

## DECISION DELEGATED TO DEVELOPMENT MANAGER

**Application No:** H16-0155-19      **Applicant:** Mr & Mrs S Gray  
**Proposal:** Residential development (re-submission of H16-0370-18)  
**Location:** Adjacent: Burr Lodge Burr Lane Spalding  
**Terminal Date:** 10th May 2019

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### 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           |
| 36 | Vehicle and Cycle Parking             |

#### National Guidance

#### National Planning Policy Framework 2019

Section 5 - Delivering a sufficient supply of homes  
 Section 12 - Achieving well-designed places  
 Section 14 - Meeting the challenge of climate change, flooding and coastal change

### Representations:

|                                                        | Object | Support | No Obj. | Comments |
|--------------------------------------------------------|--------|---------|---------|----------|
| WARD MEMBER                                            | 0      | 0       | 0       | 0        |
| PLANNING LIAISON<br>OFFICER - FLOOD RISK<br>ASSESSMENT | 0      | 0       | 0       | 1        |
| HIGHWAYS & SUDS<br>SUPPORT                             | 0      | 0       | 0       | 1        |
| IAN MARSHMAN,<br>HISTORIC<br>ENVIRONMENT OFFICER       | 0      | 0       | 0       | 1        |
| SHDC INTERNAL                                          | 0      | 0       | 0       | 1        |

|                        |   |   |   |   |
|------------------------|---|---|---|---|
| OTHER STATUTORY BODIES | 0 | 0 | 0 | 1 |
| RESIDENTS              | 0 | 0 | 1 | 0 |

## **CASE OFFICER ASSESSMENT**

### **Proposal**

This is a full planning application for a single dwelling on land adjacent to Burr Lodge, Burr Lane, Spalding.

The site is part of a wider parcel of land which was granted outline planning permission in November 2016 (H16-0349-16). Reserved matters approval was subsequently granted for this particular plot (plot 3) in June 2018 (H16-0370-18) with a requirement that finished floor levels of the dwelling be set at 4.00mODN in accordance with condition 7 of the outline approval. However, predicted flood depths (as set out in the South East Lincolnshire Strategic Flood Risk Assessment, March 2017 (SFRA)) vary across the wider parcel of land and the SFRA shows that the site which is the subject of this application would be exposed to lower flood depths than the rest of the site. A new FRA has been submitted in support of this application which recommends that finished floor levels should be set at 600mm above the lowest ground level.

### **Representations**

LCC Historic Environment Officer - Previous archaeological evaluation on this site has demonstrated that this area has been disturbed in recent years and any archaeology which may have been present on this site has been lost. Given this, we do not recommend any further archaeological input be required.

SHDC Environmental Protection - Outline planning permission H16-0349-16 included a condition relating to land contamination, and I cannot find a record of it being discharged, so I presume it will carry forward onto this application.

Environment Agency - No objections subject to development being carried out in accordance with the submitted flood risk assessment.

No resident comments have been received.

### **Material Considerations**

This application is the same as that previously approved with the exception of a new Flood Risk Assessment which relates solely to the plot in question. The proposed new finished floor level of 3.30mODN is considered acceptable when taking into account the South East Lincolnshire SFRA.

### **Conclusion**

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

The recommendation is therefore for a delegated approval.