and in the context of paragraph 215 of the NPPF should therefore continue to be given substantial weight in the decision making process.

Policy SG1 - General Sustainable Development
Policy SG2 - Distribution of Development
Policy SG3 - Settlement Hierarchy
Policy SG4 - Development in the Countryside
Policy SG6 - Community Infrastructure and Impact Assessment
Policy SG11 - Sustainable Urban Drainage Systems (SUDS)
Policy SG12 - Sewerage and Development
Policy SG13 - Pollution and Contamination
Policy SG14 - Design and Layout of New Development
Policy SG15 - New Development: Facilities For Road Users, Pedestrians And Cyclists
Policy SG16 - Parking Standards in New Development
Policy SG17 - Protection of Residential Amenity
Policy SG18 - Landscaping of New Development
Policy HS7 - New Housing in the Open Countryside Including Other Rural Settlements
Policy HS8 - Affordable Housing
Policy HS11 - Open Space in New Residential Developments
Policy EC3 - Existing Employment Areas/Premises

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.

4.2 National Guidance

National Planning Policy Framework (NPPF), March 2012

Paragraph 7 - Sustainable development
Paragraph 14 - The presumption in favour of sustainable development
Paragraph 17 - Core planning principles
Section 3 - Supporting a prosperous rural economy
Section 4 - Promoting sustainable transport
Section 6 - Delivery a wide choice of high quality homes
Section 7 - Requiring good design
Section 10 - Meeting the challenge of climate change, flooding and coastal change
Section 11 - Conserving and enhancing the natural environment
Section 12 - Conserving and enhancing the historic environment

Planning Practice Guidance (PPG), 2014

5.0 RELEVANT PLANNING HISTORY

5.1 H13-1280-16 - withdrawn

6.0 REPRESENTATIONS

6.1 Parish Council

Object on the basis of the removal of a local service (garage), highway safety, loss of residential amenity, inadequate drainage and expectation of s106 contributions.

6.2 LCC Highways and SuDS
No objections, subject to a number of conditions relating to highways safety and surface water drainage.

6.3 LCC Archaeology
Further information requested.

6.4 LCC Education
No request made as sufficient capacity at Mouton Chapel Primary and Spalding Secondary.

6.5 South Holland IDB
No objections in principle, subject to securing usual consents and discharge rate via condition.

6.6 Environment Agency
No objections.

6.7 Anglian Water
No objections, subject to condition to secure foul water and waste water strategies.

6.8 SHDC Conservation
No concerns with site in its reduced form.

6.9 SHDC Housing Strategy
Policy compliant on-site affordable housing contribution required to be secured via s106 agreement prior to decision.

6.10 SHDC Environmental Health
Contaminated land condition required in part.

6.11 Lincolnshire Fire and Rescue
Requested need for fire hydrant.

6.12 NHS
Requested financial contribution of £25,752.

6.13 Public
There have been 32 objections from members of the public. The key issues raised are summarised as follows:
- Concerns related to the previous application have not been overcome.
- Highway/pedestrian safety: increased traffic, surrounding highway network insufficient, street lighting and pavements need improving, construction vehicle damage, lack of parking, emergency vehicle access, agricultural vehicles/HGVs, busy parking near pub, shop etc resulting in dangerous access, speeding.
- Impact on amenity: noise, visual impact, impact of houses on bungalows, overlooking, intrusive, loss of privacy, noise from access road.
- Fear of crime/anti-social behaviour.
- Out of character with rest of village.
- Loss of garage facility and changes to character of heart of village.
- Impact on Listed Mill, its setting and nearby church.
- Already empty homes in County and brownfield sites.
- Loss of agricultural land.
- Insufficient services and facilities e.g. doctors, dentist, school places etc.
- Surface water and foul drainage concerns, flood risk, already surface water flooding.
- Village should be kept as a small, quiet community, not a town/increased population.
- Loss of view
- Impact on house prices.
- No information on layout and design.
- Applicant profiting with no consideration for village.

