SOUTH HOLLAND DISTRICT COUNCIL

Report of: **Development Manager**

To: **Planning Committee - 10 November 2021**

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

Purpose: **To consider Planning Application H09-0602-20**

Application Number:	H09-0602-20	**Date Received:**	27 July 2020
Application Type:	FULL		
Description:	Construction of 103 one, two, three and four bed 2 storey traditional residential homes with associated garages and infrastructure.		
Location:	Land north of Northons Lane and Oakwood Glade Holbeach		
Applicant:	Gleeson Regeneration	**Agent:**	Gleeson Regeneration
Ward:	Holbeach Town	**Ward Councillors:**	Cllr F Biggadike Cllr T Carter Cllr G T D Rudkin

You can view this application on the Council's web site at
http://planning.sholland.gov.uk/OcellaWeb/planningDetails?reference=H09-0602-20

1.0 REASON FOR COMMITTEE CONSIDERATION

1.1 Significant development allocation within the South East Lincolnshire Local Plan and objections received.

2.0 PROPOSAL

2.1 This is a full application for the construction of 103 one, two, three and four bed 2-storey dwellings with associated garages and infrastructure. The proposed scheme proposes a mix of detached and semi-detached dwellings in keeping with the existing residential local area.

2.2 The external appearance of the dwellings would be standard traditional house types for this developer, and the materials proposed are to be a mix of red multi and tawny bricks under flat profile concrete tiles in dark grey. The parking areas would be finished in tarmac.

2.3 Specifically, the proposal comprises a variety of detached, semi detached and small terraces, of the following dwelling mix:

4 one bed flats
17 two bed semi detached dwellings
31 three bed semi detached dwellings
32 three bed detached dwellings
19 four bed detached dwellings

2.4 The affordable dwelling provision would be as follows:

Rental

4 one bed flats
9 two bed semi detached dwellings
5 three bed semi detached dwellings

Total - 18

Shared Ownership

4 two bed semi detached dwellings
4 three bed semi detached dwellings

Total 8

OVERALL TOTAL - 26

2.5 Vehicular and pedestrian access would be from Oakwood Glade and Cedar Drive, with pedestrian links to Boston Road South/B1168. The road layout is to be predominantly adopted highway, with some short private drives. A new on site adopted highway is proposed which will serve the residential properties. The access road will be constructed to adoptable standards and put forward for adoption with Lincolnshire County Council highways under a Section 38 agreement. On plot parking shall be provided to each of the residential properties.

2.6 Open space is proposed via a linear park area along the northern boundary, that would link through to the development at each end and would provide a local play area, and an attenuation area on the south western boundary. The orientation of dwellings within the scheme is primarily inward facing, with a small amount of outward looking dwellings to the North of the scheme oriented towards the landscape buffer.

2.7 Drainage is also included within the development in the form of swales which run alongside the main estate road route within the site where appropriate, along with a large attenuation basin area to the South-Western corner of the proposed scheme, adjacent to the Cedar Drive access.

2.8 The Developer Contributions relating to this application, as well as the affordable housing above, and that have been agreed by the developer are as follows:

Affordable Housing provision as set out above - 26 dwellings
Education - £547,112
NHS - £68,598

2.9 Further details of these contributions and how/where they are to be spent are set out in more detail in Section 6, below.

2.10 The application is supported by a Design Report, Noise Impact Assessment, Flood Risk Assessment, Foul & Surface Water Drainage Layout, Phase 1 Geo-Environmental Desk Study, Economic Benefits Report, Tree Survey, Protected Species report, Transport Assessment and a materials schedule and plan. The application has been amended and additional details submitted since the original submission.

3.0 SITE DESCRIPTION

3.1 The site is located within the settlement boundary of Holbeach, which is considered to be a Main Service Centre within the SELLP. Within the settlement boundaries of Main Service Centres development will be permitted that supports their role as a service centre for the settlement itself, helps sustain existing facilities or helps meet the service needs of other local communities.

3.2 The site is part of a wider housing allocation site of 42.2 hectares, Hob048 (Land east of the A151 (SUE)) of the SELLP, which is allocated for development of around 750 dwellings within the local plan period. The wider planning history of decisions and applications relating to this allocation is set out below.

3.3 The approximate gross area of the proposed site sits at 12.05 acres/ 4.87 hectares. The site is currently greenfield land, situated between Northons Lane to the South-West and the A17 to the North-East. The site is further bound by existing residential development to the South-East and agricultural land to the North-West.

3.4 The site is bound by established vegetation, which includes both hedgerows and trees. Internally the site has been worked as arable land previously and contains no remarkable features, primarily covered by grass. The site currently has no existing access, vehicular or pedestrian, from adjacent highways.

3.5 The surrounding area has a mix of modern dwellings and is predominantly populated by a mix of detached and semi-detached dwellings. There are also a high number of bungalows located within the adjacent development to the South-East of the scheme, particularly located around Cedar Drive.

3.6 The site is bound by a mix of established hedgerows and vegetations along the site's boundaries with the adjacent residential developments. Boundary areas which abut the neighbouring rear gardens have fenced boundary treatments. Further site boundaries are to the surrounding open greenfield land to the North and Western sides of the proposed scheme where the arable land continues.

3.7 The site is located within Flood Zone 3a, and has an NPPF Development Classification as "More Vulnerable". The site is not at risk of flooding from pluvial, sewer sources, tidal/coastal flooding, groundwater sources and artificial bodies. The site is subject to fluvial flooding. No incidents of flooding have been reported historically. The topographical survey utilised within the Flood Risk Assessments confirmed the site to be relatively flat with levels ranging from 3.030m AOD to 3.300m AOD.

4.0 RELEVANT PLANNING POLICIES

4.1 **The Development Plan**

4.2 South East Lincolnshire Local Plan, March 2019 (SELLP)

If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, Section 38 (6) to the Town and Country Planning Act as amended by the 2004 Act states that the determination must be made in accordance with the plan unless material considerations indicate otherwise.

1 - Spatial Strategy
2 - Development Management
3 - Design of New Development
4 - Approach to Flood Risk
5 - Meeting Physical Infrastructure and Service Needs
6 - Developer Contributions
10 - Meeting Assessed Housing Requirements
11 - Distribution of New Housing
12 - Reserve Sites
16 - Holbeach West Sustainable Urban Extension
17 - Providing a Mix of Housing
18 - Affordable Housing
28 - The Natural Environment
29 - The Historic Environment
30 - Pollution
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
Appendix 8 - Developer Contributions for Education Facilities
Appendix 9 - Developer Contributions for Health Care Facilities

National Guidance

National Planning Policy Framework (NPPF), 2021

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 9 - Promoting sustainable transport
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
Section 16 - Conserving and enhancing the historic environment

Planning Practice Guidance (PPG)

5.0 RELEVANT PLANNING HISTORY

5.1 No planning history for this specific site however the wider SELLP allocation history is as follows:

5.2 H09-0468-16. OUTLINE. Land between A17 and A151 Holbeach. Proposed residential development of approximately 650 dwellings with site access, open space and landscaping. Applicant LCC and Mr R H & Mr A M Goodley. UNDETERMINED.

5.3 H09-1058-20. OUTLINE. Land Adj. Longfield House Northons Lane Holbeach. Residential Development - (up to 5 plots). APPROVED 08-02-21.

5.4 H09-0303-21. RESERVED MATTERS. Adj. Longfield House Northons Lane Holbeach. Erection of detached dwelling - plots 2 and 3. (self-build project). APPROVED 27-05-21.

5.5 H09-0617-21. RESERVED MATTERS. Adj. Longfield House Northons Lane Holbeach. Erection of detached dwelling (Plot 3). APPROVED 14-07-21.

5.6 H09-0618-21. RESERVED MATTERS. Land Adj. Longfield House (Plot 4) Northons Lane Holbeach. Erection of detached dwelling (Plot 4) APPROVED 01-09-21.

6.0 REPRESENTATIONS

6.1 Holbeach Parish Council

Objections - Note concerns from the Environment Agency and the Police. We do not have the capacity in the town for another large housing development. The impact on the already overstretched resources is not acceptable.

No response has been received from the Parish Council to the revised plans and details.

6.2 SHDC Ward Members

6.3 Cllr F Biggadike

As a Ward member I am inundated by residents concerns about the access to and from this site through the route shown on the plan. Chestnut Avenue is heavily parked by school traffic morning and afternoon and will result in H.G.Vs using the footpath to pass and enter Oakwood Glade.

The development of this area should not be done piecemeal but in a fashion to allow the traffic to come and go at the new recently installed roundabout on the A151 link road.

There are conflicting opinions in the reports on how to deal with the surface water disposal through the S.U.D.System By way of an attenuation tank between Anglian Water, Environment

Agency and the applicant who should have learned from the Hydrological report and the Geographical Survey that the Drainage Infiltration rates suggest near the surface soils are unsuitable for storm water drainage and that the shallow standing ground water table indicates there is insufficient storage.

I am unable as yet to see where any public body will commit to the future liability of this attenuation tank in perpetuity .

The Highway officers report shows that estate road is miss aligned to Oakwood Glade for access to and from proposed estate.

The plan shows a proposed walkway from the estate to Boston Road South exiting on a layby near the roundabout.

