PLANNING STATEMENT

APPLICATION FOR FULL PLANNING PERMISSION FOR THE ERECTION OF 150 DWELLINGS AND ASSOCIATED OPEN SPACE AND INFRASTRUCTURE AT LAND TO THE NORTHWEST OF HIGH ROAD WESTON, SPALDING, LINCOLNSHIRE

PERSIMMON HOMES EAST MIDLANDS

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1 Introduction

1.1 This Planning Statement supports a full planning submission for the erection of 150 dwellings and associated open space and infrastructure at Land to the northwest of High Road Weston, Spalding, Lincolnshire.

1.3 This Planning Statement is an 'umbrella' document to support the planning application. It is intended to bring all key planning related issues together in one place, and, to assess the proposal against relevant planning policies. It is important that the Planning Statement is not read in isolation. It forms one part of a comprehensive package of documents and drawings detailed below, which when considered together support the planning application.

- Application form;
- Site Location Plan;
- Site Layout Plan;
- Design and Access Statement;
- Planning Statement inclusive of draft heads of terms;
- Open Space Assessment;
- Open Space and SUDs Management document;
- Parking Provision Statement;
- Housing Statement;
- House Type Elevations and Floor Plans;
- Sub Station Specification and Example Image;
- Flood Risk Assessment (inclusive of foul and surface water drainage);
- Ecological Appraisal;
- Transport Assessment;
- Noise Assessment;
- Phase 1 Desk Study;
- Phase 2 Geo-environmental and Geotechnical Site Investigation;
- Written Scheme of Archaeological Investigation;
- Financial Viability Report; and
- Education Report and Appendices

1.4 The proposal has been formulated having regard to detailed assessment work.

1.5 The scheme promotes the erection of 150 dwellings. These will come in a mixture of types and sizes, ranging from 1 bedroom to 4 bedroom properties. This will include cluster, terraced, semi-detached and detached houses, in order to achieve a balanced and sustainable choice and mix of dwellings.

1.6 The remainder of this Planning Statement is structured as follows:

- Section 2 describes the site, surroundings, background and the proposed development;

- Section 3 summarises the planning history;
- Section 4 assesses the proposed development against planning policy and addresses other material considerations;
- Section 5 considers the key material planning considerations; and
- Section 6 sets out our conclusions.

2 Site Context and Development Proposals

THE APPLICATION SITE

2.1 The application site currently comprises an agricultural field, and is within a central area of Weston. The site has an approximate total site area of 6.131 hectares.

2.2 The site can be entered from High Road from the south. There are existing residential developments adjacent to the south, east and west of the site which are also accessible from High Road. Drainage ditches border the site on all sides. Land to the north of the site forms open countryside and the A151 runs to the northwest of the site. The site is also an allocated site within the Adopted Local Plan (2019) – 'Wsn003'.

SURROUNDINGS

2.3 Weston itself benefits from a close geographical and functional relationship with Spalding and is considered to be a 'Minor Service Centre' in the Adopted Local Plan. Weston is located within a central area of the South Holland District, had a population of around 2,054 at the time of the 2011 census, benefitting from a range of employment uses and other services commensurate with the size of the village, and is in an area suitable for commuting in relation to the wider area.

2.4 The surrounding development and land uses are a mixture of residential and agricultural uses. The character and appearance of nearby dwellings varies in terms of age, form and appearance, with most buildings ranging from modern development to estimated 70s development. A mixed character of 1-2 storey dwellings are observed near to the site consisting largely of a mixture of detached and semi-detached properties. A mixture of parking arrangements are observed throughout the wider residential development with some integral and detached garages, as well as a mixture of off street, allocated and on street parking arrangements. In terms of architectural detailing, nearby dwellings are relatively simple in form and appearance.

2.5 The site is located over 1km away from the nearest conservation area, respects the character of the area, and does not harm the setting of any listed buildings or scheduled monuments, as outlined within the accompanying Design and Access Statement.

