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Ref: 3271-17

**RESIDENTIAL DEVELOPMENT
WEST DROVE SOUTH
GEDNEY HILL
SPALDING
LINCS
PE12 0PN**

2 NO BUILDING PLOTS

FOR

N SHORTLAND



PLANNING, DESIGN & ACCESS STATEMENT

**RESIDENTIAL DEVELOPMENT
WEST DROVE SOUTH
GEDNEY HILL
SPALDING
LINCS
PE12 0PN**

This application is to acquire Town and Country Planning Permission (Outline) for 2 no residential building plots off West Drove South, Gedney Hill for the benefit of N Shortland.

The proposal is to extend the built environment of West Drove South following the adjacent successful Planning Appeal and 2 No Planning Applications namely:-

APP/A2525/W/16/3163431

H07-0622-17

H07-0981-17

Opposite the site is the built environment of Gedney Hill and the proposed residential development boundary for Gedney Hill (see appendix plan and Inset Map No 17). The proposal, which is still within the 30mph limit for West Drove South, will complete the frontage of the applicants land ownership.

The site in Gedney Hill which is classified as a “Minor Service Centre” within the South East Lincolnshire Local Plan is accepted as a sustainable location, the site is approximately 200 metres away from Mill Lane with a regular bus service to Spalding and is only approximately 150 metres to the village facilities of Gedney Hill with continuous footpaths for walking and cycling, there is also a public footpath opposite the site which gives direct walking access to the village stores, across the open fields.

The main issues within the adjacent appeal APP/A2525.W/16/3163431) was the effect of the development upon highway safety, an additional 2 No properties are unlikely to exacerbate the highway situation as it is not a through-route, the initial adjacent development included a road widening with passing bay scheme.

The current South Holland District Council Local Plan – 2006 is out of date and the Council do not have a 5 year supply of housing, therefore, this application should be considered as a sustainable “windfall” site.

South Holland has experienced a longstanding shortfall in the delivery of dwellings and the most recent statement of housing and land supply (April 2016) has indicated that the planning authority can only identify 3.5 year supply in advance of the adoption of the South East Lincolnshire Local Plan. New housing applications should be considered in the context of the presumption in favour of sustainable development in accordance with Paragraph 49 of the National Planning Policy Framework (NPPF).

In the absence of a 5 year supply of housing land, Paragraph 14 of the NPPF applies and local planning authorities should grant Planning Permission unless:-

“Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole”

This application demonstrates that the site is capable of being developed without detrimental impact on the character of the surrounding area and in the absence of any adverse impacts, Paragraph 14 of the NPPF indicates that Planning Permission should be granted.

The emerging residential development boundary for Gedney Hill, as proposed in the South East Lincolnshire Local Plan, suggests very little opportunity for development as the major area for future development is deemed undevelopable during the period of the Local Plan, the appeal site will enable additional properties to be built and thus help retain the current facilities, bus service, primary school, village store, church, etc. (See appendix for email from SELLP dated 28th July 2017).

The following part of this statement is as suggested by the “Commission for Architecture and the Built Environment” (CABE).

USE

The application site is frontage of a nursery, the proposed indicative plan is for 2 No building plots for 2 No 4 bedroom houses with detached double garages, the final layout and designs to be determined by Conditions at Reserved Matters stage. The proposal will complete the frontage land in the ownership of the applicant.

AMOUNT

As above, the type of development to be agreed at Reserved Matters stage.

SCALE

Size and scale of the properties to be agreed by Condition at Reserved Matters stage.

LANDSCAPING

The site is bereft of landscaping and tree planting, a comprehensive landscaping scheme to be determined by Condition at Reserved Matters stage.

APPEARANCE

Architectural design and appearance of the properties to be determined at Reserved Matters stage.

ACCESS

Access to the properties will be individual or shared off West Drove South, subject to the requirements and specification of LCC Highways Department. Access to and within the properties to comply with Part M of the latest Building Regulations – “Access for all”. The proposal is within the 30mph limit

SOUTH HOLLAND LOCAL PLAN

The current Local Plan Policy HS6 is out of date and as there is not a 5 year supply of housing at present the application is to be considered under the National Planning Policy Framework (NPPF). The application site abuts the proposed residential development boundary for Gedney Hill and should be considered as a ‘windfall’ site to boost the numbers of proposed dwellings in the future South Holland District Council Local Plan and help sustain the existing facilities of Gedney Hill.

FLOOD RISK

This site is not within Flood Zones 2 or 3, therefore, a Flood Risk Assessment should not be required, irrespective of this flood resilient construction methods to be included in the scheme – see appendix.

