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REF: 3146-17

**RESIDENTIAL DEVELOPMENT
OFF HIGHSTOCK LANE
GEDNEY HILL
SPALDING
LINCS
PE12 0QG**

FOR

D BROWN (BUILDING CONTRACTORS) LTD



PLANNING, DESIGN & ACCESS STATEMENT

**RESIDENTIAL DEVELOPMENT
OFF HIGHSTOCK LANE
GEDNEY HILL
SPALDING
LINCS
PE12 0QG**

The application is to acquire Town and Country Planning Permission (Full) off Highstock Lane, Gedney Hill for the benefit of D Brown (Building Contractors) Ltd.

Planning history of the site:-

H07-0729-16 – Residential development (Outline) indicative 23 No building plots – refused 29th November 2016.

APP-A2525/W/17/3172839 – Appeal dismissed 7th August 2017.

H07-0972-17 – Residential development (Outline) indicative 8 No frontage building plots – Approved 10th January 2018.

Unfortunately the approved scheme for 8 No frontage properties is not viable sustainably or financially particularly Condition 11 which states:-

“The development hereby permitted in outline is limited to no more than 8 dwellings, and a maximum combine floorspace of no more than 1000sqm.”

Dramatic issues have been raised by The Environment Agency and Anglian Water regarding the delivery of housing within the centre of Gedney Hill due to disposal of surface water and foul water, therefore, the majority of the allocated land within the South East Lincolnshire Local Plan (SELLP) is undeliverable within the 5 year period – see appendix email dated 28th July 2017.

Gedney Hill is classified in the SELLP as a “Minor Service Centre” and therefore a sustainable village with all facilities including a regular bus service, shop, primary school, church etc. The bus service runs twice daily (Monday – Saturday) between Wisbech and Spalding (see appendix)

The current South Holland District Council Local Plan is out of date and the Council does not have a 5 year supply of deliverable housing even though the proposed Local Plan is being considered by The Planning Inspectorate.

Gedney Hill allocations of new housing is 112 No properties in the following areas:-

Geh003 – 67 properties

Geh015 – 29 properties

Geh004 – 16 properties

The sites that The Environment Agency and Anglian Water are inferring are un-developable are Geh003 and Geh015 which amounts to 96 properties out of a total allocation of 112 properties, therefore, the Planning Inspectorate will have concerns about the longevity of the future of Gedney Hill and its current facilities!!

Of these 96 No properties allocated 25% would have been affordable units, which will be a loss to this rural village of 24 No affordable dwellings.

This application scheme will provide 14 No properties of which 6 No properties will be affordable units.

In the absence of a 5 year supply of deliverable 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, a frontage development mirrors the properties on the opposite side of Highstock Lane and in the absence of any adverse impacts, Paragraph 14 of the NPPF indicates that Planning Permission should be granted.

Any adverse impacts can be addressed, the site specific Flood Risk Assessment states:-

“Floor level of the residential dwellings will be raised 300mm above existing ground level”
this requirement can be easily achieved.

The sites in the centre of the village Geh003 and Geh015 have problems which are not easily solved in the short term:-

- There is no facility for disposal of foul water, particularly for the suggested number of 96 properties
- There is no easy solution to surface water disposal
- Access to the site opposite the village Church restricts access and layout design of the whole site

In the short term the application site is deliverable as all infrastructure issues have been addressed:-

- Foul water sewage disposal to adjacent drains, which are controlled by the South Holland Internal Drainage Board
- Surface water discharge will either be as above or soakaways subject to percolation tests
- Frontage access will be off Highstock Lane

The following section of the statement is as suggested by "The Commission for Architecture and the Built Environment" (CABE):-

USE

The proposal for 14 No properties, which includes 6 No affordable housing units will help to sustain the rural village of Gedney Hill particularly as the allocated land within the South East Lincolnshire Local Plan (SELLP) is undeliverable within the 5 year period required to satisfy the National Planning Policy Framework (NPPF).

