DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H16-0459-19**	**Applicant:**	**Longhurst Group Ltd**
Proposal:	Residential development of 36 dwellings and associated works - Outline approval H16-0853-17. Submission of reserved matters relating to Access, Appearance, Landscaping, Layout and Scale.		
Location:	Former Welland Hospital Roman Bank Spalding		
Terminal Date:	5th August 2019		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
12	Reserve Sites
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
28	The Natural Environment
32	Community, Health and Well-being
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards
APPENDIX 8	Developer Contributions for Education Facilities
APPENDIX 9	Developer Contributions for Health Care Facilities

National Guidance

National Planning Policy Framework 2019

NPPF

2. Achieving sustainable development
4. Decision-making
5. Delivering a sufficient supply of homes
8. Promoting healthy and safe communities
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
WARD MEMBER	0	0	0	0
ENVIRONMENT AGENCY	0	0	0	1
HIGHWAYS & SUDS SUPPORT	0	0	0	1
SPALDING CIVIC SOCIETY	1	0	0	0
SHDC INTERNAL	0	1	0	0
OTHER STATUTORY BODIES	0	0	1	3
RESIDENTS	6	0	1	0

CASE OFFICER ASSESSMENT

Proposal

Reserved matters application for residential development of 36 dwellings and associated works - Outline approval H16-0853-17. Submission of reserved matters relating to Access, Appearance, Landscaping, Layout and Scale.

This will be a 100% affordable scheme. The delivery of the affordable housing is controlled by the S106 legal agreement on the outline consent.

Revised plans and details have been submitted.

The development sits on two discreet sites and proposes a mix of dwellings in the form of semi detached pairs and short terraces of three properties. There is a range of two storey dwellings and three story "town house" dwellings.

A variation in roof styles and materials I proposed.

Parking for the dwellings is achieved on plot.

Site Description

The sites are currently vacant plots of land that form part of the former Welland Hospital site. The sites are split by a central site comprising of the remaining former Welland Hospital and a former filling station/garage. It is proposed that this central site be developed as class A1 food store to be operated by Lidl. Holbeach Road runs south of the sites where a small convenience store and a takeaway are located. The West site fronts Roman Bank. Both sites are primarily surrounded by residential properties.

The sites are both grassed plots with areas of hardstanding related to the former use. There are also a number of trees on both sites. In total six trees on the East site are protected by a Tree

Preservation Order.

Both of the sites gently fall from north to south.

History

H16-0853-17. Outline. Residential development for up to 36 residential units and associated works. Approved. 15-01-19. This application is accompanied by a S106 legal agreement.

Consultation Responses

SHDC Strategic Housing - The proposals are for a 100% affordable scheme, through a Registered Provider, regenerating derelict brownfield land within Spalding.

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.

Policy 18: Affordable Housing of the Local Plan recommends that a tenure split of 70% in favour of Rented and 30% Intermediate housing for sale dwellings will be sought, whilst appreciating that this may vary on a site by site basis due to factors such as viability or affordable housing need. As this is a 100% affordable housing scheme the applicant proposes to deliver a tenure split of 50/50 rent/shared ownership.

Policy 17: Providing a Mix of Housing in the Local Plan encourages a mix of house types and sizes to meet a range of needs. The applicant is proposing a mix of two and three bedroom houses.

As per Policy 6: Developer Contributions of the Local Plan it would be preferable for the affordable housing to be secured through a s106 agreement, unless there is an agreement linked to the Outline permission. 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.

It would be preferable for the homes to be built to the 'Nationally Described Space Standards'.

The Registered Provider 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.

Strategic Housing have been in dialogue with the developer and Registered Provider, Longhurst Group Ltd, for some time with regards to the proposed affordable housing mix on this brownfield site in Spalding. The mix proposed of 11 x 2 bed houses and 7 x 3 bed houses for Affordable Rent and 5 x 2 bed houses and 13 x 3 bed houses for Shared Ownership will help to address the level of affordable housing identified as required in the Local Plan.

LCC SUDS - Additional information sought regarding road edges and surface water arrangements. An informative is to be included.

LCC Education. No comments to make.

Environment Agency. No objection.