APPLICATION PLAN

3271-17-01 Location, Indicative Site Layout Plan & Indicative Street Scene

G R Merchant
January 2018

APPENDIX

LOCATION PLAN 1/2500

'GOOGLE' SITE PLANS & PHOTOGRAPHS

SOUTH EAST LINCOLNSHIRE LOCAL PLAN MAP
GEDNEY HILL – INSET MAP NO 17

ADJACENT APPEAL DECISION
APP/A2525/W/16/3163431

ADJACENT PLANNING PERMISSION
H07-0622-17

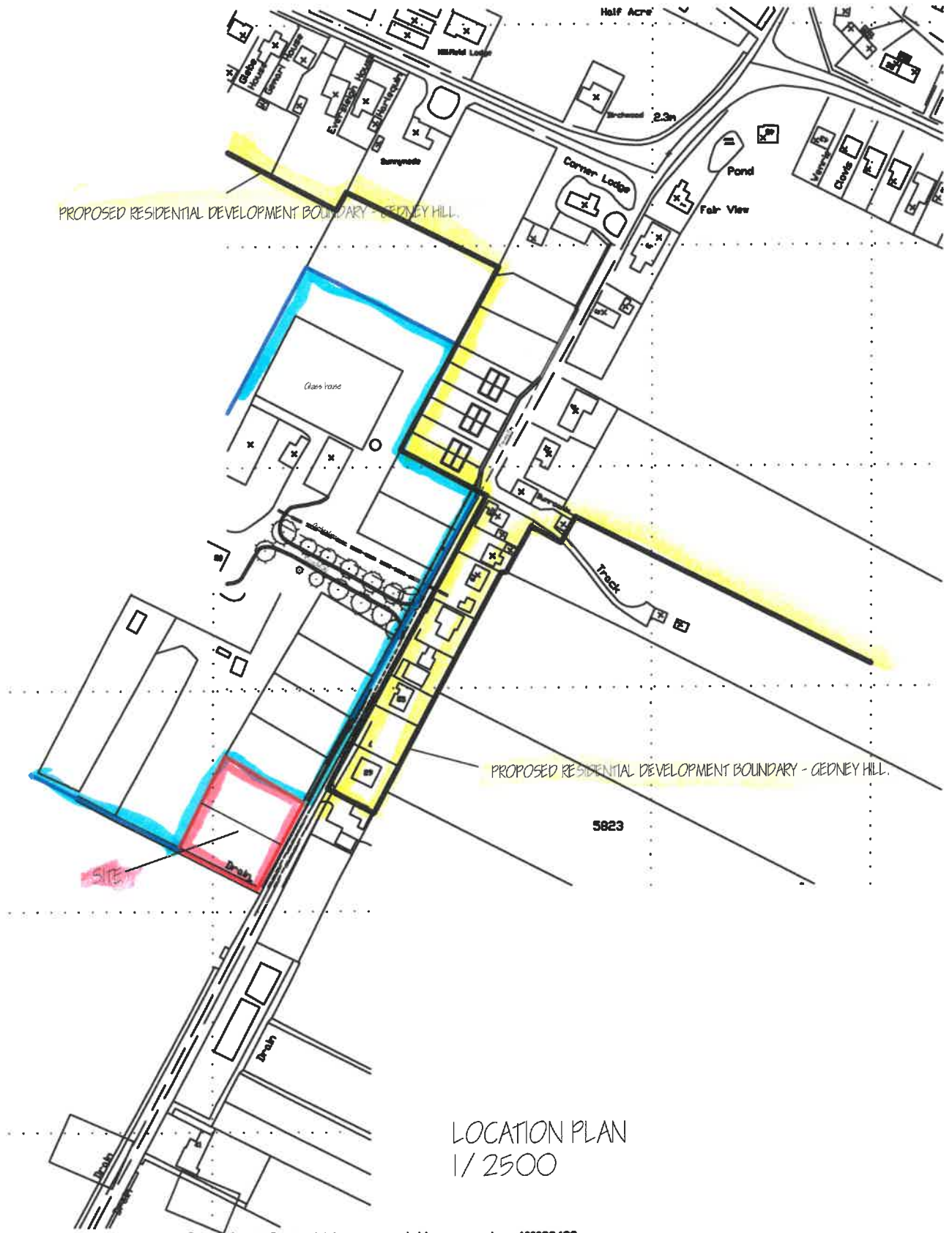
ADJACENT PLANNING PERMISSION
H07-0981-17

SELLP EMAIL DATED 28th JULY 2017

FLOOD RISK ISSUES

- ENVIRONMENT AGENCY FLOOD MAP
- SOUTH HOLLAND DISTRICT COUNCIL STRATEGIC FLOOD RISK ASSESSMENT
MAP
- FLOOD RESILIENT CONSTRUCTION