AMOUNT

The amount of properties proposed makes the project viable and deliverable and includes 6 No affordable housing units which are desperately needed to sustain the rural village of Gedney Hill.

LAYOUT

The proposed layout includes only 2 No accesses off Highstock Lane which has always been a concern of the Planning Department and Highways Authority. The scheme provides all denominations of housing:-

- Open market properties with large gardens
- Open market properties with modest gardens
- Semi-detached affordable housing units for families
- Single storey one bedroom affordable housing units, for the elderly

UTILITIES

Services are available in Highstock Lane, foul water disposal will be via an on-site treatment plant which will serve all the properties, the siting of the treatment plant to the rear of the site adjacent to the Southern open water course is important, but will require an adoptable access road, which has determined part of the site layout and accesses, when treated will discharge into the adjacent water course subject to approval of The Environment Agency, Anglian Water and the South Holland Internal Drainage Board – these have been agreed in principle.

Surface water will be dealt with via soakaways subject to percolation tests or discharge into the rear open drain subject to approval of the South Holland Internal Drainage Board.

LANDSCAPING & BOUNDARY TREATMENTS

To be determined at a later stage by Condition.

ACCESS

As the Planning Department and Highways Authority had concerns about multiple accesses off Highstock Lane only two accesses are proposed which will enable the frontage open dyke to be retained and create a rural frontage to the development which will include frontage open space/recreation area.

EXTERNAL MATERIALS

Due to the difficulty of supply of bricks and tiles, external materials could be determined by Conditions.

FLOOD RISK ISSUES

A site specific Flood Risk Assessment by Geoff Beel Consultancy, dated August 2016, which accompanied all previous applications, is included, the conclusions and recommendations will be incorporated within the site layout and property designs.

Finished floor levels to be at 2.70m above Ordnance Datum Newlyn which is approximately 0.18m above Highstock Lane.

ARCHAEOLOGY

An archaeological heritage impact statement by Archaeological Project Services dated August 2016, which accompanied all previous applications, is included.

APPLICATION PLANS

- 3146-17-10B – Location & Site Layout Plans
- 3146-17-15 – Plots 1 & 3 Floor Plan & Elevations
- 3146-17-16 – Plot 2 Floor Plan & Elevations
- 3146-17-17 – Plot 4 Floor Plan & Elevations
- 3146-17-18 – Plots 5 & 6 Floor Plans & Elevations
- 3146-17-19 – Plot 7 Floor Plans & Elevations
- 3146-17-20 – Plot 8 Floor Plans & Elevations
- 3146-17-21 – Plots 9 – 12 Flood Plans & Elevations

3146-17-22 – Plots 13 & 14 Floor Plans & Elevations

3146-17-23 – Detached Garage Flood Plans & Elevations

G R Merchant

July 2018

APPENDIX

LOCATION PLAN 1/2500

H07-0729-16 REFUSAL NOTICE
APP/A2525/W/17/3172839 DISMISSAL NOTICE
H07-0972-17 APPROVAL NOTICE

SOUTH EAST LINCOLNSHIRE LOCAL PLAN PROPOSED DEVELOPMENT
BOUNDARY – MARCH 2017
(CURRENTLY BEING CONSIDERED BY THE PLANNING INSPECTORATE)

“GOOGLE” PLANS & PHOTOGRAPHS

EMAIL FROM SELLP DATED 28th JULY 2017 TITLED “GEDNEY HILL ALLOCATIONS”
(ENVIRONMENT AGENCY & ANGLIAN WATER CONCERNS)

FLOOD RISK ISSUES

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

LOCATION PLAN 1/2500



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LOCATION PLAN,
1 / 2500.

