Report of: Development Manager

To: Planning Committee - 8 November 2017

(Author: Mark Simmonds - Planning Officer)

Purpose: To consider Planning Application H04-0244-16

Application Number: H04-0244-16  Date Received: 14 March 2016

Application Type: OUTLINE

Description: Outline planning application for a residential development of approximately 73 dwellings (Class C3), all matters are reserved, except for access.

Location: Land off Malting Lane Donington

Applicant: Cemex UK Properties Ltd  Agent: Fisher German LLP

Ward: Donington, Quadring and Gosberton  Ward Councillors: Cllr R Clark, Cllr C N Johnson, Cllr J L King

You can view this application on the Council's web site at http://planning.sholland.gov.uk/OcellaWeb/planningDetails?reference=H04-0244-16

1.0 REASON FOR COMMITTEE CONSIDERATION

1.1 In order to update the resolution to approve to reflect the proposed revisions to the Section 106 agreement.

2.0 PROPOSAL

2.1 This application seeks Outline planning application for a residential development of approximately 72 dwellings (Class C3), all matters are reserved, except for access.

2.2 At the Planning Committee on 1 March 2017 it was resolved to grant conditional outline planning permission subject to the applicant entering into a Section 106 Agreement to secure 33.3% on-site affordable housing and the payment of an education contribution.

2.3 A copy of the previous report is appended.

3.0 SITE DESCRIPTION

3.1 As previous report.

4.0 RELEVANT PLANNING POLICIES

4.1 As previous report.
5.0 RELEVANT PLANNING HISTORY

5.1 As previous report.

6.0 REPRESENTATIONS

6.1 As previous report.

7.0 MATERIAL CONSIDERATIONS

7.1 The key consideration is whether the proposed revisions to the provision of on-site affordable housing is acceptable.

7.2 Affordable Housing

7.3 Following the submission of viability evidence, which the Council has independently verified, there is evidence to support the developer's assertion that policy compliant levels of affordable housing cannot viably be delivered. The evidence suggests that 18 affordable homes (25%) could be provided based on a total scheme of 72 homes. Strategic Housing support this view.

7.4 Affordable housing has the meaning as defined in Annex 2 of the National Planning Policy Framework 2012 or any amendment or supplemental guidance issued thereof. Usually the affordable contribution should be provided with a tenure split of 70% in favour of Affordable Rented housing and 30% Intermediate low cost home ownership dwellings. However, to improve the schemes viability and relying on the viability evidence Housing Strategy will seek 67% Affordable Rented dwellings and 33% Intermediate low cost home ownership dwellings.

7.5 For the viability assessment the following mix has been assumed for the affordable homes:

- Affordable rented- 12 homes, 4 x 1 beds, 4 x 2 beds and 4 x 3 beds;
- Intermediate low cost home ownership- 6 homes, 3 x 2 bed houses and 3 x 3 bed houses.

7.6 If the affordable and market mix is considerably different from this in the detailed planning application then there should be an opportunity for the viability to be reviewed. It would be preferable for the affordable housing to be secured through a s106 agreement. The s106 agreement should include an agreed affordable housing scheme detailing the tenure split, property types and sizes, plot numbers, internal floor areas, design standards and the phasing of the affordable housing units.

7.7 It would be preferable for the homes to be built to the 'National Space Standards'. As a minimum the affordable homes should be built to the former Housing Corporation Design and Quality standards which for this development would be at least: 1 beds 2 person 45sqm 2 beds 4 person 67sqm 3 bed 5 person 82sqm 4 bed 6 person 95sqm.

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

7.9 The Strategic Housing Market Assessment also identifies a recommended mix for market housing to meet current and projected housing needs in the district. The recommendation is as follows:

- 1 bedrooms- 5%;
- 2 bedrooms- 35%;
- 3 bedrooms- 45%; and
- 4 bedrooms- 15%.

7.10 The market housing is expected to broadly reflect this.
Conclusion

7.12 Whilst the development proposed is outside the development boundary for Donington the development complies with emerging local plan policy and in any case the Council’s lack of a 5 year housing land supply means that the guidance within the NPPF takes precedence. Moreover, the development is considered to be sustainable in nature, compliant with NPPF guidance, and suitable for delivering much needed housing. With the additional benefits of this development providing a percentage of affordable housing and an education contribution this is a development which should go ahead without delay in accordance with the NPPF.

8.0 RECOMMENDATIONS

8.1 Authorised to grant permission subject to the applicant entering into a Section 106 Agreement to secure 25% on-site affordable housing, a financial contribution towards education provision 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:

   Amended Master Plan - Drwg No: 5752 LM_ASP 2 Revision I and the Flood Risk Assessment (Prepared by Wallingford Hydrosolutions, submitted with the application).

   Technical Note - Land off Malting Lane - Drainage Strategy for Revised Master Plan (prepared by Wallingford Hydrosolutions, submitted December 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 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. Before the commencement of the development hereby permitted beyond oversite 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 Policy SG14 of the South Holland Local Plan, 2006

5. 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.

6. No dwellings shall be commenced before the first 50 metres of estate road from its junction with the public highway, including visibility splays, as shown on drawing number 5752 LM_ASP 2 Revision I 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 Malting lane. 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.