2.6 Weston maintains a range of facilities including: a 'fun farm', garden centres, a variety of local shops and business, a primary school, a village hall, a local pub, a post office and excellent opportunities for travel by public transport, cycle and on foot. The Adopted Local Plan seeks to concentrate growth that is within minor service centres such as Weston on allocated and committed sites and infill, such as the current site as an allocated site.

DEVELOPMENT PROPOSALS

2.7 The application seeks full planning submission for the erection of 150 dwellings and associated open space and infrastructure. This submission is accompanied by a detailed layout plan, alongside a design and access statement which explains the design process.

3 Relevant Planning History

3.1 The application site benefits from outline consent for up to 57 dwellings. This was approved under planning reference H22-0101-16.

3.2 Since this application was determined, the current Local Plan has been adopted and the current site is an allocated site within the adopted local plan for 135 dwellings.

3.3 A pre-application planning enquiry was submitted by Persimmon Homes in relation to the current site in 2019 (PE-00327-19). With regard to the capacity of the site, it was stated in the written response to this enquiry that *"in principle, an approximately 10% increase from the capacity shown in the Local Plan to 150 dwellings would be acceptable".* Thus the principle of residential development at the site has been established through the previous grant of outline planning permission, the allocation of the site, and the mentioned pre-application advice from the Local Planning Authority which continues to demonstrate support for the principle of development as well as the capacity of the site as currently put forward.

3.4 Further pre-application discussions took place between Persimmon Homes and the Local Planning Authority in December 2019 and January 2020, including a meeting with the Pre-application Consultation Group, including local members, and at various points through 2020. The feedback provided within these meetings has helped to refine the design of the proposal as submitted within the current full planning application.

4 NATIONAL PLANNING POLICY

4.1 This section summarises the planning policy context against which the planning application is considered and sets out the relevant planning policy set out within the statutory development plan and the National Planning Policy Framework.

4.2 S38(6) of the Planning and Compulsory Purchase Act 2004 states:-

'If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.'

The National Planning Policy Guidance (NPPG) also echoes this sentiment stating:-

'decision-takers may give weight to relevant policies in emerging plans according to their stage of preparation, the extent to which there are unresolved objections to relevant policies and their degree of consistency with the NPPF'.

4.3 The statutory development plan, in respect of this planning application, comprises the South East Lincolnshire Adopted Local Plan 2011-2036. This is supported by several relevant Supplementary Planning Documents, relating to matters such as Affordable Housing, Open Space, Design and Access Statements and Cycling Considerations.

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

4.4 The NPPF was published in February 2019 and sets out the government's planning policies for England.

4.5 It outlines that proposed developments that accord with an up to date Local Plan should be approved, whilst developments that conflict should be refused, unless material considerations indicate otherwise. Paragraph 2 confirms that the NPPF is a material consideration in planning decisions.

4.6 Paragraph 9-10 of the NPPF states that:

'Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.

So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development.'

4.7 It is then asserted that sustainable development that accords with up to date development plans should go ahead without delay, and that a presumption in favour of sustainable development should be applied with local needs and opportunities taken into account.

4.8 Paragraph 15 notes that *'The planning system should be genuinely plan-led. Succinct and up-to-date plans should provide a positive vision for the future of each area; a framework for addressing housing needs and other economic, social and environmental priorities; and a platform for local people to shape their surroundings'*. As per paragraph 8, these dimensions mean that the planning system should support a number of objectives:

- **An economic objective –** to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- **a social objective –** to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- **an environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

4.9 The application proposal constitutes sustainable development and is, therefore, supported both by the NPPF and the presumption in favour of development.

4.10 The application site will assist the LPA in meeting the immediate housing need in South Holland and the local area.

4.11 Paragraph 11 restates the importance of sustainable development, stating that for plan making 'plans should positively seek opportunities to meet the development needs of their area and be sufficiently flexible to adapt to rapid change' and that 'approving development proposals that accord with an up-to-date development plan' should be done in decision making 'without delay'. Paragraph 11 also states that for decision-taking this means *'approving development proposals that accord with an up-to-date development plan without delay'.*

4.12 The site is included as an allocation in the Adopted South East Lincolnshire Local Plan (SELLP) 2011-2036 (Wsn003) under Policy LP11 and developers are actively encouraged in the SELLP to produce appropriate design-led solutions, taking national and local policies into account in bringing such sites forward as development proposals at an appropriate total dwelling figure in the case of each site. In keeping with these ambitions, the current proposal displays plans for a well-designed, sustainable development that accords with such aspirations of national and local policy.