7.0 MATERIAL CONSIDERATIONS

7.1 The key material issues for considerations in this application are:
- Policy
- Highways and drainage
- Character and appearance
- Impact upon residential amenity of nearby residents
- Other considerations

7.2 Policy

7.3 The site is located outside of the defined settlement limit of Moulton Chapel as outlined in the adopted South Holland Local Plan, 2006. In this instance, under the provisions of Policy HS7 of the 2006 Local Plan, the usual recommendation would be to refuse.

7.4 However, the National Planning Policy Framework, 2012 (NPPF) is quite clear in its aim to significantly boost the supply of housing and, as outlined in Paragraph 47, local planning authorities are required to "use their evidence base to ensure that their Local Plan meets the full objectively assessed needs for market and affordable housing in the housing market area". Furthermore, they are required to "identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land."

7.5 Paragraph 49 of the NPPF states that "housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites". In that circumstance, Paragraph 14 of the NPPF is quite clear that permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies outlined in the NPPF as a whole; or specific policies in the NPPF indicate that development should be restricted. Sustainable development is defined in Paragraph 7 of the NPPF as having three dimensions: economic, social and environmental.

7.6 The Council currently only has a 3.9 year housing land supply as of 31st August 2017. As per the provisions of Paragraph 49 of the NPPF the Council's Local Plan policies relevant to the supply of housing are considered out-of-date and the presumption in favour of sustainable development applies. As such, as per national policy, the permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

7.7 The site in question is adjacent an established residential area and would bring a wide range of social, economic and environmental benefits in terms of affordable housing, construction jobs and areas of open space for recreation and leisure. Furthermore, the site has been included in the emerging South East Lincolnshire Local Plan (Publication Version - March 2017), which although currently untested and un-adopted, has been formulated in the context of a wide range of evidence and a number of rounds of consultation with statutory providers and the public.

7.8 Moulton Chapel is designated as a 'Group Centre' in the adopted 2006 Local Plan and a 'Minor Service Centre' in the emerging Local Plan. In both instances a settlement of this nature is expected to see limited/moderate levels of growth in line with their role and function.
When seen in this context, it is considered that the principle of development is sound in this location. Essentially, the applicant is seeking to agree the principle of residential development on land that has been identified by the Local Planning Authority for residential development. This application is for 58 homes - a density of 20 dwellings to the hectare. This is in accordance with the approach taken in the emerging Local Plan where 20 dwellings to the hectare has been applied to Main and Minor Service Centres. There is an discrepancy in the emerging Local Plan, however, where this particular site has been identified for 46 dwellings. The Council's Planning Policy Team has verbally confirmed that this number relates to a previous iteration of the emerging Plan where the identified site was smaller - they are happy with the proposal at 20 dwellings to the hectare (58 dwellings).

The remainder of this report will assess the key issues to determine whether the presumption in favour of sustainable development applies in this instance, or whether there are any site specific concerns that would result in any adverse impacts that would significantly and demonstrably outweigh the benefits of delivering housing in this location.

Highways and drainage

Access is not a reserved matter and is considered in full here. The site includes a single vehicle and pedestrian access to the north onto Roman Road, where a current commercial garage business will be demolished.

Significant levels of concern have been raised by local residents relating to highway and pedestrian safety and the perceived sub-standard nature of the surrounding road network, including the access. However, subject to a number of pre-commencement conditions and improvements, County Highways has no objections. The County Highway Authority has also previously been consulted on all sites (including this one) contained in the emerging Local Plan.

In the absence of an objection from County Highways, it is not considered that there is a defendable reason for refusal on highways grounds, particularly in the context of paragraph 32 of the NPPF, which states that "development should only be prevented or refused on transport grounds where the residual cumulative impacts are severe”.

Concerns over drainage are noted. However, there is no objection from Anglian Water, the Internal Drainage Board or the County Council as Lead Local Flood Authority. Subject, to appropriate conditions there are not considered to be any issues in this regard.