7. 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.
8. Unless any parts of this condition are dispensed with in writing by the local planning authority, the development hereby permitted shall not be commenced until the following have been submitted to and approved in writing by the Local Planning Authority (LPA) and until the measures approved have been implemented:
   i) 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.
   ii) 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.

Reason: To assess whether the site is polluted and to address any pollution to ensure a satisfactory development. This issue is integral to the development and therefore full details need to be finalised prior to the commencement of works.

This Condition is imposed in accordance with Policy SG13 of the South Holland Local Plan, 2006.

9. No development shall take place until a surface water drainage scheme for the site, based on sustainable urban drainage principles and an assessment of the hydrological and hydrogeological context of the development has been submitted to and approved in writing by the Local Planning Authority.

The scheme shall:
   a) Provide details of how run-off will be safely conveyed and attenuated during storms up to and including the 1 in 100 year critical storm event, with an allowance for climate change, from all hard surfaced areas within the development into the existing local drainage infrastructure and watercourse system without exceeding the run-off rate for the undeveloped site;
   b) Provide attenuation details and discharge rates which shall be restricted to 1.4 litres per second per hectare;
   c) Provide details of the timetable for and any phasing of implementation for the drainage scheme; and
   d) Provide details of how the scheme shall be maintained and managed over the lifetime of the development, including any arrangements for adoption by any public body or Statutory Undertaker and any other arrangements required to secure the operation of the drainage system throughout its lifetime.

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

Reason: To ensure that the site is adequately drained, to avoid pollution, and to prevent increased risk of flooding. This issue is integral to the development and therefore full details need to be finalised prior to the commencement of works.

This Condition is imposed in accordance with Policies SG11 and SG12 of the South Holland Local Plan, 2006 and national guidance contained in Section 10 of the National Planning Policy Framework, 2012.

10. The dwellings erected on plots hatched and identified specifically on plan 5752 PP _ ASP3 Revision B dated Feb 2017 shall be single storey only and this shall be reflected in any subsequent application for approval of Reserved Matters.

Reason: In the interests of residential amenity.

This Condition is imposed in accordance with Policies SG14 and SG15 of the South Holland Local Plan, 2006.
11. Before development commences 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 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. A detailed scheme of Construction and Traffic 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. The scheme shall include:

- parking for all vehicles associated with construction including employees cars;
- access for all construction traffic;
- hours of working;
- measures to control dust, noise, vibration and smoke;
- measures to prevent mud and debris entering the public highways by construction traffic including wheel washing facilities.

Construction shall be carried out only in strict accordance with the approved details.

Reason: In the interests of the amenity of the area and to allow the Local planning Authority to retain control over the construction process. This condition is imposed in accordance with policy SG17 of the South Holland Local Plan 2006.

13. Before the first occupation of the development hereby permitted the applicant shall submit to and have approved in writing by the Local Planning Authority details of the design and location of secure cycle storage for each dwelling on the site. No dwelling shall be occupied until the approved secure cycle storage has been provided and shall thereafter be retained.

Reason: To ensure that adequate secure facilities are provided for cyclists using the site, in order to encourage cycling as an alternative means of transport to the private car. This Condition is imposed in accordance with Policy SG15 of The South Holland Local Plan 2006.

14. Before the commencement of the development hereby permitted, a noise and vibration report prepared by a suitably qualified consultant shall be submitted to and approved in writing by the Local Planning Authority. This report shall identify any measures or works necessary to ensure that there is no possible nuisance caused to the proposed residential properties from noise or vibration.

Those measures and works so approved by the Local Planning Authority shall be implemented in full before the development hereby granted is first brought into use.

Reason: To ensure that there is no noise nuisance to nearby residents. This issue is integral to the development and therefore full details need to be finalised prior to the commencement of works. This Condition is imposed in accordance with Policy SG17 of the South Holland Local Plan, 2006.
15. Details of the precautions to be taken to prevent the deposit of mud on public highways by vehicles travelling from the site during construction of the development shall be submitted to and approved in writing by the Local Planning Authority before the development commences. These facilities shall include the provision of wheel washing facilities where considered necessary by the Local Planning Authority. These precautions shall be made available before commencement of the construction of the development and be kept available and in full working order until such time as the Local Planning Authority agrees in writing to their withdrawal or the completion of the development.

Reason: In the interests of highway safety during the construction process. This issue is integral to the development and therefore full details need to be finalised prior to the commencement of works.
This Condition is imposed in accordance with Policies SG15 and SG17 of the South Holland Local Plan, 2006.

16. 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.

17. 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 shall be fully implemented before the development is first brought into use and shall be retained thereafter.

Reason: In the interests of fire safety

18. Before the commencement of the development hereby granted, details of the means of foul water disposal 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.

19. Prior to any development commencing on site, 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.

Background papers:- Planning Application Working File

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Appendices attached to this report:
Appendix A          Plan A
Appendix B          Committee Report from March 2017
1.0 REASON FOR COMMITTEE CONSIDERATION

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

2.0 PROPOSAL

2.1 This application seeks Outline planning application for a residential development of approximately 72 dwellings (Class C3), all matters are reserved, except for access.

