DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H09-0872-18**	**Applicant:**	**Loosegate Developments Ltd**
Proposal:	Erection of 77 dwellings and associated works - outline approval H09-0326-17		
Location:	Land Off Wignals Gate Holbeach Spalding		
Terminal Date:	4th December 2018		

Planning Policies

Local Plan July 2016:

HS11	Open Space in New Residential Developments
HS7	New Housing in the Open Countryside including Other Rural Settlements
HS8	Affordable Housing
SG1	General Sustainable Development
SG11	Sustainable Urban Drainage Systems (SUDS)
SG14	Design and Layout of New Development
SG15	New Development: Facilities for Road Users, Pedestrians and Cyclists
SG16	Parking Standards in New Development
SG17	Protection of Residential Amenity
SG18	Landscaping of New Development
SG2	Distribution of Development
SG3	Settlement Hierarchy
SG4	Development in the Countryside
SG6	Community Infrastructure and Impact Assessment

National Guidance

National Planning Policy Framework 2018

National Planning Policy Framework (NPPF), March 2018

The presumption in favour of sustainable development

Section 4 Decision-making
Section 5 Delivering a sufficient supply of homes
Section 7 Requiring good design
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

Representations:

	Object	Support	No Obj.	Comments

PARISH COUNCIL	1	0	0	0
WARD MEMBER	0	0	0	1
HIGHWAYS & SUDS SUPPORT	0	0	0	1
SOUTH HOLLAND INTERNAL DRAINAGE BOARD	0	0	0	1
SHDC INTERNAL	0	0	0	2
OTHER STATUTORY BODIES	0	0	0	1
RESIDENTS	4	0	0	0

CASE OFFICER ASSESSMENT

Site Description

The site is located outside of the settlement limits of Holbeach to the south of Wignals Gate.

Currently vacant agricultural fields, the site can be described as generally level. A group of 10 dwellings lie to the north perimeter of the site and the application site is bounded to the west, south and east by drains. Further agricultural fields exist beyond.

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

The site benefits from outline consent for the quantum of development proposed.

Proposal

Reserved matters application for 77 dwellings following approval of outline consent H09-0326-17.

The development would provide 77 dwellings, together with roads and public space provision. The housing mix of 2 storey homes and bungalows would be as follows:

Market housing:
22 no. 3 bedroom bungalows (with single or double garages) .
4 no. 2 bedroom houses .
7 no. 4 bedroom houses (with double garages) .
25 no. 3 bedroom houses (with single or double garages) .

Affordable housing:
2 no. 2 bedroom bungalows .
4 no. 1 bedroom houses .
8 no. 2 bedroom houses .
1 no. 4 bedroom house .
4 no. 3 bedroom houses .

The dwellings would be constructed in a palette of materials that are appropriate to the locale, and have been designed to minimise overlooking to adjoining residents.

Exceeds 14% open space requirement and would provide a visual landscaped break to the northern boundary of the site.

Drainage plans, Surface Water Drainage Strategy, Landscaping plans and landscape management plans have also been provided.

Revised plans have been received to enable better refuse collection arrangements.

History

H09-0326-17 Outline permission granted. Subject to a S106 to ensure affordable housing and other contributions.

Consultation Responses

Holbeach Parish Council

Object and Comment that the landscape and environmental plan is difficult to consider due to the use of jargon. Raise the issue of on-going responsibility for maintenance of the open space and landscaping. Object to the development until can see the details of which firm or firms will manage the biodiversity and landscaping up to and after the developers have finished thereby ensuring that the objectives are sustainable and ongoing.

LCC County Highways

No objections

Anglian Water

Make observations regarding separate consents required for foul and surface water drainage.

South Holland Internal Drainage Board

Make observations regarding separate consent required under bylaws for land drainage, works within 9m of a watercourse.

SHDC Strategic Housing

No objections.

Officer Note - the S106 to deliver 25% affordable housing is in place.