Character and appearance

This is an outline application with matters relating to appearance, landscaping, layout and scale being reserved matters. As such, concerns raised regarding the layout will be addressed at that stage.

The site is 20 dwellings to the hectare in accordance with guidance in the emerging Local Plan on density for Minor Service Centres, such as Moulton Chapel. 14% public open space would be required on site. Concerns about the impact upon the overall character of the village and its ‘core’ are noted. It is accepted that development in this location will alter the character of the immediate area. However, the site and its access have been considered in the emerging Local Plan and its accompanying Sustainability Appraisal. Whilst this is yet to be tested and adopted, it is not considered that there is any evidence that would lead to a conclusion that to approve this application would result in any significant and demonstrable adverse impact in this regard.

Concern has been raised about the loss of the commercial garage offering car repairs and a petrol filling station, as both a service, and in terms of the character of the centre of the village. Both national and local policy seek to protect existing rural businesses. Clearly, this proposal will result in a loss of a rural business, which weighs negatively in the planning balance. However, in the context of this access (and subsequent loss of the garage) being considered through, and included in, the emerging Local Plan, it is considered that the loss of this facility is outweighed by the need for housing and the Councils lack of a 5-year housing land supply.

In respect of impact upon the nearby Listed Mill and its setting, the Council's Interim Heritage
Officer has offered the following comments: "I consider the potential impact upon the heritage asset (mill) as acceptable and to be very far from the 'substantial' harm identified by the NPPF as the bar for resisting development which may affect a heritage asset. The impact upon the setting would be low to neutral in my opinion and the views affected very limited."

7.21 From an archaeology perspective, the County Council have requested further information. This would be secured prior to any permission being granted.

7.22 Impact upon residential amenity

7.23 Concern has been raised regarding the impact upon neighbouring amenity. There are properties adjacent the site, but it is considered that any significant concerns with regard to impact upon neighbouring amenity can be overcome at the reserved matters stage through careful design of the layout and boundary treatment. The loss of a view and impact on house prices are not material planning considerations.

Other considerations

7.24 Concerns relating to the provision, and strain on existing, infrastructure (utilities, services and facilities) are noted. However, there have been no objections from infrastructure providers. Furthermore, the emerging South East Lincolnshire Local Plan will be required to plan fully for the provision of all types of infrastructure to support the future growth of the District.

7.25 There has been a financial contribution towards healthcare provision requested by the NHS. The applicant has expressed a commitment to delivering this and a policy-compliant third affordable housing units, to be secured via a s106 agreement.

7.26 The site is located in Flood Zone 1 and the Environment Agency have no objections to the proposal or submitted Flood Risk Assessment. The site is a sequentially preferable site as evidenced in the emerging Local Plan. Finished floor levels would be 300mm above existing ground level. This is not considered to cause any significant issues in respect of amenity, which would be dealt with in full at the reserved matters stage.

7.27 Concerns raised regarding trees and wildlife are not considered to be an issue in this case. There are no protected trees within the vicinity of the site and no buildings/structure that would indicate the likelihood of protected species being present. As such, a protected species survey is not considered necessary in this instance. Clearly should anything arise during construction/demolition then protection is offered under separate legislation.

7.28 Conclusions

7.29 The site in question is identified for housing in the emerging South East Lincolnshire Local Plan. Furthermore, it is adjacent an established residential area and would bring a wide range of social, economic and environmental benefits in terms of affordable housing, construction jobs and areas of open space for recreation and leisure. When applying the planning balance, in terms of the specific details of the scheme it is not considered that there are any adverse impacts that would significantly and demonstrably outweigh the benefits of delivering houses in this location. This conclusion, in conjunction with the Council's current lack of a 5-year supply of deliverable housing sites, means that the presumption in favour of sustainable development is considered to apply in this instance. Details relating to appearance, landscaping, layout and scale will be determined at the reserved matters stage.