H07-0729-16 REFUSAL NOTICE
APP/A2525/W/17/3172839 DISMISSAL NOTICE
H07-0972-17 APPROVAL NOTICE

G R Merchant Ltd
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12a Park Road
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TOWN AND COUNTRY PLANNING ACT 1990

OUTLINE

Reference: H07-0729-16 **Date of Decision:** 29th November 2016
Applicant: D Brown (Building Contractors) Ltd
Seas End Road
Moulton Seas End
Spalding
Lincs
PE12 6LD
Location: Off Highstock Lane Gedney Hill Spalding
Description: Residential development (23 dwellings)

South Holland District Council hereby give notice that this application has been REFUSED for the above proposal for the following reason(s):

- 1 There are sequentially preferable sites in flood risk terms within Gedney Hill, as identified in the emerging South East Lincolnshire Local Plan (Public Consultation on Preferred Sites for Development, July 2016). Notwithstanding the fact that the emerging Local Plan is yet to be adopted and that the Council cannot demonstrate a 5-year supply of deliverable housing sites, the presumption in favour of sustainable development is not considered to apply in this instance because there are sequentially preferable sites from a flood risk point of view available in Gedney Hill. As such, the application is considered to be contrary to national guidance on flood risk, as contained in Section 10 of the National Planning Policy Framework, 2012, in particular paragraphs 101-103. They state that development should not be permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding.
- 2 Existing development on the rural fringe of the village is predominantly frontage. The proposal, on the other hand, constitutes a form of depth development that extends out into open countryside at odds with existing development nearby. It does not respect the historic pattern of development in the immediate locality. It is therefore considered that the

proposal would have a harmful effect upon the character and appearance of the rural location. Consequently, the proposal is contrary to Policy SG14 of the South Holland Local Plan, 2006. This policy is in accordance with Section 7 of the National Planning Policy Framework, 2012. Paragraph 58, for example, indicates that new development should respond to local character.

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. However, the issues are so fundamental to the proposal, due to the harm which has been clearly identified within the reasons for the refusal, that approval has not been possible.

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

The determined plans are:

Dwg. no. 2461-12-21F;

Heritage Statement (ref. APS HS Report No. HS/046) dated August 2016;

Flood Risk Assessment (ref. GCB/Merchant) dated August 2016.



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



Appeal Decision

Site visit made on 27 June 2017

by Andrew McCormack BSc (Hons) MRTPI

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

Decision date: 7 August 2017

Appeal Ref: APP/A2525/W/17/3172839

Land off Highstock Lane, Gedney Hill, Spalding PE12 0QG

- 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 D Brown (Building Contractors) Ltd against the decision of South Holland District Council.
 - The application Ref H07-0729-16, dated 20 July 2016, was refused by notice dated 29 November 2016.
 - The development proposed is residential development.
-

Decision

1. The appeal is dismissed.

Procedural Matters

2. The application was submitted in outline, with all detailed matters reserved. I have dealt with the appeal on that basis, treating relevant plans as illustrative.
3. The Council does not currently have a five-year supply of deliverable housing sites. As such, relevant housing supply policies are considered to be out of date and the presumption in favour of sustainable development, as set out in Paragraph 14 of the National Planning Policy Framework (the Framework), must be considered. Accordingly, I have assessed the appeal in this context and on that basis.

Main Issues

4. The main issues are whether the proposed development would:
 - constitute sustainable development, with particular regard to its effect on the character and appearance of the open countryside; and
 - comply with national planning policy which seeks to steer new development away from areas at the highest risk of flooding.

Reasons

Sustainable development: character and appearance

5. The appeal site is in agricultural use and located to the south of Highstock Lane. Residential development lies to the north and west of the site with properties running along and facing road frontages. There is a single dwelling to the east of the site which is adjacent to Highstock Drain. Notwithstanding its proximity to existing development, the site is outside the settlement development boundary, as defined in the South Holland Local Plan 2006 (SHLP) and is therefore considered to be in the open countryside. Policy HS7 of the SHLP states that new housing is

normally only granted in such locations if it is essential to meet the needs of rural workers or if it was for small scale rural exception affordable housing. I note that neither is applicable in this case. However, as the Council is unable to demonstrate a five year supply of housing land, Policy HS7 is considered to be out of date and therefore has reduced weight in the determination of this appeal.

