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Ref: 2741/15

**RESIDENTIAL DEVELOPMENT
OFF BETTE CAMPLING CLOSE
SUTTON ST JAMES
SPALDING
LINCS**

(RE-APPLICATION OF – H20/0417/14)

FOR

V CAMPLING



PLANNING, DESIGN & ACCESS STATEMENT

**RESIDENTIAL DEVELOPMENT
OFF BETTE CAMPLING CLOSE
SUTTON ST JAMES
SPALDING
LINCS**

(RE-APPLICATION OF – H20/0417//14)

This application is a re-application of H20-0417-14 following legislation changes to the affordable housing policy – Reference ID:23b-012-20141128 (see appendix).

See appendix for a copy of H20-0417-14 which includes Condition 3, which states :-

3. The development shall not begin until a more detailed scheme for the provision of affordable housing on Plots A and B to meet local housing need has been submitted to and approved in writing by the Local Planning Authority. The housing on these plots shall all be affordable in accordance with the approved scheme and shall meet the definition of affordable housing in Annex 2 of the National Planning Policy Framework, 2012 or any future guidance that replaces it. The scheme shall identify how the affordable housing is to be provided, whether by means of a registered social landlord or otherwise, and the timing of delivery. In the submission of these details, the precise type of affordable housing to be provided shall be indicated, along with other matters such as arrangements for ensuring that the affordable housing to be provided meets identified local housing need for both first and subsequent occupiers. Not more than one of the total number of approved dwellings, excluding the affordable element, shall be occupied until all the affordable units have been completed.

Note: In order to comply with this condition it may be necessary for the applicant/developer to enter into a planning obligation and/or agreement. You are therefore asked to bear this in mind when determining the timing of your submissions.

Reason: To ensure that affordable dwellings are provided to meet identified local need, and remain affordable in perpetuity.

This condition is imposed in accordance with Policies HS8 and HS9 of the South Holland Local Plan 2006.

All details are the same as the extant Planning Permission.

APPLICATION PLANS

2741-15-01	Floor Plans & Elevations of Double Garage Plot D
2741-15-02	Location & Site Plans
2741-15-03	Floor Plans & Elevations Plots A & B
2741-15-04	Floor Plans & Elevations Plot C
2741-15-05	Floor Plan & Elevations Plot D

G R Merchant
April 2015.

APPENDIX

PLANNING PERMISSION
H20-0417-14

PLANNING PRACTICE GUIDANCE
REFERENCE ID:23b-012-20141128

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Town and Country Planning Act 1990 Planning Permission

Reference: H20-0417-14 Received: 19th May 2014

Type: FULL

Name: Mr V Campling
The Hollies
Chapelgate
Sutton St James
Lincolnshire
PE12 0ED

Agent: G R Merchant Ltd
Unit 4 Wrights Mews
12A Park Road
Holbeach
Spalding
Lincolnshire
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Description: Residential development - erection of 4 dwellings.

Location : Off Bette Camplings Close Sutton St. James
Spalding Lincolnshire

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the development in accordance with the application and plans submitted, subject to any condition(s) set out below:

- 1 The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:
Dwg. nos. 2038-09/08, 2038-09/10, 2038-09/11, 2038-09/12 and 2038-09/13.

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 The development shall not begin until a more detailed scheme for the provision of affordable housing on Plots A and B to meet local housing need has been submitted to and approved in writing by the Local Planning Authority. The housing on these plots shall all be affordable in accordance with the approved scheme and shall meet the definition of affordable housing in Annex 2 of the National Planning Policy Framework, 2012 or any future guidance that replaces it. The scheme shall identify how the affordable housing is to be provided, whether by means of a registered social landlord or otherwise, and the timing of delivery. In the submission of these

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details, the precise type of affordable housing to be provided shall be indicated, along with other matters such as arrangements for ensuring that the affordable housing to be provided meets identified local housing need for both first and subsequent occupiers. Not more than one of the total number of the approved dwellings, excluding the affordable element, shall be occupied until all the affordable units have been completed.

Note: In order to comply with this condition it may be necessary for the applicant/developer to enter into a planning obligation and/or agreement. You are therefore asked to bear this in mind when determining the timing of your submissions.