No. 93 Boston Road South has just come on the market for sale adjacent to this and is an opportunity for the developer to purchase and demolish this and make an entrance for all traffic to and from the site and dispel the concerns of all residents affected by this development.

6.4 Cllr T Carter

I share the same concerns as the many residents who have been in contact with me about this site have.

Access to this site should only be allowed by linking with the newly built roundabout and building an additional access road/ bridge to it, rather than using small, narrow, residential routes such as Chestnut Avenue and Oakwood Glade. These are not equipped for this additional traffic and usage and residents living in these areas should not be expected to tolerate this.

Chestnut Avenue is already disrupted daily in the week at school times, and this already causes chaos in parts of the area, let alone adding the additional traffic these properties will cause if allowed to go ahead. This will also be adding additional safety risks to both residents and in particular school children in the area.

I could only support this application if the access was dealt with, by providing a new road / bridge to the site, and of course by ensuring that the concerns are all dealt with in regards to drainage too.

I would ask the committee to strongly consider voting against the application based on the above comments and those entered by the many others concerned. This application is of detriment to the area.

6.5 SHDC Environmental Protection (Noise)

No objections.

6.6 SHDC Environmental Protection (Contaminated land)

Have reviewed the detailed documents and are in general agreement with the findings and consider that there is sufficient information that a safe development can be achieved.

Request the following be placed on any permission granted:

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported immediately to Environmental Health. An investigation and risk assessment must be undertaken in accordance with details to be agreed with Environmental Health. Where remediation is necessary, a remediation scheme must be submitted to and approved in writing by Environmental Health. Following completion of measures identified in the approved remediation scheme a verification report shall be submitted to and approved by Environmental Health.

6.7 SHDC Strategic Housing

25% of the development should be provided as affordable housing, 70% for rent & 30% for intermediate housing for sale, preferably shared ownership. To assist with meeting local and

district housing need it would be preferably for the rented mix to be broadly 18 for rent- comprising of 5 x 1 beds, 8 x 2 bed houses, 4 x 3 bed houses and 1 x 4 bed house and 8 shared ownership comprising of 4 x 2 bed houses or bungalows and 4 x 3 bed houses or bungalows.

The Affordable Housing Policy 18 does not require s106 affordable dwellings to meet NDSS. The supporting text in Policy 17 Providing a mix of housing, para 5.9.3 advises developers to, at least, meet the minimum space standards in national guidance but does not differentiate between the number of bedspaces and storeys. Policy 16 Holbeach West Sustainable Urban Extension states that the overall housing mix to include housing designed to meet the national space standards but again this does not differentiate between the number of bedspaces and storeys.

The applicant has provided further information clarifying the dwellings sizes. This demonstrates that the dwellings do meet NDSS for the minimum occupancy level ie: 1 bed 1 person , 2 bed 3 person, 3 bed 4 person, 4 bed 5 person provided that the 1 bed ground floor flat has a shower room rather than a bathroom. The Affordable Housing Policy 18 does not require s106 affordable dwellings to meet NDSS. The supporting text in Policy 17 Providing a mix of housing, para 5.9.3 advises developers to, at least, meet the minimum space standards in national guidance but does not differentiate between the number of bedspaces and storeys. Policy 16 Holbeach West Sustainable Urban Extension states that the overall housing mix to include housing designed to meet the national space standards but again this does not differentiate between the number of bedspaces and storeys.

From an Allocations perspective the minimum occupancy level is not considered and therefore a 1 bed property is usually let to up to 2 people, 2 bed property to up to 4 people, 3 bed property up to 5 people and 4 bed property up to 6 or 7 people. I am aware that Registered Providers (RPs) may acquire s106 affordable dwellings at less than NDSS, provided they meet at least 85% of NDSS. All but the 1 bed ground and first floor meet this for a 1 bed 1 storey 2 person occupancy level, and therefore the applicant may struggle to find a RP willing to acquire the 1 bed properties.

As per Policy 6: Developer Contributions of the Local Plan it would be preferable for the affordable housing to be secured through a s106 agreement. The s106 agreement should include an agreed affordable housing scheme detailing the tenure split, property types and sizes, plot numbers, internal floor areas, design standards and the phasing of the affordable housing units.

The developer should also seek to secure a Registered Provider for the affordable dwellings at the earliest opportunity. The Strategic Housing Team can provide a list of RPs with stock in the local area should the developer require this.

The RP should be prepared to enter into a Nominations Agreement with the Council to ensure that the rented homes are let to households from the Council's Housing Register.

6.8 SHDC Trees and Nature Conservation Officer

Plan 3162-1-001 G (Proposed site layout 17.07.20) omits reference to the existing trees, so does not give a full representation of the development. (The landscaping plan 3653/5 Revision B shows the trees in question.) The plan also omits a complete legend/key, are circles trees to be planted? Or even soakaways! If trees, they do not match the landscaping plan.

Most of the existing trees shown on the plans are in the actual boundary of current properties; and may have a screening role. Existing property owners may consider the trees to be within their custodianship, and would have a definite opinion with regards to any proposed works to them. T9 - purple Norway maple already has a canopy which is shown to touch a proposed garage, no doubt there will have to be room for scaffolding during construction. T3 Purple leaved plum has an incursion in its Root Protection Area (BS 5837:2012) by the dwelling in plot 62.

Boundary trees/hedgerows will need protecting prior to development taking place to BS5837:2012. Root Protection Areas will extend into the site.

Any proposed houses will no doubt have great potential for some swift boxes.

6.9 LCC Highways & SUDS Support

No objection. Requests that any permission given by the Local Planning Authority shall include the conditions to ensure that all roads within the development hereby permitted must be constructed to a satisfactory engineering standard, a Construction Management Plan and Method Statement that shall first be approved in writing by the Local Planning Authority and a surface water drainage scheme shall be submitted and approved by the Local Planning Authority.

LCC officers provide a note to advise that the Applicant Company have been discussing with the highway authority, the potential for the development to be accessed directly from the A17 by a dedicated haul road during the construction phase so as to minimise the use of the existing residential roads adjoining the site by construction vehicles and material delivery vehicles.

6.10 Environment Agency

Objection was raised to the originally submitted scheme and withdrawn following the submission of amendments.

The proposed development will only meet the National Planning Policy Framework's (NPPF) requirements in relation to flood risk if the following planning condition is included.

The development shall be carried out in accordance with the submitted flood risk assessment (ref: 08-0048, Rev. C.) dated 24 September 2020 and the following mitigation measures it details:

- Finished floor levels shall be set no lower than 500mm above existing ground level
- Flood resilient construction shall be set at 300mm above the predicted flood depth

Reason
To reduce the risk of flooding to the proposed development and future occupants.

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

6.11 Anglian Water

Assets Affected

There are assets owned by Anglian Water or those subject to an adoption agreement within or close to the development boundary that may affect the layout of the site. Anglian Water would ask that the following text be included within your Notice should permission be granted.

Wastewater Treatment

The foul drainage from this development is in the catchment of Holbeach Water Recycling Centre that will have available capacity for these flows.

Used Water Network

This response has been based on the following; FRA 24 September 2020 The sewerage system at present has available capacity for these flows. If the developer wishes to connect to our sewerage network they should serve notice under Section 106 of the Water Industry Act 1991. We will then advise them of the most suitable point of connection.

(1) INFORMATIVE - Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087.

(2) INFORMATIVE - Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087.

(3) INFORMATIVE - Protection of existing assets - A public sewer is shown on record plans within the land identified for the proposed development. It appears that development proposals will affect existing public sewers. It is recommended that the applicant contacts Anglian Water Development Services Team for further advice on this matter. Building over existing public sewers will not be permitted (without agreement) from Anglian Water.

(4) INFORMATIVE - Building near to a public sewer - No building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Anglian Water. Please contact Development Services Team on 0345 606 6087.

(5) INFORMATIVE: The developer should note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Anglian Water (under Sections 104 of the Water Industry Act 1991), they should contact our Development Services Team on 0345 606 6087 at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with Sewers for Adoption guide for developers, as supplemented by Anglian Water's requirements.

Surface Water Disposal

The preferred method of surface water disposal would be to a sustainable drainage system (SuDS)) with connection to sewer seen as the last option. Building Regulations (part H) on Drainage and Waste Disposal for England includes a surface water drainage hierarchy, with infiltration on site as the preferred disposal option, followed by discharge to watercourse and then connection to a sewer.

From the details submitted to support the planning application the proposed method of surface water management does not relate to Anglian Water operated assets. As such, we are unable to provide comments in the suitability of the surface water management. The Local Planning Authority should seek the advice of the Lead Local Flood Authority or the Internal Drainage Board. The Environment Agency should be consulted if the drainage system directly or indirectly involves the discharge of water into a watercourse. Should the proposed method of surface water management change to include interaction with Anglian Water operated assets, we would wish to be reconsulted to ensure that an effective surface water drainage strategy is prepared and implemented.

6.12 South Holland internal Drainage Board

The site is within the Internal Drainage District (IDD) of the South Holland Internal Drainage Board (IDB) and therefore the Board's Byelaws apply.