2.2 There have been technical issues due to initial requirements from the Environment Agency for a 2m rise in levels on the site. This requirement has now been lifted by the Environment Agency although, due to the very flat topography of the site, there is a technical need to raise levels to enable the drainage of foul and surface water sewers within the site.

2.3 The application was originally for 73 dwellings but the agent has made alterations/amendments to the indicative layout to reduce impacts upon neighbouring properties where a relatively new residential development is situated close to the application site boundary.

2.4 There have been amendments submitted to address drainage and land level issues. The illustrative masterplan has now been completely redesigned to incorporate a central swale to reduce the lengths of surface water sewers and therefore to reduce ground raising.

2.5 The original proposals included raising ground levels 1.7M above existing ground levels. Due to the amendments mean the proposed land raising is now between 0.8 and 1.2M above the existing ground levels. This can be controlled by condition.
2.6 There are no surface water sewers within the vicinity of the site and as a consequence the drainage documents propose discharge into the IDB watercourse. Discharge into the IDB watercourse will be at greenfield surface water runoff rates due to the proposed provision of a SUDs scheme.

3.0 SITE DESCRIPTION

3.1 The site is located at the southern side of Donington and is agricultural land sited between a commercial site and residential properties including a recently constructed affordable housing development to the south. The site’s topography is flat and the site lies on a lower level than the majority of neighbouring development. Existing dwellings on Malting Lane and Williams Close (to the north east corner of the site) are built on approximately the same level as the site.

3.2 The site is identified as a preferred housing site in the emerging South East Lincolnshire Local Plan. (identified as DON008 in July 2016 Consultation).

3.3 The site falls outside of but adjacent to the development boundary for Donington as designated on the relevant South Holland Local Plan 2006 Inset map.

3.4 To the north and south western boundary of the site is an IDB watercourse running around the perimeter of the site. The IDB’s requirement for a 9M no-build easement to this watercourse also serves to soften impacts to neighbouring properties.

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.

4.2 Policy SG1 - General Sustainable Development
Policy SG2 - Distribution of Development
Policy SG3 - Settlement Hierarchy
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 Open Countryside including Other Rural Settlements
Policy HS8 - Affordable Housing
Policy HS11 - Open Space in New Residential Developments

4.3 If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, Section 38 (6) to the Town and Country Planning Act as amended by the 2004 Act states that the determination must be made in accordance with the plan unless material considerations indicate otherwise.
4.4 National Guidance

National Planning Policy Framework (NPPF), March 2012

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 8 - Promoting healthy communities
Section 10 - Meeting the challenge of climate change, flooding and coastal change

4.5 Planning Practice Guidance (PPG), 2014

5.0 RELEVANT PLANNING HISTORY

5.1 The site itself has no recent relevant planning history.

5.2 An affordable housing development of 39 houses and 12 apartments (Arnhem Way) has recently been completed on land to the south east of the site, (HO4-1081-13). Two houses (Williams Close) have also recently been constructed to the north east of the site (H04-0967-13).

6.0 REPRESENTATIONS

6.1 Ward Councillor

Cllr J King

Have some reservations that as these appear to be higher, possibilities of neighbours being overlooked. Also there have been historical issues with the drainage and sewerage in and around Malting Lane extra housing may put added pressure on this.

6.2 LCC County Highways

No objection raised. Concerns about the amount of earth to be moved to the site to raise levels. This matter can be addressed via a condition requiring the provision of a Construction Method Statement before development commences.

6.3 SHDC Housing Strategy Officer

Comments - no objection.

6.4 LCC Education

Request a contribution of £157,870.

6.5 LCC Archaeology

No objection. Initial objection resolved following additional submissions and geophysical survey.

6.6 SHDC Environmental Protection

Comments regarding waste collection and land contamination. Access roadways to residential properties should be constructed to an adoptable standard under an agreement with Lincolnshire County Council so that they will become public highways. This will enable refuse/recycling collections to be carried out from outside individual properties without the need for communal collection points. This proposal appears to have a large number of properties (to the west of the site) on private driveways which will require communal collection points. These matters can be controlled by condition.
6.7 Internal Drainage Board

Comments regarding water run-off rates. Require condition to control surface water to greenfield surface water run-off rates. The IDB commented following the latest submission by the applicant that the reduction in land raising and the central swale structure are to be welcomed. The IDB wishes to see some form of mitigation along the eastern boundary to ensure no adverse impact upon any surrounding land or property. In terms of the land next to the IDB watercourses (i.e. within the 9M no-build easement), there must be no land raising as this would impact upon the board's ability to maintain its watercourse by mechanical means. This matter can be controlled by condition.

6.8 Anglian Water

No objection. Anglian Water have raised concern about the impact of the development on the local foul sewage network, however, they have advised that this matter be addressed through a condition requiring that no development commence until a Foul Water Strategy has been submitted and approved.

6.9 Environment Agency

No objection. No conditions required.

6.10 Lincolnshire Fire and Rescue

Objection as they require a fire hydrant in the centre of the site. As Members are aware the provision of a fire hydrant is a matter for Building Regulations.

6.11 Lincolnshire Police

No objection, good design making effective use of a cul-de-sac design, designing out crime etc advice comments.
A total of 8 comments on the proposal were received by the Council.

