

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H11-0405-23 **Applicant:** D C F Builders Limited

Proposal: Details of existing/proposed site levels, proposed floor levels, hard surfaced areas, garden/amenity areas, foul/surface water disposal and ecological biodiversity measures. (Conditions 6, 8 and 10 of H11-0936-18)

Location: Land Adj 6 St James Road Long Sutton Spalding

Terminal Date: 23rd June 2023

Planning Policies**South East Lincolnshire Local Plan - Adopted: March 2019**

02	Development Management
03	Design of New Development
04	Approach to Flood Risk
28	The Natural Environment
30	Pollution
31	Climate Change and Renewable and Low Carbon Energy

National Guidance**National Planning Policy Framework 2021**

Section 2. Achieving sustainable development.
Section 12. Achieving well designed places.
Section 14. Meeting the challenge of climate change, flooding and coastal change.
Section 15. Conserving and enhancing the natural environment.

Representations:

	Object	Support	No Obj.	Comments
HIGHWAYS & SUDS SUPPORT	0	0	0	1
SOUTH HOLLAND INTERNAL DRAINAGE BOARD	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

The application is to discharge conditions 6, 8 and 10 of H11-0936-18 (details of existing/proposed site levels, proposed floor levels, hard surfaced areas, garden/amenity areas, foul/surface water disposal and ecological biodiversity measures).

Site Description

The site (some 0.28ha) is situated on the northern side of St James Road opposite Silverwood Garden Centre. It is currently grassed and has a number of trees, plus hedging, along its frontage.

A detached bungalow is situated to the north-east (no. 6) and vacant industrial premises to the south-west. It is understood that the latter has previously been used as a boat yard and a coal/haulage yard prior to that. It has also had planning permission for use as a carpentry business (ref. H11-0313-07), but it is not known whether this was implemented.

History

H11-1100-15 - Outline - Residential development (4 dwellings), St James Rd, Long Sutton - Refused 20 January 2016 on sustainability and highway safety grounds.

H11-0936-18 - Outline - Residential development - 6 affordable housing units - Approved 8 February 2022 subject to S106 agreement.

H11- 0699-22 - Reserved Matters - Residential Development - 6 Affordable Housing Units - outline approval H11-0936-18 - Approved 26 October 2022.

Consultation Responses

LCC Highways

No objections.

SHIDB

The applicant has indicated that they intend to dispose of surface water via infiltration. If infiltration is not feasible at this site, following the drainage hierarchy we would expect the applicant to propose to discharge surface water to a watercourse. In this case, consent would be required under Byelaw 3.

Note that the applicant intends to dispose of foul water to a main sewer. Should the applicant's proposals change to include the discharge of treated foul water to a watercourse, consent would be required under Byelaw 3.

Planning Considerations

Condition 6 (Existing/proposed site levels) - Proposed garden levels are to remain as existing. Finished floor levels will be 300mm above the existing carriageway level in accordance with the FRA and condition 7.

Condition 8 (Foul/surface water drainage) - Foul water will be disposed off via the mains sewer. Surface water will discharge into suitably sized crate soakaways located in the rear gardens.

Condition 10 (Ecological bio-diversity measures) - Existing hedging along the front and western boundaries will be retained, along with frontage trees, with the exception of one tree (plot 2 driveway). Additional mixed hedging is proposed at the rear, along with additional tree planting (Field Maple and Silver Birch). Swift bricks will also be installed within the properties.

Conclusion

The submitted details are acceptable. It is therefore recommended that conditions 6, 8 and 10 of H11-0936-18 be discharged.