DECISION DELEGATED TO DEVELOPMENT MANAGER

CHAIRMAN'S PANEL — Held On: 12 October 2018

Application No:	H20-0043-18	**Applicant:**	Kirk Home Developments Ltd - Mr J Kirk

Proposal: Residential development for 27 dwellings including roads, etc

Location: Adjacent: Havencombe Chapelgate Sutton St James

Terminal Date: 2nd May 2019

Planning Policies

Local Plan July 2006:

SG1	General Sustainable Development
SG11	Sustainable Urban Drainage Systems (SUDS)
SG12	Sewerage and Development
SG13	Pollution and Contamination
SG14	Design and Layout of New Development
SG15	New Development: Facilities for Road Users, Pedestrians and Cyclists
SG17	Protection of Residential Amenity
SG2	Distribution of Development
SG3	Settlement Hierarchy
SG4	Development in the Countryside
SG6	Community Infrastructure and Impact Assessment
HS11	Open Space in New Residential Developments
HS6	New Housing in the Group Centres (Non-Allocated Sites)
HS8	Affordable Housing

National Guidance

National Planning Policy Framework 2018

Section 2 Achieving sustainable development
Section 4 Decision-making
Section 5 Delivering a sufficient supply of homes
Section 6 Building a strong, competitive economy
Section 8 Promoting healthy and safe communities
Section 9 Promoting sustainable transport
Section 11 Making effective use of land
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	0	1	0	0
WARD MEMBER	0	0	0	0
PLANNING LIAISON OFFICER - FLOOD RISK ASSESSMENT	0	0	0	1
HIGHWAYS & SUDS SUPPORT	0	0	0	1
NORTH LEVEL INTERNAL DRAINAGE BOARD	0	0	0	1
SHDC INTERNAL	0	0	0	3
OTHER STATUTORY BODIES	0	0	0	4

Route for determination of application	Delegated	X	Committee	

CASE OFFICER ASSESSMENT

Site Description

The majority of the application site is outside, but adjacent to, the current Sutton St James settlement boundary as outlined in both the adopted South Holland Local Plan, 2006 and the emerging South East Lincolnshire Local Plan. The site consists of a piggery and paddock. There are existing properties adjacent the site to the north on Chapel Gate and to the west on Taylor's Drove.

Proposal

Residential development for 27 dwellings including roads.

Site History

H20-0284-16 - Outline permission granted for residential development of 42 dwellings, subject to S106 on 6 June 2017.

Consultation responses

Sutton St James Parish Council supports this application.

SHDC EHO - Request contaminated land condition.

SHDC Environmental Services - Plots 9 to 14 inclusive will need to present refuse and recycling sacks at the end of their private drive to be collected. Property owners need to be aware of this as do owners of properties adjacent to presentation points.

SHDC Housing - Should the development be permitted the Council would normally request that policy compliant levels of affordable housing (currently 1/3) should be provided. However, for this scheme the developer has provided evidence which has been independently verified through a viability expert, which concludes that only 3 dwellings (11.11%) can viably be provided.

The 4 affordable homes should be delivered as 2 x 2 bed dwellings as rented housing and 2 x 2 bed dwellings as affordable home ownership. Affordable housing has the meaning as described in Annex 2 of the National Planning Policy Framework dated July 2018, or any Planning Policy Statement, Guidance Notes or Circulars which may amend, supplement or supersede this.

Strategic Housing is supportive of the developers proposals to deliver plots 18, 19, 20 & 21 as the affordable contribution.

It would be preferable for the homes to be built to the 'National Space Standards'. As a minimum the affordable homes should be built to the former Housing Corporation Design and Quality standards which for this development would be at least: 2 beds 4 person 67sqm.

The developer should also seek to secure a Registered Provider for the affordable dwellings at the earliest opportunity. The Strategic Housing Team can provide a list of RPs with stock in the local area should the developer require this.

The Strategic Housing Market Assessment also identifies a recommended mix for market housing to meet current and projected housing needs in the district. The recommendation is as follows: 1 bedrooms- 5%, 2 bedrooms- 35%, 3 bedrooms- 45% and 4 bedrooms- 15%. We would expect the market housing to broadly reflect this.

LCC SUDS - Raise matters around drainage and visibility to the highway.

LCC Education requirement of £84,957 for secondary education at Long Sutton Secondary School

LCC Archaeology - No further archaeological input required.

North Level IDB - Standard comments re bylaws, easements strip, discharge of surface water and development levy.

Anglian Water - would like a condition regarding foul water strategy

Environment Agency suggest conditions regarding finished floor levels

Police - No objections

Resident Responses

None

Considerations

Principle of the use of the land

The principle of the change of use of this site has been set by the extant outline consent granted (H20-0284-16 refers).

5 year land supply and emerging plan

The Council does not currently have a five-year supply of deliverable housing sites. The National Planning Policy Framework 2018 states that relevant policies for the supply of housing should not be considered up-to-date if a local planning authority cannot demonstrate a five-year supply of deliverable housing sites.

The Framework goes on to stress that, in the absence of a five year supply, housing applications should be considered in the context of the presumption in favour of sustainable development. The Framework also states that there is a presumption in favour of sustainable development and, where the relevant policies are out of date, planning permission should be granted, unless any adverse

impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework.

The three mutually dependant dimensions to sustainable development are social, economic and environmental considerations.

In terms of social factors, the site is adjacent to the built up area and is reasonably accessible to existing services and facilities.

In terms of economic factors, the provision of 3 dwellings would have little overall impact on the services in Sutton St James.

Environmentally, the site is on the fringe of the settlement within an area where development should be more loosely based and not sub-urban in character.

Affordable housing provision

The viability of the proposal has been assessed and officers conclude that only 4 dwellings can viably be provided. Please see the comments of the Strategic Housing Officer set out above. This will require a S106 legal agreement to be entered in to PRIOR to planning permission being granted.

Flood Risk and Drainage

A Flood Risk Assessment was submitted that sets the parameters of development. In addition conditions are proposed to control floor levels, remediation, foul water and surface water systems.

Highway safety

Ther site is well sited and has clear sight lines to and from the site. LCC Highways raise no objections.

Appearance and character of the development and its surroundings

The layout proposed as pleasant and spacious development with dwellings in comfortably sized plots. The road network is well engineered and will enable a varied street scene.

The dwellings are placed in order to minimise overlooking and the internal layouts are acceptable.

The development will relate well to its surroundings and provides visual open space around it.

Impact on residential amenity of nearby residents

The proposal would not lead to overlooking to a loss of light to the adjacent dwellings within Chapelgate, as these properties have good sized gardens which contain mature landscaping. There are sufficient separation distances to ensure an acceptable development.

Other considerations

The affordable housing and financial contributions shall be secured by a Section 106 agreement.

Conclusion

The principle of the development of this land for housing has been previously accepted. Provided a S106 is delivered, to ensure the provision of the affordable housing, then the application should be granted.

Approve, subject to a S106 agreement.