

SOUTH HOLLAND DISTRICT COUNCIL

Report of: Development Manager

To: Planning Committee - 11 March 2020

(Author: Polly Harris-Gorf - Principal Planning Officer)

Purpose: To consider Planning Application H14-0137-19

Application Number: H14-0137-19

Date Received: 06 February 2019

Application Type: FULL

Description: Proposed development of 63 houses with vehicular access from Surfleet Road

Location: Land South of Green Lane/East of Bacons Lane Pinchbeck Spalding

Applicant: Mr J Kirk

Agent: Matrix Planning Ltd

Ward: Pinchbeck and Surfleet

Ward Councillors: Cllr S A Slade
Cllr J Avery
Cllr E J Sneath

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

<http://planning.sholland.gov.uk/OcellaWeb/planningDetails?reference=H14-0137-19>

1.0 REASON FOR COMMITTEE CONSIDERATION

1.1 Issues raised warrant Committee consideration.

2.0 PROPOSAL

2.1 This full application proposes the development of the site to provide 63 dwellings, with vehicular access from Surfleet Road.

2.2 The application is supported by a Planning Statement, Heritage Statement, Land Contamination Assessment and reports, Topographical Survey and Flood Risk Assessment and Drainage Strategy.

2.3 Since submission additional work has been undertaken in the form of a Phase 1 Desk Study & Phase 2 Ground Contamination Investigation Report. In addition design changes have been made to the layout of the development, the dwelling sizes and agreement to the payment of the S106 contributions has been submitted.

2.4 The application proposes a mix of detached and semi detached and terraced two storey dwellings and bungalows, providing 1 to 5 bedroom properties and 18 affordable dwellings are proposed (28.57% affordable housing contribution). The mix of dwellings proposed is as follows: 2 x one-bedroom bungalows; 6 x two-bedroom bungalows; 15 x three-bedroom bungalows; 15 x two-bedroom two-storey dwellings; 12 x three-bedroom two-storey dwellings; 2 x four-bedroom two-storey dwellings; 11 x five-bedroom two-storey dwellings.

2.5 The application sets out that the homes are to reflect the 'National Described Space Standards' and these standards are to be applied to all units (market and affordable).

The affordable housing provision would be 2 x one-bedroom bungalows, 11 x two-bedroom dwellings and 5 x three-bedroom dwellings, which represents a 28.57% affordable housing contribution.

- 2.6 Vehicular access is proposed to the site from Surfleet Road, with pedestrian links only to Green Lane, Bacons Lane and Surfleet Road.
- 2.7 Open space is proposed to provide a sensory garden, a children's play area and a smaller open space. The plans indicate a soft landscape edge around the site.
- 2.8 As well as a 28.57% affordable housing contribution, contributions are proposed to be paid for NHS provision (£41,580) and £15,000 for provision of cemetery facilities, with the latter payment being made to the Parish Council. These contributions would be provided via a S106 legal agreement.

3.0 SITE DESCRIPTION

- 3.1 The application site is some 4.07 hectares of agricultural land and is accessed from Surfleet Road. It is located outside of, but adjacent to, the defined settlement limit of Pinchbeck. The southern boundary is marked by a drainage ditch. Beyond this lie houses facing Milestone Lane, and domestic gardens.
- 3.2 Open countryside lies to the north, and west. The B1356 Surfleet Road marks the eastern boundary, beyond which lies open countryside. The western boundary is Bacons Lane and the associated drainage ditch.
- 3.3 The current application site incorporates a smaller site of 2.235 hectares that has already been approved in outline for a development of 40 dwellings by the Council (H14-0549-17 refers. Approved 6 March 2019). This extant consent covers 55% of the current application site.
- 3.4 The site is within Flood Zone 3, and site investigations have identified contamination on the site. These matters are addressed below.

4.0 RELEVANT PLANNING POLICIES

4.1 The Development Plan

4.2 South East Lincolnshire Local Plan, March 2019

- 4.3
- 01 Spatial Strategy
 - 02 Development Management
 - 03 Design of New Development
 - 04 Approach to Flood Risk
 - 05 Meeting Physical Infrastructure and Service Needs
 - 06 Developer Contributions
 - 10 Meeting Assessed Housing Requirements
 - 11 Distribution of New Housing
 - 12 Reserve Sites
 - 17 Providing a Mix of Housing
 - 18 Affordable Housing
 - 28 The Natural Environment
 - 30 Pollution
 - 31 Climate Change and Renewable and Low Carbon Energy
 - 32 Community, Health and Well-being
 - 36 Vehicle and Cycle Parking
 - APPENDIX 6 Parking Standards
 - APPENDIX 8 Developer Contributions for Education Facilities
 - APPENDIX 9 Developer Contributions for Health Care Facilities

4.4 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.

4.5 National Guidance

4.6 National Planning Policy Framework (NPPF), 2019

4.7 2. Achieving sustainable development
4. Decision-making
5. Delivering a sufficient supply of homes
8. Promoting healthy and safe communities
9. Promoting sustainable transport
11. Making effective use of land
12. Achieving well-designed places
14. Meeting the challenge of climate change, flooding and coastal change
15. Conserving and enhancing the natural environment

4.8 Planning Practice Guidance (PPG)

4.9 National Design Guide

5.0 **RELEVANT PLANNING HISTORY**

5.1 H14-0549-17. Outline. Residential development - 40 dwellings with access from Surfleet Road. Approved 06-03-19. This application is extant.

