

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	H17-0026-19	Applicant:	Seagate Homes Ltd
Proposal:	Erection of 32 dwellings - outline approval H17-0510-18 and resubmission of H17-0429-18		
Location:	Land Off Station Road Surfleet Spalding		
Terminal Date:	10th May 2019		

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
18	Affordable Housing
30	Pollution
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
 Section 15 - Conserving and enhancing the natural 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
WELLAND AND DEEPINGS INTERNAL	0	0	0	1

DRAINAGE BOARD				
SHDC INTERNAL	0	0	0	1
OTHER STATUTORY BODIES	0	0	0	1
RESIDENTS	3	0	0	0

CASE OFFICER ASSESSMENT

Proposal

This site has outline planning permission for residential development of approximately 30 dwellings (ref. H17-0562-16). Reserved matters approval was granted in August 2018 for 32 dwellings (H17-0429-18). This application is a re-submission of the reserved matters and has been submitted in order to revise the housing mix to comply with that requested by Strategic Housing.

Plots 18-21 in the north-eastern corner of the site have been revised from 1-bed units to 2-bed units. In addition, plots 10, 11, 27 and 28 have been changed house type from Hylton to Richmond and plots 15 and 12 have changed from Lancaster to Alnwick.

The brick types have also been revised, however they would still be multi red in appearance.

Site Description

The site is currently agricultural land which lies between properties on Kingfisher Drive and Surfleet Reed Bed, which is a Parish Nature Site. There is an existing independent access onto the site from Station Road.

There is an existing fence along the western boundary which runs the length of Kingfisher Drive, with some trees interspersed. The northern boundary is open, but the eastern and southern boundaries are well treed.

The site is within the settlement boundary for Surfleet in the South East Lincolnshire Local Plan (2019).

Representations

Surfleet Parish Council - The number of houses has stayed the same but house sizes have increased adding a total of 6 more bedrooms, there is no additional parking. An additional 2 houses have already been added from the original outline application. The change of houses 18-21 from 2 semis to a terrace is not in keeping with the development. Our previous objection to plot 6 has not been addressed.

LCC Highways/SUDS - No objections subject to standard conditions.

Lincolnshire Police - No further comments or observations to make beyond those may at outline stage. No objections in principle.

SHDC Housing Strategy - Viability evidence suggests that the level of affordable housing that can viably be delivered is 25%, which is compliant with emerging policy but this is based on a 50/50 affordable tenure split as opposed to the emerging policy of 70/30 in favour of rented housing. The amended plans submitted with this application detail that 8 x 2 bed houses on plots 10,11, 18,19,20,21,27 & 28 are proposed as the affordable housing contribution. Strategic Housing are

supportive of this mix with a split of 4 x 2 bed houses as rented housing and 4 x 2 bed houses as Intermediate housing for sale.

Welland and Deepings Internal Drainage Board - Pleased to see the board's 9m easement strip is being observed.

Public -

- Increase in number of dwellings from outline application
- Plot 6 very close to boundary; issues re loss of privacy and overshadowing
- Highway safety issues
- Concern about impact on infrastructure

Material Considerations

With the exception of the amendments to house types and brick types, the proposal remains that same as that previously approved under reserved matters application H17-0429-18. Given that the house types are acceptable, there is no strong planning reason to refuse this application.

Conclusion

Taking the above into account, the proposal is considered to be in accordance with Policies 2, 3, 17, 18 and 36 of the South East Lincolnshire Local Plan (2019) as well as Sections 5 and 12 of the National Planning Policy Framework (2019).

The recommendation is therefore for a delegated approval.