

Outline planning application for residential development

**Land adjacent to 72 Station Road, Surfleet,
Spalding PE11 4DB**

Planning, Design and Access Statement

January 2017

Introduction

The application seeks outline planning permission for residential development at land adjacent to 72 Station Road, Surfleet. Part of the site, that fronts the road, has the benefit of outline planning permission for a frontage development comprising 5 dwellings which was granted under application references H17-0563-16 and H17-0798-15.

This application seeks permission for the development of the wider site for further residential development. The application is accompanied by an indicative layout plan to demonstrate how the site could be developed, however all matters are reserved for approval, with the exception of access which is sought for approval as part of this outline application.

Site and surroundings

Surfleet is medium sized village and benefits from various services and facilities in the immediate locality, some of which are featured below:





The site is a relatively flat site, consisting of 0.95 hectares of land, and currently is in use for the purposes of horticulture. The site is owned by the occupants of 72 Station Road which is a bungalow. The site includes a series of glasshouses to the central rear part of the site, with a broadly central existing access from Station Road. The photographs below show the site from Station Road, with the glasshouses clearly visible, with the River Glen running alongside Station Road.



As shown below the site is bound by Station Road with the River Glen beyond to the south, existing residential development and a school to the east, further dwellings to the west, and agricultural land to the north. Further to the west is Surfleet Village Hall and its wide ranging and varied assortment of playing fields, sports pitches and various other recreational facilities.

Village Hall and recreation facilities

Primary School



Aerial photograph identifying the application site and its surroundings.

The site is located within the built form of the village and has been identified as a preferred site for development in the emerging South East Lincolnshire Local Plan as indicated below.



The application site shown in the wider context of Surfleet, identified as part of the SHLAA.

Proposed development

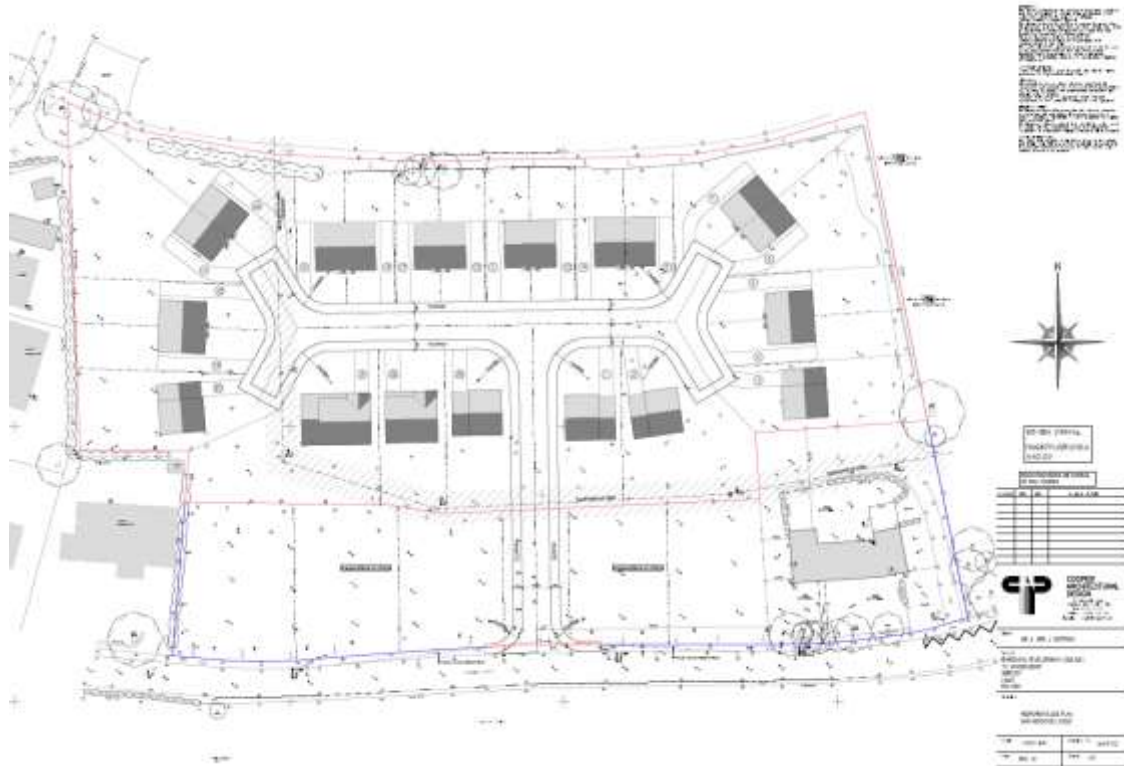
The application is in outline form, all matters are reserved except for access, which is sought approval as part of the proposal.

