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 for up to 100 dwellings and the widening of Crease Drove.

2.2 The site is located outside of, but adjacent to, the settlement boundary of Crowland in both the adopted South Holland Local Plan (2006) and the emerging South East Lincolnshire Local Plan (Publication Version - March 2017).

3.0 SITE DESCRIPTION

3.1 The site is approximately 3.67 hectares in size and currently in agricultural use. Directly to the north are the rear of properties at Monks Meadow. To the west is agricultural land. To the east is Crease Drove and on the opposite side commercial land and agricultural land, where planning permission for housing has been granted. To the south is agricultural land and commercial land (Crowland Cranes) beyond. Planning permission has been granted directly to the south to expand Crowland Cranes.

4.0 RELEVANT PLANNING POLICIES

4.1 The Development Plan
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

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 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 No relevant on-site planning history.

6.0 REPRESENTATIONS

6.1 Parish Council
Object on basis of relationship with neighbouring commercial land and incorrect details in application.

6.2 Ward Member - Cllr Astill
Object on basis of relationship with neighbouring commercial land and the deliverability of required highways improvements.

6.3 **LCC Highways and SuDS**
Original objection relating to improvements to Crease Drove withdrawn in context of recent appeal decision on neighbouring land. Pre-commencement conditions required.

6.4 **LCC Education**
Financial contribution of £603,648 requested towards primary, secondary and sixth-form provision.

6.5 **LCC Archaeology**
Further information requested.

6.6 **North Level Internal Drainage Board**
No objection, subject to securing usual consents and discharge rate via condition.

6.7 **Environment Agency**
Original objection overcome, subject to finished floor levels being in accordance with revised FRA information and demountable defences.

6.8 **Anglian Water**
No objection, subject to condition relating to surface water.

6.9 **SHDC Environmental Services**
Standard advice relating to collection of refuse/recycling and adoptable roads.

6.10 **SHDC Housing Strategy**
Policy compliant on-site affordable housing contribution required to be secured via s106 agreement prior to decision. Advice supplied regarding mix, tenure and space standards.

6.11 **SHDC Environmental Health**
Contaminated land condition required and confirmation that submitted noise assessment is acceptable.

6.12 **NHS**
Financial contribution of £44,400 requested to improve Abbeyview Surgery.

6.13 **Lincolnshire Fire and Rescue**
Object unless required water supply infrastructure supplied.

6.14 **John Hayes MP**
Objects on relationship with commercial activity, incorrect information, impact on services, highways, sewage infrastructure and people not being consulted.

6.15 **Public**
There have been 16 objections from members of the public highlighting the following summarised key concerns:
- Highway safety: Crease Drove only single track, pedestrian safety, congestion at nearby junctions, should be no access/egress onto Crease Drove Industrial Estate.
- Loss of agricultural land.
- Lack of infrastructure in Crowland and inability of current provision to cope e.g. doctors, dentists, schools etc.
- Impact upon residential amenity of adjacent properties by virtue of overlooking, being overbearing, loss of light and privacy and increase in noise.
- Concerns over proximity to, and interaction with, nearby commercial activities - impact on residents and business/air pollution.
- Flooding.
- Out of scale.
- Should be on brownfield land.
- Impact on wildlife.
- Concerns over submitted information.

6.16 Comments from a solicitor representing a nearby business have been submitted highlighting concerns over the impact upon industrial businesses and failures of the noise assessment, severe highways impact and the sustainability of the proposed development.

7.0 MATERIAL CONSIDERATIONS

7.1 The key material issues for considerations in this application are:
- Policy
- Highway safety
- Flood risk and drainage
- Character, appearance and impact upon residential amenity of nearby residents
- Other material considerations

7.2 Policy

7.3 The site is located outside of the defined settlement limit of Crowland as outlined in the adopted South Holland Local Plan, 2006 and emerging South East Lincolnshire Local Plan (Publication Version - March 2017). 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 supply of deliverable sites as of 31st August 2017. As per the provisions of Paragraph 49 of the NPPF the Council's Local Plan polices 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, 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. It would, however, clearly result in a loss of agricultural land. The site is not a preferred housing allocation in the emerging Local Plan (Publication Version - March 2017). The evidence base in support of the Local Plan highlights the nearby commercial activity and highway concerns over Crease Drove as reasons for it not being included.

