

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H15-0203-19 **Applicant:** A C D Developments Ltd

Proposal: Demolition of existing structures and erection of 19 dwellings with access, landscaping and associated works

Location: Land Off: Main Road Quadring Spalding

Terminal Date: 19th July 2019

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

- 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
- 12 Reserve Sites
- 28 The Natural Environment
- 29 The Historic Environment
- 30 Pollution
- 36 Vehicle and Cycle Parking
- APPENDIX 6 Parking Standards

National Guidance

National Planning Policy Framework 2019

NPPF 2019

- 2. Achieving sustainable development
- 4. Decision-making
- 5. Delivering a sufficient supply of homes
- 11. Making effective use of land
- 12. Achieving well-designed places
- 14. Meeting the challenge of climate change, flooding and coastal change

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	0

WARD MEMBER	0	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	0	1
IAN MARSHMAN - HISTORIC ENVIRONMENT OFFICER	0	0	0	1
WELLAND AND DEEPINGS INTERNAL DRAINAGE BOARD	0	0	0	1
SHDC INTERNAL	0	0	0	2
OTHER STATUTORY BODIES	0	0	0	3
RESIDENTS	6	0	0	1

CASE OFFICER ASSESSMENT

Proposal

Demolition of existing structures and erection of 19 dwellings with access, landscaping and associated works. The development would provide 19 affordable housing units following the demolition of existing structures and clearing of the site. Of the 19 units 5 will be affordable rental properties with the remaining 14 to be shared ownership. There are five house types proposed comprising of two different semi-detached two bed units, two different semi-detached three bed units and one terraced two bed unit.

The scheme is in receipt of HCA funding.

The affordable dwellings are to be delivered via a S106 legal agreement.

Each property will benefit from off-road 'in curtilage' parking and will include landscaping with planting to soften the front of the property. The rear garden will be levelled and seeded with grass along with patio areas.

The application is supported by a flood risk assessment, tree survey, topographical survey and details of construction management.

Site Description

The application site is set back from Main Road. Main Road is an A road which provides access to the A16 to Spalding, via Gosberton and the A52 at Donnington. The site amounts to 0.69 in area and comprises a mix of previously developed land, redundant buildings and scrub.

To the west of the site is a modern housing estate with predominantly detached properties served by cul de sacs. The properties have off street parking and gardens to the front and rear. To the east along Main Road are a number of larger properties with outbuildings. The access to the site is along an existing access to the buildings, from Main Road, the access travels between a front garden to

the north and red brick buildings associated with the residential property to the south.

To the north west of the site runs a drainage ditch as shown on the proposed site layout plan. There are also a number of trees on the site.

Quadring is identified as a "Minor Service Centre" within the South East Lincolnshire Local Plan and the land to which this application relates has been identified as a housing site (QUA002). In the Local Plan Quadring is expected to deliver 130 dwellings within the plan period; within Policy 11: Distribution of New Housing this site is calculated to deliver 14 dwellings.

History

H15-0672-16. Demolition of existing structures and erection of 9 houses along the access, landscaping and associated works. Approved 04-08-17.

Consultation Responses

Quadring Parish Council

No response received.

LCC Highways and SUDS - No objection subject to conditions regarding road construction and a construction management plan.

LCC Education - request an education contribution of circa £96,000 for primary and secondary education.

Officer Note - As the scheme is in receipt of HCA funding, and the applicant has submitted a viability assessment that indicates that the scheme would not be viable if this education sum were paid, it is recommended that the application is approved without this provision.

LCC Historic Environment Officer - No archaeological impact.

SHDC Strategic Housing - Should the development be permitted the current policy requires 25% of the development to be provided as affordable housing to meet district wide housing needs. The affordable housing should be delivered in accordance with the affordable housing as described in Annex 2 of the National Planning Policy Framework dated February 2019, or any Planning Policy Statement, Guidance Notes or Circulars which may amend, supplement or supersede this.

The applicant is proposing to deliver all 19 dwellings for affordable housing, with a mix of 5 x 2 bed houses for rent, 4 x 2 bed houses and 10 x 3 bed houses for shared ownership. Strategic Housing have suggested that a maximum of 6 x 2 bed houses for rent should be provided on site.

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 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.

SHDC Strategic Housing Officer

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SHDC Trees - no objection subject to conditions.

Welland and Deeping IDB - a drainage strategy needs to be submitted to the IDB.

Third Parties 7 objections received, as follows:

Too many houses

Development not in keeping with other houses in the area

School does not have capacity to cope with influx

Doctors and dentist do not have capacity to cope with influx

Insufficient pathways leading from development to school/centre of village

No play facilities for children in village.