8.0 RECOMMENDATIONS

8.1 Authorised to Grant Permission subject to the applicant entering into a Section 106 agreement for the provision of a third on-site affordable housing units and a financial contribution toward healthcare provision, the carrying out of further archaeological investigations and those Conditions listed at Section 9.0 of this report.
9.0 CONDITIONS

1. Application for approval of reserved matters must be made not later than three years beginning with the date of this permission, and the development must be begun before the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.


2. The development hereby permitted shall be carried out in accordance with the following approved plans:
   Site Plan (1:2500) and Dwg. No: 2721/02B.
   Flood Risk Assessment (SM Hemmings, dated 6th December 2016).
   Desk Top Study Report C13889 (dated August 2016 by Ground Engineering).

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 sitting, design and external appearance of each building, including a schedule of the materials to be used for external walls and roof;
   iii) the means of foul and surface water disposal;
   iv) details of landscaping and tree planting;
   v) the existing and proposed site levels and floor levels of the buildings and hard surfaced areas.

Reason: The application was submitted in outline only and the above details are required to enable the Local Planning Authority to assess the detailed design, scale, appearance and layout of the development as well as ensure that appropriate access and services are provided to serve the development.

This Condition is imposed in accordance with Policies SG12, SG13, SG14 and SG18 of the South Holland Local Plan, 2006 and national guidance contained in Section 10 of the National Planning Policy Framework, 2012.

4. The development hereby permitted is limited to no more than 38 dwellings.

Reason: To define the terms of the permission.

5. When application is made to the Local Planning Authority for approval of reserved matters, that application shall be accompanied by a scheme of landscaping and tree planting indicating, inter alia, the number, species, heights on planting and positions of all trees in respect of the land to which that application relates, together with details of post-planting maintenance and such a scheme shall require the approval of the Local Planning Authority before any development is commenced. Such scheme as is approved by the Local Planning Authority shall be carried out in its entirety within a period of twelve months beginning with the date on which development is commenced. All trees, shrubs and bushes shall be maintained by the owner or owners of the land on which they are situated for the period of five years beginning with the date of completion of the scheme and during that period all losses shall be made good as and when necessary.

Note: The applicant is recommended to employ a qualified and experienced landscape designer to produce a landscaping scheme for the development.

Reason: To ensure that the development is adequately landscaped, in the interests of its visual amenity and that of the area in which it is set. This issue is integral to the development and therefore full details need to be finalised prior to the commencement of works.

This Condition is imposed in accordance with Policy SG18 of the South Holland Local Plan, 2006.
6. Prior to its installation, details of the proposed boundary treatment, including a schedule of materials, and details of the size and species of any hedging, shall be submitted to and approved in writing by the Local Planning Authority, and the details so approved shall be implemented in full before the development is first brought into use.

Reason: In the interests of the character and appearance of the development and the visual amenity of the area in which it is set. This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan, 2006.

7. Prior to the commencement of the development hereby permitted beyond oversite, 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.

8. Before the commencement of development hereby permitted, details of the landscape management and maintenance schedule for the 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 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.

9. Details of the means of storage and disposal of refuse and recycling shall be submitted to and be approved by the Local Planning Authority and the development shall not commence in advance of that approval. The approved scheme shall be fully implemented and thereafter be retained.

Reason: To ensure that adequate facilities are made available for refuse storage and disposal to avoid pollution, to protect residential amenity, and in the interests of the appearance of the site and the area within which it is set. This issue is integral to the development and therefore full details need to be finalised prior to the commencement of works. This Condition is imposed in accordance with Policies SG13 and SG17 of the South Holland Local Plan, 2006.
10. 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) 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.

ii) 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.

iii) 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.

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

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

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

12. Before each dwelling is occupied the roads and/or footways providing access to that dwelling, for the whole of its frontage, from an existing public highway, shall be constructed to a specification, to first be submitted to and approved by the Local Planning Authority, to enable them to be adopted as Highways Maintainable at the Public Expense, less the carriageway and footway surface courses. The carriageway and footway surface courses shall be completed within three months from the date upon which the erection is commenced of the penultimate dwelling.