Whilst the application is in outline form an indicative layout plan has been provided to demonstrate that the site is capable of accommodating the level of development proposed. The density of the scheme equates to no more than 25 dwellings to the hectare.

The plan demonstrates that the scheme is capable of providing an attractive site layout with sufficient space to meet the needs of amenity, and accessibility. As illustrated on the submitted indicative masterplan adequate separation distances would be provided and there would therefore be an acceptable impact on residential amenity in terms of overbearing and/or

overshadowing. More details aspects, such as overlooking, can be considered at Reserved Matters stage.

Indicative Layout Plan (Not to scale)



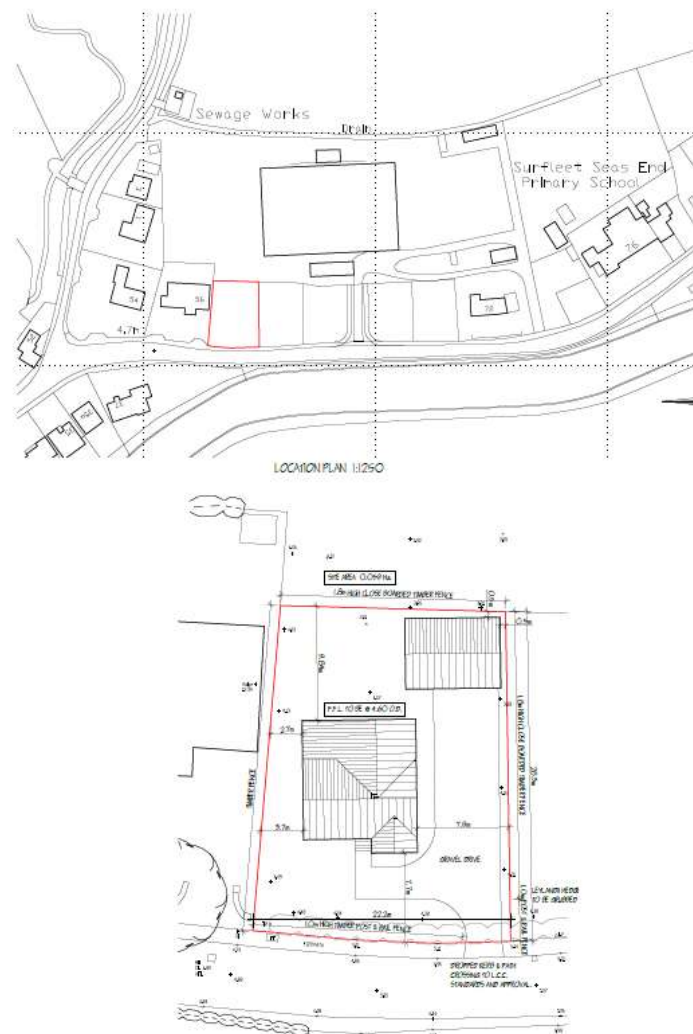
It is envisaged that the proposal will take the form of a mix of market and affordable dwellings, including sufficient on-site parking and private garden areas. The design and layout would be in keeping with surrounding residential developments and estates.

Planning History

Outline planning permission has approved under application references H17-0798-15 and H17-0563-15 for 5 residential dwellings to the frontage of the site. The indicative plan provided with this application is as below, however matters of detailed design and layout have been reserved for subsequent approval.



A reserved matters application relating to the first dwelling has been submitted and being considered by the LPA under reference H17-1223-16. An extract of the plans are shown below:



Planning Policy Context

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan currently comprises of the saved policies of the South Holland Local Plan (2006).

National Planning Policy Framework (NPPF)

The Framework sets out the Government's planning policies for England and advises how these should be applied at a local level. Paragraph 7 of the Framework sets out three dimensions to sustainable development, namely economic, social and environmental. The Framework is to be read as a whole in making decisions as to whether a proposal comprises sustainable development. Paragraph 8 of the Framework states that to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system.

Paragraph 14 of the Framework states that the presumption in favour of sustainable development should be seen as the 'golden thread' running through both plan-making and decision-taking. For decision-taking the Framework states that this means that unless material considerations indicate otherwise development proposals that accord with the development plan should be approved. Where the development plan is silent or absent or relevant policies are out of date, permission should be granted unless the harm would significantly and demonstrably outweigh the benefits.

The Framework states (at para. 215) that due weight should be given to relevant policies in plans pre-dating the publication of the NPPF according to their degree of consistency with the NPPF.