Objections were received concerning:

- Impact on existing infrastructure including schools and doctors;
- Capacity of highway network and highway safety;
- One entrance inadequate for development which is inadequate;
- Increases in traffic from new housing;
- Disproportionate level of affordable housing in area - 77 properties with those at Arnhem Way;
- Logistics of trucking in soil to raise land levels;
- Drainage concerns regarding exacerbating existing drainage, sewerage and surface water problems;
- Concerns about flooding and surcharging and impacts upon residential properties due to run off from raising land levels;
- Impacts on amenity of existing properties due to increase in land levels and loss of privacy and overlooking.
- Fencing to be erected around our boundary before any work on the site to reduce the noise and dust.

- The heavy site traffic will cause severe disruption and hazard to our health and property for over 2 years. This will be caused by pollution, vibration to foundations walls, flooding etc. An alternative access should be negotiated through the HGV yard to alleviate problems along Malting Lane.

- Issues with previous estate - piling, noise, vibrations, damage to property - cracks - loss of value. Mud and dirt on the road. Like living on a building site.

- The finished floor levels are too high - impinge on our privacy and other bungalows along Malting Lane. At least bungalows should be placed behind ours and the other five along Malting Lane. We hope the planning committee look at our and other comments sympathetically and refuse or defer planning for a number of years.

- The amount the ground is to be raised is still not clear. Any raising of the ground level will have an adverse effect upon our premise. From the amended plans it would appear that the proposed building immediately to the rear of our property will be flats of 2 or more storeys this alone will allow the top flat windows to invade my privacy and if the ground level is hired it will make the invasion even more severe.

- Concerns about public amenities area - if it is an area where persons can gather and play games and deposit litter there will be noise and disturbance 10-12 metres from back door which is intolerable.

- Light and noise pollution causing stress to wildlife and local dwellings.

- Raising of land? I feel this is to get fall for sewerage, which is wrong, septic tanks may be more suitable as sewerage system is overstretched at present with the addition of Arnhem Way and people getting blockages along Malting Lane at present. I also notice that there is no comment visible from Anglian Water, is it again a position that they will only sort when everyone is blocked up?

- On the drawing showing the proposed ground levels of the site, it is acknowledged by Ms Hannah Godley that the floor level of my bungalow and that of Mr Turner will be 27cm lower than the finished floor levels of the dwellings on the development. This means that the approximate finished level of the development land will be 27cm or 0.27m higher than my land. The height of the development land to the west of my property is shown as being 3.2m which means this land will be approximately 37cm or 0.37 of a metre higher than my land. I was always believed that water will find its own level which by my reckoning is my land. Ms Godley's assertion that it is nor a substantial amount loses site of the fact that any flooding will have an impact on the premises. I have no doubt that the house insurance companies will think it substantial enough to increase the insurance premium if there is a risk of flooding. My understanding is that this proposal must not have adverse effect upon surrounding property. I suggest that this latest amendment will fail that test.

- Mr Turner and I are already experiencing difficulty's with the high water table on our land. Due to the heavy rain fall of earlier this year the water table has risen and filled the soakaway that were installed for the use of our private sewage plant. The water in the soakaway will not drain
away and runs back into the sewage plant due to the blue clay that is under our property not being porous. This problem is already evident and when the proposed development land is higher this in my opinion will only make the present problem worse. I would suggest that the flood risk and drainage consultants employed by Fisher Germain are unaware of this problem and therefore have not taken it into consideration when arriving at their proposed solution. I am aware that Mr Turner has sent you pictures of the amount of water that collects along the northern boundary outside of our properties. Having the land higher than our gardens may cause this water to drain into gardens rather than towards the Swales as suggested in Ms Godley’s report. Again it fails the test of not causing any adverse effect on the surrounding properties.

- Objections have been received from neighbours stating that they suffer from existing drainage problems, their sewerage plant had to be emptied a number of times due to surface water back filling the system. They have had to have a pumped system installed at considerable expense. The water runs along the land behind their fence “like a brook”.

- As far as I'm aware we have no more real room at the local surgery and dentists. Schools are also full and this mass expansion needs to have more provided by the construction firm to support the local infrastructure.

- Percentage of affordable housing whilst I appreciate that social/affordable housing is desperately needed - surely the ratio of the types of houses should be taken into consideration. The Arnhem Way development is 53 homes which are all "affordable homes" If the proposed development is 73 homes and 33% have to be affordable this makes 24 of these homes to be affordable - add this to the 53 from Arnhem Way making a total of 77 affordable homes in a small area with just 49 of the homes left for sale. This makes for a very unbalanced proportion.

6.13 Developers Response to Objections:

6.14 "Impact of Construction on Residents

6.15 It is noted that local residents have experienced significant disturbance as a result of the construction of the consented development to the south-east of the Site.

6.16 The impact of the construction of the proposed development can be appropriately mitigated through the provision and approval of a Construction Method Statement by the Council. The Statement will set out and agree with the Council the proposed days and hours of working, methods to reduce dust arising from the development, provisions relating to parking of construction traffic on Malting Lane and any other matters as appropriate.

6.17 Impact on Highway Network

6.18 The planning application has been submitted with a Transport Assessment which has considered, in detail, the proposed new access on Malting Lane and the impact that the development will have on the surrounding highway network.

