DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H09-0228-19**	**Applicant:**	**Loosegate Developments Ltd**
Proposal:	Details of Conditions 7 (Surface water drainage), 8 (Contaminated land), 10 (Refuse storage), 12 (Existing and proposed site levels), 16 (Open space management), 17 (Construction process management plan), 18 (Prevention of mud on the highway), & 19 (Foul water strategy) of H09-0326-17		
Location:	Land Off Wignal'S Gate Holbeach Spalding		
Terminal Date:	26th April 2019		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development
04	Approach to Flood Risk
05	Meeting Physical Infrastructure and Service Needs
10	Meeting Assessed Housing Requirements
11	Distribution of New Housing
19	Rural Exception Sites
28	The Natural Environment
31	Climate Change and Renewable and Low Carbon Energy
32	Community, Health and Well-being
33	Delivering a More Sustainable Transport Network
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards

National Guidance

National Planning Policy Framework 2019

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

Representations:

	Object	Support	No Obj.	Comments
HIGHWAYS & SUDS SUPPORT	0	0	0	1
SHDC INTERNAL	0	0	0	1
OTHER STATUTORY BODIES	0	0	0	2

CASE OFFICER ASSESSMENT

Proposal

Details of Conditions

Condition 7 (Surface water drainage)

8 (Contaminated land)

10 (Refuse storage)

12 (Existing and proposed site levels)

16 (Open space management)

17 (Construction process management plan)

18 (Prevention of mud on the highway)

19 (Foul water strategy)H09-0326-17

an outline development of no more than 77 dwellings.

Site Description

The site is located outside of the settlement limits of Holbeach to the south of Wignals Gate, as set by the South East Lincolnshire Plan.

The application site is located behind frontage development and runs to the side of Holbeach Cemetery. It has open boundaries on all sides except for the residential properties on Wignal's Gate.
Currently vacant agricultural fields, the site can be described as generally level. A group of 10 dwellings lie to the north perimeter of the site and the application site is bounded to the west, south and east by drains. Further agricultural fields exist beyond.

The site can be accessed from Wignals Gate, the end of which abuts the Northern site boundary. An electricity substation is sited to the north east of the site.

History

H09-0326-17. Residential development. Approved subject to S106 on 21 Aug 2018.

Consultation Responses

SHDC Environmental Services

No response received.

SHDC Noise and Contaminated Land

Have reviewed the Stuart Guy Consulting report no 18-05-02 dated 3rd June 2018 'Environmental Risk Assessment of land to rear of 39 Wignal's Gate, Holbeach, Spalding, PE12 7HR'. The information presented falls below the standard normally accepted by this department, however in this instance I will accept it and recommend discharge of condition 8 of H09-0326-17, relating to land contamination.

LCC Highways & SUDS Support

No objection.

Anglian Water. No comments to make.

Considerations

The conditional details that have been submitted are considered to be acceptable.