Paragraph 216 decision makers may also give weight to relevant policies in emerging plans according to:

- The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
- The extent to which there are unresolved objections to the relevant policies
- The degree of consistency of the relevant policies in the emerging plan to the policies in the Framework

To boost significantly the supply of housing Paragraph 47 of the Framework requires local planning authorities to use their evidence base to ensure that their Local Plan meets the full objectively assessed needs for market and affordable housing in the market area, as far as is consistent with policies set out in this framework and provide five years' worth of housing against their housing requirements.

To deliver a wide choice of high quality homes paragraph 47 states that to boost significantly (my emphasis) the supply of housing, local planning authorities should:

- Use their evidence base to ensure that their Local Plan meets the full objectively assessed needs for market and affordable housing in the housing market area;
- Identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements with an additional buffer of 5% to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land;
- Illustrate the expected rate of housing and set out a housing implementation strategy for the full range of housing describing how they will maintain delivery of a five-year supply of housing land to meet their target;
- Set out their own approach to housing density to reflect local circumstances.

Paragraph 49 states that relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.

Paragraphs 48 and 49 make allowance for windfall sites in the five year supply. Local Planning Authorities should have compelling evidence that such sites have consistently become available and will continue to provide a reliable source of supply.

With regards to design paragraph 59 stating that design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout. Materials and access of new development in relation to neighbouring buildings and the local area more generally.

South Holland Local Plan 2006

The South Holland Local Plan (SHLP) forms the development plan for the area, with a number of 'saved' policies of relevance to this application, these include, although not limited to, the following:

Policy SG1- General Sustainable Development. The policy allows for development proposals which are consistent with the principles of sustainable development, and where: the quality of life for residents is unimpaired or enhanced; reasonable measures have been taken to conserve energy and natural resources; and South Holland's essential character and main environmental assets are not damaged.

Policy SG3 - Settlement Hierarchy. This policy identified the wider functions of settlements through hierarchy for development.

Policy SG4 - Development in the Countryside. Planning permission will only be granted for development in the open countryside which is essential in the proposed location and cannot reasonably be accommodated within defined settlement limits.

Policy SG9 - Development and Flood Risk. In areas of flood risk planning permission will only be granted where a flood risk assessment has been carried out and submitted to the Council. Proposals shall, where necessary, include details of measures designed to reduce the risk and consequences of flooding.

For permission to be granted the Strategic Flood Risk Assessment and site specific assessment will need to demonstrate how the proposed development will be defended from flooding for its proposed life, taking into account proposed mitigation measures.

Built development that would be at high risk of flooding, or which may be subject to rapid inundation, will not normally be permitted unless exceptionally required for operational reasons.

Policy SG14 - Design and Layout of New Development New development should be designed to ensure that it makes a positive contribution to the architectural and visual quality of its surroundings. It should normally respect the vernacular architecture of the area in which it is located although high quality contemporary design will be supported in appropriate contexts. In assessing the design and layout of new development the following matters will be taken into consideration:-

- 1) local distinctiveness;
- 2) the choice of materials;
- 3) the historic pattern of development in the locality;
- 4) the relationship of the development to the character, form and scale of existing buildings nearby;
- 5) the scale, form and height of the proposed development;
- 6) architectural detailing;
- 7) the effect of the development on the amenity of nearby residents in terms of noise, smell, general disturbance, overlooking and loss of light;
- 8) planting and measures to promote biodiversity;
- 9) the layout of vehicular access, parking and manoeuvring facilities and the provision of facilities for cyclists and pedestrians;

- 10) the needs of disabled persons;
- 11) the use of sustainable materials and methods of construction;
- 12) measures to reduce the potential for crime and disorder.

Development that would have an adverse effect on the character and appearance of the locality, or which would prejudice the comprehensive development or redevelopment of an area, will not be permitted.

Policy SG15 - New Development: Facilities For Road Users, Pedestrians And Cyclists This policy states that proposals for development shall provide safe and convenient access to and within the site for motor vehicles, cyclists, pedestrians, the less able-bodied and people with disabilities to accommodate the potential increase in movement generated by the proposal. New and improved roads, cycleways and footpaths shall reflect through layout and design the anticipated nature of future traffic and the character of areas to be served.

Policy SG16 - Parking Standards in New Development. Development proposals will be required to provide appropriate parking and servicing arrangements.

Parking will be required in the form of residential or operational car and cycle spaces, which shall be provided in accordance with the maximum parking standards appended. Where appropriate, provision will be assessed as an average across the development rather than on a plot by plot basis.

