

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H15-0360-22 **Applicant:** Ms J Kane
Proposal: Proposed Residential Development
Location: Adj. 62 Water Gate Quadring Spalding
Terminal Date: 1st July 2022

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
10	Meeting Assessed Housing Requirements
11	Distribution of New Housing
17	Providing a Mix of Housing
28	The Natural Environment
29	The Historic Environment
30	Pollution
31	Climate Change and Renewable and Low Carbon Energy
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards

National Guidance

National Planning Policy Framework 2021

National Planning Policy Framework (NPPF, 2021)

Section 2: Achieving sustainable development
 Section 4: Decision-making
 Section 5: Delivering a sufficient supply of homes
 Section 9: Promoting sustainable transport
 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
 Section 16: Conserving and enhancing the historic environment

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	1	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	1

CASE OFFICER ASSESSMENT

Proposal

This is an outline application for a proposed residential development at land adjacent to 62 Water Gate, Quadring - with all matters reserved. The submitted indicative site plan shows nine detached dwellings with associated garaging, access and various hard and soft landscaping.

Site Description

The site is situated between Nos. 62 and 70 Water Gate and currently comprises of grass land with a row of young trees running through the site. The site is located within the settlement boundary of Quadring and is within Flood Zone 3.

History

H15-0582-19 - Erection of 4 dwellings to be used as holiday lets and associated works including roadway and accessible play park - Permitted 6th August 2019.

H15-1171-17 - Erection of 8 detached dwellings - outline approval H15-0621-16 - Permitted 26th April 2018.

H15-0621-16 - Residential Development - Permitted 23rd September 2016.

Consultation Responses

Quadring Parish Council

"Objection based on density of site and layout, the site, for the size, would be overdeveloped. Road safety an issue, the road to which the development leads from is unsuitable due to bends before and after proposed development with very little visibility."

Lincolnshire County Council Highways and SUDS

Do not wish to restrict the grant of permission.

South Holland District Council Environmental Protection

Have no objections subject to the imposition of conditions.

South Holland District Council Historic Environment Officer

Has no objections subject to the imposition of conditions.

Planning Considerations

Principle

The site is located within the settlement boundary of Quadring, which Policy 1 of the South East Lincolnshire Local Plan (SELLP, 2019) identifies as a Minor Service Centre. Policy 1 goes on to state that development within the settlement boundaries of Minor Service Centres will be permitted that supports their role as a service centre for the settlement itself, helps sustain existing facilities or helps meet the service needs of other local communities.

The site is approximately 0.3 miles from Main Road where a number of day-to-day services are located including a convenience store, a post office, a public house and a restaurant/hot food takeaway. The provision of new dwellings within walking distance to the cluster of day-to-day services will provide economic benefits and help support the role of Quadring as a Minor Service Centre.

Whilst Policy 1 states development within the settlement boundaries of Minor Service Centres will normally be limited to Allocated and Committed sites and infill, it is noted that the site has previously had permission granted for residential development on site in 2019 (H15-0582-19), albeit in the form of holiday lets and would therefore be unreasonable to refuse planning permission on this basis.

On balance, it is considered that the principle of development is acceptable, subject to all other planning matters being addressed.

Flood Risk and Drainage

The site is located within Flood Zone 3 of the Environment Agency's Flood Maps. The Environment Agency's Flood Maps have been created as a tool to raise awareness of flood risk with the public and partner organisations, such as Local Authorities, Emergency Services and Drainage Authorities. The Maps do not take into account any flood defences. Also, large parts of the South Holland District lie within Flood Zone 3. It is therefore necessary to use the refined flood risk information (Hazard and Depth Maps) within the South Holland Strategic Flood Risk Assessment (2017) as a basis to apply the sequential test.

The South Holland SFRA indicates that the site is located within an area identified as "No Hazard". The proposal therefore satisfies the sequential test.

It is proposed from the Flood Risk Assessment that the surface water from the houses, bungalows and garages will be discharged into soakaways located on each individual plot. Soakaways are mostly acceptable for the disposal of roof drainage in the Quadring area. The surface water from the road and the paths will be collected in gullies which will discharge into a surface water system which will discharge at low flow into the IDB drain on the south east side of Watergate subject to the consent from Welland and Deepings IDB.

Overall, the proposed means of surface water discharge are considered to be acceptable in principle and additional information, including details of foul drainage will be required upon receipt of future Reserved Matters application.

Impact on Neighbouring Properties Amenities

As a result of the proposed development, the properties that are most likely to be impacted upon are Nos. 58, 62 and 70 Water Gate. Whilst details of dwelling heights and appearance have not been included in this proposal, it is noted that indicatively, it is proposed to erect two, two-storey dwellings to the south of the site adjacent to the highway of Water Gate with the remaining properties single storey in height.

Based on the information provided, it is considered that a proposal for residential development could be constructed that would not result in significantly detrimental impacts on neighbouring properties amenities, subject to further details. Careful consideration should be given to the proposed landscape/boundary treatment scheme and property heights.

Other Matters

As this application seeks outline approval with all matters reserved, details such as scale, layout, access, landscaping and appearance are to be agreed via subsequent Reserved Matters

application(s). However, it is worth noting that based on the indicative site plan provided, it is considered that a scheme could be brought forward that would be acceptable in the aforementioned matters. It is worth noting that the Local Planning Authority share the concerns of the Parish Council relating to density and would look to see the removal of one dwellinghouse.

The indicative site layout plan shows the formation of an adopted road off Water Gate to serve the proposed dwellings. As such, consideration will need to be given to waste collection. A condition would be imposed on any outline planning permission granted requiring the submission of means of storage and disposal of refuse and recycling. Consideration should be given to the Council's Guidance Note 'Private Drives - Waste Vehicle Collection Service'.

This site lies in an area of archaeological interest. There are records of Roman pottery close by, which may be indicative of settlement here during this period. Additionally, there are finds dating to the middle Saxon period which are rare in this area, which could also indicate a presence here during this period. The County Council's Historic Environment Officer has recommended conditions be imposed on any planning permission granted to ensure that due notification is provided of the intention to start the archaeological work outlined in the Written Scheme of Investigation and that the final report is submitted and any archive deposited as required by the NPPF.

Whilst concerns have been raised by the Parish Council relating to density, site layout and highway safety, it is noted that the current application seeks outline permission for residential development with all matters reserved. Therefore, such matters would be addressed as part of any subsequent Reserved Matters application that may be submitted.

Planning Balance

The site is within the settlement boundary of Quadring which the adopted SELLP identifies as a Minor service Centre. It is considered that due to the site's location and the nature of the proposal, a residential development would help support Quadring in its role as a Minor service Centre. Furthermore, it is considered that a residential development could be accommodated without materially harming the character/appearance of the locality, amenity of nearby residents or result in detrimental flooding impacts.

For the reasons outlined above, the planning balance lies in favour of the proposal and is in accordance with the Policies within the adopted South East Lincolnshire Local Plan (SELLP, 2019) and the guidance within the National Planning Policy Framework (NPPF, 2021).

Conclusion

Approve, subject to conditions.

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