In order to avoid conflict between the planning process and the Board's regulatory regime and consenting process please be aware of the following:

- Note that the applicant intends to discharge surface water to a watercourse, with no other means of draining the site readily available or discussed. The proposed development will require land drainage consent in line with the Board's byelaws (specifically byelaw 3). Any consent granted will likely be conditional, pending the payment of a Surface Water Development Contribution fee, calculated in line with the Board's charging policy.

- While the submitted Flood Risk Assessment (G30 Consulting, 28/07/2020) states that you will need to apply for consent under Section 23 of the Land Drainage Act 1991, this is a misinterpretation of our byelaws. You will need consent to relax Byelaw 10 (no works within 9 metres of the edge of drainage or flood risk management infrastructure) as note the presence of a Board Adopted watercourse (Holbeach New River) adjacent to the site boundary, and that the applicant intends to do works within 9 metres of this watercourse.

- Whilst not currently proposed, should the applicant's proposals change to include works to alter the Board Adopted watercourse, consent will be required under the Land Drainage Act 1991 (and byelaw 4).

- note the presence of a watercourse which has not been adopted by the Board (a riparian watercourse) close to the site boundary. Whilst not currently proposed, should the applicant's proposals change to include works to alter the riparian watercourse, consent will be required under the Land Drainage Act 1991 (and byelaw 4).

6.13 LCC Historic Environment Officer

Previous evaluation has taken place on this site, including fieldwalking, geophysics and trial excavation.

The results of this found no evidence for archaeological remains of any significance within this

particular site (important early medieval remains were found to the south beyond the current proposals), with only a surface scatter of finds, and various post-medieval and modern field drains.

Therefore we recommend that no further archaeological input be required.

6.14 LCC Education Planning Manager

Please see below overview in relation to the impact, and details for primary, secondary and sixth-form that follow.

Type	Children	Sufficient places (2019/20)	To be mitigated	Contribution sought
Primary	18	No	18	£202,975
Secondary	17	No	17	£288,855
Sixth-form	3	No	3	£55,282

TOTAL £547,112

Please note, where an application is outline a formulaic approach will be taken in a section 106 agreement, this may result in a higher contribution if a high proportion of large houses are built. This would be finalised at the reserved matters stage. All section 106 agreements should include indexation using the Tender Price Index of the Royal Institute of Chartered Surveyors Building Cost Information Services (RICS BCIS TPI).

6.15 The above contributions would be spent on the following:

Type	Amount	Scheme
Primary	£202,975	Towards additional primary capacity in Holbeach via the extension of an existing school or creation of a new primary school
Secondary	£288,855	Towards additional secondary capacity in Holbeach via additional land or buildings
Sixth-form	£55,282	As Secondary

6.16 Following the removal of Regulation 123 from the Community Infrastructure Levy Regulations on 01 September 2019, requests can be made toward more than one scheme to provide the ability to extend the most appropriate school to mitigate the impacts of development at the time those impacts are felt.

Capacity is assessed using the County Council's projected capacity levels at 2023/24, this is the point when it is reasonable to presume that the development would be complete or well on the way.

6.17 NHS England

The above development is proposing 103 dwellings which, based on the average of 2.4 people per dwelling for the South Holland District Council area. An increase in population in the South Holland District Council area will place extra pressure on existing provisions, for example- extra appointments requires additional consulting hours. This in turn impacts on premises, with extra consulting/treatment room requirements.

Due to the fact that patients can choose to register at any practice that covers the area of the development, and there are no waiting lists for patients, all practices that provide care for the region that the development falls within are obliged to take on patients, regardless of capacity.

The development will impact Holbeach Medical Centre and Littlebury Medical Centre as the development is within their catchment area.

This development would put additional demands on the existing GP services for the area and additional infrastructure would be required to meet the increased demands.

Lincolnshire Clinical Commissioning Group (LCCG) wishes for the Section 106 contribution from the development of 103 dwellings on Land north of Northons Lane and Oakwood Glade, Holbeach to contribute to contribute to a new purpose built health centre/primary care facility or extension to existing facility in Holbeach. The sum for developer contributions would be £68,598.

6.18 Police Crime Prevention Design Advisor

Lincolnshire Police do not have any objections to this development.

6.19 Rt Hon Sir John Hayes CBE MP

Objection - Constituents concerned about the impact of the proposal on existing properties in Oakwood Glade and Cedar Drive, which will serve as the access roads to the site as a result of increased traffic movements.

Extra strain on local schools, GP and dental services.

6.20 Public

6.21 Representations received to originally submitted scheme

22 objections received (summarised)

Principle of development
Loss of farmland
Over development of Holbeach
Access via Oakwood Glade and/or Cedar Drive. Also Cecil Pywell Avenue and Chestnut Avenue junctions onto Boston
Road - capacity, safety
Would create a rat run
Existing road widths - cannot accommodate refuse vehicles without need for other vehicles overtaking/mounting pavements
Existing roads have potholes
Damage and noise from construction traffic
Need for construction traffic routing
Emergency services access
Lack of recreation space in Holbeach
Lack of school places in Holbeach
Lack of doctors places and dentist places in Holbeach
No employment in area
Drainage issues in Holbeach - are extra water and sewage pumping stations to be provided
Houses should not be built to the back of existing bungalows
Overlooking
Change in character of area of Chestnut Avenue in particular
Increase in air pollution
Developer has poor reputation
Levels across site/overlooking and drainage

6.22 Petition of 133 signatures - (summarised)

Use of internet to show plans/details is discriminatory
Less than a month to respond
Principle of development
Use of access via existing roads
Development should have purpose built roundabout from A151
Lack of infrastructure on Holbeach - doctors, dental, schools

6.23 Petition of 181 signatures (including some duplication of signatures in above petition) - (summarised)

Road capacity - construction and household traffic
Development should have purpose built roundabout from A151

6.24 Petition of 4 signatures - (summarised)

Use of internet to show plans/details is discriminatory
Less than a month to respond
Principle of development
Use of access via existing roads
Development should have purpose built roundabout from A151
Lack of infrastructure on Holbeach - doctors, dental, schools

6.25 Comments received

Included in objections above, plus one freestanding comment (summariised)

Public Walkway will encourage walking and cycling to school
Better to access the site via Northons Lane from the link road roundabout and block vehicular to Oakwood Glade
Use of internet to show plans/details is discriminatory
21 days not sufficient time to respond
Developer has poor reputation
Slip of land behind 2, 4, 6, Chestnut Avenues and 91 Boston Road South cannot be taken in to the development as has been used for access for over 20 years

6.26 Representations received to revised scheme and details

28 objections received (summarised)

Increase in floor height impacts on overlooking of dwellings and gardens
No bungalows being provided
Cramped appearance
Reiteration of objections regarding principle of development, access via existing roads
If roundabout can be used for construction traffic, why not for the whole development once complete
Increased pressure on local doctors, hospitals, pharmacies, social care, waste collection, police, fire and ambulance services, schools
Light pollution
Noise
CO2 emissions
Flood risk
Impact on health and emotional well-being during construction
Shadow study 3162-1-1000 does not show the effect of the proposed tree planting on light or property damage

6.27 One Comment received (summarised)

Traffic calming measures should be taken along Oakwood Glade and Cedar Drive

7.0 CONSIDERATIONS

7.1 Planning Considerations

The main issues in this case are:

Principle of Development and Sustainability
Developer Contributions, including affordable housing
Layout and Design
Highway safety and parking
Impact of neighbouring Residents/land users
Flooding considerations
Foul and Surface Water Drainage
Contaminated Land
Heritage considerations and archaeology
Impact on trees and Biodiversity
Other matters/processing of application

7.2 Principle of Development and sustainability

7.3 Although currently agricultural land, the application site is located within the settlement boundary of Holbeach, which is considered to be a Main Service Centre within the SELLP. Within the settlement boundaries of Main Service Centres development will be permitted that supports their role as a service centre for the settlement itself, helps sustain existing facilities or helps meet the service needs of other local communities.

7.4 Paragraph 3.2.11 of the SELLP addresses Holbeach specifically:

Holbeach is of a very different scale to the other Main Service Centres and has a historic core and a range of services of a much greater concentration and magnitude, including further-education opportunities. Coastal flood risk is also a significant issue for the settlement especially given its need to meet the demand for housing. The proximity of the town to the A17 also means that future traffic impacts are a significant consideration (see Policy 33: Delivering a More Sustainable Transport Network) in bringing forward new residential development, as well as significant new employment land (Site HO002).

7.5 The application site is part of a wider housing site allocation set out in Policy 16:Holbeach West Sustainable Urban Extension of the SELLP. The application site is part of a wider housing allocation site of 42.2 hectares, Hob048 (Land east of the A151 (SUE)) of the SELLP, which is allocated for development of around 750 dwellings within the Local Plan period.

7.6 The Holbeach West Sustainable Urban Extension is identified as a strategic location for new housing over the Local Plan period and beyond. It is an extensive, mainly greenfield site, covering about 44 hectares, adjacent to the western boundary of Holbeach, extending west to the A151 and is contained to the north by the A17, and to the south by the Spalding Road. The site is closely related to HO002: Holbeach Food Enterprise Zone (see Policy 7: Improving South East Lincolnshire's Employment Land Portfolio and Policy 8: Prestige Employment Sites) to the west of the A151.