LOCATION PLAN 1/2500



LOCATION PLAN
1/ 2500

'GOOGLE' SITE PLANS & PHOTOGRAPHS





Imagery ©2018 Google, Map data ©2018 Google 50 m





Site











**SOUTH EAST LINCOLNSHIRE LOCAL PLAN MAP
GEDNEY HILL - INSET MAP NO 17**

South East Lincolnshire
Local Plan 2011-2036
Publication Version
March 2017

Inset Map No 17

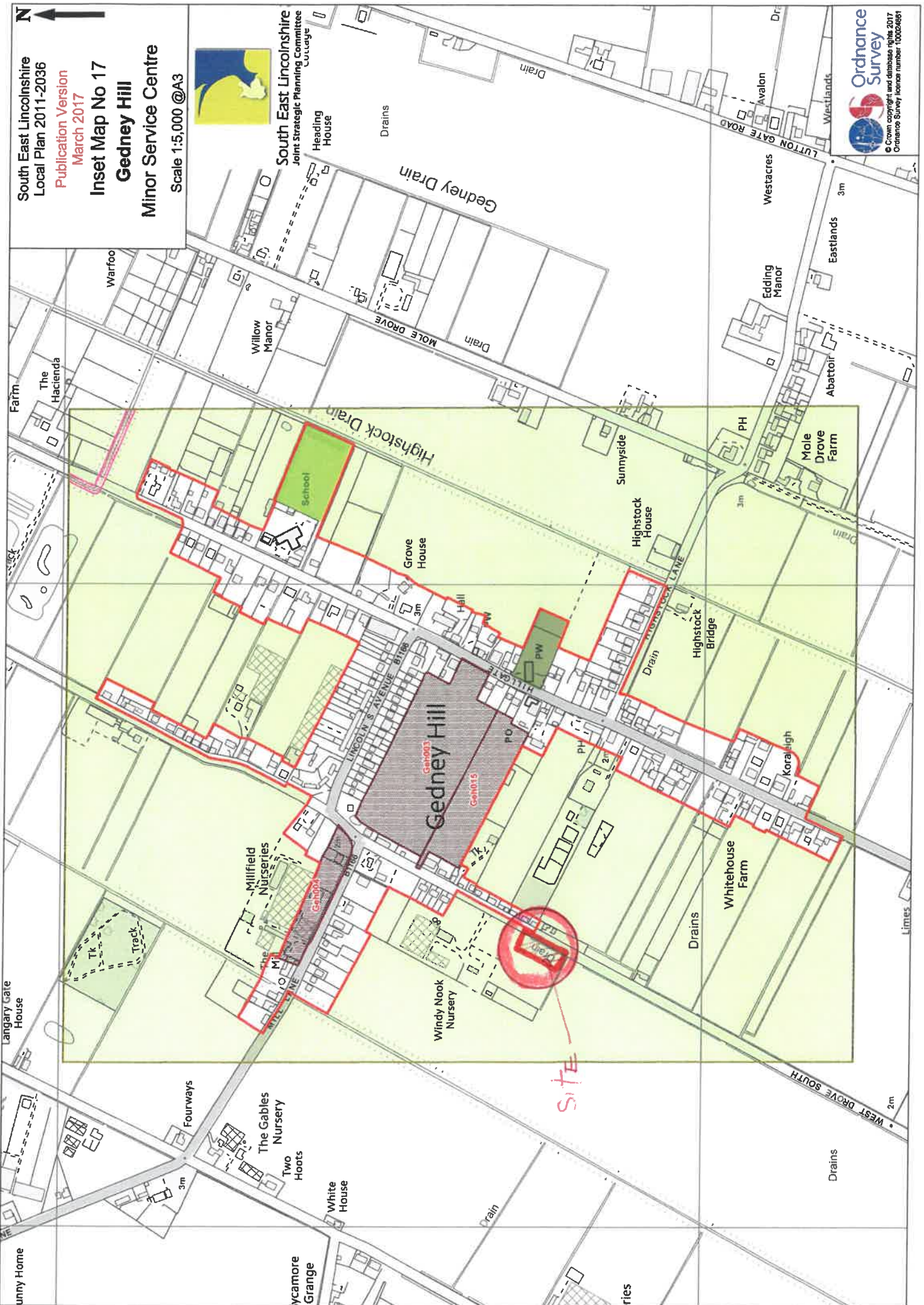
Gedney Hill

Minor Service Centre

Scale 1:5,000 @A3



South East Lincolnshire
Joint Strategic Planning Committee
Cottage
Heading House



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ADJACENT APPEAL DECISION
APP/A2525/W/16/3163431

Appeal Decision

Site visit made on 21 February 2017

by **Claire Searson MSc PGDip BSc (Hons) MRTPI IHBC**

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 21st March 2017

Appeal Ref: APP/A2525/W/16/3163431

West Drove South, Gedney Hill, Spalding, PE12 0PN

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
 - The appeal is made by Mr N Shortland against the decision of South Holland District Council.
 - The application Ref H07-0821-16, dated 16 August 2016, was refused by notice dated 13 October 2016.
 - The development proposed is residential development.
-

Decision

1. **The appeal is allowed** and planning permission is granted for residential development at West Drove South Gedney Hill. Spalding, PE12 0PN in accordance with the terms of the application, Ref H07-0821-16, dated 16 August 2016, subject to the attached schedule of conditions.

Procedural Matter

2. The application is in outline with all matters reserved. An indicative site layout plan has been provided and I have had regard to this in reaching my decision.

Main Issue

3. The main issue is the effect of the proposed development upon highway safety.

Reasons

4. West Drove South is a rural lane which has a 30mph speed limit. A number of residential dwellings run along the eastern side of its length which have off-street parking.
 5. To the north of the appeal site are a number of pairs of semi-detached dwellings. This is a relatively recent development and includes a pedestrian footpath extending towards the B1166 and a vehicle passing place.
 6. The road width is not sufficient for two vehicles to pass. Therefore, if two cars meet, a reversing manoeuvre is likely to be necessary. In addition, there are no pedestrian footways to the south of the appeal site or to the eastern side and as such West Drove South functions as a shared surface for pedestrians, cyclists and vehicles.
 7. However, the road is long and straight with is good visibility along its length and it is not heavily trafficked. While I appreciate my site visit constitutes only a 'snap-shot' in time, I saw that the road is quiet, and is typically used by its
-

residents, rather than as a through-route. My observations also concur with a previous Inspector¹ in this respect.

8. I also consider that additional vehicular movements along West Drove South as a result of the addition of 2 further dwellings would be unlikely to be to significant. Accordingly, while the scheme before me does not include a passing place, I consider that the occasions when two vehicles would meet would be infrequent.
9. In the event of such a meeting, this would be more likely to be on the part of the road to the north of the appeal site due to the greater number of dwellings located here. I consider that the existing passing place would therefore continue to be adequate in terms of preventing dangerous manoeuvres. In light of all of the above, I also do not agree that the development would lead to vehicles overrunning the carriageway and causing harm to the verges and carriageway edges.
10. The previous Inspector found harm to highway safety due to a lack of provision of a passing place as part of the scheme. However, that scheme was for the creation of 4 dwellings, whereas the proposals before me have reduced the number of dwellings to 2, resulting in less vehicular movements. In light of my findings above, I am satisfied that a passing place would not be required in this case in order to preserve highway safety.
11. I have also considered the Council's argument that the granting of consent would set a precedent for other similar developments in this location. While I recognise that there will be a point in which West Drove South would not be able to safely accommodate additional traffic from development along its length, each application and appeal must be determined on its individual merits and I am satisfied that highway safety would not be compromised by the addition of 2 dwellings. This would not therefore justify withholding permission in this case.
12. Overall, I conclude that the addition of a 2 dwellings on West Drove South would not result in any material risk to the safety of users of the highway. Accordingly, I find that the development would comply with Policy SG15 of the South Holland Local Plan (2006) which seeks to secure safe and convenient access in respect of increase movements from development proposals. The development would also comply with paragraph 32 of the National Planning Policy Framework which requires decisions to take into account whether safe and suitable access can be achieved for all people.

Conditions

13. I have attached conditions limiting the life of the planning permission and setting out the requirements for the reserved matters, in accordance with the requirements of the Act. I have however, used the standard condition wording instead of that suggested by the Council as matters relating to sewage and surface water disposal as listed in suggested condition No 3 is not a reserved matter as defined by the relevant Order. Instead, I have imposed a separate drainage condition, which is necessary to ensure that there are no significant adverse impacts upon the living conditions of local residents.