Reason: To ensure safe access to the site and each dwelling/building in the interests of residential amenity, convenience and safety.

This Condition is imposed in accordance with Policies SG14 and SG15 of the South Holland Local Plan, 2006.
13. No dwellings shall be commenced before the first 60 metres of estate road from its junction with the public highway, 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 Roman 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.

14. 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.

15. Before the commencement of the development hereby permitted beyond oversite, the detailed design and location of all lighting to be provided to roads and footpaths within the development shall be submitted to and approved in writing by the Local Planning Authority and all lighting utilised in the development shall conform to the details so approved.

Reason: To ensure that the Local Planning Authority retains control over these matters, in the interests of the visual amenity of the overall development, to prevent light pollution and to ensure that the development is adequately lit.
This Condition is imposed in accordance with Policies SG14 and SG17 of the South Holland Local Plan, 2006.

16. 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, unless agreed otherwise with the surface water receiving body, shall be restricted to 1.4 litres per second per hectare;
   c) Provide details of the timetable for and any phasing of implementation for the drainage scheme; and
   d) Provide details of how the scheme shall be maintained and managed over the lifetime of the development, including any arrangements for adoption by any public body or Statutory Undertaker and any other arrangements required to secure the operation of the drainage system throughout its lifetime.

The development shall be carried out in accordance with the approved drainage scheme and no dwelling shall be occupied until the approved scheme has been completed or provided on the site in accordance with the approved phasing. The approved scheme shall be retained and maintained in full in accordance with the approved details.

Reason: To ensure that the site is adequately drained, to avoid pollution, and to prevent increased risk of flooding. This issue is integral to the development and therefore full details need to be finalised prior to the commencement of works.
This Condition is imposed in accordance with Policies SG11 and SG12 of the South Holland Local Plan, 2006 and national guidance contained in Section 10 of the National Planning Policy Framework, 2012.
17. Before the commencement of the development hereby granted, both a foul water strategy and a wastewater strategy shall be submitted to and approved in writing by the Local Planning Authority. The details so approved shall be implemented in full before the development hereby permitted is first brought into use.

Reason: To ensure that the site is adequately drained and to avoid pollution.
This Condition is imposed in accordance with Policies SG12 and SG13 of the South Holland Local Plan 2006.

18. A detailed scheme of construction management to minimise disturbance during the construction process through noise, dust, vibration and smoke shall be submitted to and approved in writing by the Local Planning Authority before the development commences and the construction process shall be carried out in accordance with the scheme so approved. It shall also include a method statement, detailing how construction traffic, site personnel vehicles, materials deliveries and site accommodation will be managed to safeguard highway safety, free passage along Roman Road and residential amenity.

Reason: In the interests of the amenity of local residents. This issue is integral to the development and therefore full details need to be finalised prior to the commencement of works.
This Condition is imposed in accordance with Policies SG14 and SG17 of the South Holland Local Plan, 2006.

19. Before the commencement of the development hereby permitted, full details of the existing and proposed site levels and proposed floor levels of the 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 details so approved.

Reason: To ensure that the Local Planning Authority retains control over the finished site and floor levels of the development, in the interests of the amenity of adjacent residents and its visual and architectural relationship with adjacent 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 Policies SG14 and SG17 of the South Holland Local Plan, 2006.

20. 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.

21. The development hereby permitted shall be carried out in accordance with the measures set out in the Flood Risk Assessment (SM Hemmings, dated 6th December 2016) forming part of this planning application, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development does not increase the risk of flooding or be at risk of flooding.
This Condition is imposed in accordance with national guidance contained in Section 10 of the National Planning Policy Framework, 2012.

22. 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
23. Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore, the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 186 of the Water Industry Act 1991. or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.

Background papers:- Planning Application Working File

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

Appendices attached to this report:
Appendix A Plan A