6. Notwithstanding this, from what I have seen and read, the proposal would constitute a form of development that extends out into the open countryside. Although in outline, with all matters reserved, given the size, shape and extent of the appeal site and the illustrative plans submitted, I find that the proposed development would be incongruous with the prevailing ribbon development nearby and would be at odds with the existing historic pattern of development in its immediate vicinity. As a result, it would have a harmful effect upon the character and appearance of the rural location.
7. Consequently, I conclude that the proposed development would have a significantly adverse impact on the character and appearance of the surrounding area. Therefore, it would be contrary to Policy SG14 of the SHLP and the relevant guidance in the Framework, such as Paragraph 58. Amongst other matters, this policy and guidance seeks to ensure that development respects and responds to the character and appearance of its surroundings.

Flood risk

8. As the Council does not currently have a five-year supply of deliverable housing sites, relevant policies for the supply of housing should not be considered up to date. Furthermore, Paragraph 14 of the National Planning Policy Framework (the Framework) states that, in the absence of a five year supply, housing proposals should be considered in the context of a presumption in favour of sustainable development. Accordingly, planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the Framework as a whole.
9. With regard to flood risk, Paragraphs 101-103 of the Framework state that the aim of the Sequential Test is to steer new development to areas with the lowest probability of flooding. As such, development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding.
10. Furthermore, I note that The South East Lincolnshire Local Plan 2011-2036 (SELLP) is currently in production. The Council has stated that the SELLP aims to provide a five year supply of deliverable housing sites, once adopted. However, at the time of this decision, the SELLP is not adopted. As a result, having regard to its stage of production, I have given it moderate weight in determining this appeal.
11. Notwithstanding this, the Council argues that as there are sequentially preferential sites available in Gedney Hill in terms of flood risk, the presumption in favour of sustainable development should not apply in this case.
12. The majority of the appeal site lies within Flood Zone 3a of the Environment Agency's Flood Maps. As a result, the site should only be considered for development where there are no reasonable alternative sites in areas of a lower flood risk available. I acknowledge that much of the local authority area falls within Flood Zones 2 and 3 and note the guidance provided by the Environment Agency (EA) that, as such, the Sequential Test for site selection should be applied by settlement area. Accordingly, this is the approach taken by the local planning authority in identifying suitable sites in Gedney Hill.

13. I note the EA has confirmed that, taking account of sustainability matters and the agreed approach set out in the Strategic Flood Risk Assessment (SFRA), the local planning authority has identified the most sequentially preferable sites in terms of flood risk predicted on site. I have had regard to Appendix D of the Council's appeal statement which sets out the assessed sites in Gedney Hill against flood risk, with regard to the preferred SELLP Site Allocations. Furthermore, I note that even where sequentially preferable sites became unavailable for development, several of the reasonable alternatives identified could still be considered for allocation in the emerging SELLP or development before the appeal site on flood risk grounds. I note that of the sites identified, the appeal site has one of the highest percentages of its area, 81.5%, within Flood Zone 3.
14. The Framework identifies that if, following the application of the Sequential Test, it is not possible, consistent with wider sustainability objectives, for the development to be located in areas with a lower risk of flooding, the Exception Test can be applied, if appropriate.
15. I acknowledge that the appellant's Flood Risk Assessment states that the appeal site is within Flood Zone 1 according to the Framework classification. Notwithstanding this, having regard to the evidence before me, I find that the appeal site is not sequentially preferable in flood risk terms and that there are several other developable sites within Gedney Hill which could provide the development identified. Furthermore, the Framework and Planning Practice Guidance clearly indicate that the Exception Test should not be applied unless the Sequential Test is passed. Accordingly, as the appeal site has not passed the Sequential Test, the Exception Test does not apply in this case.
16. The appellant has directed me to an email, dated 28 July 2017, which was received from the SELLP planning team and refers to EA objections to preferred site allocations at Gedney Hill regarding drainage and sewage matters. Based on the email submitted, I note that whilst there appears to be insufficient mains capacity to accommodate the identified level of development in Gedney Hill, alternative solutions have been identified for investigation. Therefore, in my view, although the EA objections are of some significance, I find that the matters identified do not prevent the preferred sites from being developed and serve to raise awareness of the EAs concerns and undertake further investigation of identified options.
17. I note that the appeal site has access to the South Holland Internal Drainage Board main drain and could therefore be deliverable in the short term. Notwithstanding this, it remains a less preferential site in terms of flood risk to several other alternative sites identified by the Council. Moreover, I note that the site allocations process with regard to the SELLP is ongoing and at a well-advanced stage with an examination in public anticipated in a matter of weeks.
18. I have had regard to the appellant's points regarding the suitability and deliverability of other more preferable sites and given due weight to them in determining this appeal. However, I do not have full details of each of these sites before me. In any event, I must assess the proposal before me on its own merits and within its own circumstances. Therefore, having had due regard to recent matters raised by the appellant, I find that my overall assessment of the appeal proposal with regard to flood risk remains unchanged.
19. The issues surrounding flood risk on the appeal site could be addressed through suitably worded planning conditions. Notwithstanding this, given that there are other nearby sites identified as more preferable, reasonable alternatives in terms of flood risk, I find that development on the appeal site would be inappropriate and would not constitute sustainable development.