7.8 Crowland is designated as a 'Area Centre' in the adopted 2006 Local Plan and a 'Main Service Centre' in the emerging Local Plan. In both instances a settlement of this nature is expected to play a significant role in delivering the housing target for the plan area.

7.9 In the context of the presumption in favour of sustainable development, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits. The remainder of the report seeks to determine whether this is the case in this instance.

7.10 Highway safety

7.11 A number of concerns have been raised in respect of highway safety, including the perceived inadequacy of Crease Drove, which is predominantly single-track in this location. The application itself includes the widening of Crease Drove in a southerly direction to its junction with Harvester Way. The County Highway Authority originally objected to the scheme, citing concerns over the delivery of these improvements in conjunction with a separately submitted scheme for housing to the east of Crease Drove (H02-0723-16).

7.12 That scheme also included improvement works to Crease Drove but was refused by the Local Planning Authority, for a number of reasons, including the concerns of the Highway Authority. Whilst they did not question the technical suitability of the improvements, concerns were raised over deliverability. The subsequent appeal was allowed by the Planning Inspectorate who deemed that the improvements could be secured via a pre-commencement condition.

7.13 It is within this context that the County Council has withdrawn its objection to this case. Subject to a number of pre-commencement conditions and improvements, County Highways has no objections. These conditions require improvements to Crease Drove between Monks Meadow and Harvester Way. This would involve the widening of the carriageway, together with the provision of a 1.8m footway across the frontage of the site and street lighting.

7.14 In the absence of an objection from County Highways, and the aforementioned appeal decision, 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”. Indeed, a refusal on these grounds in this circumstance could be considered to be unreasonable behaviour on the part of the Local Planning Authority in the context of the recent aforementioned appeal decision.

7.15 Flood risk and drainage

7.16 The site is predominantly located within Flood Zone 2, with pockets of Flood Zone 3, as defined by the Environment Agency (EA). Initial objections from the EA have resulted in a revised site-specific Flood Risk Assessment (FRA) being submitted. The Council's Planning Policy Team have confirmed that sequentially there are sites of the same hazard rating but a higher depth rating identified in the emerging Local Plan (Strategic Flood Risk Assessment - March 2017). On this basis the sequential test is deemed to be passed.

7.17 In terms of making the development safe this results in finished floor levels of 2.6mAOD and demountable defences to all ground floor door openings to 600mm above finished floor levels. Information provided by the applicant shows that existing site levels vary from 2.63mAOD to 1.63mAOD. In general, the levels are higher to the north of the site, adjacent Monks Meadow, decreasing across the site from north to south.
The County Council as Lead Local Flood Authority has no objections with regards to surface water drainage, subject to their standard condition. Anglian Water have also requested further details of the surface water drainage solution.

Character, appearance and impact upon residential amenity of nearby residents

This is an outline application with matters relating to appearance, landscaping, layout and scale being reserved matters. Concerns relating to over-development are considered unfounded given that the density of 100 dwellings on this site would amount to approximately 27 dwellings to the hectare. 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. This would take into account the requirement for increased finished floor levels to mitigate against flood risk.

Significant concern has been raised regarding the interrelationship with the proposed housing and nearby commercial activity, specifically Crowland Cranes to the south. That business has recently been granted planning permission to extend their activities into the parcel of land directly adjoining this application site (H02-0421-17). That application included a noise assessment and is subject to noise restricting conditions. Furthermore, this application is accompanied by a noise assessment, which is to the satisfaction of colleagues in Environmental Health.

Whilst every application should be judged on its merits, a similar site to the south at Harvester Way (H02-1087-14) in similar proximity to the commercial activity was refused and recently went to appeal. The refusal reason cited concerns regarding the interrelationship with existing businesses. In that case, the applicant had submitted a noise assessment to the satisfaction of Environmental Health colleagues and at the subsequent appeal the Planning Inspectorate ruled that this was acceptable. It was concluded that there would be no significant adverse impact on the living conditions of future and neighbouring occupiers or existing commercial operations with regard to noise and disturbance. The Inspector was satisfied that such matters could be satisfactorily determined at the reserved matters stage.

