

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H01-0924-18 **Applicant:** Cowbit Homes Limited
Proposal: Development of 32 affordable dwellings
Location: Land South: Moulton Chapel Road Cowbit Spalding
Terminal Date: 14th February 2019

Planning Policies

Local Plan July 2006:

HS7	New Housing in the Open Countryside including Other Rural Settlements
SG1	General Sustainable Development
SG3	Settlement Hierarchy
SG4	Development in the Countryside
SG14	Design and Layout of New Development
SG15	New Development: Facilities for Road Users, Pedestrians and Cyclists
SG16	Parking Standards in New Development
SG17	Protection of Residential Amenity

National Guidance

National Planning Policy Framework 2018

Section 5 - Delivering a sufficient supply of homes
Section 12 - Achieving well-designed places
Section 14 - Meeting the challenge of climate change, flooding and coastal change

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	1
WARD MEMBER	0	0	0	0
ENVIRONMENT AGENCY	0	0	0	1
HIGHWAYS & SUDS SUPPORT	0	0	0	1
IAN MARSHMAN, HISTORIC ENVIRONMENT OFFICER	0	0	0	1

SOUTH HOLLAND INTERNAL DRAINAGE BOARD	0	0	0	1
SHDC INTERNAL	0	0	0	3
OTHER STATUTORY BODIES	0	0	0	5
RESIDENTS	7	0	0	0

CASE OFFICER ASSESSMENT

Proposal

This is a full planning application for the development of 32 affordable dwellings.

The proposed access is off Moulton Chapel Road and the development is shown in a cul-de-sac layout. The road is proposed to be constructed to an adoptable standard.

The proposed development would comprise of 8 x 3 bed houses, 14 x 2 bed houses, 4 x 2 bed bungalows and 6 x 1 bed maisonettes.

An area of open space is shown in the south-eastern corner of the site.

Site Description

The site is agricultural land located on the edge of Cowbit near to the A16 roundabout. The rear of residential properties fronting Backgate adjoin the site to the west. The western, southern and eastern boundaries are lined by trees. There is an agricultural yard and a residential property on the opposite side of Moulton Chapel Road.

The site is not within the defined settlement limit for Cowbit as set out in the South Holland Local Plan (2006), nor is it within the settlement boundary for the village in the South East Lincolnshire Local Plan (2019). However, the site does have an extant outline planning permission for 17 dwellings (H01-0035-17).

Representations

Cowbit Parish Council - Object on the following grounds:

- High density of social housing in one area, rather than spread around the village and surrounding areas;
- The application shows an increase in the size to the original proposal, this is a potential encroachment on other landowners property/land;
- At the rear of No 4 there is a right of way access to the field from the lane off Stonegate, this should remain and no additional approval be given to potential garages being built behind these properties for reason of noise, additional traffic etc;
- Request LCC Highways and Education Departments are consulted;
- Current trees adjacent to the original application should be maintained;
- Any POS created on the development should be maintained by the developer or funding given to the Parish Council;
- Hope that any further archaeological finds are clearly identified and thoroughly investigated;
- Requests a contribution of £1,000 per dwelling to address community projects and infrastructure.

LCC Education - Financial contribution of £22,552 requested towards one additional classroom at

Weston Hills Primary School.

LCC Highways/SUDS - No objection subject to conditions.

LCC Historic Environment Officer - Requests that there should be archaeological monitoring during the groundworks phase rather than anything else more onerous.

SHDC Environmental Protection - No objections. Noise mitigation measures detailed in the noise assessment report are noted. Requests the standard contaminated land condition.

SHDC Strategic Housing - Strategic Housing has been in discussions with the applicant and fully supports the proposals to deliver all of the scheme as affordable housing. A Registered Provider is committed to acquiring the affordable homes with a proportion for rent to meet the needs from the Council's Housing Register. The remainder of the scheme will be delivered as affordable home ownership, either as Shared Ownership or Rent to Buy.

South Holland IDB - Applicant intends to undertake works within 9m of a Board Adopted watercourse adjacent to the site boundary - consent from the IDB is required to relax the byelaw.

NHS - Evidence backed financial contribution request of £21,120 which would be used to increase the size of the practice car park as Munro Medical Centre, Spalding.

Anglian Water - No objection. Requests condition requiring the submission of details of foul water drainage works.

Environment Agency - No objection. Requests condition requiring the submission of a scheme for the disposal of foul water.

Lincolnshire Bat Group - Whilst we endorse the sections on lighting and roofing materials (in the submitted Ecological Appraisal), on this occasion we do not feel able to support the installation of bat boxes. It would seem prudent not to encourage further bat activity near the A16.

Public -

- Density too high;
- Proposed houses are of poor architectural quality;
- Not enough car parking provision;
- Concern over highway safety;
- Application does not show suitable lighting, footpaths etc.;
- No evidence applicant has consulted LCC Highways;
- Concern about affordable housing being located on a single site within the village;
- Local infrastructure capacity issues;
- Concerned about potential loss of trees not on site;
- Site includes land not owned by the applicant; and
- Should be more detailed archaeological investigation.

Material Considerations

- Principle
- Design, layout and density
- Highways and parking
- Residential amenity
- Other

Principle

The site is not within the defined settlement limit for Cowbit as set out in the South Holland Local Plan (2006), nor is it within the settlement boundary for the village in the South East Lincolnshire Local Plan (2019). However, the site does have an extant outline planning permission for 17 dwellings (H01-0035-17) and so the principle of residential development on the site has already been established.

Design, layout and density

Objections have been received from the Parish Council and members of the public raising concerns

that the density of the scheme is too high. The site is 0.98 hectares in size meaning that the density of the development would be approximately 33 dwellings to the hectare. This is perhaps higher than would be expected for an edge of village scheme, but this needs to be balanced against what would be the delivery of much needed affordable housing. In this context, it is not considered that the density of the scheme would be so high or detrimental as to warrant refusal.

Objections were also received on the basis that it would be an all affordable scheme and that affordable dwellings should instead be developed across the village. However, there is no policy (either at local or national level) restricting the development of all affordable sites and so there is no justifiable reason to resist it.

One objector stated that the proposed dwellings are of poor architectural quality. It is accepted that the proposed dwellings are not outstanding in terms of design but, again, there is a balance to be had between the provision of affordable housing and the level of design that can viably be achieved on a scheme such as this. Overall, in the absence of any specific design code or standards for the district, the design is considered to be acceptable.

The layout is appropriate for the site and locating the open space at the east of the site means that dwellings are sited away from the most sensitive part of the site in terms of potential noise from the A16.

Highways and parking

Concerns have been raised by objectors with regard to highway safety (incl. the provision of street lighting and a footpath) and parking provision.

A new frontage footway is proposed to extend in a westerly direction to join with the existing network at the junction of Backgate, as well as the existing footway to the east, and there is already a street light on this side of Moulton Chapel Road. LCC Highways have not objected to the proposal.

In terms of parking provision, there are 2 spaces for each 2/3 bed dwelling and 8 spaces between the 6 x 1 bed units. This is considered to be sufficient.

Residential amenity

It is not considered that there would be a material adverse impact on residential amenity in terms of overlooking, loss of light or there being any overbearing effect. The boundaries are hedged and treed which provides screening and the dwellings within the site are designed in such a way that there should be no significant impacts on residential amenity.

Given the proximity of the site to the A16, a noise assessment accompanies the application. SHDC's Environmental Protection Officer notes the mitigation measures outlined in the report and has no objections.

Other

Impact on trees - Concern has been raised by a resident and SHDC's Tree and Nature Conservation Officer regarding the potential for an adverse impact on the trees along the western boundary, in particular the large Poplar to the rear of plots 5 and 6. In response to this, an amended plan has been submitted showing the dwellings further away. This is considered to be an acceptable improvement.

Archaeology - Despite concerns being raised by a resident that more detailed archaeological investigation should be undertaken, LCC's Historic Environment Officer has only requested archaeological monitoring during the groundworks phase rather than anything else more onerous.

Infrastructure - Concerns relating to the provision, and strain on existing, infrastructure (utilities, services and facilities) are noted. However, there have been no objections from the consulted infrastructure providers. Furthermore, the future infrastructure needed to support the future growth of the district has been considered fully through the South East Lincolnshire Infrastructure Delivery Plan. Cowbit Parish Council have requested a contribution of £1,000 per dwelling to address community projects and infrastructure. However, in the absence of any detail relating to specific projects and their costings this is not something the development can reasonably be expected to

provide.

Land ownership - The red line boundary on the site location plan originally included land belonging to another party, who objected to its inclusion. The land was included in error and an amended plan has since been submitted.

Conclusion

Taking into account the above, the proposal is considered to be in accordance with Policies SG1, SG14 and SG17 of the South Holland Local Plan (2006), Policies 2, 3, 5 and 6 of the South East Lincolnshire Local Plan (2019), as well as Section 12 of the National Planning Policy Framework (2018).

The recommendation therefore is for a delegated approval.