20. Consequently, I conclude that the proposed development would not comply with national planning policy which seeks to steer new development away from areas at the highest risk of flooding. Therefore, the proposal would be contrary to the relevant policy and guidance on flood risk set out within the Framework. Amongst other matters, the Framework states that development should not be permitted if there are reasonably available and appropriate alternate sites for the proposed development in areas with a lower probability of flooding.

Conclusion

21. I acknowledge that Gedney Hill is identified as a 'Minor Service Centre' within the SHLP with access to a range of services and facilities and development in this settlement would contribute to the Council's supply of housing. However, given the impact of the proposed development on the character and appearance of the locality and the demonstration that other, more preferable sites exist nearby in terms of flood risk, I conclude that the proposal would not be sustainable development and would not comply with national planning policy relating to new development in high flood risk areas. Furthermore, whilst the proposed development would make a contribution to the local economy in terms of construction jobs and assist in the supply of housing required to meet local needs, I find that these benefits would not outweigh the significant harm I have identified.
22. Therefore, for the above reasons, and having had regard to all other matters raised, I conclude that the appeal should be dismissed.

Andrew McCormack

INSPECTOR

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www.sholland.gov.uk

TOWN AND COUNTRY PLANNING ACT 1990 OUTLINE

Reference: H07-0972-17 **Date of Decision:** 10th January 2018
Applicant: D Brown Building Contractors Ltd
Seas End Road
Moulton Seas End
Spalding
Lincs
PE12 6LD
Location: Off Highstock Lane Gedney Hill Spalding Lincs
Description: Residential development (8 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. 3146-17-03;
Heritage Statement (ref. HS/046) by James Snee dated August 2016;
Flood Risk Assessment by Geoff Beel (ref. GCB/Merchant) dated August 2016.

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 buildings, 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 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.

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

Note: The applicant is recommended to employ a qualified and experienced landscape designer to produce a landscaping scheme for the development. It should consist of profuse native landscaping to help integrate the development within the rural landscape.

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

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

- 6 Prior to its installation, details of the proposed boundary treatment, including a schedule of materials, and details of the size and species of any hedging, shall be submitted to and approved in writing by the Local Planning Authority, and the details so approved shall be implemented in full before the development is first brought into use.

Note: The scheme should include native hedging along the site's frontage with Highstock Lane.

Reason: In the interests of the character and appearance of the development and the visual amenity of the area in which it is set.

This Condition is imposed in accordance with Policy SG14 of the South Holland Local

Plan, 2006.