5.2 To give some context to application H14-0549-17, the grant of approval was justified at the time of agreement as it was not considered that there would be any adverse impacts that would significantly and demonstrably outweigh the benefits of delivering 40 dwellings in this location.

5.3 This outline permission granted a development of up to 40 dwellings, subject to a Section 106 legal agreement to secure 25% affordable housing provision, and no LCC contributions for education or the NHS. Neither bodies made a request for contributions at the time of consideration of this earlier application.

6.0 **REPRESENTATIONS**

6.1 Pinchbeck Parish Council

Support the application.

Have requested a contribution towards the provision of cemetery facilities by the payment of a sum of £15,000.

Pinchbeck Parish Council are now under pressure to access funding for a new cemetery which it is planned is to be located off Blue Gowt Lane on a Parish Council owned allotment field.

Officer note - The costed proposals would enable a significant contribution to the first phase of the new cemetery scheme, and would partially fund the provision of railings, pedestrian and vehicular gates, bollards, the installation of paths/access, a brick shed, signage, alteration to the road junction, a mains water supply, on-site electricity installation, lamp posts and landscaping.

6.2 South East Lincolnshire Joint Policy Unit

Recognising that a significant part of the site already has a planning permission with no S106 provision, should this proposal meet all of the required S106 obligations for the whole site, the additional contributions may be considered sufficient to be a material consideration which would outweigh the Plan.

6.3 SHDC Housing Strategy

From the amended plans the developer is attempting to increase the affordable proportion to provide 18 of the 63 homes as affordable housing, which equates to 28.57%.

The revised plans propose to include 2 x 1 bed houses, 11 x 2 bed houses and 5 x 3 bed houses. In the amended schedule of house types reference is made to some of the 2 bed houses as 3 person and the 3 bed houses as 4 person.

Policy 17: Providing a mix of housing advocates a mix of house types and sizes. To best meet needs identified in the Strategic Housing Market Assessment 2017, the affordable housing mix should comprise of the following: 3 x 1 bed houses, 5 x 2 bed houses and 3 x 3 bed houses for affordable rented housing and 2 x 2 bed houses and 2 x 3 bed houses for shared ownership.

6.4 SHDC Environmental Health

No objection.

6.5 SHDC Environmental Protection

The applicant has provided sufficient information to demonstrate that a safe development may be achieved at this location. No objection subject to conditions set out below.

6.6 LCC Highways / SUDS

No objection subject to conditions set out below.

6.7 LCC Historic Environment Officer

This site has been subject to a thorough programme of evaluation prior to application. Confirm that based on these results, no further archaeological input is required.

6.8 LCC Education Planning Manager

Has confirmed no request for a contribution.

6.9 NHS England

Provision of a contribution of £660 per dwelling is requested, totalling £41,580.

6.10 Police Crime Prevention Design Advisor

No objection.

6.11 Environment Agency

The previous use of Area 2 within the proposed development site as a landfill presents a risk of contamination that could be mobilised during construction to pollute controlled waters. Controlled waters are particularly sensitive in this location because the proposed development site is adjacent to surface water drains that potentially could flow towards the River Glen.

The application's site investigation report demonstrates that it will be possible to manage the risks posed to controlled waters by this development. Further detailed information will however be required before built development is undertaken. We believe that it would place an unreasonable burden on the developer to ask for more detailed information prior to the granting of planning permission but respect that this is a decision for the Local Planning Authority.

In light of the above, the proposed development will be acceptable if a planning condition is included requiring the submission of a remediation strategy. This should be carried out by a competent person in line with paragraph 178 of the National Planning Policy Framework.

Without these the Environment Agency would object to the proposal in line with paragraph 170 of the National Planning Policy Framework because it cannot be guaranteed that the

development will not be put at unacceptable risk from, or be adversely affected by, unacceptable levels of water pollution.

Suggest pre-commencement conditions relating to a remediation strategy to deal with the risks associated with contamination of the site, a verification report demonstrating the completion of works set out in the approved remediation strategy, drainage systems for the infiltration of surface water to the ground. Also recommend conditions and advice in relation to flood risk and foul drainage.

6.12 Anglian Water

No objection subject to conditions regarding foul water and surface water drainage works.

6.13 Welland and Deepings Internal Drainage Board

There is a requirement for a 6m access and easement strip.

Surface water discharge is acceptable subject to IDB consent.

6.14 Public:

10 objections have been received, raising the following issues with the original submission:

- Too many planning applications are being granted in the village
- There are 2 further developments for Pinchbeck this will total approx 230 homes
- Coalescence with Spalding
- This is a rural side of the village and this would spoil the landscape & environment
- Outside building boundary & on agricultural land
- Development of land setting a precedent
- Five year housing land supply
- No proof that Pinchbeck needs less affordable housing
- There is not the infrastructure to support a development of this size
- The capacity of schools serving the population
- GPs and emergency service capacity
- Traffic impact and the standard of roads in the locality
- Congestion in the village will increase especially around school times
- The site was used as a tip for all kinds of waste, not just horticultural
- The water in the dyke surrounding the field always has a strange colour from pollutants
- Drainage is very poor on this site
- Surface drainage capability and localised flooding
- Water main is insufficient and too narrow to supply more housing north of Milestone Lane, without a brand-new much bigger water main
- Capacity of electricity supply
- No construction traffic on Cuckoo Lane or Green Lane
- Welcome the application stating road access would be to Surfleet Road only, none to Green Lane, -Bacons Lane, or Cuckoo Lane
- Installation of solar panels
- Impact on trees
- Application not advertised on site

6.15 One Objection has been received, raising the following issues with the revised submissions:

- Vehicle access to the estate is supposed to be only via the main estate road onto the main road
- Prevention of Construction Vehicles/Equipment access to the new estate via the back lanes, instead of only via the main road entrance to the new estate.