4.13 For the consideration of planning decisions, the NPPF is a material consideration, and indicates that Local Planning Authorities should support and facilitate housing, economic and other forms of sustainable development.

4.14 The remainder of this section is structured under the NPPF policy headings relating to the delivery under the policy presumption in favour of sustainable development.

Decision Taking and Determining Applications

4.15 The decision-making section of the NPPF re- emphasises that local authorities should approve sustainable development where possible. Relevant paragraphs 38, 39, 47 and 51 of the NPPF are detailed below.

'Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.'

'Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.'

'Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing'.

'Local planning authorities are encouraged to use Local Development Orders to set the planning framework for particular areas or categories of development where the impacts would be acceptable, and in particular where this would promote economic, social or environmental gains for the area'.

Delivering a sufficient supply of homes

4.16 Section 5 Delivering a sufficient supply of homes states:

'To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay'. (para. 59).

'Where a need for affordable housing is identified, planning policies should specify the type of affordable housing required, and expect it to be met on-site unless:

a) off-site provision or an appropriate financial contribution in lieu can be robustly justified; and
b) the agreed approach contributes to the objective of creating mixed and balanced communities'. (para. 62)

4.17 Consistent with this requirement, the development will help deliver part of the Local Planning Authority's housing requirement which will be a catalyst for wider economic growth with economic and social benefits also being derived through infrastructure enhancements.

Building and strong and competitive economy

4.18 The economic objective stated in the NPPF outlines a requirement for the planning system to "help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure". Consistent with this requirement, the development will help deliver much needed market housing, which will overall be a catalyst for wider economic growth in ways such as the provision of a variety of new homes, long term investment in the local community through household expenditure, and additional Council Tax income, with economic and social benefit also being derived through infrastructure enhancements.

Promoting Sustainable Travel

4.19 Under the heading of 'Promoting Sustainable Transport' the NPPF notes at paragraph 102 that transport issues should be considered from the earliest stages of plan-making and development proposals so that:

a) the potential impacts of development on transport networks can be addressed;
b) opportunities from existing or proposed transport infrastructure, and changing transport technology and usage, are realised – for example

in relation to the scale, location or density of development that can be accommodated;

c) opportunities to promote walking, cycling and public transport use are identified and pursued;
d) the environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account – including appropriate opportunities for avoiding and mitigating any adverse effects, and for net environmental gains; and
e) patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places.

4.20 Paragraph 103 further advises that *'The planning system should actively manage patterns of growth in support of these objectives. Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions, and improve air quality and public health. However, opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making'.*

4.21 There is a local requirement noted for a Transport Assessment to be submitted for all planning applications proposing new build involving 80 dwellings or more. This application includes such a Transport Assessment within the accompanying documentation.

4.22 This document demonstrates that the Development maximises opportunities for sustainable modes of travel and that safe and suitable access to and from the Site can be achieved. It also include proposals for transport improvements in the area, and demonstrate the residual cumulative impacts of the Development will not be severe or outweigh the wider benefits of the proposals, and therefore planning permission should not be refused on transport grounds under NPPF paragraphs 102-103.

Achieving Well Designed Places

4.23 Paragraph 124 states that the Government places considerable importance in the design of the built environment. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process. Paragraph 127 goes on to state that planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
e) optimise the potential of the Site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

4.24 It is also stated in paragraph 128 that *'Design quality should be considered throughout the evolution and assessment of individual proposals'*.

4.25 The proposed layout and Design and Access Statement demonstrate the development will respect and be in keeping with the established character of the area demonstrating a sympathetic design to ensure the proposed layout of the development and dwellings are in keeping with the character of the area.