7.7 The National Planning Policy Framework recognises that allocations should help deliver the development and infrastructure required in the Local Plan area over the period of the Local Plan. The residential provision at Holbeach West is an opportunity to bring forward a range of new housing, early in the Local Plan period, as part of a comprehensively planned and sustainable neighbourhood with associated community facilities, and green and physical infrastructure.

7.8 **Policy 16: Holbeach West Sustainable Urban Extension**

44 ha of land at Holbeach West is allocated for residential use, and will be developed according to a master plan for the area, to be agreed with South Holland District Council, so as to deliver the following:

1. approximately 900 new homes, of which about 750 new dwellings and associated infrastructure will be delivered in the Local Plan period (2011-2036); the remaining dwellings and associated infrastructure will be delivered thereafter, as part of a new neighbourhood;

2. up to 25% affordable housing provided across the development, the tenure mix to be agreed prior to each phase;

3. an overall housing mix to include housing designed to meet the national space standards, be capable of being readily adapted to meet a range of needs and/or housing to meet specific needs;

4. publicly accessible green infrastructure to include:

i. green corridors alongside the New River Drain and other drains crossing the site to provide a well-connected green network for access and recreation and to enhance the historic environment;
ii. wetlands and woodland and associated environmental enhancements to enhance the biodiversity value of the site;
iii. a 2ha local park and other multifunctional open space to be a focus for informal recreation and children's play within each neighbourhood

iv. specific requirements identified to mitigate any impacts identified by the project-level HRA;

5. significant structural landscaping belts along the boundaries with the A151 and the A17;

6. a flood management scheme for fluvial and surface water run off;

7. a foul drainage strategy for the Holbeach West Sustainable Urban Extension as a whole, and for each phase;

8. a network of linked streets, including new road links from the A151 and Spalding Road connecting the northern and southern areas;

9. new high quality walking and cycling access along main routes and green corridors to link in with existing foot/cycle paths, including a new foot/cycle path along Northons Lane;

10. capacity to extend public transport routes within the site and to link to HO002: Holbeach Food Enterprise Zone;

11. high speed broadband to every home.

Improvements to physical and community infrastructure will be required to mitigate the impact of development and contribute to the creation of a sustainable community. These will be secured via a s106 agreement to:

1. support the provision of the roundabouts on the A151 and at the A151/A17 junction which will enable access to the residential site and the proposed Holbeach Food Enterprise Zone;

2. provide additional nursery, primary and secondary school places;

3. support the provision of health care facilities; and

4. enhance existing sports facilities in Holbeach.

Exceptionally, where these requirements cannot be delivered, a comprehensive viability assessment should be submitted with a planning application to aid negotiations.

Notwithstanding the provisions of other policies in this Local Plan, all proposals for development within the designated area of this SUE will be subject to developer contributions, the calculation of which will be subject to viability.

The preparation of a master plan should have regard to the key constraints outlined below:

1. the site is within Flood Zone 3a, and the SFRA identifies flood hazard in 2115 as a combination of 'danger for most' and 'danger for some' and flood depth in 2115 as 0m-1.0m. Development will be required to include appropriate mitigation;

2. the site has considerable heritage significance as it comprises the immediate and wider setting of a Grade II listed building (The Old Cottage);

3. a sewer pipe crosses the site, and therefore the site layout should be designed to take this into account consistent with the requirements of Policy 5: Meeting Physical Infrastructure and Service Needs of the Local Plan and

4. the site lies within the encroachment zone for Holbeach Water Recycling Centre (WRC). Accordingly, the risk of odour should be considered as part of the master planning of the site with the requirements of Policy 30: Pollution of the Local Plan. Development proposals will need to demonstrate that neither the continuing use of the WRC nor the residential amenity of future occupants will be compromised.

7.9 Within the SELLP is a draft masterplan, (See page 266 of SELLP), that shows the constraints of the site and an area of the site as Residential Development Land accessed independently from estate roads, with site access shown from Oakwood Glade and Cedar Drive. The wider site would be accessed from the A151 roundabout and from Northons Lane.

7.10 With regard to the Sequential Test and Exception Test in order that new development is steered towards areas with the lowest probability of flooding (Flood Zone 1). Where there are no reasonably available sites within Flood Zone 1, Local Planning Authorities in their decision

making should consider the flood risk vulnerability of land uses and consider all reasonably available sites in Flood Zone 2 (areas with a medium probability of flooding), and only applying the Exception Test as required. Only when there are no reasonably available sites in either Flood Zone 1 or 2, should sites in Flood Zone 3 (areas with a high probability of flooding) be considered with full reference made to the land use flood risk vulnerability and applying the Exception Test when necessary.

7.11 The application site is part of the wider Holbeach West Sustainable Urban Extension, and was considered to be a sequentially preferred site as part of the Local Plan considerations. The loss of this of agricultural land is accepted by this policy stance. The site also coincides with the development annotation within the draft masterplan as being the land to be accessed from Oakwood Glade and Cedar Drive. In terms of principle, the application proposal accords with the intentions of Policies 1, 4, 16 and 33 of the SELLP.

7.12 Given the quantum of this development, the developer contributions required and links to the existing road network of Holbeach, it is recommended that a phasing condition is appended to any permission granted, to seek details of the phasing of building out this site. This would be in order to control aspects such as construction management and vehicle routing.

7.13 Developer Contributions, including affordable housing

7.14 Policy 18: Affordable Housing, of the SELLP sets out the need identified for the plan period. Within South Holland the expectation on major sites is that residential developments shall provide about 25% affordable housing. The proportion of affordable housing that can be provided on market housing sites may vary according to the site specific considerations such as viability, other infrastructure requirements and the type of affordable housing need to be met. Within the District this expectation is a mix of about 70% affordable for rent and about 30% intermediate housing for sale.

7.15 Policy 18 does not require affordable dwellings to meet the nationally described space standard (NDSS). However the supporting text in Policy 17: Providing a mix of housing, para 5.9.3 advises developers to, at least, meet the minimum space standards in national guidance but does not differentiate between the number of bedspaces and storeys. Policy 16: Holbeach West Sustainable Urban Extension, states that the overall housing mix to include housing designed to meet the national space standards but again this does not differentiate between the number of bedspaces and storeys.

7.16 Affordable for rent may include social rented, affordable rented or intermediate rented and intermediate housing for sale may include shared ownership, shared equity and starter homes depending on the identified need.

7.17 The affordable housing contribution within this application proposal is set out above, and accords with the SELLP policies.

7.18 The applicant has confirmed acceptance of affordable housing and other developer contributions in accordance with the SELLP. Specifically, the application sets out provision of 26 affordable dwellings, payment to LCC Education of £547,112 and to the NHS payment of £68,598. These provisions are to be delivered via a Section 106 legal agreement.

7.19 Due to the size of the development it is recommended that a phasing mechanism is built in to the Section 106, to ensure timely payments for each phase of the development.

7.20 It is considered that as currently presented the scheme accords with Policies 6, 10, 11, 17, and 18 as well as Appendices 6, 8 and 9 of the SELLP and the intentions of the NPPF 2021.

7.21 Layout and Design

7.22 The layout of the proposal is described above. The road layout is designed to be adopted as highway, with a series of short shared private drives accessing directly from the adopted highway.

7.23 The external appearance of the dwellings would be standard traditional house types for this developer, and the materials proposed are to be a mix of red multi and tawny bricks under flat profile concrete tiles in dark grey. The parking areas would be finished in tarmac.

7.24 The proposal sets out a mix of detached and semi-detached dwellings which is found in the adjacent development. There are clearly defined front gardens providing an open frontage whilst the private amenity to the rear of properties is clearly defined by timber fencing or garages providing a secure barrier to rear gardens. To the boundaries of the site the development addresses adjoining dwellings by presenting a rear or garden area.

7.25 In accordance with the draft masterplan, an area of open space is proposed to the North of the site, creating a significant buffer between the developable area and the adjacent highway. This area is proposed to include allocation for an equipped play area and a cycle link providing a continuation of the cycle link to the East.

7.26 Highway safety and parking

7.27 The application is supported by a Transport Assessment based upon data collected in 2019, that was prepared as a result of the requirement set out in the NPPF 2019, that has been carried forward in to the 2021 NPPF. This assessment sets out consideration of the 4th Lincolnshire Local Transport Plan 2013/14 - 2022/23 (April 2013), highway network surrounding the site details of the existing traffic flows, parking provision, review of the personal injury accident records and the results of the baseline capacity assessments within the study area. In addition the assessment looks at the site location and development proposals with regard to the proposed quantum of development and broad layout of the site, the proposed means of access to the site and also the proposed parking provision and servicing requirements, the accessibility of the site by a number of travel modes and also considers the accessibility of a range of key services and facilities, as well as the impact of development traffic on the local highway network and presents the results of the future year junction assessments to determine the potential impact of the proposals.

7.28 This assessment concludes that that there are no existing safety problems associated with the road network surrounding the development site. It is not anticipated that the traffic associated with the proposed development would result in any significant safety implications on the adjacent highway network.

7.29 The report indicates that the development proposals wold be accessible by a range of travel modes and have been developed to accord with current national and local transport policies. It is concluded that a range of key facilities and services can be accessed locally within Holbeach, within a reasonable walking and cycling distance of the site, and additional facilities can be accessed via public transport.