Reason: To ensure that affordable dwellings are provided to meet identified local need, and remain affordable in perpetuity.

This Condition is imposed in accordance with Policies HS8 and HS9 of the South Holland Local Plan 2006.

- 4 Before development is commenced details of the materials to be used for the external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the character and appearance of the development and the visual amenity of the area in which it is set.

This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan 2006.

- 5 Before the commencement of the development hereby permitted, full details of the existing and proposed site levels and proposed floor levels of the buildings and hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the details so approved.

Reason: To reduce the risk of flooding of the development and to ensure that the Local Planning Authority retains control over the finished site and floor levels of the development, in the interests of the amenity of adjacent residents and its visual and architectural relationship with adjacent development.

This Condition is imposed in accordance with national guidance contained in Section 10 of the National Planning Policy Framework, 2012 and Policies SG14 and SG17 of the South Holland Local Plan 2006.

- 6 Before the commencement of the development hereby permitted, the approval of the Local Planning Authority is required to a scheme of landscaping and tree planting for the site indicating, inter alia, the number, species, heights on planting and positions of all the trees, together with details of post-planting maintenance. Such scheme as is approved by the Local Planning Authority shall be carried out in its entirety within a period of 12 months beginning with the date on which development is commenced, or within such longer period as may be agreed in writing

with the Local Planning Authority. All trees, shrubs and bushes shall be maintained by the owner or owners of the land on which they are situated for the period of five years beginning with the date of completion of the scheme and during that period all losses shall be made good as and when necessary, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure that the development is adequately landscaped, in the interests of its visual amenity and that of the area in which it is set.

This Condition is imposed in accordance with Policy SG18 of the South Holland Local Plan 2006.

- 7 Before development is commenced a scheme of boundary screening shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in its entirety before any dwelling to which it relates is brought into use and shall thereafter be retained.

Reason: In the interest of the amenities of the locality.

This Condition is imposed in accordance with Policies SG14 and SG17 of the South Holland Local Plan 2006.

- 8 The development hereby permitted shall not be commenced until a scheme to deal with any contamination of land or pollution of controlled waters has been submitted to and approved in writing by the Local Planning Authority (LPA) and until the measures approved in that scheme have been implemented. The scheme shall include all of the following measures unless the LPA dispenses with any such requirement in writing.
 - i)a desk-top study carried out to identify and evaluate all potential sources of contamination and the impacts on land and/or controlled waters, relevant to the site. The desk-top study shall establish a 'conceptual site model' and identify all plausible pollutant linkages. Furthermore, the assessment shall set objectives for intrusive site investigation works/Quantitative Risk Assessment (or state if none required). Two full copies of the desk-top study and a non-technical summary shall be submitted to the LPA without delay upon completion.
 - ii)if identified as being required following the completion of the desk-top study, a site investigation shall be carried out to fully and effectively characterise the nature and extent of any land contamination and/or pollution of controlled waters. It shall specifically include a risk assessment that adopts the Source-Pathway-Receptor principle, in order that any potential risks are adequately assessed taking into account the sites existing status and proposed new use. Two full copies of the site investigation and findings shall be forwarded to the LPA without delay upon completion.
 - iii)thereafter, a written method statement detailing the remediation requirements for land contamination and/or pollution of controlled waters affecting the site shall be submitted to and approved in writing by the LPA, and all requirements shall be implemented and completed to the satisfaction of the LPA. No deviation shall be made from this scheme without the express written agreement of the LPA. If during redevelopment contamination not previously considered is identified, then the LPA shall be notified immediately and no further work shall be carried out until

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a method statement detailing a scheme for dealing with the suspect contamination has been submitted to and agreed in writing by the LPA.

iv) two full copies of a full closure report shall be submitted to and approved in writing by the LPA. The report shall provide verification that the required works regarding contamination have been carried out in accordance with the approved Method Statement(s). Post-remediation sampling and monitoring results shall be included in the closure report to demonstrate that the required remediation has been fully met.

Note: The applicant is advised that the phased risk assessment required by the Contaminated Land Scheme Condition should be carried out in accordance with the procedural guidance of the Environmental Protection Act 1990 Part 11A. The applicant's attention is also drawn to the document entitled "Developing Land Within Lincolnshire - A guide to submitting planning applications to develop land that may be contaminated", which can be obtained through the Local Environmental Health Department.