The precise level of provision will be determined by negotiation to reflect the proposed use, its location and potential for access by public transport.

Policy SG17 - Protection of Residential Amenity. The policy seeks to ensure that development does not cause material harm to residential amenity.

In considering proposals the following criteria will be taken into account:-

- 1) the extent of any overlooking or loss of privacy;
- 2) the extent of any overbearing or overshadowing effect;
- 3) potential noise nuisance including that associated with vehicular activity;

- 4) the levels of smell, emissions and pollutants.

Policy SG18 - Landscaping of New Development Proposals for new development should, where appropriate, incorporate landscaping proposals as an integral part of their design and layout and a landscaping strategy will be required to support all major development proposals. Particular attention will be paid to:-

- 1) the protection of any existing trees and hedgerows, and any other attractive landscape features;
- 2) the provision of strategic tree planting of indigenous species to improve the setting of development within the wider landscape;
- 3) the maintenance and establishment of wildlife habitats and corridors.

Policy HS7 - New Housing in the Open Countryside including Other Rural Settlements The policy states that outside the defined settlement limits of Spalding, Area Centres and Group Centres, new housing development will only be permitted where:

- 1) it is proven to be essential to meet the needs of agricultural, forestry or other workers and complies with Policy HS12; or
- 2) the proposal is for small scale, rural exception affordable housing that complies with Policy HS9.

Policy HS8 - Affordable Housing. This policy requires that on residential development sites of three or more dwellings, or sites of 0.1 hectares or more, the Council will require the provision of a minimum of one third of the residential units as affordable housing on the site.

Draft South East Lincolnshire Local Plan

At the time of this application the new Local Plan is in draft form and is a joint plan with Boston Borough Council and Lincolnshire County Council. The Draft Plan sets out the vision, strategic priorities and policies for the future development of South East Lincolnshire. It also identifies site options for

housing and employment to deliver the growth planned for the Plan Area to 2036.

Given the stage of this plan, limited weight should be applied to it in the decision making process, however the emerging policies are to be considered in the context of proposed future development. The main relevant policies which form this plan include:

Policy 1 relates to a presumption in favour of Sustainable Development. The policy states that 'A positive approach to considering development proposals will be taken that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework'.

Policy 2 identifies where development will be directed. Surfleet is identified as a Minor Service Centre where there is limited development opportunity.

In the settlement boundaries of the Minor Service Centres development will be permitted that supports their role as service centre for the settlement itself, helps sustain existing facilities or helps meet the service needs of other local communities.

Policy 3 relates to Development Management with the policy requiring that development should be appropriate in terms of the size, scale, layout, density and impact on the amenity, trees, character and appearance of the area and the relationship to existing development and land uses.

Policy 4 relates to the Strategic Approach to Flood Risk. This policy states that major development shall be located in areas at the lowest hazard or probability of flooding and shall not, in itself, increase flood risk. Where the development would be for uses defined as Essential Infrastructure, Highly Vulnerable or More Vulnerable, it will be a requirement to show why the need for the development is exceptional where the hazard or probability of flooding of the sequentially-selected areas is constrained. Any mitigation for flood risk required by such development will be provided for the lifetime of the development.

Policy 5 recognises the need to meet physical infrastructure and service needs as part of developments. This policy advises that planning permission

will be granted for new development provided that developers can demonstrate that there is, or will be sufficient physical infrastructure and service needs capacity to support and meet the needs of the proposed development. A planning condition and/or legal agreement may be required to help secure the arising needs.

Policy 6 deals with Developer Contributions, which requires that for developments of greater than 10 dwellings will provide and/or improve the local and strategic infrastructure required as a consequence of the proposed development.

Requirements will be linked directly to the size, form, nature and phasing of the development and its potential impact upon that locality or settlement to ensure that provision is delivered in line with future growth. This may include, but will not be limited to:

1. affordable housing provision;
2. early years, primary, secondary and tertiary education;
3. provision and enhancement of open space and children's play areas;
4. providing for and improving accessibility within the Local Plan area by a variety of modes of sustainable transport and promotion of sustainable transport mode;
5. provision and enhancement of priority habitats including habitat creation, enhancement and management;
6. road and highways improvements;
7. provision and enhancement of local health care facilities;
8. providing flood management and sustainable drainage measures; and
9. provision and enhancement of sport and recreation facilities.

A commuted sum for maintenance of infrastructure sought, equivalent to the cost of maintaining the new infrastructure for 10 years may also be secured.