7.30 This study also concludes that the impact of the development-generated traffic flows on the surrounding area has been shown to be negligible and it is therefore concluded that the residential proposals could be accommodated without resulting in any material impact upon the network.

7.31 The form of the adopted highway is set out on the submitted plans and details. Looking at the principle of access via existing adjoining residential roads, the principle of this form of development is accepted by the SELLP within the overarching policy Policy 16: Holbeach West Sustainable Urban Extension, and the draft masterplan within the SELLP.

7.32 With regard to the impacts of access, the capacities of these roads and the links through to the wider Holbeach road system has been considered in the light of the SELLP, and it is to be noted that LCC Highway Service raises no objection to these proposals. Pedestrian and cycle links are shown to the wider area in accordance with SELLP also. Given the SELLP policies and the specific land allocation of this land within Policy 16, which is to be read in conjunction with the draft masterplan within the SELLP, it is not considered that it would be reasonable to withhold planning permission on the grounds of the access arrangements of the scheme. The application accords with Policies 2, 3, 16 and 33 in this regard.

7.33 The form and design of the road layout has been revised since the original submission and accords with LCC engineering expectations. The arrangements within the site and links to the locale beyond is considered to accord with the LCC highway standards.

7.34 It is to be noted that LCC Officers have considered all documents submitted in support of this application and do not object to the form of this revised development. Again, the application accords with Policies 2, 3, 16 and 33 in this regard.

7.35 Each dwelling within the development would have a sufficient level of on plot parking where it is possible, and the layout takes in to account the need for short refuse servicing distances to the public highway, in accordance with SHDC expectations.

7.36 Impact of neighbouring Residents/land users

7.37 Policy 2: Development Management and Policy 3: Design of New Development of the SELLP deal with inter alia with the details of development, with regard to impacts upon neighbouring land uses.

7.38 Since submission this application has been revised, and additional information regarding levels, sections and distances to adjoining properties has been provided. The application is also supported by shadow drawings.

7.39 The proposed layout of the development provides garden to garden and garden to side elevation relationships to the adjoining two storey houses and bungalows adjoining the site. The garden lengths being provided are largely comparable to or exceed the existing garden lengths on to which the development bounds.

7.40 The distances from proposed dwellings to dwellings in Boston Road North would be between 31 metres and 40 metres (back to back). The distances from proposed dwellings to dwellings in Chestnut Avenue would be 60 metres (rear elevation to rear elevation) and between 13 metres and 10 metres (proposed side to existing rear elevations). The distances from proposed dwellings to dwellings in Spruce Close would range between 21 metres and 22.5 metres (rear elevation to rear elevation) and 14.4 metres (proposed side to existing rear elevations). A 2 metre separation would be kept between the side elevation of 21 Cedar Drive and the side garage wall of the nearest plot. The distances from proposed dwellings to dwellings in Cedar Drive would range between 21.7 metres and 21.9 metres (rear elevation to rear elevation) and between 13.2 metres and 16 metres (proposed side to existing rear elevations). The distances from proposed dwellings to dwellings in Oakwood Drive would range between 9.7 metres and 36 metres (rear elevation to rear elevation) and 10.3 metres (proposed side to existing rear elevation).

7.41 The sections through the development demonstrate that although there would be impacts as a result of the land levels on the site that would be needed, and the placing of development, on adjoining occupiers, who currently enjoy an open aspect, there is insufficient evidence to suggest that permission could be withheld for reasons of overlooking, loss of light or loss of sunlight.

7.42 The separation distances within the development and the relationships to existing neighbouring dwellings is considered to be adequate.

7.43 Details of fencing, boundary treatments and levels have been submitted however as the scheme has been revised, it is suggested that these details, accompanied by detailed levels and sections, are submitted and approved by the Local Planning Authority.

7.44 It is considered that the application accords with Policies 2 and 3 of the SELLP in this regard.

7.45 Flooding Matters

7.46 The site is located within Flood Zone 3a, and has an NPPF Development Classification as "More Vulnerable". The site is not at risk of flooding from pluvial, sewer sources, tidal/coastal

flooding, groundwater sources and artificial bodies. The site is subject to fluvial flooding. No incidents of flooding have been reported historically.

7.47 The topographical survey utilised within the Flood Risk Assessments confirmed the site to be relatively flat with levels ranging from 3.030m AOD to 3.300m AOD.

7.48 The nearest major watercourse to the site is the River Welland which is located approximately 8 km West of the site. The River Bain flows in a North Easterly direction ultimately outfalling to The Wash.

7.49 There are a number of minor watercourses in close proximity to the site the closest being the New River (Drain) which is located approximately 0.1 km West of the site. The New River (Drain) flows in a Northerly direction discharging to the Holbeach River. The Holbeach River ultimately outfalls to the River Welland approximately 8.5 km North of the site. The New River (Drain) is managed by the Water Management Alliance.

7.50 Anglian Water are responsible for adopted drainage assets in Holbeach. Anglian Water have been consulted and their response is set out above. Anglian Water sewer asset record plans confirm there are no adopted assets within the extents of the site.

7.51 The foul water drainage system discharges to a foul water pumping station which is located at the junction between Oakwood Glade and Cedar Drive. Anglian Water have confirmed that the foul drainage from this development is in the catchment of Holbeach Water Recycling Centre that will have available capacity for these flows.

7.52 In accordance with the guidance outlined in the South East Lincolnshire Joint Strategic Planning Committee - Strategic Flood Risk Assessment (SFRA) the site is deemed suitable if finished floor levels are set a minimum of 500mm above ground levels with flood resilient construction to a height 300mm above the predicted flood depth. With the measures in place the development is deemed to be satisfactory.

7.53 Foul and Surface Water Drainage

7.54 The Foul and Surface Water Drainage and Flood Risk Assessment have been revised since submission, and now provide recommendations that finished floor levels are to be raised a minimum of 500mm above existing ground levels and flood resilient construction is to be incorporated to a height 300mm above the predicted flood depth.

7.55 The Foul and Surface Water Drainage and Flood Risk Assessment have been revised since submission. The Surface Water Drainage Strategy sets out that rights have been agreed with the adjacent landowner to install a surface water drainage within their land from the site across to the New River (Drain). A new headwall will be constructed at the outfall into the New River (Drain).

7.56 A new surface water drainage system is to be constructed on site to convey surface water runoff from the residential properties and the adopted highway. The adopted highway is to be constructed with a cross-falling carriageway with highways runoff falling towards swales running along the highway. Perforated drains shall be installed beneath the swales to convey surface water runoff to the outfall.

7.57 The piped system will run down the road joining onto the carriageway which connects to Oakwood Glade before turning through 90 degrees and heading towards the New River (Drain). Prior to the drain leaving site a hydrobrake flow control chamber shall be constructed to restrict surface water.

7.58 A detention basin shall be provided adjacent the hydrobrake flow control to provide attenuation storage for the surface water runoff prior to discharge.

7.59 Attenuation shall be provided to attenuate surface water flooding from storms, up to and including 1 in 100 years plus 40% Climate Change for a 10080- minute (7 days) duration. .

Surface water runoff from the site is to discharge to the New River (Drain) at a rate to mirror the behaviour of the existing site run-off. As the site is currently undeveloped agricultural land with no positive outfall surface water runoff from the site will look to discharge at Greenfield Runoff Rate.

7.60 Attenuation storage shall be provided within the piped drainage network and the detention basin. Surface Water drainage calculations have been undertaken to confirm the size of the upstream surface water drainage system and the detention basin required to attenuate for the required storm events.

7.61 The surface water drainage system shall be put forward for adoption with Anglian Water under a Section 104 agreement and designed accordingly. The private surface water drainage system around the residential properties to the adopted system shall be the responsibility of the individual property owners to maintain.

7.62 The swales and highways gullies will be the responsibility of Lincolnshire County Council Highways to maintain as part of the Section 38 agreement. The detention basin shall be transferred to a management company on completion of the works to maintain under a long-term maintenance contract. The surface water discharge to the New River (Drain) shall be approved by the Water Management Alliance under a Section 23 consent.

7.63 Regarding foul drainage proposals, Anglian Water are responsible for adopted drainage assets in Holbeach. Sewer asset record plans have been obtained which show an adopted foul water system within estate roads to the South of the site.

7.64 A new foul water drainage system is to be constructed on site, the majority of which shall discharge to manhole 3501 located at the end of Cedar Drive due to its depth and the large diameter outfall pipe. The remaining properties shall discharge to manhole 2301, located at the end of Oakwood Glade.

7.65 The drainage system shall discharge to the Anglian Water sewer via gravity. Foul effluent from the development shall discharge to the adopted Anglian Water foul water sewer at an unrestricted rate. A private foul water drainage system will be constructed to convey foul water effluent from the residential properties to the adopted drainage system.

7.66 It is to be noted that Anglian Water, the IDB, LCC and the Environment Agency all raise no objections to the scheme as presented by this application. It is considered that the application accords with Policy 4 of the SELLP and the provisions of the NPPF 2021.

7.67 Contaminated Land

7.68 The SHDC Environmental Protection officer requests an informative, as set out above, that in the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported immediately to Environmental Health. An investigation and risk assessment must be undertaken in accordance with details to be agreed with Environmental Health. Where remediation is necessary, a remediation scheme must be submitted to and approved in writing by Environmental Health. Following completion of measures identified in the approved remediation scheme a verification report shall be submitted to and approved by Environmental Health.