¹ APP/A2525/A/14/2214210

14. I have specified the approved site location plan, however, as all matters are reserved, I have excluded the indicative accesses and layouts on this drawing as this would be contrary to the flexibility provided by the outline nature of the application. For the same reason, I have not included the Council's suggested conditions relating to landscaping. Access, layout and landscaping are reserved matters and these detailed issues should be considered at this stage.
15. However, while access is a reserved matter, to ensure that the proposals provide suitable and safe pedestrian connections a Grampian style pre-commencement condition relating to off-site highway works to create a footpath is necessary. I have amended the suggested wording to remove reference to surface water drainage as this is covered by my separate condition, as detailed above.
16. In having regard to suggested conditions of third parties, I also consider that it is necessary to condition an archaeological scheme, as there is some likelihood of remains of previous human occupation. Due to the nature of the conditions for drainage, archaeology and highways works, it is essential that these are pre-commencement conditions.

Conclusion

17. The appeal site is located outside of the settlement boundary for Gedney Hill, defined by the LP and the site is considered to be in the open countryside. In this regard, the proposal would be contrary to the aims of LP Policy H7. However, these limits were defined a number of years ago and the Council are unable to demonstrate a 5-year housing land supply. Therefore, and in accordance with paragraph 49 of the Framework, as the settlement boundary effectively restricts the supply of housing, these should not be considered to be up-to-date.
18. Paragraph 14 of the Framework is clear that where relevant policies are absent, silent or out of date, granting planning permission unless any adverse impacts in doing so would significantly and demonstrably outweigh the benefits when assessed against the policies of the Framework. I am mindful that the development would contribute to housing supply in an area where there is a shortage. I also note that the Council are clear that there are no objections to the proposal on housing grounds.
19. Accordingly, while there may be conflict with the adopted development plan, in terms of its defined settlement limits, in light of my conclusions on the main issue, I find no adverse impact which would significantly and demonstrably outweigh the benefits.
20. For all the above reasons, and having regard to all other matters raised, I conclude that the appeal should be allowed.

C Searson
INSPECTOR

Schedule of Conditions

- 1) Details of the access, appearance, landscaping, layout, and scale (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development takes place and the development shall be carried out as approved.
- 2) Application for approval of the reserved matters shall be made to the local planning authority not later than 3 years from the date of this permission.
- 3) The development hereby permitted shall begin not later than two years from the date of approval of the last of the reserved matters to be approved.
- 4) The development hereby permitted shall be carried out in accordance with the following approved plans: 2546-13-10 except in respect of the indicative access and layout shown on this plan.
- 5) No development shall commence until a detailed scheme to dispose of foul water and surface water has been submitted to, and approved in writing by the Local Planning Authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details.
- 6) No development shall commence until a scheme for the construction of a footway along the site's frontage shall be submitted to and agreed in writing by the Local Planning Authority. The agreed works shall be fully implemented before the first occupation of any dwelling hereby permitted.
- 7) No development shall take place within the site until a programme of archaeological work has been implemented in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority.

ADJACENT PLANNING PERMISSION
H07-0622-17

G R Merchant Ltd
Unit 4 Wrights Mews
12a Park Road
Holbeach
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PE12 7EE

Council Offices
Priory Road
Spalding
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PE11 2XE
Admin 01775 764723
DC Officers 01775 764703
facsimile 01775 762937
planningadvice@sholland.gov.uk
www.sholland.gov.uk

TOWN AND COUNTRY PLANNING ACT 1990 OUTLINE

Reference: H07-0622-17 **Date of Decision:** 22nd August 2017
Applicant: Mr N Shortland
Windy Nook Nursery
West Drove South
Gedney Hill
Spalding Lincs
PE12 0PL
Location: West Drove South Gedney Hill Spalding
Description: Residential development - two building plots

South Holland District Council hereby give notice that this application has been GRANTED (or equivalent) subject to the following condition(s):

- 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.

Reason: As required by Section 92 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:
Dwg. no. 3169-17-01.

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

- 3 No development shall take place without the prior written approval of the Local Planning Authority of all details of the following matters:

- i) the layout, scale and external appearance of building(s), including a schedule of external materials to be used;
- ii) the means of access to the site;
- iii) the landscaping of the site;
- iv) the means of sewage and surface water disposal;
- 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, 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 When application is made to the Local Planning Authority for approval of reserved matters, that application shall be accompanied by a scheme of landscaping and tree planting indicating, inter alia, the number, species, heights on planting and positions of all trees in respect of the land to which that application relates, together with details of post-planting maintenance and such a scheme shall require the approval of the Local Planning Authority before any development is commenced. Such scheme as is approved by the Local Planning Authority shall be carried out in its entirety within a period of twelve months beginning with the date on which development is commenced. All trees, shrubs and bushes shall be maintained by the owner or owners of the land on which they are situated for the period of five years beginning with the date of completion of the scheme and during that period all losses shall be made good as and when necessary.

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

This Condition is imposed in accordance with Policy SG18 of the South Holland Local Plan, 2006.

- 5 The development hereby permitted shall not be commenced until a scheme to deal with any contamination of land or pollution of controlled waters has been submitted to and approved in writing by the Local Planning Authority (LPA) and until the measures approved in that scheme have been implemented. The scheme shall include all of the following measures:

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

ii) if identified as being required following the completion of the desk-top study, a site investigation shall be carried out to fully and effectively characterise the nature and extent

of any land contamination and/or pollution of controlled waters. It shall specifically include a risk assessment that adopts the Source-Pathway-Receptor principle, in order that any potential risks are adequately assessed taking into account the sites existing status and proposed new use. Two full copies of the site investigation and findings shall be forwarded to the LPA without delay upon completion.

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

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

Note

The applicant is advised that the phased risk assessment required by the Contaminated Land Scheme Condition should be carried out in accordance with the procedural guidance of the Environmental Protection Act 1990 Part 11A.

The applicant's attention is also drawn to the document entitled "Developing Land Within Lincolnshire - A guide to submitting planning applications to develop land that may be contaminated", which can be obtained through the Local Environmental Health Department.