Spalding Civic Society. Objections to original scheme. A dreary, characterless development, which will be dominated by parked cars, slightly mitigated on the Roman Bank side by the different shape of the site. No interest of layout, landscaping or significant variety of house design to create the 'sense of place' required by both the NPPF and the SELLP. Symptomatic of the third-rate design is the central 'feature', a refuse store. In order to reduce car movements in the locality, we would like to see a footpath/cycle path through the northern part of the Roman Bank site, so that visitors to Lidl from Crown Drive and the north-western reaches of Roman Bank could access the supermarket and the other local shops in an environmentally-friendly way.

No response received to the amended scheme.

Pedals. Please ensure that the cycle storage for each dwelling complies with Policy 36 of the recently-adopted Local Plan. It would be helpful if these details are submitted as part of this

application so that they can be considered along with the all other aspects of the design of the development.

Third Parties. Objections received as follows:

Impact on privacy
Shading and loss of daylight
Overbearing and out of character
Impact on wildlife
Refuse collection point
Potential damage to dwellings during construction work

Planning Considerations

Principle of development
Layout and design
Highway matters
Drainage and flooding
Impact on neighbouring residents
Other matters

Principle of development

The principle of this development is set by the outline planning permission granted in January 2019.

The types of dwellings, the mix of development and the principle of affordable housing provision were agreed at the outline stage.

Layout and design

The layout of the proposals has been amended since submission to provide on plot parking, and to clarify the refuse collection arrangements, removing a large and unnecessary collection point in the centre of the site.

The external treatment of the dwellings has been amended to break up the frontages and provide relief to the elevations as seen from the external public environment and private garden areas.

It is now considered that the scheme would provide a pleasant and varied form of development and an interesting street scene.

Highway matters

The road and pedestrian layout is considered to be acceptable and LCC Highways raise no objections subject to conditions.

The layout would achieve on plot parking, keeping the carriageway clear, as far as possible, and providing sufficient width in accordance with standards.

The increase in traffic from this development has been considered and no objection received from the LCC Highway officers.

The issue of cycle storage has been raised and is included by condition.

Drainage and flooding

The drainage proposals have been carefully considered and as a result of the input of the LCC SUDS officer, have been amended. The scheme is now considered to be acceptable and can be controlled via the Section 38 Agreement required with LCC. An informative is included in order to inform the applicant and developer.

Impact on neighbouring residents

It is considered that the proposed development would provide a pleasant residential development that would not result in undue overlooking or loss of light over and above that expected within a

town environment of this type.

Plots 1-4 would look on to development within the site. Plot 5 would have oblique views of the garden of No.53 Holbeach Road, as the property would be in line with the built form of the existing neighbouring dwelling.

Plots 6-9 would have views over the garden area of No53 and some dwellings to the east, however these gardens are already over viewed by existing dwellings along Holbeach Road and within Crown Drive.

Plots 10-17 would back on to dwellings within Crown Drive and share garden boundaries. It is considered that the garden depths of the existing and proposed dwellings are sufficient to protect residential amenities and would not result in undue overlooking or loss of light over and above that expected within a town environment of this type.

Plot 18 would have oblique views over the garden area of No.41 Holbeach Road, and would not result in undue overlooking or loss of light over and above that expected within a town environment of this type.

Plots 18 and 19 would also look to the rear of the post office building.

Plots 20-25 would back on to dwellings within Holbeach Road and share garden boundaries. It is considered that the garden depths of the existing and proposed dwellings are sufficient to protect residential amenities and would not result in undue overlooking or loss of light over and above that expected within a town environment of this type.

Plots 26-36 would face on to Roman Bank, forming a discrete street scene, and would back on to the new supermarket under construction.

Plot 36 would share a boundary with No27 Roman Bank, and would not result in undue overlooking or loss of light over and above that expected within a town environment of this type.

Other matters

Potential damage to dwellings during construction work has been raised however this is a private matter and can be given very little weight.

The sites are brownfield land and it is not considered that the development would have an impact on protected wildlife.

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.

Conclusion

In the light of the above it is considered that the development of these sites for residential use is an effective use of the land and would be in keeping with the character with the surrounding residential area, would not lead to a loss of residential amenity to adjoining residents and would result in an acceptable form of development.

For these reasons it is recommended that planning permission be granted.