Policy 11 looks at Housing Needs. The policy identifies that housing needs with provision made for a net increase of at least 18,250 dwellings in South East Lincolnshire. By Local Authority area:

1. Boston Borough: 7,500 at 300 per annum
2. South Holland: 10,750 at 430 per annum

Policy 12 relates to the distribution of New Housing. As part of this policy new housing site allocations are identified. The policy seeks to meet the housing numbers with the development of 150 new homes in Surfleet.

Policy 14 promotes a mix of housing in residential developments of 10 or more dwellings. The Local Planning Authorities will seek to secure a mix of property types to meet the housing needs of the Local Plan area for both market and affordable housing.

In South Holland the following needs have been identified:

One bedroom homes: 0 – 5% of market housing and 20 -25% of affordable

Two bedroom homes: 30 – 35% of market and 35-40% of affordable

Three bedroom homes: 45-50% of market and 30-35% of affordable

Four or more bedroom homes: 15-20% of market and 5-10% of affordable

Policy 15 takes account of affordable housing and identifies that in South Holland about 210 new affordable dwellings per annum, equating to about half of the overall annual housing need, are required. This need for affordable housing will be met on market housing sites of 10 or more dwellings with at least/about 30% being affordable housing.

Normally on-site provision will be required. Where possible a flexible approach will be taken to tenure mix depending upon need in the settlement or local area. Where the size of site, mitigation requirements or affordability needs require a different approach, developers will be expected to make equivalent off-site provision or a financial contribution to enable the need to be met elsewhere.

Policy 29: Design of New Development. All development will create distinctive places through the use of high quality and inclusive design and layout and, where appropriate, make innovative use of local traditional styles and materials. Design which is inappropriate to the local area, or which fails to maximise opportunities for improving the character and quality of an area, will not be acceptable.

Policy 32: Vehicle and Cycle Parking. All new residential development should include:

1. secure, covered, convenient cycle storage within each residential plot or unit in the case of flatted developments;
2. secure car parking spaces that are fit for their intended use in terms of size and design, with one space capable of connection to an electricity supply;
3. well-integrated, landscaped visitor parking outside the curtilage in a convenient, overlooked and accessible location to the property(ies) it serves;
4. use of shared visitor spaces where the location and patterns of use permit;

Neighbourhood Planning

Neighbourhood Plans, once adopted, will become part of the local statutory development plan and will form the basis for determining planning applications in that area. At the time of this application there is no Neighbourhood Plan for the area.

Housing Land Supply

Paragraph 47 of the NPPF states that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a five year supply of housing against their housing requirements with an additional five per cent to ensure choice and competition in the market for land.

The South Holland District Council 5-year Housing Land Supply Assessment (March 2016), indicates that there is currently a 2.9 year supply of housing. In the absence of a five-year deliverable supply of housing sites within district, the current local plan policies, in so far as they deal with the allocation of housing, are out of date thus paragraph 49 of the Framework is engaged. The position in accordance with paragraph 49 is therefore a presumption in favour of sustainable development and therefore permission should be granted unless harm significantly and demonstrably outweighs benefits.

It is considered that the development proposal will provide new housing, on an allocated site, where there is an identified need within a sustainable location and will therefore deliver benefits against which there is no competing harm. The proposal is therefore compliant with the Framework. The proposed development site is available now, developable and deliverable. This is a position identified by the Council Strategic Housing Land Availability Assessment.

Strategic Housing Land Allocation Assessment

The site is included within the Council's Strategic Housing Land Allocation Assessment (SHLAA). The SHLAA identifies the site (Sur003) as being in scale with the 150 dwellings which the emerging Local Plan seeks to be developed in Surfleet.

The development of the site is not considered to have any potential adverse impacts on natural, built or historic assets and it will have no adverse impacts on the character of the area. In terms of infrastructure it is not considered that development will place undue burdens on, existing infrastructure such as open space, green infrastructure or community facilities.

The assessment identifies the site as having access to facilities and is adjacent to the existing built up area (defined settlement limit) with services and facilities potentially accessible by foot, bicycle or public transport.

The SHLAA considers the site to be suitable for residential development.

Principle of development and Sustainability

The site is located within Surfleet which is identified as a 'Minor Service Centre' within the draft South East Lincolnshire Local Plan 2011-2036. Policy 12 of the South East Lincolnshire Local Plan 2011-2036 Draft for Public Consultation (January 2016) identified that housing allocations should be made in Surfleet to provide for 150 dwellings between April 2011 and 31st March 2036.

The South East Lincolnshire Local Plan: Housing Paper- Surfleet (July 2016) identified the site as being suitable for residential development. The paper concluded that the site should be taken forward as a Preferred Housing Site because it is well located in the village and partly has planning permission.