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

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

- 6 No development shall take place until a written scheme of archaeological investigation has been submitted to and approved in writing by the Local Planning Authority. This scheme should include the following and should be in accordance with the archaeological brief supplied by the Lincolnshire County Council Historic Environment advisor on behalf of the Local Planning Authority:

1. An assessment of significance and proposed mitigation strategy (i.e. preservation by record, preservation in situ or a mix of these elements).
2. A methodology and timetable of site investigation and recording
3. Provision for site analysis
4. Provision for publication and dissemination of analysis and records
5. Provision for archive deposition
6. Nomination of a competent person/organisation to undertake the work
7. The scheme to be in accordance with the Lincolnshire Archaeological Handbook.

The archaeological site work shall only be undertaken in accordance with the approved written scheme.

Reason: To ensure the preparation and implementation of an appropriate scheme of archaeological mitigation in accordance with national guidance contained in Section 12 of the National Planning Policy Framework, 2012. This issue is integral to the development and therefore full details need to be finalised prior to the commencement of works.

- 7 The applicant shall notify the Lincolnshire County Council Historic Environment Department in writing of the intention to commence at least fourteen days before the start of archaeological work required in connection with Condition 6 above in order to facilitate adequate monitoring arrangements.

Reason: To ensure satisfactory archaeological investigation and retrieval of archaeological finds in accordance with national guidance contained in Section 12 of the National Planning Policy Framework, 2012.

- 8 A copy of the final report required in connection with Condition 6 above shall be submitted within three months of the work being carried out to the Local Planning Authority and the Lincolnshire Historic Environment Record. The material and paper archive required as part of the written scheme of investigation shall be deposited with an appropriate archive in accordance with guidelines published in The Lincolnshire Archaeological Handbook.

Reason: To ensure satisfactory arrangements are made for the recording of possible archaeological remains in accordance with national guidance contained in Section 12 of the National Planning Policy Framework, 2012.

Notes:

The Local Planning Authority has acted positively and proactively in determining this application by assessing it against all material considerations, including national guidance, planning policies and representations that have been received during the public consultation exercise, and subsequently determining to grant planning permission.

This decision notice, the relevant accompanying report and the determined plans can be viewed online at <http://planning.sholland.gov.uk/OcellaWeb/planningSearch>

The development hereby permitted will require the provision of a new vehicular access crossing. Applicants are requested to contact the Local Highway Authority's Divisional Office at Pode Hole - (via call centre Tel: 01522 782070) prior to the commencement of any works within the public highway.



Paul Jackson
Place Manager
South Holland District Council

BUILDING REGULATIONS:

This decision refers only to planning permission as granted under the Town and Country Planning Act 1990. The works that you are proposing may also require Building Regulations and this planning permission does not give authority under Building Regulations to commence work. Please contact the Building Control section for further information on 01775 764557 or bcadmin@sholland.gov.uk

ADJACENT PLANNING PERMISSION
H07-0981-17

G R Merchant Ltd
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DC Officers 01775 764703
facsimile 01775 762937
planningadvice@sholland.gov.uk
www.sholland.gov.uk

TOWN AND COUNTRY PLANNING ACT 1990

OUTLINE

Reference: H07-0981-17 **Date of Decision:** 6th December 2017
Applicant: Mr N Shortland
Windy Nook Nursery
West Drove South
Gedney Hill
Spalding Lincs
PE12 0PL
Location: West Drove South Gedney Hill Spalding
Description: Residential development (2 plots)

South Holland District Council hereby give notice that this application has been GRANTED (or equivalent) subject to the following condition(s):

- 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.

Reason: As required by Section 92 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:
Location plan and indicative layout plan shown on dwg. no. 3227-17-01.

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

- 3 No development shall take place without the prior written approval of the Local Planning Authority of all details of the following matters:

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

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

This Condition is imposed in accordance with Policy SG18 of the South Holland Local Plan, 2006.

- 5 The development hereby permitted shall not be commenced until a scheme to deal with any contamination of land or pollution of controlled waters has been submitted to and approved in writing by the Local Planning Authority (LPA) and until the measures approved in that scheme have been implemented. The scheme shall include all of the following measures:

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

ii) if identified as being required following the completion of the desk-top study, a site investigation shall be carried out to fully and effectively characterise the nature and extent of any land contamination and/or pollution of controlled waters. It shall specifically include

a risk assessment that adopts the Source-Pathway-Receptor principle, in order that any potential risks are adequately assessed taking into account the sites existing status and proposed new use. Two full copies of the site investigation and findings shall be forwarded to the LPA without delay upon completion.

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

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

Note

The applicant is advised that the phased risk assessment required by the Contaminated Land Scheme Condition should be carried out in accordance with the procedural guidance of the Environmental Protection Act 1990 Part 11A.

The applicant's attention is also drawn to the document entitled "Developing Land Within Lincolnshire - A guide to submitting planning applications to develop land that may be contaminated", which can be obtained through the Local Environmental Health Department.

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

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

- 6 No development shall take place until a written scheme of archaeological investigation has been submitted to and approved in writing by the Local Planning Authority. This scheme should include the following and should be in accordance with the archaeological brief supplied by the Lincolnshire County Council Historic Environment advisor on behalf of the Local Planning Authority:

1. An assessment of significance and proposed mitigation strategy (i.e. preservation by record, preservation in situ or a mix of these elements).
2. A methodology and timetable of site investigation and recording
3. Provision for site analysis
4. Provision for publication and dissemination of analysis and records
5. Provision for archive deposition
6. Nomination of a competent person/organisation to undertake the work
7. The scheme to be in accordance with the Lincolnshire Archaeological Handbook.

The archaeological site work shall only be undertaken in accordance with the approved written scheme.

Reason: To ensure the preparation and implementation of an appropriate scheme of archaeological mitigation in accordance with national guidance contained in Section 12 of the National Planning Policy Framework, 2012. This issue is integral to the development and therefore full details need to be finalised prior to the commencement of works.

- 7** The applicant shall notify the Lincolnshire County Council Historic Environment Department in writing of the intention to commence at least fourteen days before the start of archaeological work required in connection with Condition 6 above in order to facilitate adequate monitoring arrangements.