7.69 The application accords with Policies 2, 3 and 30 of the SELLP, in this regard.

7.70 Heritage considerations and Archaeology

7.71 As can be seen from the response of the LCC Historic Environment Officer set out above, previous evaluation has taken place on this site, including fieldwalking, geophysics and trial excavation. The results of this found no evidence for archaeological remains of any significance within this particular site (important early medieval remains were found to the south beyond the current proposals), with only a surface scatter of finds, and various post-medieval and modern field drains.

7.72 In the light of this no further archaeological input or conditions are required. The development would not impact upon known archaeological or historic interests and thus would accord with Policy 29:The Historic Environment.

7.73 Impact on trees and Biodiversity

7.74 Policy 28: The Natural Environment of the SELLP seeks to protect, enhance and manage natural assets. With regard to addressing gaps in the ecological network, the policy sets out an expectation of a net gain in biodiversity, by protecting the biodiversity value of land, buildings and trees (including veteran trees) minimising the fragmentation of habitats, maximising the opportunities for restoration, enhancement and connection of natural habitats and species of principal importance, incorporating beneficial biodiversity conservation features on buildings, where appropriate; and maximising opportunities to enhance green infrastructure and ecological corridors, including water space; and conserving or enhancing biodiversity or geodiversity conservation features that will provide new habitat and help wildlife to adapt to climate change.

7.75 The form and extent of this development offers opportunities for biodiversity gain, and the development can also incorporate a number of simple, low-cost measures to deliver biodiversity benefits and enhance priority habitats and species, such as, the use of bat roost boxes, and integrating nesting opportunities into buildings and providing ongoing and new habitats.

7.76 The application is supported by a protected species report, following an Ecological Impact Assessment (EcIA), comprising an Extended Phase 1 Habitat Survey and desk study of the site. As a result a number of recommendations have come forward, specifically:

- As a precaution, site clearance/ construction works should avoid the bird nesting season (March to August inclusive), or, if this is not possible, a check for nesting birds should be undertaken by a suitably qualified ecologist immediately prior to such works taking place, and if present any active nests, along with a suitable buffer zone around them, shall be safeguarded until the nesting attempt is complete.

- In order to enhance the site for nesting birds 10% of the new properties shall have in-cavity nest boxes built into them as they are constructed, thereby providing eleven new nesting opportunities for urban bird species such as starling (Sturnus vulgaris), swift (Apus apus) or house sparrow.

- In order to enhance the site for roosting bats 10% of the new properties shall have in-cavity bat boxes built into them as they are constructed, thereby providing eleven new roosting opportunities for a range of bats.

- A sizeable surface water attenuation basin shall be created in the south-western corner of the site. This feature, measuring approximately 80 metres in length and 20 metres in width, shall contain areas of open water, likely to remain wet for the majority of the year, as well as areas which are seasonally damp and/ or dry. The basin itself will be seeded with Emorsgate Seeds EP1 'pond edge mix'14 or similar, whilst the margins (seasonally wet) shall be seeded with Emorsgate Seeds EM8 'meadow mix for wetlands'15 or similar; Emorsgate Seeds EM10 'tussock mix'16 or similar, will be sown on the banks and area beyond, alongside some native shrub and/ or tree planting.

7.77 It is recommended that a condition is appended to this development to seek specific and measurable biodiversity gain proposals. The provision of these measures and their future retention and maintenance can be ensured via condition.

7.78 The site has few trees, with most trees that would form the visual boundary being located within adjoining land. The views of the Tree Officer set out above have been considered by the applicant, and existing trees are accommodated within the development. The applicant has agreed that notwithstanding the landscaping details provided to date, a condition to agree a final landscaping scheme would be appropriate. In addition, conditions are suggested to protect trees during construction.

7.79 Conditions are suggested to protect trees during development, and to ensure a suitable landscaping scheme for the development going forward.

7.80 Other matters/processing of application

7.81 Objections and comments have been received that the application has not been sufficiently consulted upon, and insufficient time given for response. The application has been widely consulted and re-consulted upon, and site notices displayed. The application was also advertised in the local press, in accordance with the Council's usual practices.

7.82 Although facility for viewing plans is on line, if members of the public request that plans are provided in paper form for reasons of lack of access or ill health, then copies are sent. It is considered that the level of consultation response demonstrates that the application has been adequately consulted upon.

7.83 Objections regarding the impact on health and emotional well-being during construction can be mitigated against by the construction management arrangements that are to be sought and controlled by condition, as well as hours of working and the preclusion of burning on site during construction. It is also to be noted that the developer is in discussion with LCC regarding access routing. Construction is by it's nature temporary, and measures can be taken to minimise as much as possible disturbance during works. Matters of health and wider impacts are controlled by environmental regulations and the Health and Safety Executive.

7.84 **Planning Balance**

7.85 Section 38 (6) of the Town and Country Planning Act, as amended by the 2004 Act, states that the determination must be made in accordance with the development plan unless material considerations indicate otherwise.

7.86 The proposed development would contribute to the provision of open market and affordable housing and the associated developer contributions in accordance with the policies of the SELLP. The development would not materially harm the character or appearance of the locality, or amenity of nearby residents, and would provide adequate highway and pedestrian arrangements. The development proposal takes in to account the need for flooding, foul and surface water drainage measures, as well as impacts of landscaping and biodiversity.

7.87 Given the allocation of this site within the SELLP, there are no significant factors in this case that indicate against the proposal and outweigh factors in favour of the proposal and the policies referred to above.

7.88 **Additional Considerations**

Public Sector Equality Duty

In making this decision the Authority must have regard to the public sector equality duty (PSED) under s.149 of the Equalities Act. This means that the Council must have due regard to the need (in discharging its functions) to:
A. Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act
B. Advance equality of opportunity between people who share a protected characteristic and those who do not. This may include removing or minimising disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic; taking steps to meet the special needs of those with a protected characteristic; encouraging participation in public life (or other areas where they are underrepresented) of people with a protected characteristic(s).
C. Foster good relations between people who share a protected characteristic and those who do not including tackling prejudice and promoting understanding.

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

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

It is not considered that the recommendation in this case will have a disproportionately adverse

impact on a protected characteristic.

Human Rights

In making a decision, the Authority should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as South Holland District Council to act in a manner that is incompatible with the European Convention on Human Rights. The Authority is referred specifically to Article 8 (right to respect for private and family life) and Article 1 of the First Protocol (protection of property).

It is not considered that the recommendation in this case interferes with local residents' right to respect for their private and family life, home and correspondence, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general public interest and the recommendation is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

7.89 **Conclusion**

7.90 In light of the above considerations, the proposal is considered to comply with Policies 1, 2, 3, 4, 5, 6, 10, 11, 12, 16, 17, 18, 28, 29, 30, 31, 32, 33, 36 and Appendices 6, 8 and 9 of the South East Lincolnshire Local Plan (SELLP), 2019, plus advice within the National Planning Policy Framework (NPFF), 2021.

8.0 RECOMMENDATIONS

8.1 **Authorised to Grant Permission subject to the applicant entering into a Section 106 legal agreement to deliver the following in accordance with a phasing scheme: Affordable Housing provision as set out above - 26 dwellings; an education contribution of £547,112; a healthcare contribution of £68,598 (to be indexed linked in the usual way) and those Conditions listed at Section 9.0 of this report.**

9.0 CONDITIONS

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

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

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

Application form
Design & Access Statement Dated 15th April 2021
Economic Benefits Report July 2020 Version 001
Flood Risk Assessment Prepared by G30 Consulting 08-0048 16th April 2021
Transport Assessment AH/20001/TA/0
Travel Plan March 2020 AH/20001/TP/0
3653 Northons Lane, Holbeach: Landscape Statement
3653 Northons Lane, Holbeach: Tree Survey
Existing Trees on Site 3653/1
Design Report - MAXIMISING SECURITY THROUGH DESIGN
Noise Impact Assessment RK2932/20061/Rev 1
Protected Species Report 424.03044.00166 July 2020
Phase 1 Geo-Environmental Desk Study March 2020 24879/03/19/6641
Geo Environmental Report P19-504 Rev O
Ground Gas Monitoring Form P19-504 08/04/2020
Ground Gas Monitoring Form P19-504 03/04/2020
Ground Gas Monitoring Form P19-504 26/03/2020
Ground Gas Monitoring Form P19-504 19/03/2020
Site survey S9550
Site Location Plan 3162-1-000 B
3162-1-001-I
SD-100 F
SD103 C
3653/4B
3653/5B
3653/6B
3653/7A
NSD122
Materials Schedule
Materials Plan 3117-005-01
NDSS AUDIT
150/1
250/1B
253/1
350/1B
355/1A
356/1A
358/9/1A
360/1B
450/1A
SD1700 A
SD1701 A
21-360-U-0301-C01
21-450-U-0301-C01
21-451-U-0301-C01
21-452-U-0301-C01
21-150&1-U-0301-C01
21-250-U-0301-C01
21-350-U-0301-C01
21-355-U-0301-C01
21-356-U-0301-C01
21-358/9-U-0301-C01
451/1
452/1
3162-1-002 A
3162-1-003 B
Shadow Study 3162-1-1001
Shadow Study 3162-1-1000

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

3. The permitted development shall be undertaken in accordance with an Estate Road Phasing and Completion Plan, which shall first be approved in writing by the Local Planning Authority. The Plan shall set out how the construction of the development will be phased and standards to which the estate roads on each phase will be completed during the construction period of the development.