There are clear parallels with this case. As such, on the basis of the submitted noise assessment, that is to the satisfaction of Environmental Health colleagues, it is not considered that there is a defendable reason for refusal on these grounds. Indeed, a refusal on these grounds in this circumstance could be considered to be unreasonable behaviour on the part of the Local Planning Authority in the context of the recent aforementioned appeal decision.

Notwithstanding this, it is considered reasonable to include a condition requiring a further noise assessment to accompany the reserved matters application. This assessment will demonstrate how the interrelationship between the proposed dwellings and existing commercial businesses and allocated employment land to the south has been taken into account in the design and layout of the development. This will ensure that any impact on existing businesses and future occupants of the proposed dwellings is minimised and clear mitigation measures are outlined.

Other material considerations

The applicant has expressed a commitment to delivering a policy-compliant third affordable housing units, to be secured via a s106 agreement. Financial requests have also been requested in relation to education and healthcare provision. The applicant has accepted these requests and not sought to challenge them on the grounds of viability.

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.

Lincolnshire Fire and Rescue have requested fire hydrants to overcome their concerns over water supply. This would be addressed via condition.

Concern has been raised regarding impact upon wildlife. The applicant has submitted a Phase
1 Habitat Survey that highlights no concerns in respect of protected species.

7.30 Concerns over the submitted information and the process of consultation are considered unfounded. The submitted information is considered acceptable in terms of determining this outline application. Consultation has been carried out in accordance with the Council's usual standards and practices as required by national legislation.

7.31 Conclusions

7.32 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 housing 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. Any residual concerns can be satisfactorily addressed when considering full details relating to the access, appearance, landscaping, layout and scale will 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, financial contributions towards education and healthcare provision, and 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:
   Dwg. No's: 1163-2-LP101A and 1163-2-MP02B.
   Noise Assessment Report (Blue Tree Acoustics, Ref: 02707-870100, dated 21/10/2016).

Reason: For the avoidance of doubt and in the interests of proper planning.
3. The following matters are reserved for subsequent approval by the Local Planning Authority and no development to which these matters relate shall be carried out until these matters have been approved, viz:

   i) detailed drawings of the estate layout to a scale of not less than 1:500 and including road and plot layouts;
   ii) detailed drawings to a scale of not less than 1:100 showing the siting, design and external appearance of each building, including a schedule of the materials to be used for external walls and roof;
   iii) the siting and design of any vehicular access to a highway or estate road;
   iv) the means of foul and surface water disposal;
   v) details of landscaping and tree planting;
   vi) the existing and proposed site levels and floor levels of the buildings and hard surfaced areas.

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

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

4. The development hereby permitted is limited to no more than 100 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.
The development hereby permitted shall not be commenced until a scheme to deal with any contamination of land or pollution of controlled waters has been submitted to and approved in writing by the Local Planning Authority (LPA) and until the measures approved in that scheme have been implemented. The scheme shall include all of the following measures:

i) a desk-top study carried out to identify and evaluate all potential sources of contamination and the impacts on land and/or controlled waters, relevant to the site. The desk-top study shall establish a 'conceptual site model' and identify all plausible pollutant linkages. Furthermore, the assessment shall set objectives for intrusive site investigation works/Quantitative Risk Assessment (or state if none required). Two full copies of the desk-top study and a non-technical summary shall be submitted to the LPA without delay upon completion.

ii) if identified as being required following the completion of the desk-top study, a site investigation shall be carried out to fully and effectively characterise the nature and extent of any land contamination and/or pollution of controlled waters. It shall specifically include a risk assessment that adopts the Source-Pathway-Receptor principle, in order that any potential risks are adequately assessed taking into account the sites existing status and proposed new use. Two full copies of the site investigation and findings shall be forwarded to the LPA without delay upon completion.

iii) thereafter, a written method statement detailing the remediation requirements for land contamination and/or pollution of controlled waters affecting the site shall be submitted to and approved in writing by the LPA, and all requirements shall be implemented and completed to the satisfaction of the LPA. No deviation shall be made from this scheme. If during redevelopment contamination not previously considered is identified, then the LPA shall be notified immediately and no further work shall be carried out until a method statement detailing a scheme for dealing with the suspect contamination has been submitted to and agreed in writing by the LPA.

iv) two full copies of a full closure report shall be submitted to and approved in writing by the LPA. The report shall provide verification that the required works regarding contamination have been carried out in accordance with the approved Method Statement(s). Post-remediation sampling and monitoring results shall be included in the closure report to demonstrate that the required remediation has been fully met.