Reason: To ensure satisfactory archaeological investigation and retrieval of archaeological finds in accordance with national guidance contained in Section 12 of the National Planning Policy Framework, 2012.

- 8** A copy of the final report required in connection with Condition 6 above shall be submitted within three months of the work being carried out to the Local Planning Authority and the Lincolnshire Historic Environment Record. The material and paper archive required as part of the written scheme of investigation shall be deposited with an appropriate archive in accordance with guidelines published in The Lincolnshire Archaeological Handbook.

Reason: To ensure satisfactory arrangements are made for the recording of possible archaeological remains in accordance with national guidance contained in Section 12 of the National Planning Policy Framework, 2012.

- 9** The following flood mitigation measures shall be fully implemented before the properties are first occupied:
- Finished floor levels shall be 300mm above existing ground level;
 - Flood resilient construction shall be incorporated within the development up to 300mm above finished floor level.

Note - Future occupants are advised to sign up to the Environment Agency's free Floodline Warnings Direct Service.

Reason: To ensure that the development does not increase the risk of flooding or be at risk of flooding.

This Condition is imposed in accordance with national guidance contained in Section 10 of the National Planning Policy Framework, 2012.

- 10** 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.

- 11** Before the development is commenced beyond oversight, full details of the proposed soakaway system for the disposal of surface water from the development hereby permitted, including percolation test results, shall be submitted to and approved in writing by the Local Planning Authority. Should the percolation test results be considered

unacceptable by the Local Planning Authority details of an alternative means of providing for surface water drainage shall be submitted for consideration. The approved means of surface water drainage 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.

This Condition is imposed in accordance with Policies SG11 and SG13 of the South Holland Local Plan, 2006 and national guidance contained in Section 10 of the National Planning Policy Framework, 2012

Notes:

The Local Planning Authority has acted positively and proactively in determining this application by assessing it against all material considerations, including national guidance, planning policies and representations that have been received during the public consultation exercise, and subsequently determining to grant planning permission.

This decision notice, the relevant accompanying report and the determined plans can be viewed online at <http://planning.sholland.gov.uk/OcellaWeb/planningSearch>

The development hereby permitted will require the provision of a new vehicular access crossing. Applicants are requested to contact the Local Highway Authority's Divisional Office at PODE HOLE - (via call centre Tel: 01522 782070) prior to the commencement of any works within the public highway.

Please contact Lincolnshire County Council Streetworks & Permitting Team on 01522 782070 to discuss any proposed statutory utility connections and any other works which will be required in the public highway in association with this application. This will enable Lincolnshire County Council to assist you in the co-ordination and timing of such works.



Paul Jackson
Place Manager
South Holland District Council

BUILDING REGULATIONS:

This decision refers only to planning permission as granted under the Town and Country Planning Act 1990. The works that you are proposing may also require Building Regulations and this planning permission does not give authority under Building Regulations to commence work. Please contact the Building Control section for further information on 01775 764557 or bcadmin@sholland.gov.uk

SELLP EMAIL DATED 28th JULY 2017



G R MERCHANT <grmerchant.arch.cons@gmail.com>

Gedney Hill Allocations - notification to the land owner and agents of the three allocated sites.

Peter Udy <Peter.Udy@boston.gov.uk>

28 July 2017 at 15:56

To: Christopher Holliday <Christopher.Holliday@boston.gov.uk>, Gary Alexander <Gary.Alexander@boston.gov.uk>

Cc: Simon Eldred <Simon.Eldred@boston.gov.uk>

This email has been sent to Gary and Chris because I am away from work for three weeks from this evening, in case conversations are had during that time. It is blind copied to the land owner and 2 agents representing land owners for the 3 sites that have been put forward as allocated housing sites in the emerging SE Lincolnshire Local Plan.

The land owner and agents may have received a letter from my colleague, Simon Eldred, in relation to your site.

Before the three of you reply you need to know that the Environment Agency have objected to allocations in Gedney Hill. The comments will be available on the web site but to save you looking they are as follows:

The Environment Agency has concerns regarding the proposal to allocate 120 houses to the settlement of Gedney Hill as there is currently no mains system for the treatment/disposal of foul sewage under the jurisdiction of Anglian Water Services (AWS).

The District Council is the permit holder for 4 permitted discharges in the settlement. Based on the limited information we have available regarding these permit discharges, we believe that there is not sufficient capacity available to accommodate effluent from an additional 120 dwellings. This issue has been discussed with the Council and AWS during recent months and two alternatives have been mooted as possible solutions to this issue.

The first was for an application under Section 101A of the Water Industry Act (1991) to be submitted to AWS for the provision of a first time sewage system. The purpose of such an application would be primarily to rectify issues with an existing drainage system, which was giving rise to adverse effects on the environment. However, were such an application to be successful and infrastructure provided, subsequent new development would have a right to connect to this infrastructure. Subsequently, an application for this was made to AWS but was not accepted it was deemed there was insufficient evidence that the existing system was giving or is likely to give rise to adverse effects on the environment to justify the application.

The second proposed solution is for the landowner/developer to provide a private network and treatment facility that AWS is then prepared to adopt. At the current time we are not aware of how the landowners/developers propose to deal with the issue of foul water disposal. If neither of the above options prove to be feasible we would not wish to see the proliferation of further private treatment plants in the area to serve new development as we do not consider these to be environmentally sustainable solutions.

Discharges from wastewater treatment plants owned and operated by sewerage undertakers are significantly less likely to cause pollution than discharges from private plants treating domestic sewage. This is because discharges from public sewerage systems are much more likely to meet the standards set in their environmental permit as a result of effluent receiving more comprehensive and reliable treatment.

The Environment Agency cannot provide any assurance that applications to permit/operate privately owned treatment plants to serve new development will be granted. As recommended in the Infrastructure Delivery Plan 2016 (paragraph 12.7.5), further information from developers should be sought in order to fully understand how sewage infrastructure will be provided before these sites are allocated.

This is an important objection from an organisation that the Inspector will take notice of. There is a risk that your sites could be not allocated if the Inspector is not satisfied with this issue. I therefore, advise you all to work together to look into resolving the EA's concerns. Saying that you are aware of the issue and it will be resolved at application stage is not likely to be sufficient in my view.