6.16 Matters supported:

Provision has been made for play areas as this end of the village

6.17 If Members wish to see these representations in full officers can provide this if required.

7.0 CONSIDERATIONS

7.1 Planning Considerations

7.2 Principle of Development

7.3 Paragraph 12 of the NPPF sets out that *The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.*

7.4 Policy 11: Distribution of New Housing, is supported by, and complementary to Policy 1: Spatial Strategy. Housing allocations and overall housing growth for each settlement are considered to be proportional to existing infrastructure capacity, or are in locations capable of improvement (see Policy 5: Meeting Physical Infrastructure and Service Needs). Additionally, the best available information relating to housing need, development constraints, such as flood risk and access in particular areas, land availability and deliverability have all been taken into account. This is evidenced in the settlement-specific Housing Papers and the Strategic Housing Land Availability Assessment.

7.5 Policy 10: Meeting Assessed Housing Requirements, sets the net increase provision for the plan period (2011 to 2036) for South Holland as 11,681 dwellings, which is a development expectation of 467 new dwellings per annum.

7.6 The site is located outside of, but adjacent to, the defined settlement limit of Pinchbeck as outlined in the SELLP 2019. In this instance, the relevant policy context would usually be Policies 1: Spatial Strategy, which ranks settlements in terms of sustainability.

7.7 Pinchbeck is described as a Main Service Centre, and within the settlement boundaries of the Main Service Centres *development will be permitted that supports their role as a service centre for the settlement itself, helps sustain existing facilities or helps meet the service needs of other local communities.*

7.8 Within the open countryside, Policy 1 states:

7.9 *In the Countryside development will be permitted that is necessary to such a location and/or where it can be demonstrated that it meets the sustainable development needs of the area in terms of economic, community or environmental benefits.*

7.10 As the proposal is neither for rural exceptions affordable housing, nor essential to meet the needs of agricultural workers, the application would not normally be supported. The application site sits outside the defined settlement limits of Pinchbeck, and as such is considered in locational terms to be contrary to the provisions of the SELLP, however this is discussed further below.

7.11 In order to support this the application as an exception to the provisions of the SELLP, the applicant has put forward a package of features for this development proposal, which, when taken as a whole, could be considered to set out a development which could be considered as an exception to the spatial strategy and distribution of housing policies (Policies 1, 10 and 11), when considered in conjunction with the wider benefits to be gained. These matters are addressed below.

7.12 Sustainability

7.13 Paragraph 8 of the NPPF sets out the consideration of sustainable development and sets out the overarching economic, social and environmental objectives.

- 7.14 Paragraphs 7 and 8 of paragraph 14 also explains that there are three mutually dependant dimensions to sustainable development which are social, economic and environmental:
- 7.15 -An Economic Role: the proposal would make a contribution towards the local economy, albeit only during the construction stage.
- 7.16 -A Social Role: the proposal would make a contribution towards the supply of housing required to meet the needs of present and future generations. There are footways between the site and the local shops, school and other facilities which are approximately 1 mile away using pedestrian routes. The site is also on a main bus service which runs between Boston and Spalding. Services and facilities are therefore considered to be reasonably accessible by cycle and public transport and on foot.

The application also proposes provision for NHS contribution and a payment of £15,000 to the Parish Council, which is discussed further below.

- 7.17 -An Environmental Role: The site is adjacent the defined settlement limit for Pinchbeck. Although currently agricultural land, the site is not large within the scale of modern agriculture. The land is grade 2 agricultural land. To deliver the Council's required housing need it is inevitable that some high-grade agricultural land will be lost, and the loss of this particular piece of land would be considered acceptable, especially given the poor quality of the site and the level of remediation that has been identified to clear the site of matter that has been disposed of on the site over the decades.
- 7.18 In the context of the presumption in favour of sustainable development, permission could 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.

7.19 Location of the site and Impact on Pinchbeck

- 7.20 Pinchbeck is considered in the SELLP to be a Main Service Centre, where development will be permitted that supports its role as a service centre for the settlement itself, helps sustain existing facilities or helps meet the service needs of other local communities. The inclusion of Pinchbeck as a Main Service Centre within the SELLP can also contribute to maintaining and improving service infrastructure outside Spalding. But the main justification for its inclusion as a Main Service Centre is that there are significant levels of development within the parish, the boundary of which adjoins the urban edge of Spalding. Whilst the settlement boundary for Pinchbeck will define the settlement it is clearly a location of significant existing service provision.
- 7.21 The site is located on the northern edge of Pinchbeck, and 1.2km from the centre of the settlement. It is accessible by a range of travel modes and is therefore well located for residential development. The following shows services are within acceptable walking distance of the site, and there are existing pedestrian infrastructure including footways. Large areas are contained within cycling distance and the existing cycle infrastructure, including off-road cycle routes are within easy cycle distance. In addition, there are good opportunities for public transport.
- 7.22 A regular bus service exists and there are 6 services to Spalding and Boston that have a variable frequency. The bus stops are 120m & 150m from the new central access of the site.
- 7.23 The B1356 Surfleet Road lies to the east of the site, and this connects to Spalding to the south and Surfleet to the north. This is a 50mph road but visibility splays have been maximised. To the east lies the A16, which runs between Boston to the north, and the Dogsthorpe interchange at Peterborough to the south. The A16 provides connections to the A52 to the north, the A17 towards Kings Lynn to the east, and the A47 and A15 near Peterborough to the south.
- 7.24 The site is sits outside, but adjoins the settlement boundary of Pinchbeck, and is bordered by roadways which separate the field from adjacent land. It is considered that the scheme of 63 dwellings could be accommodated without materially harming the character/appearance of this part of Pinchbeck. The number of properties proposed would enable the inclusion of a

