CHAIRMAN'S PANEL Held On: Unrecognised Format

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H11-1264-18 **Applicant:** Mr V Wells

Proposal: Proposed residential development - up to 70 dwellings

Location: Land Off Lime Walk Long Sutton

Terminal Date: 9th November 2019

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development
04	Approach to Flood Risk
05	Meeting Physical Infrastructure and Service Needs
06	Developer Contributions
10	Meeting Assessed Housing Requirements
11	Distribution of New Housing
17	Providing a Mix of Housing
18	Affordable Housing

National Guidance

National Planning Policy Framework 2019

Sections 5, 12 and 14 of the National Planning Policy Framework (2019)

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	2
WARD MEMBER	0	0	0	0
PLANNING LIAISON OFFICER - FLOOD RISK ASSESSMENT	0	0	0	1
HIGHWAYS & SUDS SUPPORT	0	0	0	1

IAN MARSHMAN - HISTORIC ENVIRONMENT OFFICER	0	0	0	1
SOUTH HOLLAND INTERNAL DRAINAGE BOARD	0	0	0	1
SHDC INTERNAL	0	0	0	4
OTHER STATUTORY BODIES	0	0	0	6
RESIDENTS	0	0	0	2

Route for determination of application	**Delegated**	X	**Committee**	

CASE OFFICER ASSESSMENT

Proposal

This is an outline application for a proposed residential development on Land off Lime Walk, Long Sutton. The indicative proposal map shows approximately 70 dwellings to the east of Limewalk. The exact number would be determined at the time of a reserved matters application.

Site Description

The proposal is within defined settlement limits under the proposed housing area of Los 026 on the South East Lincolnshire Local Plan and the surrounding area is predominately rural characterised by dwellings of varying ages and design.

History

None

Consultation Responses

Member of public comments

Additional foot traffic on public right of way (Carries minimal weight).
Need for increase in litter and dog waste bins (Carries minimal weight).
Potential anti-social behaviour (Carries minimal weight).
Loss of one unprotected tree (Carries minimal weight).
Above minimal provision of social housing in adjacent development to south (Carries minimal weight)
Lack of employment opportunity in the area.
Lack of school / dentist places.

Environmental Protection Officer

Requests the full land contamination condition.

County Highways & SUDS Officer

Requests that all roads are constructed to adoptable standards, footways are to be completed before any dwelling is occupied, no dwelling to be commenced before the first 60 metres of estate road is completed and a surface water scheme is to be submitted at the reserved matters stage.

Historic Environment Officer

No objection.

Environment Agency

Condition that finished floor levels are set no lower than 3.4m above Ordnance Datum. This is 1 metre above existing average ground level.

Strategic Development Officer

Requests funding of £157,870 for primary places, £220,889 for secondary, £36,855 for sixth-form, a total of £415,614.

Housing Strategy

"Strategic Housing recommends that 1/4 (25%) of the development should be provided as affordable housing.The affordable contribution should be provided with a tenure split of 70% in favour of Rented
and 30% Intermediate housing for sale dwellings. To meet needs identified within the Strategic Housing Market Assessment (2014 & 2017 update) Strategic Housing would recommend that a mix of property types and sizes are provided for the affordable housing contribution, comprising of approximately 25% as one beds, 40% as two beds, 30% as three beds and 5% as four beds."

"The Strategic Housing Market Assessment also identifies a recommended mix for market housing to meet current and projected housing needs in the district. The recommendation is as follows:
1 bedroom- 5%, 2 bedrooms- 35%, 3 bedrooms- 45% and 4 bedrooms- 15%. We would expect the market housing to broadly reflect this."

NHS England

The contribution requested for the development is £44,880.00 (£660 x 68 dwellings).

Building Control

Where private Drives exist provision should be made for Fire Appliances and Rubbish Trucks, Rubbish should not be carried no further than 30m from the property.

Lutton Parish Council

Concerns regarding surface water drainage.

Long Sutton Parish Council

"The Council continually raise the problems regarding infrastructure, strain on schools, doctors surgeries etc but is ignored. The plan is in the Local Plan so will be approved by SHDC"

Anglian Water

Amongst other matters Anglian Water have stated that Desktop analysis has suggested that the proposed development will lead to an unacceptable risk of flooding downstream. They recommend that the applicant engages with Anglian Water at their earliest convenience to develop in consultation with us a feasible drainage strategy prior to submission of a reserved matters application.

South Holland Internal Drainage Board

No objections but requests a detailed drainage report at the reserved matters stage.

Linconshire Wildlife Trust

Suggests that all the recommendations for protected species and the enhancement, outlined within Chapter 6 of the Preliminary Ecological Appraisal by Delta Simons dated July 2018, are followed. Would like to see details of these in the final design.

Trees & Conservation Officer

Would seek to retain as many trees as possible on the frontage of the site although recognises that none are subject to preservation orders. Would advise that the final site layout sets dwelling around from the canopy of the frontage trees to minimise the likelihood of demands for their removal.

Planning Considerations

Principle of development
Lack of employment opportunity in the area.
Lack of school / dentist places.
Drainage.

Principle of development

The proposal is within defined settlement limits under the proposed housing area of Los 026 on the South East Lincolnshire Local Plan, therefore the site is considered to be in a sustainable location.

Lack of employment opportunity in the area

It is no longer the case that the majority of people work in the settlement in which they live. The town of Long Sutton has a good level of service provision, public transport, as well as quick and easy access to the A17 for people to travel to work by private vehicle

Lack of school / dentist places

The lack of school / dentist places is a matter that would be partially met by Section 106 contributions requested by the Strategic Development Officer for school places and NHS England for dentist / doctor provision.

Drainage

A detailed drainage report as requested by South Holland Internal Drainage Board should address any concerns at the reserved matters stage.

Conclusion

The site is in allocated proposed housing area in the South East Lincolnshire Local Plan and therefore it is has previously been determined that this proposal site is in a sustainable location and can best cater for the future housing requirement of Long Sutton. It is considered that the proposal accords with Policies 1, 2, 3, 4, 5, 6, 10, 11, 17 & 18 of the SELLP as well as Sections 5, 12 & 14 of the National Planning Policy Framework, 2019.

The recommendation is one of approval.

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 to grant permission 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 to grant permission 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 to grant permission is considered to be a proportionate response to the submitted application based on the considerations set out in this report.