The examination is likely to commence in October and it is possible that the examination of sites will follow more strategic and legal issues. You do therefore have some time to prepare a fuller answer to Simon's letter.

I look forward to your responses to Simon's letter.

Peter Udy MSc, BA (Hons), BTP, MRTPI
Forward Planning Officer
Planning Services
Boston Borough Council
Tel: 01205 314327



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FLOOD RISK ISSUES

- **ENVIRONMENT AGENCY FLOOD MAP**
- **SOUTH HOLLAND DISTRICT COUNCIL STRATEGIC FLOOD RISK
ASSESSMENT MAP**
- **FLOOD RESILIENT CONSTRUCTION**



Enter a postcode or place name:

Other topics for this area...

Flood Map for Planning (Rivers and Sea)

Gedney Hill, Lincolnshire



Flood Map for Planning (Rivers and Sea) ▼

Map legend

Click on the map to see what Flood Zone (National Planning Policy Guidance definitions) the proposed development is in.

-   Flood Map for Planning
(Rivers and Sea) 

-  Flood Zone 3
-  Flood Zone 2
-  Flood defences
(Not all may be shown*)
-  Areas benefiting from flood defences
(Not all may be shown*)

- 
- Main River Line

- 
- Main River Line

-  Other national environmental organisations 

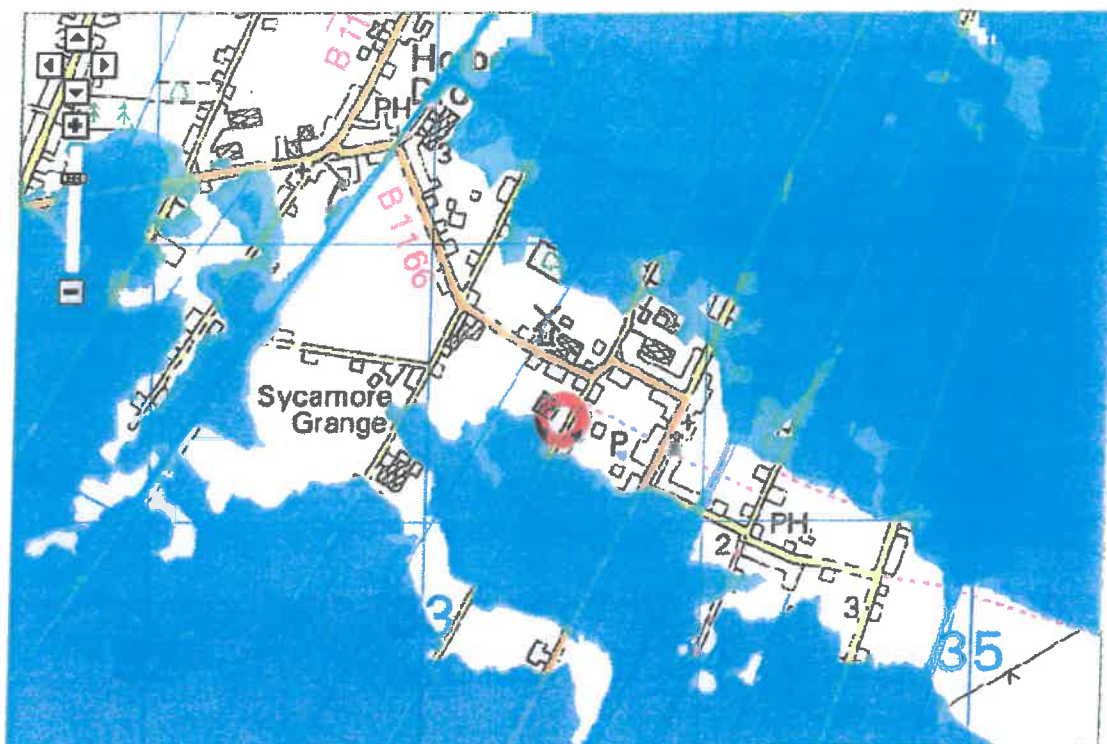
-  **Natural Resources Wales**
Area of responsibility
-  **Scottish Environment**
Protection Agency Area of
responsibility

Map of Gedney Hill, Lincolnshire at scale 1:20,000

Other maps

Data search

Text only version



Customers in Wales - From 1 April 2013 Natural Resources Wales (NRW) has taken over the responsibilities of the Environment Agency in Wales.
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More about flooding:

Understanding the Flood Map for Planning (Rivers and Sea)

A more detailed explanation to help you understand the flood map shown above.

Current flood warnings

We provide flood warnings online 24 hours a day. Find out the current flood warning status in your local area.

* **Legend Information:** Flood defences and the areas benefiting from them are gradually being added through updates. Please contact your local environment agency office for further details.

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Author: Environment Agency | wiybysupport@environment-agency.gov.uk
Last updated: 9th June 2016