6.19 The Transport Assessment concludes that the proposed access will operate satisfactorily in both the morning and evening peak hours. Capacity modelling of the local highway network has also been undertaken and this demonstrates that the development will not have a negative impact on junctions in the surrounding area.

6.20 Moreover, the Transport Assessment was prepared in liaison with the Local Highway Authority who have confirmed that in principle, they support the proposed access point onto Malting Lane and that they have no objection to the principle of a new residential development at this location.

6.21 Layout of Development/Impact on Neighbour Amenity

6.22 This is an outline planning application with all matters reserved for future determination, except for access. As such the Council will at reserved matters stage, retain full control over the detailed layout, scale and appearance of the proposed dwellings and the boundary treatments of the development site.
6.23 Notwithstanding this, the applicant has worked proactively to completely redesign the Illustrative Masterplan to minimise the impact of the development on neighbouring dwellings (as well as incorporate an additional swale for the SUDS).

6.24 All of the concerns raised by the public regarding overlooking/overbearing/loss of privacy have been in relation to the proposed dwellings in the north eastern corner of the site (i.e. adjacent to the existing bungalows on Williams Close and Malting Lane). As is recognised within the public comments, the provision of single storey dwellings in this part of the site is an appropriate way to prevent the proposed dwellings overlooking the existing bungalows on Williams Close and Malting Lane.

6.25 Moreover, it is noted that the swale incorporated within the Masterplan redesign has served to reduce the length of the surface water sewers. This has reduced the ground raising proposed in the original Flood Risk Assessment of approx. 1.7 m above existing levels to 0.8 m - 1.2 m above the existing ground levels. Finished Floor Levels of the bungalows on Williams Close sit at 2.83 mAOD, the proposed Finished Floor Level of the dwelling in the north eastern corner of the site is 3.0 mAOD, this is 17cm higher than the Williams Close bungalows. The reduction also reduced the potential for residential overlooking.

6.26 All of these matters can be controlled via conditions.

6.27 Impact on Drainage

A full Flood Risk Assessment (FRA), incorporating an indicative drainage strategy for the Site has been submitted with this planning application.

6.28 Surface Water Drainage

The FRA confirms that the proposed discharge rate of surface water from the development is limited to the Greenfield run-off rate of 1.3 l/s/ha. Consequently, the development will not result in an increase in flooding elsewhere. The surface water from the development will be discharged into the IDB watercourse, adjoining the northern boundary of the site.

6.29 The applicant has stated that the development can provide land drainage measures at the boundaries of the site that lie adjacent to the Williams Close and Malting Lane bungalows. This will ensure that surface water from the development will be captured and not worsen the land drainage issues these residents experience. The applicant has also offered to provide a drainage route to the IDB watercourse so that existing residents can discharge their surface water into the IDB watercourse also. This is not required for the development but will provide an improvement to the existing position of adjacent properties.

6.30 Foul Sewerage

Residents have expressed concern that the local foul sewage network will not be able to accommodate the development.

6.31 Anglian Water's response has confirmed that whilst they do not object to the development, they do consider that there will be an increased risk of flooding downstream. Anglian Water have advised that this matter can be addressed through a Foul Water Strategy.

6.32 The condition that Anglian Water have requested will ensure that the development can only take place once this issue has been resolved.

6.33 Impact on Donington's Facilities

As part of the process of determining this planning application, the Council has sought the views of various Statutory Consultees who are service providers (such as the County Council as Education Authority).
6.34 As a result of the comments received, it has been identified that a financial contribution towards the Donington Cowley Endowed Primary School is required to mitigate the impact of the proposed development.

6.35 **Percentage of Affordable Housing**

The percentage of affordable housing offered by the development is in line with the Council's Adopted Policy HS8 of the South Holland Local Plan (2006).

6.36 **Increased Crime**

Lincolnshire Police have been consulted on the planning application and as stated previously they have confirmed that they have no objections to the scheme.

7.0 **MATERIAL CONSIDERATIONS**

7.1 The key material issues for considerations in this application are:
- Policy;
- Flood risk and drainage;
- Highway safety;
- The appearance and character of the development and likely impact upon residential amenity of nearby residents; and,
- Other material considerations (affordable housing).

7.2 **Policy**

The site is located outside of, but adjacent to, the defined settlement limit of Donington in the adopted South Holland Local Plan, 2006, and in planning terms is in the open countryside. In this instance, the relevant policy context for determining such an application would normally be Policy HS7, (New Housing in the Open Countryside). In that context, as the proposal is not for rural exceptions affordable housing to meet the needs of agricultural workers, nor to meet any other special countryside need, the usual recommendation would be to refuse planning permission.

7.3 However, the National Planning Policy Framework 2012, (NPPF), is quite clear in its aim to significantly boost the supply of housing. As outlined in Paragraph 47 of that document, 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”.

7.4 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".

7.6 When planning policies are out of date, 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.

7.7 Appeal decisions since the publication of the NPPF highlight that the most significant material consideration is housing land supply, and that local planning authorities cannot rely on arguments that housing need will be addressed in any emerging, local plan. A great number of schemes ranging from small to large in scale, have been approved nationally, at Appeal, on the basis of a lack of a 5-year supply of deliverable housing sites.
7.8 The Council cannot currently demonstrate a 5-year supply of deliverable sites, as per the requirements of Paragraph 47 the NPPF. Using the objectively assessed need (OAN) identified in the Council’s most recent Strategic Housing Market Assessment (SHMAA), and including a 20% buffer, (to make up for the Council's persistent under delivery of housing), the Council can only currently demonstrate a 3.3 year supply of deliverable sites (as of 31/12/16).