Reason: To ensure that a safe and suitable standard of vehicular and pedestrian access is provided for residents throughout the construction period of the development.
This Condition is imposed in accordance with Policy 2 of the South East Lincolnshire Local Plan, 2019.

4. Before each dwelling (or other development as specified) is occupied, the roads and footways providing access to that dwelling, for the whole of its frontage from an existing public highway, shall be constructed to a specification to enable them to be adopted as Public Highway, less the carriageway and footway surface courses. The carriageway and footway surface courses shall be completed within three months from the date upon which the erection is commenced of the penultimate dwelling (or other development as specified).

Reason: To ensure that a safe and suitable standard of vehicular and pedestrian access is provided for residents throughout the construction period of the development and that the roads and footways are completed within a reasonable period following completion of the dwellings.
This Condition is imposed in accordance with Policy 2 of the South East Lincolnshire Local Plan, 2019.

5. The development hereby permitted shall be carried out in accordance with the measures set out in the Flood Risk Assessment Prepared by G30 Consulting 08-0048 16th April 2021 forming part of this planning application, unless otherwise agreed in writing by the Local Planning Authority, :

- Finished floor levels shall be set no lower than 500mm above existing ground level
- Flood resilient construction shall be set at 300mm above the predicted flood depth

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

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 Policies 3 and 4 of the South East Lincolnshire Local Plan, 2019 and national guidance contained in Section 14 of the National Planning Policy Framework, 2021.

6. The permitted development shall be undertaken in accordance with a surface water drainage scheme which shall first have been approved in writing by the Local Planning Authority.

The scheme shall:
- be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development;
- provide details of how run-off will be safely conveyed and attenuated during storms up to and including the 1 in 100 year critical storm event, with an allowance for climate change, from all hard surfaced areas within the development into the existing local drainage infrastructure and watercourse system without exceeding the run-off rate for the undeveloped site;
- provide attenuation details and discharge rates which shall be restricted to 1.4 litres per second per hectare;
- provide details of the timetable for and any phasing of implementation for the drainage scheme; and
- provide details of how the scheme shall be maintained and managed over the lifetime of the development, including any arrangements for adoption by any public body or Statutory Undertaker and any other arrangements required to secure the operation of the drainage system throughout its lifetime.

No dwelling shall be occupied until the approved scheme has been completed or provided on the site in accordance with the approved phasing. The approved scheme shall be retained and maintained in full, in accordance with the approved details.

Reason: To ensure that the permitted development is adequately drained without creating or increasing flood risk to land or property adjacent to, or downstream of, the permitted development.
This Condition is imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019 and national guidance contained in Section 14 of the National Planning Policy Framework, 2019.

7. The development hereby permitted shall be undertaken in accordance with a phased Construction Management Plan and Method Statement that shall first be approved in writing by the Local Planning Authority. The Plan and Statement shall indicate measures to mitigate against the adverse
impacts of vehicle movements and the management of site drainage during the construction stage of the permitted development and shall include;

- the phasing of the development to include access construction;
- the parking of vehicles of site operatives and visitors;
- the loading and unloading of plant and materials;
- wheel washing facilities;
- the routes of construction traffic to and from the site including any off site routes for the disposal of excavated material and;
- strategy stating how surface water run off on and from the development will be managed during construction and protection measures for any sustainable drainage features. This should include drawing(s) showing how the drainage systems (permanent or temporary) connect to an outfall (temporary or permanent) during construction.

There shall be no burning on site during construction or site preparation works.

Reason: In the interests of the safety and free passage of those using the neighbouring public highways and to ensure that the permitted development is adequately drained without creating or increasing flood risk to land or property adjacent to, or downstream of, the permitted development during construction.

NOTE: Construction vehicle routing should not be undertaken via the existing residential roads of Oakwood Glade or Cedar Drive.

8. Details of the precautions to be taken to prevent the deposit of mud on public highways by vehicles travelling from the site during construction of the development shall be submitted to and approved in writing by the Local Planning Authority before the development commences. These facilities shall include the provision of wheel washing facilities where considered necessary by the Local Planning Authority. These precautions shall be made available before commencement of the construction of the development and be kept available and in full working order until such time as the Local Planning Authority agrees in writing to their withdrawal or the completion of the development.

Reason: In the interests of highway safety during the construction process. 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 3 of the South East Lincolnshire Local Plan, 2019.

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

Reason: To protect the quality and quantity of water resources available to the district.
This Condition is imposed in accordance with Policy 31 of the South East Lincolnshire Local Plan, 2019.

10. Before the commencement of the development hereby permitted beyond oversite, the detailed design and location of all lighting to be provided to roads and footpaths within the development shall be submitted to and approved in writing by the Local Planning Authority and all lighting utilised in the development shall conform to the details so approved.

Reason: To ensure that the Local Planning Authority retains control over these matters, in the interests of the visual amenity of the overall development, to prevent light pollution and to ensure that the development is adequately lit.
This Condition is imposed in accordance with Policies 2, 3 and 30 of the South East Lincolnshire Local Plan, 2019.

11. No part of the development hereby permitted shall be occupied before details of the means of storage and disposal of refuse and recycling have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented before the occupation of the occupation of each phase of development and shall thereafter be retained.

Reason: To ensure that adequate facilities are made available for refuse storage and disposal to avoid pollution, to protect residential amenity, and in the interests of the appearance of the site and the area within which it is set. This issue is integral to the development and therefore full details need to be finalised prior to the commencement of works.
This Condition is imposed in accordance with Policies 2, 3 and 30 of the South East Lincolnshire Local Plan, 2019.

12. Notwithstanding the details submitted, before the commencement of the development hereby permitted beyond oversite, full details of the existing and proposed site levels and proposed floor levels of the buildings, hard surfaced areas and garden/amenity areas, including any mitigation measures arising as a consequence (for example increased height of boundary treatment), shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed and retained in accordance with the details so approved.

Note: Where levels are raised above existing ground levels, the submission shall be supported by cross-sectional drawings showing the relationship with adjoining uses and buildings to enable the Local Planning Authority to be satisfied that sufficient mitigation measures will be in place.

Reason: To ensure that the Local Planning Authority retains control over the finished site and floor levels of the development, in the interests of the amenity of adjacent residents and its visual and architectural relationship with adjacent 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 Policies 2, 3 and 4 of the South East Lincolnshire Local Plan, 2019.

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

Note: The applicant is recommended to employ a qualified and experienced landscape designer to produce a landscaping scheme for the development.

Reason: To ensure that the development is adequately landscaped, in the interests of its visual amenity and that of the area in which it is set.
This Condition is imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019.

14. Prior to its installation, details of the proposed boundary treatments, including a schedule of fencing levels, heights and 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 and retained thereafter.

Note: Where levels are raised above existing ground levels, the submission shall be supported by cross-sectional drawings showing the relationship with adjoining uses and buildings to enable the Local Planning Authority to be satisfied that sufficient mitigation measures will be in place.

Reason: In the interests of the character and appearance of the development and the amenity of the area in which it is set including the amenity of nearby occupiers.
This Condition is imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019.

15. An equipped children's play areas shall be provided within the site. The timing of the implementation, location, detailed design, layout, specification of the equipment, and the management and maintenance regime of the play area shall be submitted to and approved in writing by the Local Planning Authority. The play area shall be provided in accordance with the details so approved, and thereafter so maintained.

Reason: To ensure that adequate play provision is made for the occupiers of the development hereby permitted and that the facility is adequately managed and maintained.
This Condition is imposed in accordance with Policy 32 of the South East Lincolnshire Local Plan, 2019.

16. Before the commencement of development hereby permitted, details of the management and maintenance for the areas of any incidental open space, refuse/recycling collection points and parking courts/private drives shall be submitted to and approved in writing by the Local Planning Authority. Thereafter these areas shall be maintained in accordance with the approved details.

Reason: To ensure that adequate open space provision is made available for the occupiers of the development hereby permitted and that provision is made for the management and maintenance of the open space.
This Condition is imposed in accordance with Policies 2 and 3 South East Lincolnshire Local Plan 2019.

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

Reason: To ensure that adequate open space provision is made available for the occupiers of the development hereby permitted and that provision is made for the management and maintenance of the open space.
This Condition is imposed in accordance with Policy 32 of the South East Lincolnshire Local Plan, 2019.

18. Notwithstanding the materials schedule submitted in support of this application, before the commencement of each phase of the development hereby permitted beyond oversite a schedule of external materials of construction of buildings and hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the materials so approved.

The private drive and parking areas shall be of a fixed tarmac finish. Loose gravel shall not be utilised.