Our view is that, as supported by the Council, the site is located within a sustainable location with access to the services and facilities, this is further supported through the approval of the previous application for the development of the frontage of the site.

Given the location of the site in relation to the above services including a primary school, church, village hall and associated recreational facilities including various children's play areas and sports pitches as well as public houses and local shops the development of the site amounts to a sustainable form of development and should therefore be granted without delay.

In terms of the principle of development with regards to sustainable development there have been numerous appeals and a key high court decision which have provided clarity in terms of dealing with development which amounts to sustainable development, even in a position where the development may be wholly compliant with the Development Plan. In this case the application would not comply with the Local Plan, although is compliant with the draft plan.

The High Court decision *R v Rochdale Metropolitan Borough Council ex parte Milne*, considered the requirement to accord with the Development Plan as a whole. The decision found that a proposal does not have to accord with each and every policy within the development plan.

The position taken was that "Plans seek to reconcile: the needs for more housing, more employment, more leisure and recreational facilities, for improved transport facilities, the protection of listed buildings and attractive landscapes etc., it would be difficult to find any project of any significance that was wholly in accord with every relevant policy in the Development Plan. Numerous applications would have to be referred to the Secretary of State as a departure from the Development Plan because one or a few minor policies were infringed, even though the proposal accords with the Development

Plan considered as a whole. It does not have to accord with each and every policy therein."

It is acknowledged in the case of this application that the site is not within a defined settlement, however the draft plan does include the site within the settlement. So, whilst the plan would at this time be contrary to Policy HS7 of the Local Plan, the proposal is supported by the draft local plan. There is also the matter that the site amounts to sustainable development, and given the lack of a 5 year supply of housing Policy HS7 would be considered to be out of date. The proposal is therefore acceptable in line with planning policy.

The overarching policy objective of the NPPF is the presumption in favour of sustainable development which is key in the determination of applications for new housing. Paragraph 49 of the NPPF indicates that housing applications should be considered in the context of the presumption in favour of sustainable development. Furthermore, in the absence of a five-year supply of deliverable housing sites, relevant policies for the supply of housing should not be considered up to date.

The development of this site, close to the existing services and facilities of Surfleet represents sustainable development in accordance with the Framework. The shortage of a supply of deliverable housing sites is a further material consideration that weighs significantly in favour of proposal.

As well as the locational aspect of sustainability, sustainable development is to be considered in the context of economic, social and environmental aspects in accordance with the NPPF.

With regards to the economic benefits the government has made it clear that house building plays an important role in promoting economic growth. The significant economic benefits that will be delivered by the scheme include the creation of new housing, employment through the construction of the development, and the spending by residents making use of the existing local services and facilities within Surfleet.

From a social perspective, the proposal will result in the delivery of a high quality housing development delivering new housing, both market and

affordable in a sustainable location with good access to jobs, services and facilities. These are significant social benefits that will be delivered by the proposal in accordance with the social dimension of sustainable development as defined in the NPPF.

In environmental terms the site is situated in a sustainable and accessible location which would have an acceptable impact on the local highway network. Safe and suitable access can be achieved for all people, with easy access to services and facilities by foot. The proposal would result in high quality design and provide sustainable development would provide a logical development for the area. The development will make use of best practice principles and contemporary design solutions based on local character and incorporating local materials, colour, and landscaping.

The proposed development would conserve and enhance the natural environment, through the provision of new habitats and introduction of new landscaping. The development would not result in any adverse noise or air quality impact.

In summary, the proposed development will deliver wide ranging and significant economic, social and environmental benefits and therefore constitutes sustainable development in accordance with the NPPF. The presumption in favour of sustainable development is at the heart of the NPPF and where there is an inadequate housing land supply, an assessment as to whether any adverse impacts would significantly and demonstrably outweigh the benefits. No such adverse impacts exist with regards to this development and therefore permission should be granted without delay.

Character and layout

There is a varied mixture of architectural styles, design and dwelling size throughout Surfleet village ranging from small terraced properties to substantial detached two storey dwellings.

This proposal seeks to provide a mix of market and affordable dwellings which will generally take the form of two storey dwellings, with sufficient on-site

parking and outdoor amenity space. The final design and layout would be considered at Reserved Matters stage.

The provision of infrastructure shall be brought forward in accordance with the requirements of policy with areas of informal open space indicated on site. It should be recognised however that Surfleet already benefits from a diverse range of recreation and playing facilities in close proximity to the application site at land to the rear of the Village Hall.