SHDC Environmental Services

Access roadways to all residential properties should be constructed to an adoptable standard under an agreement with Lincolnshire County Council so that they will become public highways. Alterations suggested to refuse collection point arrangements.

Officer Note - Amended plans have been received that address these issues as far as it practicable.

SHDC Cllr

Holbeach Parish council would require a section 106 donation toward the cost of upgrading their own green spaces to help accommodate the extra traffic this would bring to them. SHDC would need to agree to adopt the onsite public space in the event of the proposed management company failing to service the area or ceasing to trade.

Public

Hallgate/Wignals Gate is a very busy and fast road as it is and also very narrow, the road will not be

able to take any more vehicles without being a danger to the general public
The narrowest part of the road will be used as access to the estate therefore causing danger to other road users and pedestrians
Alternative access point would be better or could join Cranmore Lane
Road noise is bad enough down Hallgate/Wignals Gate as it is, 77 more dwellings will only add to this disturbance.
All for new dwellings being built but please think about access, local community, children, amount of traffic on the road in question, amenities, views that will be blocked
Holbeach has no amenities for any more dwellings to be built

Officer Note - Matters of principle and the safety and capacity of the highway network that have been raised by objectors have been satisfactorily addressed by the outline application and the consent that was subsequently granted.

Considerations

Policy / 5 year land supply

The principle of this development is accepted by the grant of the outline consent and the S106 in place.

Sustainability

The location of the application site is inside of the designated settlement boundary of the emerging plan and adheres to the saved policies. It is surrounded on three sides by development. It is clear on reviewing the guidance in the National Planning Policy Framework that, as the Council does not have a five year supply of housing land.

This was taken into account when the outline consent was granted.

The appearance and character of the development

The development proposed would provide a high level of open space, and would be a mix of two storey dwellings of varying sizes and bungalows. The building materials would be predominately brick, with black weather boarding used in places. A mix of slate effect and tile is proposed.

The road layout has been designed to give an informal, rather than over-engineered form, and would be complemented by landscaping. The drainage needs of the site have been carefully designed in to the proposal and within the landscaping.

Impact on neighbouring residents

The development has been designed to minimise overlooking to neighbouring residents, and it is considered that the separation distances to existing dwellings in Wignals Gate, together with the siting of bungalows along this boundary, would serve to reduce as far as possible issues of overlooking and other disturbance.

A condition to restrict the permitted development rights of these bungalows is suggested in order to control extensions and roof alterations that might lead to overlooking to existing residents.

Highway safety

Policy SG15 of the South Holland District Council Local Plan requires vehicular access into and out of the site to be safe and an assessment made as to whether the existing local roads can suitability accommodate the impact of the proposal, whether adequate parking and turning spaces exist within the site and that the needs of pedestrian and cyclists have been met. This policy is considered to carry significant weight in the determination of the application as it complies with paragraph the National Planning Policy Framework which requires all schemes to provide safe access for all.

The layout provides connections between the footpaths linking existing footpaths on Seagate Road and B1359, giving pedestrian access into the town centre.

The provision of the access route onto the A17, as the main route through Long Sutton, is a more direct route to the A17 via Popbottle Bridge. The access onto the B1359 will give further easy,

quick, safe and generally sustainable vehicular access onto the A17 for destinations further afield via the Wisbech Road roundabout, or into the town centre via the route over Popbottle Bridge.

The Highway & SUDS Support Team were consulted and raised no objection.

S.106 Obligation Requirements

Matters of affordable housing, NHS England and the County Council as education authority are contained within a S106 linked to the outline consent.

Other issues

The Local Councillor has raised a matter of contributions to the Parish Council for the upkeep of existing public open space. This is not included within the existing S106 and no detailed justification has been submitted for this request.

Conclusion

The principle of this development is accepted by the outline consent and S106 on the land.

It is considered there are no adverse impacts that would significantly or demonstrably outweigh the benefits of delivering 77 houses in this location. Hence, in this instance, the presumption in favour of sustainable development is considered to apply in accordance with the National Planning Policy Framework and most importantly supported by the Emerging Local Plan.