Note
The applicant is advised that the phased risk assessment required by the Contaminated Land Scheme Condition should be carried out in accordance with the procedural guidance of the Environmental Protection Act 1990 Part 11A. The applicant's attention is also drawn to the document entitled "Developing Land Within Lincolnshire - A guide to submitting planning applications to develop land that may be contaminated", which can be obtained through the Local Environmental Health Department.

Reason: To assess whether the site is polluted and to address any pollution to ensure a satisfactory development. This issue is integral to the development and therefore full details need to be finalised prior to the commencement of works. This Condition is imposed in accordance with Policy SG13 of the South Holland Local Plan, 2006.

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. No part of the development hereby permitted shall be commenced until such time as details have been submitted to, and approved in writing by, the Local Planning Authority for the structural improvement and widening of Crease Drove, including highway drainage and street lighting, for the section between Monks Meadow and Harvester Way and the provision of a 1.8 metre wide footway across the entire frontage of the Application site, to include street lighting and highway drainage. The submitted details shall also include a programme for the construction of the improvement works which shall, in any event, be completed in their entirety, in accordance with the approved details, prior to the occupation of any dwelling on the permitted development.

Reason: In the interests of safety of the users of the public highway and the safety of the users of the site. This issue is integral to the development and therefore full details need to be finalised prior to the commencement of works.

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

13. 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.

14. 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 Crease Drove. 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 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.

16. 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.
17. 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.

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, including hours of operation, to safeguard highway safety, free passage along Crease Drove 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. 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.
20. Notwithstanding the findings of the submitted Noise Assessment (Blue Tree Acoustics, Ref: 02707-B70100, dated 21/10/2016) a further assessment shall be submitted when application is made to the Local Planning Authority for approval of reserved matters. This assessment will demonstrate how the interrelationship between the proposed dwellings and existing commercial businesses and allocated employment land to the south has been taken into account in the design and layout of the development. This will ensure that any impact on existing businesses and future occupants of the proposed dwellings is minimised and clear mitigation measures are outlined.

Reason: To ensure that there is no noise nuisance to future residents. This issue is integral to the development and therefore full details need to be finalised prior to the commencement of works.

This Condition is imposed in accordance with Policy SG17 of the South Holland Local Plan, 2006.

21. No development shall commence until a scheme for the provision of infrastructure to ensure the availability of water supplies to the Fire Service in the event of an emergency, have been submitted to and approved in writing by the Local Planning Authority. The details as approved, including timings of delivery, shall be fully implemented before the development is first brought into use and shall be retained thereafter.

Reason: In the interests of fire safety. This issue is integral to the development and therefore full details need to be finalised prior to the commencement of works.

22. 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.

23. The development hereby permitted shall be carried out in accordance with the measures set out in the Flood Risk Assessment ((BWB Consultancy, Ref: CDR-BWB-EWE-XX-RP-EN-0001_FRA Rev P3, dated 28th July 2017) 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:

- Finished floor levels will be set no lower than 2.6mAOD.
- Demountable defences will be installed to all ground floor door openings to 600mm above finished floor levels.
- Flood resilience and resistance measures will be incorporated into the proposed development as stated in the FRA.
- The dwellings will be two storey.

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.

25. The Local Planning Authority has acted positively and proactively in determining this application by assessing it against all material considerations, including national guidance, planning policies and representations that have been received during the public consultation exercise, and by identifying matters of concern within the application and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal.

This decision notice, the relevant accompanying report and the determined plans can be viewed online at http://planning.sholland.gov.uk/OcellaWeb/planningSearch
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Appendices attached to this report:
Appendix A Plan A