Reason: To assess whether the site is polluted and to address any pollution to ensure a satisfactory development.

This condition is imposed in accordance with Policy SG13 of the South Holland Local Plan 2006.

- 9 Before development is commenced details of improvements to be carried out to the existing private roadway to ensure a minimum width of 4.1 metres shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety prior to occupation of any dwelling.

Reason: To ensure a satisfactory form of development in the interest of the amenities of existing and future occupants, plus highway safety.

This condition is imposed in accordance with Policies SG14 and SG15 of the South Holland Local Plan, 2006.

- 10 Before development is commenced details of lighting of the private roadway shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall thereafter be carried out in its entirety before any dwelling is brought into use.

Reason: To ensure a satisfactory form of development in the interest of the amenities of existing and future occupants, plus highway safety.

This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan 2006.

- 11 Construction traffic shall only access the site via the existing farm roadway to the north and not via Bette Campling's Close.

Reason: To prevent damage to Bette Campling's Close, in the interest of the amenities of existing

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and future residents and also highway safety.

This Condition is imposed in accordance with Policies SG14 and SG15 of the South Holland Local Plan 2006.

- 12 Details of the precautions to be taken to prevent the deposit of mud on public highways by vehicles travelling from the site during construction of the development shall be submitted to and approved in writing by the Local Planning Authority before the development commences. These facilities shall include the provision of wheel washing facilities where considered necessary by the Local Planning Authority. These precautions shall be made available before commencement of the construction of the development and be kept available and in full working order until such time as the Local Planning Authority agrees in writing to their withdrawal or the completion of the development.

Reason: In the interests of highway safety during the construction process.

This Condition is imposed in accordance with Policies SG14 and SG15 of the South Holland Local Plan 2006.

- 13 Foul sewage shall be disposed of via the mains sewer.

Reason: To ensure a satisfactory form of development in the interest of the amenities of the locality.

This Condition is imposed in accordance with Policy SG13 of the South Holland Local Plan 2006.

- 14 No development shall take place until details of the storage of domestic and recycling waste have been submitted to and approved in writing by the Local Planning Authority. Such information shall include details of any communal storage area or pick up point. The approved details shall be fully implemented and retained as operational thereafter.

Reason: To ensure the satisfactory disposal of refuse, in the interest of the amenities of the locality.

This Condition is imposed in accordance with Policies SG13 and SG14 of the South Holland Local Plan 2006.

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The Local Planning Authority has acted positively and proactively in determining this application by assessing the application against all material considerations, including national guidance, planning policies and representations that have been received during the public consultation exercise and subsequently determining to grant planning permission in as timely a manner as possible in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Copies of all documentation submitted in connection with this application can be viewed online at www.sholland.gov.uk/doitonline/plandev/plansearch.aspx



Paul Jackson
Planning Manager

23rd July 2014

H20-0417-14

This decision refers only to that required for the purposes of the Town and Country Planning Acts and not for Building Regulations or any other legislation.

Revisions

Reference ID: 23b-012-20141128

Planning obligations

Current version

Are there any circumstances where infrastructure contributions through planning obligations should not be sought from developers?

Updated: 28 11 2014 
(tel:28 11 2014)

There are specific circumstances where contributions for affordable housing and tariff style planning obligations (section 106 planning obligations) should not be sought from small scale and self-build development.

- contributions should not be sought from developments of 10-units or less, and which have a maximum combined gross floorspace of no more than 1000sqm
- in designated rural areas, local planning authorities may choose to apply a lower threshold of 5-units or less. No affordable housing or tariff-style contributions should then be sought from these developments. In addition, in a rural area where the lower 5-unit or less threshold is applied, affordable housing and tariff style contributions should be sought from developments of between 6 and 10-units in the form of cash payments which are commuted until after completion of units within the development. This applies to rural areas described under section 157(1) of the Housing Act 1985  (<http://www.legislation.gov.uk/ukpga/1985/68/section/157>), which includes National Parks and Areas of Outstanding Natural Beauty
- affordable housing and tariff-style contributions should not be sought from any development consisting only of the construction of a residential annex or extension to an existing home

Do you want to be alerted when this guidance changes?

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