Promoting Healthy and Safe Communities

4.26 The NPPF recognises the important role the planning system plays in the promotion of health communities. Paragraph 91 of the NPPF states that planning policies and decisions should aim to achieve healthy, inclusive and safe places which:

a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;
b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas; and
c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure,

sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.

4.27 The Design and Access Statement which accompanies the planning application demonstrates how the proposals have been designed to meet these requirements, and incorporate a range of uses including formal and informal recreational space, and green infrastructure.

Meeting the Challenge of Climate Change and Flooding

4.28 Paragraph 149 deals with climate change and its impact, including flood risk stating that:-

'Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. Policies should support appropriate measures to ensure the future resilience of communities and infrastructure to climate change impacts, such as providing space for physical protection measures, or making provision for the possible future relocation of vulnerable development and infrastructure.'

4.29 Flood risk and drainage details are included within the Flood Risk Assessment. This demonstrates that the risk from flooding to the Site following Development will be within acceptable levels and Persimmon Homes fully supports the mitigation measures outlined therein.

Conserving and Enhancing the Natural Environment

4.30 In terms of the conservation and enhancement of the natural environment, paragraph 170 of the NPPF requires *'that Planning policies and decisions should contribute to and enhance the natural and local environment by'*:-

a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;
d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve

local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and

f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land (where appropriate).

4.31 The submitted Design and Access Statement, details how high quality open space is to be included within the scheme to ensure that nature conservation issues are addressed as far as practically possible in creating greenspace that enhances and maintains the natural assets of the site. The development site does not impact upon any designated sites.

National Planning Policy Guidance

4.32 The National Planning Practice Guidance (NPPG) came into force on the 6th March 2014. This is part of the Government's reforms to make the planning system less complex and more accessible. It is an online planning resource which provides guidance on the NPPF and the Planning System. The NPPG provides additional guidance on design, emphasising the part good design plays in sustainable development. The NPPF continues to be the primary document for decision making.

4.33 The 'Design' section of the NPPG states:

Good quality design is an integral part of sustainable development. The National Planning Policy Framework recognises that design quality matters and that planning should drive up standards across all forms of development. As a core planning principle, plan-makers and decision takers should always seek to secure high quality design.

Achieving good design is about creating places, buildings, or spaces that work well for everyone, look good, last well, and will adapt to the needs of future generations.

Good design responds in a practical and creative way to both the function and identity of a place. It puts land, water, drainage, energy, community, economic, infrastructure and other such resources to the best possible use – over the long as well as the short term.

4.34 The Design and Access Statement included within this application outlines how good design has been achieved within the proposed scheme in such a way that way that responds to local character and puts local resources to best use.

Summary

4.35 In summary, in preparing the development proposals, regard has been given to national planning policy in terms of the NPPF and the PPG. The proposals fully accord with national planning policy which has a presumption in favour

of sustainable development. The Development will significantly boost the housing land supply, which will in turn create opportunities for economic growth and promote healthy, integrated communities.

5 THE DEVELOPMENT PLAN

5.1 The Planning & Compulsory Purchase Act 2004 is the piece of legislation, which identifies at Section 38(6) that regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts, unless material considerations exist that demonstrate a departure from adopted policy.

5.2 The South East Lincolnshire Local Plan was adopted in March 2019. The current proposal will therefore be assessed in this statement in the context of the Adopted Local Plan.

The Adopted Local Plan: South East Lincolnshire Local Plan 2011-2036

5.3 **Policy 1: Spatial Strategy** states that within the settlement boundaries of the Minor Service Centres - Weston being considered a Minor Service Centre - development will be permitted that supports their role as a service centre for the settlement itself, helps sustain existing facilities or helps meet the service needs of other local communities. Development will normally be limited to Allocated and Committed sites and infill.' The site is included as an allocation in the Adopted SELLP 2011-2036 (Wsn003) under Policy LP11 and developers are actively encouraged in the SELLP to produce appropriate design-led solutions, taking national and local policies into account in bringing such sites forward as development proposals at an appropriate total dwelling figure in the case of each site. In keeping with these ambitions the current proposal displays plans for a well-designed, sustainable development that accords with such aspirations of national and local policy.