Loss of privacy and overlooking

Loss of light to house and gardens

Loss of peace and quiet

Impact of and danger to foot and vehicular traffic

believe that if these 19 houses are approved this will result in an extra 174 cars from homes built along this 100 metres which could lead to congestion and confusion for road users

Trees

Not in keeping with existing development

Cramped over development

Other sites in Quadring could deliver the required housing

Mix on this site and on the Crossroads Nursery site is biased to smaller dwellings that can lead to ghettoism and an increase in crime

Social housing is a concern as more often than not they do not look after their properties or the area they reside in

This development will have an adverse cumulative effect on the area with regards to amenities should other large developments also be granted permission

Needs better landscaping

S106 obligations need to go to Quadring and not other villages

Schools in the area are again at capacity

Health Services are already at a limited capacity for new patients in the area

The flood risk assessment is not relevant to this development and relates to the previous application H15-0672-16

originally the planning was for executive homes now it appears to be for social housing, not only more homes, likely hood more children, noise and vehicles, let alone bringing the area down in general due to the standard of the properties

Location of rubbish collection point

Major disruption in the village if this and other proposed plans get approved. This will give a number of months if not more of noise, heavy construction traffic

Loss of a view of farmland

Planning Considerations

Principle of the Development

The principle of the development of this site for housing is accepted within the Local Plan and by the history of approval on the site.

Other matters to consider are as follows:

Development form, density, mix and tenure

It is considered that the density of development proposed is in keeping with the grain of development in the area, in particular Dovecotes and Ashwin Gate, to the west, although access to the site would be via Main Road.

The mix and tenure of development accords with the policies of SHDC and the wider national and local aspirations to provide a mix of dwelling sizes and tenures within developments of this site. It is considered that the addition of this development to the settlement of Quadring would be of benefit to the area.

The scheme also delivers housing in a settlement identified as a Minor Service Centre and the site is identified as a housing site.

The design approach to the development is to create a small scale development that would not be out of keeping with the wider form of Quadring, and is to use materials found commonly in the area.

Facilities of refuse collection are to be provided.

Highway Issues

It is accepted that there will be additional vehicles put on the local road system as a result of this application, however it is not considered that the development would cause any danger to vehicular and pedestrian road users in the area. No objection is raised by LCC as the highways authority, subject to .

This level of development in this location is not considered to be of a sufficient scale to warrant the provision of footpaths off site to the wider area.

Developer Contributions

As this application proposes a 100% affordable housing scheme, on this occasion it is considered that the benefits of the scheme can offset the education request from LCC. Evidence has been submitted to show that the scheme would not be viable and this evidence is accepted by officers.

No NHS contribution has been requested.

The issue of a lack of play facilities in the village has been raised as an objection, and this is an issue of perception that cannot be controlled or augmented by this development.

Flood Risk Matters

A Flood Risk Assessment has been submitted that sets Finished floor levels at 300mm above the surrounding ground level. In addition, a surface water drainage scheme for the site, based on sustainable urban drainage principles and an assessment of the hydrological and hydrogeological context of the development, is required to be submitted to and approved in writing by the Local Planning Authority by condition.

Ecology and trees

Conditions are appended to the proposed decision notice to control the retention of trees on the site, and steps to protect trees during construction.

No issues of ecology have been identified on the site.

Impact on adjoining Residents

It is considered that the layout of the development minimises as far as possible overlooking to existing residents, and would not cause any undue loss of daylight or sunlight to existing residents.

The garden spaces being proposed are comparable, and indeed in some cases longer, than those in the area, and it is not considered reasonable to suggest further separation from existing adjoining dwellings.

Additional Considerations

Loss of views - This matter can be given very little weight as an objection as planning case law is clear that there is no right to a view.

Loss of agricultural land - the development of this site is acceptable by the designation of this site in the local plan as a housing site and the loss of the agricultural land would not cause a deficit of agricultural land in the district.

Tenure of residents - it has been suggested that the residents of such developments are prone to increase crime and do not look after their homes. This is not a view shared by officers, and if issues arise then it would be an issue of management controlled by the social landlord, and not the local planning authority.

Disruption during construction - construction noise and disruption is temporary in its nature. Measures have been put in place to minimise disturbance, by the submission of the Construction Management Plan. Adherence to the plan is required by condition.

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.

Conclusion

For the reasons set out above, it is considered that planning permission should be granted, subject to a S106 legal agreement to ensure the deliver of the development as affordable housing.