7.9 As per the provisions of Paragraph 49 of the NPPF, the Council’s Local Plan policies relevant to the supply of housing are out-of-date. As such, planning permission should be granted unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

7.10 Members should note that the site has been assessed as part of the South East Lincolnshire Strategic Housing Land Availability Assessment (SHLAA) published in January 2016. The site, referenced within the SHLAA document as DON008, and assessed as having capacity for up to 108 dwellings (should the density of the development be 30 dwellings per hectare), is considered suitable for residential development. This indicates the site is sustainable in general terms and appropriate in general planning terms.

7.11 Donington is a sustainable settlement with a range of facilities and services. In adopted planning policy it is identified as an ‘Area Centre’ and therefore a focus for growth. Moreover, in emerging South East Lincolnshire Local Plan it is recognised as a ‘Main Service Centre’ and therefore it continues to be recognised as a sustainable settlement for housing development. Given the location of the site adjacent to the built-up area of Donington, within close proximity to facilities and services available in the town centre, the proposals are considered to be sustainable development in principle.

7.12 In this context, and taking the lack of 5-year housing land supply into consideration, it is considered that a development of the size proposed (up to 72 dwellings) is appropriate for the settlement of Donington. As such, and as per the provisions of the NPPF, permission should be granted, unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF, indicate that development should be restricted.

7.13 The remainder of this section of the report considers the other material considerations to be taken into account in determining whether any adverse impacts of granting permission for 72 dwellings in this location would significantly and demonstrably outweigh the benefits of housing development in this particular location, as per the provisions of the NPPF.

7.14 Flood risk and drainage

The site is located in Flood Zone 3 as defined by the Environment Agency. A Flood Risk Assessment (FRA) has been submitted alongside the application. The FRA highlights pre-application correspondence from the Environment Agency that confirms that the site is protected by flood defences and that should these breach it would be unaffected.

7.15 When the planning application was submitted, the Environment Agency issued a requirement that the Finished Floor Levels of the proposed dwellings be set at 2M above the existing ground levels (as a flood preventative measure). However, the Environment Agency removed this requirement when they reviewed their position again and recognised that the Strategic Flood Risk Assessment demonstrated that Donington was not at risk of flooding and that the purpose of the proposed ground raising is merely to enable the sewers within the site to drain by gravity. As such, they recognised that it was outside of their remit to specify Finished Floor Levels for the proposed dwellings.

7.16 Notwithstanding the Environment Agency’s position that the site is not at flood risk, it is noted that the site has been sequentially tested through the emerging plan process. The site is identified as a preferred housing site in the emerging South East Lincolnshire Local Plan. The Donington Housing Paper, published in July 2016, highlights that following an initial January 2016 consultation, (where 12 potential housing sites for Donington were identified), the Council screened out many of these sites before they identified 'preferred housing sites' in July 2016. Note: for the South East Lincolnshire Local Plan only 5 of the 12 potential sites were taken forward as preferred housing sites.
7.17 All of the preferred housing sites for Donington that were identified as being deliverable/available within the July 2016 Housing Paper are located within Flood Zone 3. The Housing Paper therefore makes it clear that there are no other sites reasonably available in Donington that would not be located in Flood Zone 3.

7.18 In terms of drainage for the proposed development site, the Drainage Strategy for the Revised Masterplan (submitted December 2016) calculates that the finished floor levels are required to be between 0.8 - 1.2m above the existing ground level to enable the sewers to have the correct gradients to enable them to drain. It is noted that a number of neighbouring developments including the recently constructed affordable housing development (to the south east) and the houses on Cowley’s Road (to the north) are already raised above the existing floor levels of the site.

7.19 Figure 1 within the Revised Drainage Strategy illustrates the difference in ground levels between the proposed and existing dwellings. Figure 1 illustrates that the proposed Finished Floor Levels are 5 - 10 cm higher than the recently constructed affordable housing development (to the south east), and 53 - 33 cm lower than the existing dwellings on Cowley’s Road (to the north). The Finished Floor Level of the 2 recently constructed dwellings to the north east of the site is approx. 17 cm lower than the proposed Finished Floor Level in the north eastern corner of the site. Single storey dwellings are proposed in this location to address residential amenity concerns.

7.20 The Lead Local Flood Authority (County Council) has no objections to the proposal, subject to conditions requiring a surface water drainage strategy to be approved prior to the commencement of development. Members should note that as this is an outline planning application, the final drainage details of the site are a matter reserved for future determination by the Council.

7.21 There has been one objection from a neighbouring resident to the north east of the site regarding drainage/surface water run-off. This objection raised concern that raising land levels will increase the surface water flooding they currently experience within their property.

7.22 The applicant's flood risk engineer and planning agent has given the following responses to the drainage concerns raised by the neighbours:

7.23 Engineer's Response:

"The EA's surface water flood maps do not indicate a significant surface water flooding problem in the vicinity of Mr Wells' property. However, in the detailed design of the ground raising works it would be prudent to ensure that an easement corridor is provided around the periphery of the site in which to provide land drainage measures as appropriate at the toe of the raised embankment, providing a drainage route through to the IDB drains adjacent to the site. This will capture greenfield run-off from the raised embankment and any greenfield run-off from the adjacent existing properties."

7.24 Planning Agent Comment:

"Note: This is a matter of detailed design for confirmation at reserved matters stage, we are happy for the Council to condition a drainage route between the land drainage measures at the bottom of the embankment to the IDB drain to ensure that water from the site will not overspill into the neighbouring properties, this would be subject to confirmation of feasibility during detailed design stage."

7.25 Conditions can be imposed to control surface water run-off and to control/prevent water run-off into neighbouring properties. It is noted that the applicant has offered to provide a drainage route to the IDB drain which would serve to improve the surface water flooding issues that neighbouring resident is currently experiencing within their property. This is not a requirement to make the development acceptable but will benefit adjacent properties.
7.26 The plans and technical details have been assessed by the Environment Agency, the IDB and LCC as Lead Local Flood Authority and none of these bodies have raised any objection to the proposals. It is a requirement that the development must not worsen the drainage environment of the area, there is no requirement for a development to improve the drainage of neighbouring properties.

7.27 Anglian Water do not object to the proposal but have raised concern about the impact of the development on the local foul sewage network, as consider that there will be an increased risk of flooding downstream. However, they have advised that this matter be addressed through a condition requiring that no development commence until a Foul Water Strategy has been submitted and approved. This provides assurance that no development will commence until this matter has been addressed.

7.28 In the absence of any concerns from statutory bodies responsible for flood risk, it is considered that the proposal is acceptable in this regard, subject to the development being carried out in accordance with the submitted FRA and appropriate pre-commencement conditions being discharged relating to surface water drainage.

7.29 **Highway Issues**

County Highways have no objection to the proposal, subject to standard conditions.

7.30 The layout highlights that there is sufficient space for adequate parking to serve the development and a suitable access point. There is no technical/capacity objection from LCC as Highways Authority.

7.31 The Highways Authority have raised concern that HGV movements associated with the construction of the site will have a significant impact on Malting Lane residents. In order to address this concern, the applicant has stated that they are happy for the Council to attach a condition which will require a future developer of the site to provide a Construction Method Statement.

7.32 The proposed number of dwellings, 72, is considered to be acceptable in terms of traffic movements, the local roads are able to handle this increase in traffic movements and the impact upon neighbouring properties would not be unacceptably adverse.

7.33 Cycle storage provision for each dwelling will be secured via condition.

7.34 **Character/Appearance and Amenity**

The applicant has made several changes to the plans especially to the section of the site adjacent to new dwellings to the north - including removing units and agreeing to certain plots being single storey only. The layout, scale, design and appearance of the scheme are acceptable and the development would not have any material or significantly adverse impacts upon any neighbouring residential properties.

7.35 In response to concerns about overlooking and loss of privacy the applicant has stated that:

"In addition to the drainage matters in Mr Wells' comment, I note that he has expressed concern that the Council cannot control whether a single storey dwelling is provided adjacent to his property at reserved matters stage. As you will know, the Council can control this by conditioning a parameters plan for the site.

We are happy to prepare a parameters plan which will outline the area where single storey dwellings and open space will be provided adjacent to the dwellings of Williams Close/Malting Lane." 

A parameters plan setting out the key plots to be single storey only has been submitted and would be tied by condition. It must be noted that an outline plan is indicative only.

**Other Material Considerations**
7.36 Noise
There are commercial operations on the land to the south east the site. The layout of the development as shown in the Masterplan submitted with the application has been designed in response to the recommendations contained within the Noise Survey submitted with this planning application. Environmental Protection does not object to the proposals.

7.37 Affordable Housing
The application is of a size that requires an affordable housing contribution of a third in accordance with Policy HS8 of the South Holland Local Plan (2006).

It is recommended that the affordable housing is secured by way of a Section 106 Legal Agreement.

7.38 Education Contribution
The County Council has requested a financial contribution towards education. The amount sought is £157,870 based on 72 dwellings, however the final amount would be determined at the reserved matters stage.

7.39 Conclusion
Whilst the development proposed is outside the development boundary for Donington the development complies with emerging local plan policy and in any case the Council’s lack of a 5 year housing land supply means that the guidance within the NPPF takes precedence. Moreover, the development is considered to be sustainable in nature, compliant with NPPF guidance, and suitable for delivering much needed housing. With the additional benefits of this development providing a percentage of affordable housing and an education contribution this is a development which should go ahead without delay in accordance with the NPPF.

8.0 RECOMMENDATIONS

8.1 Authorised to Grant Permission subject to the applicant entering into a Section 106 agreement in respect of the provision of affordable housing at a policy compliant 33.3%, a financial contribution towards education provision 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:

Amended Master Plan - Drwg No: 5752 LM ASP 2 Revision I and the Flood Risk Assessment (Prepared by Wallingford Hydrosolutions, submitted with the application).

Technical Note - Land off Malting Lane - Drainage Strategy for Revised Master Plan (prepared by Wallingford Hydrosolutions, submitted December 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 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. Before the commencement of the development hereby permitted beyond oversite 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 Policy SG14 of the South Holland Local Plan, 2006.