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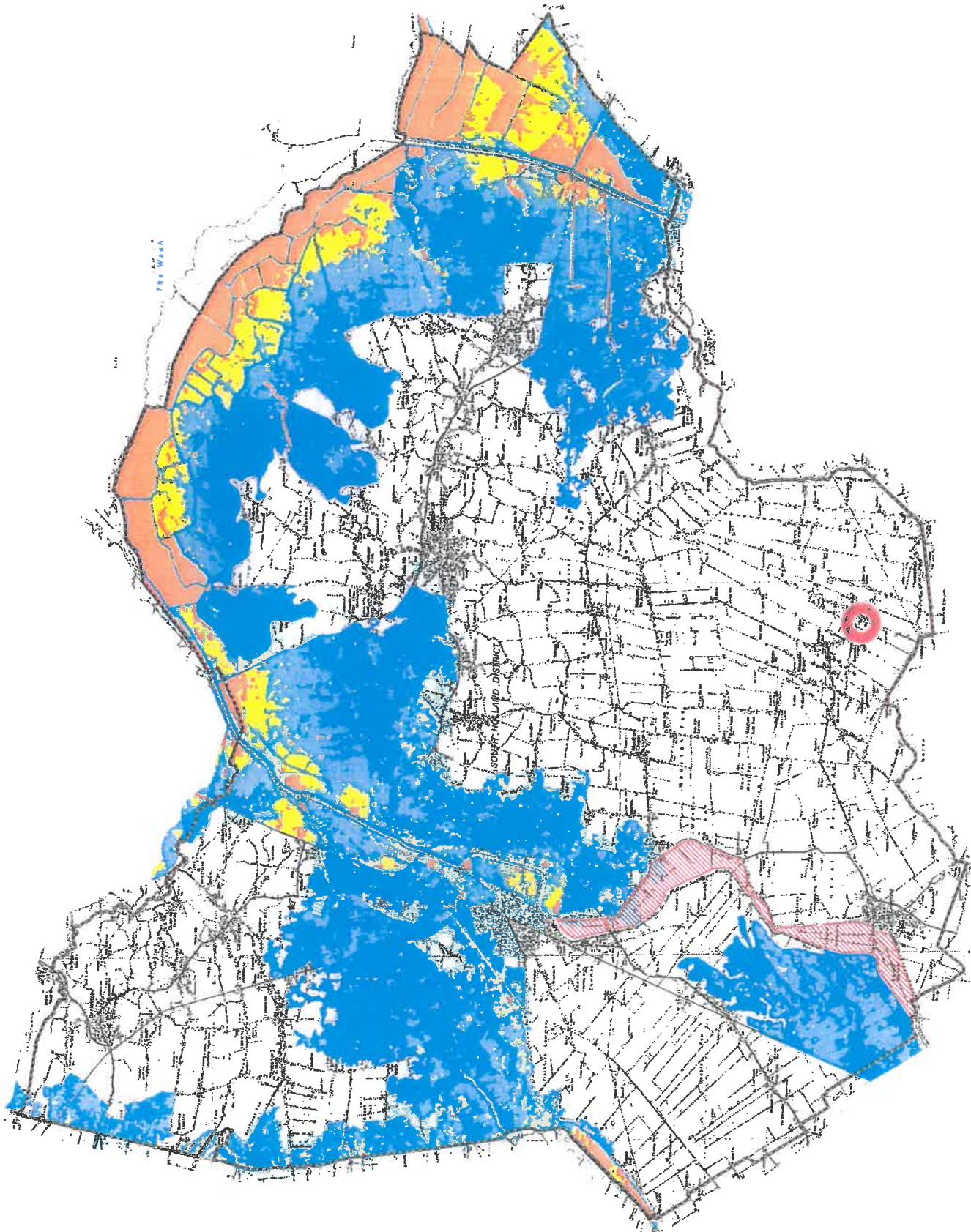
NOTES

1. The potential flooding consequences shown on this map relate to flooding caused by the failure of the River Wash and the River Great Ouse. The map shows the potential for flooding from the River Wash and the River Great Ouse. The map shows the potential for flooding from the River Wash and the River Great Ouse.
2. In addition to the potential flood extents shown on this map, there may be some flooding to low-lying areas.
3. The map shows the potential for flooding from the River Wash and the River Great Ouse. The map shows the potential for flooding from the River Wash and the River Great Ouse.
4. The map shows the potential for flooding from the River Wash and the River Great Ouse. The map shows the potential for flooding from the River Wash and the River Great Ouse.
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8. The map shows the potential for flooding from the River Wash and the River Great Ouse. The map shows the potential for flooding from the River Wash and the River Great Ouse.

Probability Band	Annual probability of flooding from the sea (m ² /a)
Low	<0.1%
Medium	0.1%-0.5%
High	>0.5%

Map Legend

- Peak Depth**
- 0m - 0.5m
 - 0.5m - 1m
 - 1m - 1.5m
 - >1.5m
- Functional Floodplain**
- South Holland District Boundary**



REV	DATE	REMARKS
1	2010	This map is reproduced from the Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery Office, © Crown Copyright. It is not to be used for any purpose other than that for which it was prepared. It is not to be used for any purpose other than that for which it was prepared.

ROYAL MASKING

SOUTH HOLLAND

SOUTH HOLLAND DISTRICT COUNCIL

COUNCIL OFFICES

PETERBOROUGH

TEL: 44 (0)1753 34455

FAX: 44 (0)1753 34455

UPDATE OF STRATEGIC FLOOD RISK ASSESSMENT

Actual Peak Depth

District - Year 2115

1% Fluvial / 0.5% Tidal Event Probability

DATE OF ISSUE: January 2010

SCALE: 1 : 60,000 @ A1

MAP NO:

FLOOD RESILIENT CONSTRUCTION

The following measures are to be taken in an attempt to satisfy this condition as suggested in the Communities and Local Government document "Improving the Flood Performance of New Buildings" – May 2007.

- Any flood waters to be diverted around the building, where possible, to where the gardens are lower.
- Ground floors to be constructed with ground bearing type concrete slab (at least 100mm thick) on well consolidated hard-core, the DPM is to be sealed with the DPC, the insulation is to be Celotex, or similar approved, closed cell type and be positioned over the ground floor bearing slab with sand and cement render topping.
- All sub-structure walling to be constructed from red engineering bricks, up to DPC level, the remainder of the external facing bricks up to 300mm above DPC to be either red engineering or pressed, not handmade bricks. The cavity insulation up to 300mm above DPC is to be partial fill Celotex, or similar closed cell type insulation secured to the internal wall.
- Avoid the use of plasterboard and gypsum plaster to lower part of internal walls and use water resistant lime and cement render or painted blockwork.
- All external doors to be of a good quality not susceptible to moisture and have good seals for water tightness.
- Treated and sealed timber or UPVC skirting's and architraves.
- Ensure all kitchen areas, particularly behind units, to be sealed to prevent passage of water.
- Arrange for all service circuits to be routed at a first floor level if practical and sockets, boilers and cookers to be a minimum 300mm above floor level.
- Occupants of the property to register with the Environment Agency automated early warning system of potential floor events.