satisfactory landscaping scheme to integrate the development. The proposed development would therefore not have an adverse impact on natural, built or historic assets. There is a hedge around the site, but this can be retained and augmented within the final layout where appropriate.

- 7.25 Objections refer to urban sprawl. However, there is considered to be a sufficient gap between Surfleet and Pinchbeck to accommodate further growth. This site is a discrete parcel of land with clear boundaries. The site is adjacent the development boundary for Pinchbeck so would not look out of place due to its potential relationship with existing dwellings. The enclosure of the land means the land would not be a visual loss to the character of the countryside as there have generally been no views into the site. Some of the hedge is to be removed from the frontage to enable good visibility splays for safe entry and exit into the site, but most of the hedge will be retained.
- 7.26 It is accepted that the development of this greenfield site will result in a change in the character of the immediate area. However, there are not considered to be any significant or demonstrable adverse impacts in this respect that would warrant refusal of this proposal on the grounds of the potential for the coalescence of Pinchbeck and Spalding.
- 7.27 The application would round off the settlement along the line of a field edge and roads, although this is not a primary consideration when looking at the overall benefits of the development.
- 7.28 Design quality and layout
- 7.29 Although it is not a requirement of the SELLP at this location, the applicant has committed to construct the development (market and affordable) to the 'National Described Space Standards'. These standards exceed the former Housing Corporation Design and Quality standards. The house and bungalow designs would be of a traditional approach and would be in keeping with the character of Pinchbeck.
- 7.30 The layout of the proposed scheme sets a single vehicular access point from Surfleet Road, and seeks to provide a residential development where each dwelling fronts the roadway or a drive, and has on plot parking and a private garden.
- 7.31 Open Space Provision
- 7.32 Open space would be provided at the north eastern corner of the site as a play area, and a sensory garden is proposed to the western boundary. A further, smaller open space is proposed to the south east of the site where a pathway would join Surfleet Road. The open space provision represents 16% of the site.
- 7.33 To ensure the provision of the open space and the maintenance and retention of the spaces, a condition is suggested below to require the approval of the details of on-going management arrangements.
- 7.34 Affordable Housing
- 7.35 The application seeks to deliver a mix of detached and semi detached and terraced two storey dwellings and a 28.57% affordable housing contribution, in the form of 18 dwellings is proposed. The affordable housing provision would be 2 x 1 bed houses, 11 x 2 bed houses and 5 x 3 bed houses.
- 7.36 The application sets out that the homes are to be built to the 'National Space Standards' and these standards are to be applied to all units (market and affordable).
- 7.37 It is considered that the delivery of 18 affordable dwellings, as opposed to the 10 on the outline scheme, is a considerable benefit to Pinchbeck in particular and to the wider delivery of affordable dwellings within the District.

7.38 Developer Contributions

7.39 Policy 6: Developer Contributions, sets out the Council's expectations for contributions for proposals, being clear that

Developers will either make direct provision or will contribute towards the provision of local and strategic infrastructure and services required by the development, either alone or cumulatively with other developments. Contributions will be determined having regard to:

- the identified needs generated by the proposed development;
- the viability of the proposed development; and
- the priorities attached to meeting individual local and strategic infrastructure and service requirements.

7.40 Contributions are also required to meet the tests set out in paragraph 56 of the National Planning Policy Framework 2019 (NPPF) and the Community Infrastructure Levy regulations.

7.41 The application also proposes provision for a NHS England contribution of £660 per dwelling, totalling £41,580. In comparison, at the time of the consideration of the outline permission (H14-0549-17) for 40 dwellings with access from Surfleet Road, Approved on 06-03-19, NHS England responded to the consultation exercise and did not seek any contribution as at that time no contribution was identified to be required. NHS England have now identified the need for a contribution and this application as resulted in a full contribution for the whole of the site being agreed; £41,580 for the provision of 63 dwellings, in comparison for £0 for 40 dwellings.

7.42 The LCC Education Planning Manager has confirmed that he has no request for a contribution for education services. For this reason it is not considered reasonable to require payment.

7.43 The Parish Council has requested and the applicant has agreed to a payment of £15,000 to the Parish Council to partially fund the provision of additional burial facilities, for which the Parish Council has identified a need. The planning application for the burial ground is likely to be submitted soon. The costed proposals would enable a significant contribution to the first phase of the new cemetery scheme, and would partially fund the provision of railings, pedestrian and vehicular gates, bollards, the installation of paths/access, a brick shed, signage, alteration to the road junction, a mains water supply, on-site electricity installation, lamp posts and landscaping.

7.44 The case officer considers that the payment and repayment clauses for this element of the contribution would need to be carefully considered, in order that the Parish Council is able to take full benefit of the contribution, given that the monies may not be spent within a standard repayment period, as the cemetery would be provided incrementally.