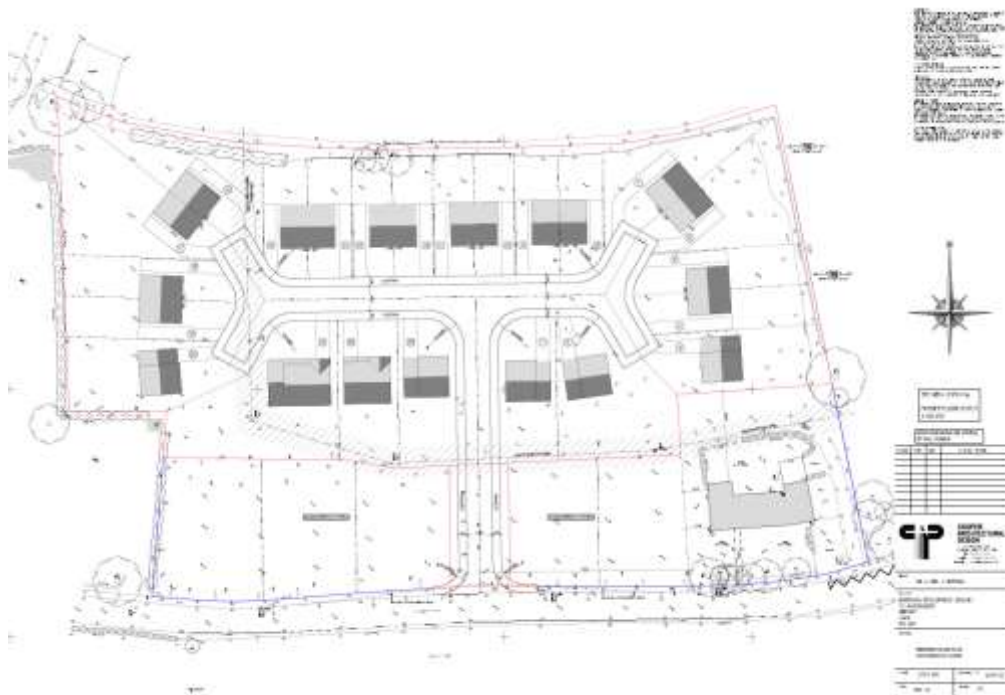
The scheme will provide sufficient on-site parking and the provision of bicycle parking to encourage the use of sustainable forms of transport. On the whole the proposed development would fit in with the general pattern of development in the village.

In terms of residential amenity and separation distances, the suggested spaces about and between existing buildings and the proposed dwellings is considered to be acceptable. There would not therefore be any unacceptable impacts in terms of overlooking and overshadowing. That said the detailed matters of design are reserved for subsequent approval.

Design

The design approach and rationale is described within this statement. How the design of the development has evolved and the factors that have influenced that design are also explained within this statement. It is demonstrated that the design of the development is of a high quality, is wholly sustainable, is appropriate in context and sympathetic to its surroundings. The constraints and opportunities that have been identified have informed the evolution of the indicative master plan including factors such as topography, landscaping, site boundaries and adjoining development, routes and connections etc. Some of these considerations are shown below:

Extract of Indicative Layout Plan



Subject to the grant of outline planning permission, a subsequent application will set out more detailed matters such as final layout, scale, appearance and proposed materials for use in the environmental and energy efficient construction of the new homes.

Highways and Access

The application is supported by a Highway Impact Statement prepared by Curtins. Paragraph 32 of the NPPF sets out the following requirements:

- All developments that generate significant amounts of movement should be supported by a Transport Statement or Transport Assessment. Plans and decisions should take account of whether:
- the opportunities for sustainable transport modes have been taken up depending on the nature and location of the site, to reduce the need for major transport infrastructure;

- safe and suitable access to the site can be achieved for all people; and
- improvements can be undertaken within the transport network that cost effectively limit the significant impacts of the development. Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe."

The accompanying Highway Impact Statement has been prepared to demonstrate that the proposal development could be suitably served by an access off Station Road. It also examines trip generation, vehicle speeds and road accident data, if applicable.

The Highway Impact Statement concludes by finding that a suitable access arrangement can be achieved to serve the proposed development that would meet current design requirements served from Station Road. It demonstrates that the required visibility splays can be achieved in both directions. The access is safe and the level of development will not result in excessive levels of movement to the detriment of highway safety or residential amenity. The cumulative impact of the proposal will not be severe and the scheme is therefore regarded as acceptable in highways terms.

Bio diversity/ Ecology

An Ecological Appraisal has been undertaken by RammSanderson Ecology Consultancy. In line with the Framework development should contribute to and enhance the natural and local environment through, albeit not confined too, recognising the wider benefits of ecosystem services and by minimising impacts on biodiversity and providing net gains in biodiversity where possible.