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

19. Where trees are shown on dwg. ref. 3653/1 Existing Trees on Site, and 3653/5 Revision B, to be retained on site shall be protected during construction work as follows:

i)chestnut pale or similar fencing 1.5 metres in height shall be provided around the trees to be retained before development is commenced at a minimum distance from the trunks equal to the spread of the crowns of the trees. No materials, equipment, site huts, fuels or other items shall be placed or stored within the areas enclosed by the fencing so erected and the ground levels within those areas shall not be altered, nor shall any excavation be made,
ii)no burning of materials or other items shall take place within 3 metres of the crown spread of any of the trees to be retained;
iii)no services shall be routed under the spread of the crowns of the trees to be retained;
iv)no retained tree shall be cut down, up-rooted, destroyed, topped or lopped unless first agreed in writing by the Local Planning Authority;
v)if any tree which is to be retained dies or is to be removed it shall be replaced within six months thereafter with a tree of such size and species which shall be first be agreed in writing by the Local Planning Authority.

Reason: To ensure the protection of trees on the site.
This Condition is imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019 and national guidance contained in Section 15 of the National Planning Policy Framework, 2021.

20. None of the existing trees on the site shall be cut down, up-rooted, destroyed, topped or lopped unless first agreed in writing by the Local Planning Authority. If any tree which is to be retained dies or is to be removed it shall be replaced within six months thereafter with a tree of such size and species which shall be first be agreed in writing by the Local Planning Authority.

Reason: To ensure the protection of existing trees on the site, in the interests of the visual amenity of the locality.
This Condition is imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019 and national guidance contained in Section 15 of the National Planning Policy Framework, 2021.

21. The recommendations set out in the Ecological Impact Assessment (EcIA), hereby approved, shall be undertaken in full for each phase of development, specifically:

- As a precaution, site clearance/ construction works shall avoid the bird nesting season (March to August inclusive), or, if this is not possible, a check for nesting birds should be undertaken by a suitably qualified ecologist immediately prior to such works taking place, and if present any active nests, along with a suitable buffer zone around them, shall be safeguarded until the nesting attempt is complete.

- In order to enhance the Site for nesting birds 10% of the new properties shall have in-cavity nest boxes built into them as they are constructed, thereby providing eleven new nesting opportunities for urban bird species such as starling (Sturnus vulgaris), swift (Apus apus) or house sparrow.

- In order to enhance the Site for roosting bats 10% of the new properties shall have in-cavity bat boxes built into them as they are constructed, thereby providing eleven new roosting opportunities for a range of bats.

- The surface water attenuation basin shall be created in the south-western corner of the Site. This feature, shall be seeded with Emorsgate Seeds EP1 'pond edge mix'14 or similar, whilst the margins (seasonally wet) shall be seeded with Emorsgate Seeds EM8 'meadow mix for wetlands'15 or similar; Emorsgate Seeds EM10 'tussock mix'16 or similar, will be sown on the banks and area beyond, alongside some native shrub and/ or tree planting.

Reason: To ensure that the development contributes to a biodiversity uplift for this site, in accordance with Policy 28 of the South East Lincolnshire Local Plan, 2019 and national guidance contained the National Planning Policy Framework, 2021.

22. During the construction of the development no tree or shrub felling, lopping or clearance shall take place between mid-February and the end of July.

Reason: To ensure that birds and their nests are protected during the nesting season.
This Condition is imposed in accordance with national guidance contained in Section 15 of the National Planning Policy Framework, 2021.

23. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any Order or Statutory Instrument revoking and re-enacting that Order), none of the following developments or alterations shall be carried out to plots 57 to 62 (inclusive), Plots 65 to 73 (inclusive), Plots 76, 77, 89, 90, Plots 97 to 103 (inclusive).

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

Reason: To ensure that the Local Planning Authority retains control over the future extension and alteration of the development, in the interests of its architectural and visual integrity, levels of residential amenity and the visual amenity and character of the area within which it is set.
This Condition is imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019.

24. The Local Planning Authority has acted positively and proactively in determining this application by assessing it against all material considerations, including national guidance, planning policies and representations that have been received during the public consultation exercise, and by identifying matters of concern within the application and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal.

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

25. This planning permission is subject to an Agreement under Section 106 of the Town & Country Planning Act 1990 dated ***** and can only be implemented as a consequence of meeting the provisions of that Agreement

26. Should unexpected contamination be discovered on the site at any time, the applicant is advised to contact the District Council's Environmental Protection department immediately.

27. The applicant is reminded that it is an offence under the wildlife and Countryside Act, 1981 (as amended) to kill, injure, or take (handle) any protected species occupying a place of shelter or protection and also to take, damage or destroy the nest of any wild bird while that nest is in use or being built. If evidence of bats is found before or whilst the work is carried out you are advised to contact Natural England at their Lincoln office (telephone 03000 603900).

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

29. Anglian Water

(1) INFORMATIVE - Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087.

(2) INFORMATIVE - Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087.

(3) INFORMATIVE - Protection of existing assets - A public sewer is shown on record plans within the land identified for the proposed development. It appears that development proposals will affect existing public sewers. It is recommended that the applicant contacts Anglian Water Development Services Team for further advice on this matter. Building over existing public sewers will not be permitted (without agreement) from Anglian Water.

(4) INFORMATIVE - Building near to a public sewer - No building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Anglian Water. Please contact Development Services Team on 0345 606 6087.

(5) INFORMATIVE: The developer should note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Anglian Water (under Sections 104 of the Water Industry Act 1991), they should contact our Development Services Team on 0345 606 6087 at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with Sewers for Adoption guide for developers, as supplemented by Anglian Water's requirements.

Background papers:- Planning Application Working File

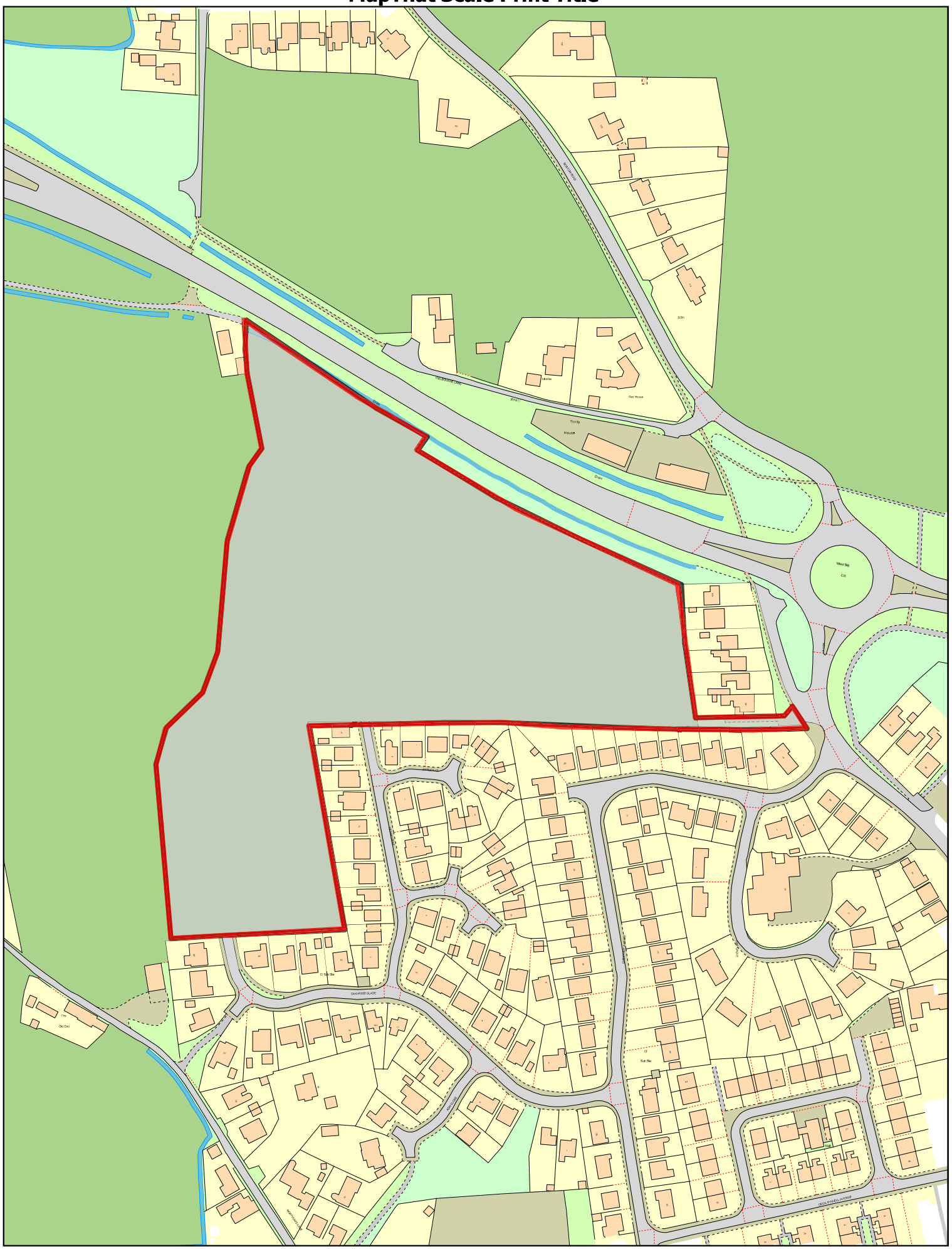
Lead Contact Officer

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

Appendices attached to this report:

Appendix A Plan A

MapThat Scale Print Title



SOUTH HOLLAND DISTRICT COUNCIL

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MAP SCALE 1:2500
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