7.45 It is considered that the contributions set out above are in accordance with para. 56 of the NPPF 2019 and the CIL regulations, in that the contributions are necessary to make the development acceptable in planning terms; directly related to the development; and fairly and reasonably related in scale and kind to the development.

7.46 Impact on Adjoining Residents

7.47 Area 2 of the site has a boundary with the gardens of dwellings within Milestone Lane. Nos 25, 27 and 29 Milestone Lane have back gardens to the boundary of the site, with mature landscaping. No 33 is a detached dwelling in a large garden area and is separated from the site. Between the site and the properties within Milestone Lane, is an IDB controlled drain. This drain requires an easement strip that has been designed in to the proposals.

7.48 The development proposes two detached bungalows (plots 24 and 25) in gardens to back on to the land adjacent to 33 Milestone Lane and to the rear gardens of Nos 25, 27, 2; these rear gardens are variously 5m deep (no25/25a), 7.5m deep (27/27A), and 7m (29/29A). The development would give rise to a variable building to building distance of approximately 15 - 17.5m at the closest points, the closest being 'New Plot 24 (2 rear bedroom windows, a kitchen window and a toilet window) to No27a Milestone with a window to window distance of 17.5m. Plots 24 and 25 also have large side gardens of 11-12.5m width from the end wall, so plenty of space to offer a reasonable relationship with the existing Milestone Lane houses.

- 7.49 The boundary of the gardens of plots 24 and 25 are shown to be landscaped. It is not considered that the location and orientation of the bungalows would cause undue overlooking to the properties in Milestone Lane.
- 7.50 92 Surfleet Road is a detached bungalow, with a 10m deep back garden, located to the south of Area 1 of the application and shares a side boundary. Also along this southern boundary are the long plots associated with properties in Milestone Lane. The dwellings proposed along this boundary are on plots 7, 8, 9 and 10 and are to be detached bungalows. The building to building distance to the side of No.92 would be 24m.
- 7.51 It is considered that the relationships that would be provided by this development would not impact upon the residential amenities of the existing dwellings.
- 7.52 There are dwellings within Bacon's Lane, that look towards the site across the carriageway of the road, which would not be materially impacted with regard to daylight, sunlight or overlooking as the properties are already separated from the site by the Bacon's Lane.
- 7.53 Agricultural land, Contaminated Land and Remediation
- 7.54 Objection has been raised about the loss of agricultural land to housing. This site is Grade 2. Most land within the District is either Grade 1 or Grade 2. To deliver the Council's required housing need it is inevitable that some high-grade agricultural land will be used. Given this context, it is not considered that the loss of this amount of agricultural land in this location, is an issue that would significantly outweigh the benefits of housing development.
- 7.55 In order to bring this land in to use a high level of remediation would be required, and detailed information and investigation has taken place to support this. During investigations on the site landfill and fill materials were found including plastic, brick, concrete, ceramics, nylon, paper, metal, timber, a possible asbestos cement sheet, coal and building rubble. This soil of the application site specifically, is considered to be of poor quality due to the previous use of the land to dispose of these various materials, which has resulted in the contamination of the site.
- 7.56 As a result of the works undertaken to establish the level of contamination on the site and the remediation suggested, the Council's Environmental Protection Officer now has no objections to this scheme, subject to the conditions suggested below to ensure the remediation works being undertaken and the removal of permitted development rights.
- 7.57 Highway Matters
- 7.58 Concerns were raised about vehicular access into and out of the site due to an incline. However, County Highways have no concerns with regard to highway safety, subject to appropriate conditions. In the absence of an objection from Highways, there is no justifiable reason for refusal on Highway safety grounds.
- 7.59 Flooding and Drainage
- 7.60 The application site is located within Flood Zone 3, and an exception case has been put forward, setting out that as a result of the nature of Pinchbeck and Spalding, it is not possible to find land for residential development in this locale that is not within Flood Zone 3. Officers contend however that there is allocated land within the District that is not Flood Zone 3, as allocated within the SELLP, that provides development opportunities for residential provision. For this reason the sequential test is not passed on that basis, however the planning history of this site, that 55% of the site already has an extent planning permission needs to be taken in to account.
- 7.61 In addition, the applicant has demonstrated that the development could take place and would be acceptable in flood risk terms, notwithstanding the fact that there are sequentially preferable sites in the SELLP.
- 7.62 In order for the Exceptions Test to be passed, it must be demonstrated that the proposed

development would provide wider sustainability benefits to the community that outweigh flood risk, and that it will be safe for its lifetime, without increasing flood risk elsewhere and where possible reduce flood risk overall.

7.63 It is accepted that the development would provide wider sustainability benefits to the community through its ability to help meet the housing need, and other benefits including generating employment during the construction period and the provision of public open space.

7.64 In terms of making the development safe, the Flood Risk Assessment provided within the application assessed that the ground floor level of proposed two story buildings should be at a minimum level of 3.85m AOD, which is an average of 500mm above existing ground levels. The ground floor level of any bungalows on the site with bedrooms on the ground floor should be at a minimum level of 4.35m AOD, which is an average of 1m above existing ground levels. This would be higher than existing houses on the adjacent development along Milestone Lane. This would be sufficient to mitigate against flood risk so long as an appropriate design and scale can be achieved.

7.65 The application of the Sequential Test is a known area of complexity in South Holland. However, on the basis on the above information and the position the Council finds itself with respect to the SELLP, it is considered reasonable to conclude that the Exceptions Test can be applied to this site in this instance.

7.66 Infrastructure

7.67 At 3.5.5, the SELLP states: *The provisions of the Local Plan will ensure that housing need within settlements is met. However, going forward the steer of national policy will need to be applied and future speculative and windfall proposals will be required to use a Borough or District wide search area when undertaking the sequential test. This will ensure that development is directed to areas at the lowest risk of flooding and that development in the highest risk areas only proceeds by exception (i.e. meeting the Exceptions Test). Policy 5 facilitates this approach and provides a framework against which future development will be considered. Further guidance on all aspects of development and flood risk can be found in the South East Lincolnshire Strategic Flood Risk Assessment. However, where development is proposed to satisfy an identified need it may be appropriate to reduce the search area to a particular catchment.*

Policy 5 is has specific remit 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, contributions are being provided for NSH and Parish specific facilities are to be provided by the developer.

7.68 Objections have been received regarding the capacity of the water main and the electricity supply. These are matters that would be resolved in conjunction with the service providers. Anglian Water in particular have adopted zonal charging to the developer and assess the need for upgrading the existing Anglian Water system; Anglian Water have introduced this Variable Infrastructure Charge which is paid on every plot a developer builds.

7.69 The purpose of the Variable Infrastructure Charge fund is to ensure that Anglian Water has money available to upgrade their existing infrastructure when a new development puts additional pressure on or when they have insufficient capacity remaining in the system to deal with additional flows from new developments.

7.70 Archaeology

7.71 The assessment by Groundworks Archaeology has highlighted that the site is of overall low-moderate archaeological potential for features of low significance for all historical periods. This is except for the Medieval period where the potential is high for features of low to moderate significance. This is the period where exploitation of the area is likely to be at its greatest.

7.72 The LCC Historic Environment Officer confirms that based on the results of studies undertaken, no further archaeological input is required.

7.73 Conclusion

7.74 It is considered by officers that the site is located outside the defined settlement boundary of Pinchbeck, and this site is a discrete parcel of land with clear boundaries.

7.75 It is considered that the matters discussed above, viz the history of the site, sustainability, Developer Contributions usually required by policy and the additional developer contributions, the design quality and proposed layout, open space provision, Affordable Housing, the remediation of contaminated land and the additional developer contributions are to be considered as a package of contributions. No one element in and of its self would be sufficient to overcome the policy matters, but as a package of works and contributions may be considered sufficient to be a material consideration which would outweigh the Plan, and are sufficient to be considered as an exception to the spatial strategy and distribution of housing policies (Policies 1, 10 and 11), when considered in conjunction with the wider benefits to be gained.

7.76 On balance this application is recommended for approval, subject to a Section 106 agreement and the conditions listed below.

7.77 **Additional Considerations**

7.78 Public Sector Equality Duty

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

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

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

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

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

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

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

7.83 Human Rights

7.84 In making your decision, you should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as South Holland District Council to act in a manner that is incompatible with the European Convention on Human Rights.

7.85 You are referred specifically to Article 8 (right to respect for private and family life), Article 1 of the First Protocol (protection of property). It not considered that the recommendation in this case interferes with local residents' right to respect for their private and family life, home and correspondence, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of

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

8.0 RECOMMENDATIONS

- 8.1 **Authorised to grant permission subject to the applicant entering into a Section 106 agreement for the provision of 18 units of affordable housing and financial contributions of £41,580 towards health provision and £15,000 to Pinchbeck Parish Council towards provision of additional burial facilities and those Conditions listed in Section 9.0 of this report.**

9.0 CONDITIONS

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

Reason: As required by Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Application form
A1273-01

Report on an Archaeological Evaluation. Groundworks Archaeology. January 2019
Ground Investigation Summary and plan. Grange Geo Consulting Ltd. R18012-DWG1
Planning Statement. Matrix Planning Ltd. 01 February 2019

Plan 2

45318/04 Topographical Survey

FLOOD RISK ASSESSMENT FOR AREA 1 Revision B

FLOOD RISK ASSESSMENT FOR AREA 2

DRAINAGE STRATEGY. S M Hemmings. Revision A 09 July 2019

Phase 1 Desk Study & Phase 2 Ground Investigation Report

Appendix A-B (Pages 59-70) - Phase 1 Desk Study & Phase 2 Ground Investigation Report

Appendix C-D (Pages 71-99) - Phase 1 Desk Study & Phase 2 Ground Investigation Report

Appendix C-D (Pages 100-148) - Phase 1 Desk Study & Phase 2 Ground Investigation Report

Appendix C-D (Pages 149-156) - Phase 1 Desk Study & Phase 2 Ground Investigation Report

Appendix C-D (Pages 157-163) - Phase 1 Desk Study & Phase 2 Ground Investigation Report

Appendix E-H (Pages 164-281) - Phase 1 Desk Study & Phase 2 Ground Investigation Report

A1273-10 E

A1273-11-A A

A1273-11-D A

A1273-11-F A

A1273-11-G A

A1273-11-H A

A1273-11-J A

A1273-11-K A

A1273-11-L A

A1273-11-N

A1273-12-A A

A1273-12-D A

A1273-12-F A

A1273-12-G A

A1273-12-H A

A1273-12-J A

A1273-12-K A

A1273-12-L A

A1273-12-N

A1273-14-F A

A1273-14-G A

A1273 14 D A

A1273-BT

A1273-12-B B

A1273-11-B B

A1273-12-C A

A1273-11-C A

A1273-12-P A

A1273-11-P A

A1273-12-Q A

A1273-11-Q A

A1273-12-R A

A1273-11-R A

Green Lane - Overall summary and review of space standards GS 13.02.20 revised 25.02.20

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

3. Prior to the commencement of development a phasing scheme shall be submitted to and approved in writing by the Local Planning Authority. The phasing shall address the sequence of development necessary to reflect the ground investigations strategy. The development shall be carried out in accordance with the approved programme.

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 30 of the South East Lincolnshire Local Plan, 2019 and the provisions of the NPPF 2019.

4. 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 and until the measures approved in that scheme have been implemented. The scheme, that may provide for the phased implementation of development, shall include all of the following measures unless the Local Planning Authority dispenses with any such requirement in writing :

i) A site specific ground gas risk assessment, including any further ground gas monitoring deemed necessary, shall be submitted to and approved in writing by the Local Planning Authority.

ii) 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 Local Planning Authority, and all requirements shall be implemented and completed to the satisfaction of the Local Planning Authority. No deviation shall be made from this scheme without the express written agreement of the Local Planning Authority. If during redevelopment contamination not previously considered is identified, then the Local Planning Authority shall be notified formally 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 Local Planning Authority.

This should be carried out by a competent person in line with paragraph 178 of the National Planning Policy Framework.

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 30 of the South East Lincolnshire Local Plan, 2019 and the provisions of the NPPF 2019.

5. Prior to the first occupation each identified phase of development two full copies of a full closure report for that phase shall be submitted to and approved in writing by the Local Planning Authority. 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 30 of the South East Lincolnshire Local Plan, 2019 and the provisions of the NPPF 2019.

6. No development, including site preparations, demolition or construction activities, shall commence until a site specific Construction Management Plan for each phase has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Construction Management Plan shall be implemented and adhered to throughout the entire construction period.

The completed Construction Management Plan shall address the way in which any impacts associated with the proposed works, and any cumulative impacts of other nearby construction sites, will be mitigated and managed. The level of detail required in a Construction Management Plan shall depend on the scale and nature of development.

The Plan shall address but is not necessarily be restricted to the following matters:

- the proposed working hours
- dust suppression and monitoring measures, on and off site (sensitive receptors)
- a scheme which specifies the provisions to be made for the control of noise emanating from the site.
- arrangements for the disposal of waste generated on site.
- the method of access and routing of vehicles during construction,
- the storage of plant and materials used in construction of the development,
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- details of public engagement both prior to and during construction works.

Reason: In the interests of the amenity of local residents and to ensure on-going highway and pedestrian safety. 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 2, 3 and 30 of the South East Lincolnshire Local Plan, 2019 and the provisions of the NPPF 2019.

7. Before the commencement of the development hereby granted beyond oversight, full details of the means of surface 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, to avoid pollution, and to prevent increased risk of flooding and to avoid pollution.

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

8. 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 Policy 30 of the South East Lincolnshire Local Plan, 2019.

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

Reason: To protect the quality and quantity of water resources available to the district.

This Condition is imposed in accordance with Policy 31 of the South East Lincolnshire Local Plan, 2019.

10. The development hereby permitted shall be carried out in accordance with the measures set out in the Flood Risk Assessment for Area 1 prepared by SM Hemmings dated 02/02/2019 (Revision B) and Flood Risk Assessment for Area 2 prepared by SM Hemmings dated 02/02/2019, 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 each property is first occupied.

The exact floor levels for each dwelling shall be submitted prior to the relevant phase commencing above oversite, and approved by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

Area 1

The ground floor level of each two storey dwelling shall be at a minimum level of 3.85m OD, which is an average of 500mm above existing ground levels.

The ground floor level of the bungalows shall be at a minimum level of 3.95m OD, which is an average of 600mm above existing ground levels.

The dwellings shall be designed incorporating flood resistant and flood resilient techniques.

Area 2

The ground floor level of each two storey dwelling shall be at a minimum level of 3.95m OD, which is an average of 500mm above existing ground levels.

The ground floor level of the bungalows shall be at a minimum level of 4.05m OD, which is an average of 600mm above existing ground levels.

All dwellings shall be designed incorporating flood resistant and flood resilient techniques.

Reason: To ensure that the development does not increase the risk of flooding or be at risk of flooding, nor have an overbearing effect on or have a negative impact on the daylight and sunlight of existing neighbouring dwellings.

This Condition is imposed in accordance with Policies 2, 3 and 4 of the South East Lincolnshire Local Plan, 2019 and national guidance contained in Section 14 of the National Planning Policy Framework, 2019.

11. Before each dwelling is occupied, the roads and footways providing access to that dwelling, for the whole of its frontage from an existing public highway, shall be constructed to a specification to enable them to be adopted as Public Highway, 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 of each phase.

Reason: To ensure that a safe and suitable standard of vehicular and pedestrian access is provided for residents throughout the construction period of the development and that the roads and footways are completed within a reasonable period following completion of the dwellings.

This Condition is imposed in accordance with Policy 2 of the South East Lincolnshire Local Plan, 2019 and the provisions of the NPPF 2019.

12. No dwelling shall be commenced before the first 50 metres of estate road from its junction with the public highway, including visibility splays, and have been completed to binder course level.