- 7 The development hereby permitted shall be carried out in accordance with the measures set out in the Flood Risk Assessment forming part of this planning application, unless otherwise agreed in writing by the Local Planning Authority. In particular the following measures shall be fully implemented before the properties are first occupied:
- Finished floor levels shall be set 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.

- 8 Before the development is commenced, 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

- 9 The foul drainage for the eight dwellings shall be served by a single private package treatment plant (PTP), details of which shall be submitted to and approved in writing by the Local Planning Authority. The PTP shall be constructed and be fully operational prior to occupancy of any dwelling.

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.

- 10 No development shall be commenced until a management agreement and long-term maintenance plan for the private package treatment plant (PTP) has been submitted to and approved in writing by the Local Planning Authority. The PTP shall thereafter be maintained in accordance with the approved details.

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 The development hereby permitted in outline is limited to no more than 8 dwellings, and a maximum combined gross floorspace of no more than 1000sqm.

Reason: In the interests of the character of the area and as the application is approved without planning obligations relating to affordable housing. A development of greater than 1000sqm floorspace would be expected to make such contributions, or demonstrate why they would not be viable, in accordance with national advice contained in the Planning Practice Guidance.

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.

Your attention is drawn to the letter from the South Holland Internal Drainage Board dated 2 November 2017.



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

**SOUTH EAST LINCOLNSHIRE LOCAL PLAN PROPOSED DEVELOPMENT
BOUNDARY – MARCH 2017
(CURRENTLY BEING CONSIDERED BY THE PLANNING INSPECTORATE)**

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

Ordnance Survey
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"GOOGLE" PLANS & PHOTOGRAPHS



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**EMAIL FROM SELLP DATED 28th JULY 2017 TITLED "GEDNEY HILL
ALLOCATIONS"
(ENVIRONMENT AGENCY & ANGLIAN WATER CONCERNS)**



G R MERCHANT <grmerchantlarch.cons@gmail.com>

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

1 message

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

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

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

28 July 2017 at 15:56

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



Boston - A Great Past and a Bright Future

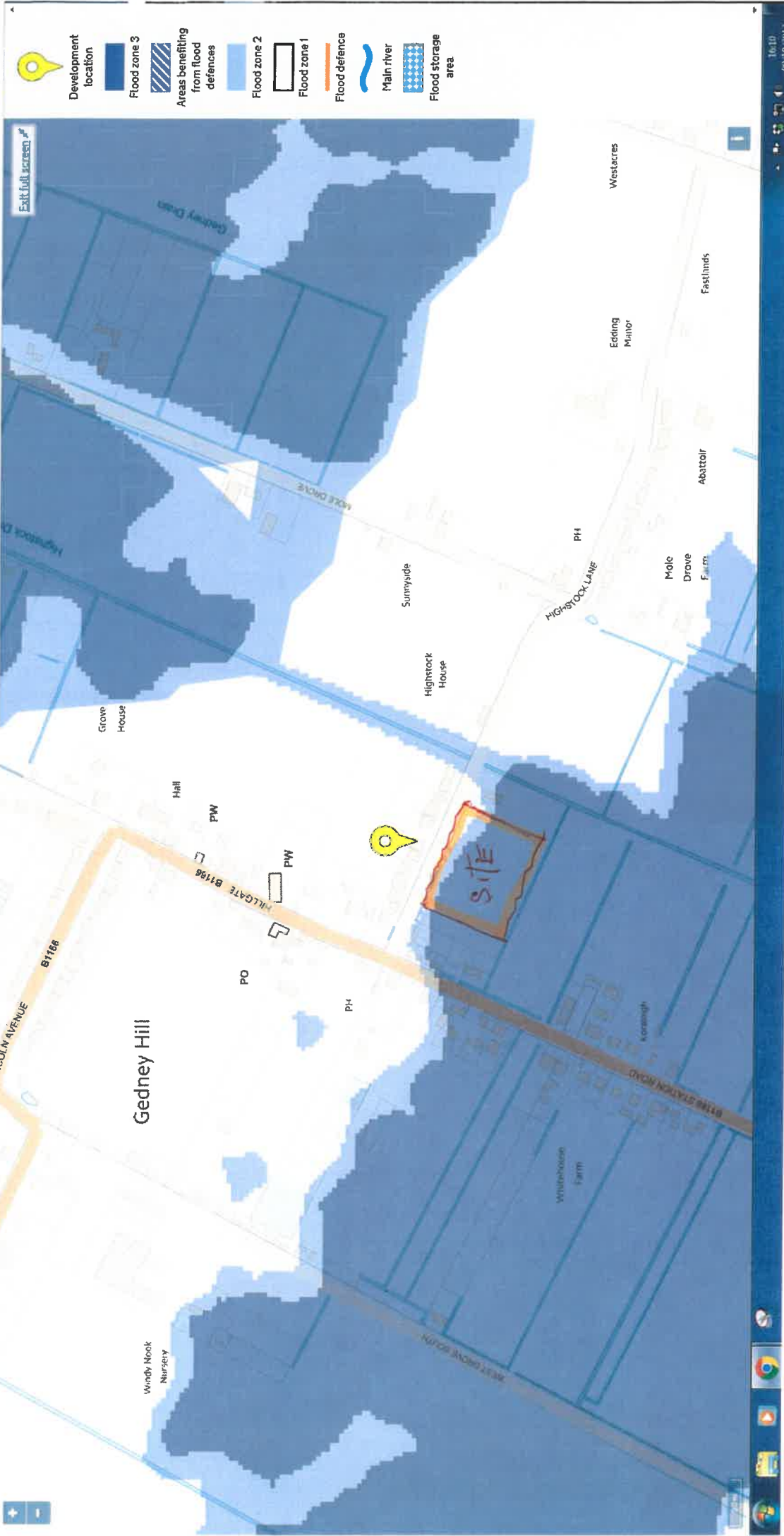
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If you have received this email in error:

1. Notify the sender immediately

FLOOD RISK ISSUES

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



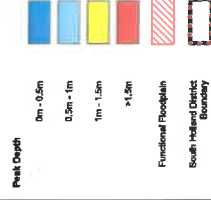
NOTES

1. The potential flooding consequences shown on this map relate to flooding from the sea, main rivers and internal drainage basins. It does not account for the presence of current flood risk management measures such as flood defences.
2. Areas of potential flood extent shown on this map, there may be shallow flooding in low-lying land adjacent to the sea.
3. The consequences designated as being an Actual Risk arise from direct overtopping of defences, where this would occur, together with assumed breach failure of some defences. Breach failure has been assumed to occur where the defence is less than 1.5m high and the crest is less than 1.5m from the sea. The minimum crest level is sea level plus the minimum crest level for structural security of the defence.
4. The consequences designated as being a Potential Risk arise from direct overtopping of defences, where this would occur, together with assumed breach failure of some defences. Breach failure has been assumed to occur where the defence is less than 1.5m high and the crest is less than 1.5m from the sea. The minimum crest level is sea level plus the minimum crest level for structural security of the defence.
5. The potential flooding consequences relate to flood probability bandings as follows:

Probability Band	Annual probability of flooding from a river (flow)	Annual probability of flooding from the sea (tide)
Low	<0.1%	<0.1%
Medium	1%-0.1%	0.5%-0.1%
High	>1%	>0.5%

6. Potential floodable areas are shown where water is intended to flow or be stored in times of flood.
7. Land outside South Holland District is not considered.
8. This map shows the extent only of the flooding probability bands relevant to the map file.

Map Legend



REV DATE

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S O U T H H O L L A N D
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UPDATE OF STRATEGIC FLOOD RISK ASSESSMENT
Actual Peak Depth
District - Year 2115
1% Fluvial / 0.5% Tidal Event Probability

DATE OF ISSUE: January 2010 REV NO:
SCALE: 1 : 50,000 @ A1 MAP NO:

