DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H14-1162-18**	**Applicant:**	**Keston Fields Ltd**
Proposal:	Erection of 100 dwellings and associated works - Outline approval H14-0355-17		
Location:	Keston Nurseries Mill Green Road Pinchbeck		
Terminal Date:	29th March 2019		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02	Development Management
03	Design of New Development
04	Approach to Flood Risk
06	Developer Contributions
17	Providing a Mix of Housing
18	Affordable Housing
36	Vehicle and Cycle Parking

National Guidance

National Planning Policy Framework 2019

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	0	1	0	0
WARD MEMBER	0	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	0	1
WELLAND AND DEEPINGS INTERNAL DRAINAGE BOARD	0	0	0	1
SHDC INTERNAL	0	0	0	3
OTHER STATUTORY	0	0	0	4

BODIES				
RESIDENTS	3	0	0	2

CASE OFFICER ASSESSMENT

Proposal

This is a reserved matters application for the erection of 100 dwellings and associated works at Keston Nurseries, Mill Green Road, Pinchbeck.

The site boundary has been reduced compared to the outline permission (H14-0355-17) which originally included land to the south-west.

The proposal is for 75 market dwellings (comprising of 43 x 3 bed bungalows, 13 x 3 bed houses and 19 x 4 bed houses) and 25 affordable properties (comprising of 6 x 1 bed houses, 12 x 2 bed houses and 7 x 3 bed houses) with a mix of detached, semi-detached and small-terraces. The density of the development is approximately 18.5/ha.

Two areas of public open space are proposed.

Off road parking is proposed within the curtilage of each dwelling.

Site Description

The site is greenfield in nature and is currently is use as a horticultural nursery. To the west the site is bordered by Mill Green Road, with open fields beyond, as well as the rear of a number of properties in the southern portion of the site. To the east is the railway line and properties beyond on Mayfield Close and Penway Drive. To the north is a single property on the opposite site of Mill Green Road, the level crossing linking the site to Pinchbeck and a property currently linked to the nursery.

Representations

Pinchbeck Parish Council - Requests a financial contribution towards a new proposed cemetery.

SHDC Environmental Services - Standard comments re access roadways being constructed to an adoptable standard for purposes of refuse collection.

SHDC Building Control - Where private drives exist provision should be made for fire appliances and rubbish trucks. Rubbish should not be carried further than 30m from the property.

SHDC Environmental Protection - To be verbally reported.

SHDC Housing Strategy - Highlights that s106 agreement relating to the outline permission requires 33%, which needs to be varied to reflect the 25% in emerging policy. Advises the following affordable housing mix: 18 as rented housing, comprising 5 x 1 bed houses, 7 x 2 bed houses and 6 x 3 bed houses and 7 as intermediate housing for sale comprising 4 x 2 bed houses and 3 x 3 bed houses.

LCC Highways/SUDS - Does not wish to restrict the grant of permission.

Network Rail - Request additional signage warning of level crossing; welcome removal of hedge along the northern edge of the site; concerns relating to the proximity of the attenuation/balancing pond and pumping station to the railway boundary (normal requirement would be 20m distance from a railway); minimum 1.8m high fencing should be provided adjacent to Network Rail's boundary to

prevent trespassing; advice re planting species acceptable within 20m of railway boundary; gives general advice re ensuring construction works do not affect railway safety.

Anglian Water - Impacts on the public foul sewerage network have not been adequately addressed at this stage. The supporting documents show that a pumped connection is proposed, however the proposed discharge rate and connection point have not been identified.

Lincolnshire Police - No objections, standard advice provided.

Welland and Deepings IDB - No objection.

Public -
- Concern re highway safety
- Overlooking
- Noise impact of freight trains at night on future occupiers
- Loss of view
- Negative impact on wildlife
- Site is outside of settlement boundary
- Wrong side of railway line
- Several sites around Spalding already have permission for residential development but are still for sale
- Concern re sewage disposal

Main Issues

- Principle
- Highways
- Residential amenity
- Other

Principle

The site is outside of the settlement boundary for Pinchbeck as set out in the South East Lincolnshire Local Plan (2019) (SELLP), and is therefore in a location where development is to be limited to that necessary to such a location and/or where it can be demonstrated that it meets the sustainable development needs of the area in terms of economic, community or environmental benefits (Policy 1 of the SELLP). However, as there is an extant outline planning permission (H14-0355-17) relating to the site the principle of residential development in this location has already been established.

Highways

Concern has been raised by objectors regarding highway safety, specifically that Mill Green Road is narrow and there is a sharp bend before the railway line. However, the site already has an extant outline permission for residential development and the Highways Authority have not objected to the proposal. It would therefore be unreasonable to refuse the application on highways grounds.

Residential amenity

Concern has been raised by members of the public in respect of the noise impact of freight trains at night on future occupiers. This is also an issue that has been acknowledged by SHDC's Lead Environmental Protection Officer. They raise concerns that noise and vibration from rail freight movements could potentially affect the occupiers in the proposed properties closest to the railway line but note that the acoustic assessment concludes this there would not be a significant impact on the proposed properties from noise and vibration. Furthermore, it is also noted that similar schemes adjacent to the railway line have been granted permission within the district, such as (H03-0331-16). In the absence of an objection on noise grounds, the proposal is considered to be acceptable.

Overlooking/loss of privacy has been highlighted as a concern, however the nearest the new dwellings would be to existing dwellings would be approximately 30m with the railway line in between. This is considered to be an acceptable separation distance. Furthermore, dwellings within the site have been set out in such a way as to minimise issues of overlooking, not restrict light or be overbearing in nature.

Loss of a view is a consideration, however it is one that carries very limited weight in the planning balance.

Design and layout

The site boundary has been reduced compared to the outline permission (H14-0355-17) which originally included land to the south-west, however the same number of dwellings are still proposed. Based on the new site area of approx. 5.4ha, the density of the proposed scheme is 18/ha. This is considered appropriate for an edge of village location.

Policy 32 of the SELLP requires 0.75ha of open space to be provided per 1,000 additional persons. This means that (using the Census 2011 figure of 2.3 persons per household for South Holland District) the proposed development would generate a requirement for 0.17ha of open space. The proposal is for two areas of open space totalling approximately 0.62ha which would be in excess of the policy requirement.

Concerns were raised with the applicant regarding the small garden sizes of the some of the northern plots. Amended plans have been received showing larger garden areas which is acceptable.

Other

The current sewerage system in the area has been raised as a concern. There is a condition on the outline requiring the submission of details of foul water disposal.

One objector raises concern regarding the potential for a negative impact on wildlife. A Phase 1 Habitat Survey was submitted with the outline application and there is a condition requiring that the development be carried out in accordance with its recommendations.

A s106 is tied to the outline planning permission and originally set out a requirement for 33% affordable housing to be provided on-site. However, in light of the adoption of the SELLP and the lower requirement for 25% affordable housing (Policy 18), the original s106 has been varied to reflect this.

Pinchbeck Parish Council have requested a financial contribution towards a new proposed cemetery. As a s106 has already been signed and is tied to the outline, no new requests can be made at this stage.

Network Rail's concerns regarding the proximity of the balancing pond to the railway line, planting species and fencing have been addressed.

Conclusion

Taking the above into account, the proposed development is considered to be in accordance with Policies 2, 3, 4, 18 and 36 of the South East Lincolnshire Local Plan (2019) as well as Sections 12 and 14 of the National Planning Policy Framework (2019).

The recommendation is therefore for a delegated approval.