Reason: To ensure construction and delivery vehicles, and the vehicles of site personnel may be parked and/or unloaded off the existing highway, in the interests of highway safety and the amenity of neighbouring residents.

This Condition is imposed in accordance with Policy 2 of the South East Lincolnshire Local Plan, 2019 and the provisions of the NPPF 2019.

13. Before any dwelling is occupied, 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, to avoid the creation of pedestrian trip hazards within the public highway from surfacing materials, manholes and gullies that may otherwise remain for an extended period at dissimilar, interim construction levels.

This Condition is imposed in accordance with Policy 2 of the South East Lincolnshire Local Plan, 2019 and the provisions of the NPPF 2019.

14. The refuse and recycling storage facilities as shown on Drawing No A1273-10 E and approved under this Decision Notice, shall be provided before the first occupation of the relevant phase of development and shall thereafter be so maintained.

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

15. Before the commencement of the development hereby permitted beyond oversight, the approval of the Local Planning Authority is required to a scheme of landscaping and tree planting for the site indicating, inter alia, the number, species, heights on planting and positions of all the trees, together with details of post-planting maintenance. Such scheme as is approved by the Local Planning Authority shall be carried out and completed in its entirety during the first planting season following practical completion of the development. All trees, shrubs and bushes shall be maintained by the owner or owners of the land on which they are situated for the period of five years beginning with the date of completion of the scheme and during that period all losses shall be made good as and when necessary.

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

16. Prior to the commencement of the development hereby permitted beyond oversight, a plan illustrating all areas of publicly accessible open space shall be submitted to and approved in writing by the Local Planning Authority. The areas so approved shall be laid out and made available for use in accordance with a specification and phasing that shall first be agreed in writing by the Local Planning Authority, and shall thereafter be so maintained.

Reason: To ensure that adequate open space provision is made available for the occupiers of the development hereby permitted and that provision is made for the management and maintenance of the open space.

This Condition is imposed in accordance with Policy 32 of the South East Lincolnshire Local Plan, 2019.

17. A management plan for the areas of publicly accessible open space and any outdoor play areas, including management responsibilities and maintenance schedules, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby permitted beyond oversight. The management of these areas shall be carried out in accordance with the details so approved.

Reason: To ensure that adequate open space provision is made available for the occupiers of the development hereby permitted and that provision is made for the management and maintenance of the open space.

This Condition is imposed in accordance with Policy 32 of the South East Lincolnshire Local Plan, 2019.

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

Reason: To ensure that the Local Planning Authority retains control over the external materials of construction of the development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set.
This Condition is imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019.

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

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

20. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any Order or Statutory Instrument revoking and re-enacting that Order), none of the following developments or alterations shall be carried out.

- i) the erection of freestanding curtilage buildings or structures including car ports, garages, sheds, greenhouses, pergolas or raised decks;
- ii) the erection of house extensions including dormer windows, conservatories, garages, car ports, porches or pergolas;
- iii) alterations including the installation of replacement or additional windows or doors and the installation of roof windows.

Reason: To ensure that the Local Planning Authority retains control over the future extension and alteration of the development, due to the ground gas regime identified and the proposed cover system for the site, levels of residential amenity and the visual amenity and character of the area within which it is set.
This Condition is imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019 and the provisions of the NPPF 2019.

21. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any Order or Statutory Instrument revoking and re-enacting that Order), no walls, fences or other means of enclosure other than those illustrated on the plans forming part of the application hereby approved shall be erected on the site.

Reason: To ensure that the Local Planning Authority retains control over the future extension and alteration of the development, due to the ground gas regime identified and the proposed cover system for the site, levels of residential amenity and the visual amenity and character of the area within which it is set.
This Condition is imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019 and the provisions of the NPPF 2019.

22. All roads within the development hereby permitted must be constructed to an engineering standard equivalent to that of adoptable highways. Those roads that are to be put forward for adoption as public highways must be constructed in accordance with the Lincolnshire County Council Development Road Specification that is current at the time of construction and the developer will be required to enter into a legal agreement with the Highway Authority under Section 38 of the Highways Act 1980. Those roads that are not to be voluntarily put forward for adoption as public highways, may be subject to action by the Highway Authority under Section 219 (the Advance Payments code) of the Highways Act 1980. In all cases, the developer is advised to undertake early discussions with statutory undertakers to co-ordinate the laying of utility services under the highway.

23. Your attention is drawn to the attached letter from Welland and Deepings Internal Drainage Board dated 11 Dec 2019. You are advised of the need to comply with the requirements of the Drainage Board, which are covered by their own Bye-laws. You are further advised that any future amendments to this application and/or compliance with Conditions must also respect those Bye-laws. Please contact the Drainage Board directly for further information.
24. The applicant is reminded that it is an offence under the wildlife and Countryside Act, 1981 (as amended) to kill, injure, or take (handle) any protected species occupying a place of shelter or protection and also to take, damage or destroy the nest of any wild bird while that nest is in use or being built. If evidence of bats is found before or whilst the work is carried out you are advised to contact Natural England at their Lincoln office (telephone 03000 603900).
25. This planning permission is subject to an Agreement under Section 106 of the Town & Country Planning Act 1990 dated **** and can only be implemented as a consequence of meeting the provisions of that Agreement
26. 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>

Background papers:- Planning Application Working File

Lead Contact Officer

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

Appendices attached to this report:

Appendix A Plan A

MapThat Scale Print Title