5. 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.

6. No dwellings shall be commenced before the first 50 metres of estate road from its junction with the public highway, including visibility splays, as shown on drawing number 5752 LM_ASP 2 Revision I 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 Malting lane. 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.

7. 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.
8. Unless any parts of this condition are dispensed with in writing by the local planning authority, the development hereby permitted shall not be commenced until the following have been submitted to and approved in writing by the Local Planning Authority (LPA) and until the measures approved have been implemented:

i) 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.

ii) 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.

Reason: To assess whether the site is polluted and to address any pollution to ensure a satisfactory development. This issue is integral to the development and therefore full details need to be finalised prior to the commencement of works.

This Condition is imposed in accordance with Policy SG13 of the South Holland Local Plan, 2006.

9. No development shall take place until a surface water drainage scheme for the site, based on sustainable urban drainage principles and an assessment of the hydrological and hydrogeological context of the development has been submitted to and approved in writing by the Local Planning Authority.

The scheme shall:

a) Provide details of how run-off will be safely conveyed and attenuated during storms up to and including the 1 in 100 year critical storm event, with an allowance for climate change, from all hard surfaced areas within the development into the existing local drainage infrastructure and watercourse system without exceeding the run-off rate for the undeveloped site;

b) Provide attenuation details and discharge rates which shall be restricted to 1.4 litres per second per hectare;

c) Provide details of the timetable for and any phasing of implementation for the drainage scheme; and

d) Provide details of how the scheme shall be maintained and managed over the lifetime of the development, including any arrangements for adoption by any public body or Statutory Undertaker and any other arrangements required to secure the operation of the drainage system throughout its lifetime.

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

Reason: To ensure that the site is adequately drained, to avoid pollution, and to prevent increased risk of flooding. This issue is integral to the development and therefore full details need to be finalised prior to the commencement of works.

This Condition is imposed in accordance with Policies SG11 and SG12 of the South Holland Local Plan, 2006 and national guidance contained in Section 10 of the National Planning Policy Framework, 2012.

10. The dwellings erected on plots hatched and identified specifically on plan 5752 PP_ ASP3 Revision B dated Feb 2017 shall be single storey only and this shall be reflected in any subsequent application for approval of Reserved Matters.

Reason: In the interests of residential amenity.

This Condition is imposed in accordance with Policies SG14 and SG15 of the South Holland Local Plan, 2006.
11. Before development commences 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 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. A detailed scheme of Construction and Traffic 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

The scheme shall include:

- parking for all vehicles associated with construction including employees cars;
- access for all construction traffic;
- hours of working;
- measures to control dust, noise, vibration and smoke;
- measures to prevent mud and debris entering the public highways by construction traffic
  including wheel washing facilities.

Construction shall be carried out only in strict accordance with the approved details.

Reason: In the interests of the amenity of the area and to allow the Local planning Authority to
retain control over the construction process.
This condition is imposed in accordance with policy SG17 of the South Holland Local Plan 2006.

13. Before the first occupation of the development hereby permitted the applicant shall submit to
and have approved in writing by the Local Planning Authority details of the design and location
of secure cycle storage for each dwelling on the site. No dwelling shall be occupied until the
approved secure cycle storage has been provided and shall thereafter be retained.

Reason: To ensure that adequate secure facilities are provided for cyclists using the site, in
order to encourage cycling as an alternative means of transport to the private car.
This Condition is imposed in accordance with Policy SG15 of The South Holland Local Plan 2006.

14. Before the commencement of the development hereby permitted, a noise and vibration report
prepared by a suitably qualified consultant shall be submitted to and approved in writing by the
Local Planning Authority. This report shall identify any measures or works necessary to ensure
that there is no possible nuisance caused to the proposed residential properties from noise or
vibration.

Those measures and works so approved by the Local Planning Authority shall be implemented
in full before the development hereby granted is first brought into use.

Reason: To ensure that there is no noise nuisance to nearby residents. This issue is integral to
the development and therefore full details need to be finalised prior to the commencement of
works.
This Condition is imposed in accordance with Policy SG17 of the South Holland Local Plan, 2006.
15. Details of the precautions to be taken to prevent the deposit of mud on public highways by vehicles travelling from the site during construction of the development shall be submitted to and approved in writing by the Local Planning Authority before the development commences. These facilities shall include the provision of wheel washing facilities where considered necessary by the Local Planning Authority. These precautions shall be made available before commencement of the construction of the development and be kept available and in full working order until such time as the Local Planning Authority agrees in writing to their withdrawal or the completion of the development.

Reason: In the interests of highway safety during the construction process. This issue is integral to the development and therefore full details need to be finalised prior to the commencement of works.
This Condition is imposed in accordance with Policies SG15 and SG17 of the South Holland Local Plan, 2006.

16. 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.

17. 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 shall be fully implemented before the development is first brought into use and shall be retained thereafter.

Reason: In the interests of fire safety

18. Before the commencement of the development hereby granted, details of the means of foul water disposal 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.

19. Prior to any development commencing on site, 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.

Background papers:- Planning Application Working File

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Appendices attached to this report:

Appendix A  PLAN A