The Appraisal records the site as offering a habitat of low ecological value, consisting largely of cultivated arable field and grassland. The majority of the terrestrial habitats within the site were considered sub-optimal to Great Crested Newts. For the most part the site was considered to have limited suitability to reptiles and is a regularly disturbed area of land in horticultural use.

It also confirms that no evidence of badgers was identified as part of the site survey. Furthermore, and in relation to water vole, otter and white clawed crayfish, the report identified that it is considered unlikely that these species occur on the site.

With regards to bats, no evidence of roosting bats was found in the buildings upon the site although the site was found to support peripheral habitat features with suitability to foraging and roosting bats.

The ecology survey concludes by finding that in general the habitats on site were of poor inherent value however the trees and hedgerows were considered to provide some limited ecological value for nesting birds and foraging bats. Various methods of ecological enhancement and habitat creation are set out in the report, which would result in net gains in biodiversity.

Overall, the proposal will result in an ecological net gain through the development of the site, and therefore supported by relevant planning policy.

Drainage and Flood Risk

The applicant has commissioned The Millward Partnership to undertake a comprehensive Flood Risk Assessment of the application site and produce a Drainage Strategy for the proposed development.

In line with the Framework (para 100) inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere.



The Flood zone is identified by the Environment Agency mapping above which indicates that the is within Flood Zone 1, 2 and 3.

Paragraph 101 of the NPPF states that where development is necessary in areas at risk of flooding, it should be made safe and flood resilient without increasing flood risk elsewhere.

As part of the assessment conducted the site is identified as having a low risk of flooding from all of the flood risk sources that have been investigated, except for tidal sources with climate change applied which is medium. The site is not at risk of flooding from any source present day and is situated within a low to medium area of flooding according to the South Holland SFRA. In terms of mitigation minimum finished floor levels (5.0m AOD) for the proposed homes are recommended which matches the level of Station Road as well as permeable paving to private driveways and parking areas being promoted even if infiltration SUDs are not viable. The FRA also contains, within Appendix A, a proposed drainage strategy which has been based on the indicative masterplan. Foul water from the site shall be discharged to the foul water sewers that cross the site. The assessment concludes by finding that the site is suitable for development for residential use without unacceptable risk of flooding from all sources to the site itself and elsewhere for the lifetime of the development. The proposal is therefore consistent with the Framework.

Developer Contributions and Section 106 Heads of Terms

- Affordable Housing. In line with planning policy a portion of affordable housing is proposed to be provided on site (30%).
- Education. It is understood that sufficient capacity exists and no education contribution will be sought.
- Public Open Space. The site immediately adjoins an existing public open space which has been improved and refurbished in the recent past. It is therefore considered that more than adequate recreational facilities and POS exists in the immediate locality and therefore on sit provision has not been shown on the indicative masterplan submitted.

Conclusion

In accordance with paragraph 49 of the NPPF, all housing applications should be considered in the context of the presumption in favour of sustainable development. In a position where the Council are unable to demonstrate a deliverable 5-year housing land supply, as is the case here, the presumption in favour of sustainable development set out at paragraph 14 of the NPPF is fully engaged.

It has been demonstrated that the proposal would constitute sustainable development in accordance with the NPPF when taken as a whole. The development will deliver housing in a sustainable location, on an allocated site which is available and deliverable where there is an identified need.

The scheme, whilst in outline form, will deliver significant economic, social and environmental benefits in a sustainable location. The proposal is compliant with the Development Plan, on the basis that in the absence of a 5 year supply of housing policies are considered to be out of date. The proposal is compliant with the draft local plan.

The proposal will deliver affordable housing at 30% in accordance with the policy and delivering affordable housing to support the under provision in the borough.

The supporting documents demonstrate that there is no identifiable or tangible harm created by the development of this sit. The development will not harm the intrinsic character and beauty of the countryside, and therefore the presumption in favour of sustainable development must lead to the grant of consent. There are no site specific or policy consideration which would prevent planning permission from being granted and therefore it should be concluded that in accordance with the guidance in paragraphs 7 and 14 of the Framework the proposal is sustainable.

The material considerations by way of the significant economic, environmental and social benefits of the scheme, resulting in sustainable development weigh in favour of the application in accordance with the Framework. The development proposal will provide new housing, including affordable provision where there is an identified need, in a sustainable location and will deliver benefits against which there is no competing harm. The proposal is therefore compliant with the Framework. The proposed development site is available now, developable and deliverable and permission should be granted.