5.4 **Policy 2: Development Management** states that Proposals requiring planning permission for development will be permitted provided that sustainable development considerations are met, specifically in relation to:

1. Size, scale, layout, density and impacts on amenity and the character of the area
2. Quality of Design and Orientation
3. Maximising the use of sustainable materials and resources;
4. Access and vehicle generation levels;
5. The capacity of existing community services and infrastructure;
6. Impact upon neighbouring land uses by reason of noise, odour, disturbance or visual intrusion;
7. Sustainable drainage and flood risk;
8. Impact or enhancement for areas of natural habitats and historical buildings and heritage assets; and
9. Impact on the potential loss of sand and gravel mineral resources.

The accompanying Design and Access Statement sets out how an overall sustainable design has been achieved within the current proposal and is consistent with the aims expressed within Policy 2.

5.5 **Policy 3: Design of New Development** requires all development to *"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"* consistent with the relevant criteria set out within Policy 3. The Design and Access Statement and supporting documentation demonstrate how the proposal accords with the applicable requirements set out within Policy 3, presenting a proposed development that preserves the amenity of existing and future residents impacted by the development, is in keeping with the sense of place and character of the local area, is resilient to flood risk and includes landscaping sympathetic to ecology, biodiversity and infrastructure interests.

5.6 **Policy 4: Approach to Flood Risk** states circumstances in which development proposed within an area at risk of flooding (Flood Zones 2 and 3) will be permitted. The development is within an allocated site, therefore no sequential test is required by Policy 4. The proposal includes a flood risk assessment which outlines mitigation measures with regard to flood risk consistent with point 3 of Policy 4. Point 3 outlines requirements for information to be covered within a flood risk assessment to ensure site specific flood risks are covered. Persimmon Homes fully supports the policy and the mitigation measures outlined within the flood risk assessment. Given the mitigation measures proposed, the sustainability benefits of the development outweigh the flood risk given the dwellings, contributions and infrastructure being provided as part of the proposal.

5.7 **Policy 5 Meeting Physical Infrastructure and Service Needs** states 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. The written pre-application response issued by the local planning authority states that education and NHS contributions will be sought as set out within the draft heads of terms within this planning statement. It is considered that the design and layout of the development combined with the position set out within the heads of terms within this submission in relation to these contributions would satisfy the local infrastructure requirements to accommodate the scheme. On this same matter and for the same reasons it is also considered that the proposal accords with the requirements of **Policy 6: Developer Contributions**.

5.8 **Policy 10 Meeting Assessed Housing Requirements** puts forward a requirement for 19,425 dwellings in South East Lincolnshire over the Plan period (2011-2036) including 11,681 (467 per annum) in South Holland. The proposed development makes full use of the capacity of the site, consistent with the advice received at the pre-application stage, and thus provides a

significant number of dwellings towards achieving the aspirations of Policy 10.

5.9 **Policy 11 Distribution of New Housing** sets out new housing site allocations across the plan area. 310 dwellings are allocated for Weston during the plan period. The current site is allocated for residential development for approximately 135 houses (Wsn003). Following discussions with the case officer for a pre-application enquiry, the local planning authority confirmed that an approximate 10% increase from the allocation of 135 dwellings to 150 dwellings would be acceptable in principle as a maximum. The proposal therefore accords with advice given by the Local Planning Authority and would provide a significant contribution towards achieving the number of new dwellings required by Policy 11 for Weston during the plan period. Providing the additional dwellings agreed can be achieved whilst meeting all other policy requirements, respecting amenity and providing for a scheme which is in keeping with the character of the area.

5.10 **Policy 17: Providing a Mix of Housing** requires new housing provision to seek to meet "*the long term needs of the Plan area in order to maintain and provide mixed, inclusive and sustainable communities. Family homes of two or three bedrooms are in highest demand for both the market and affordable housing sectors and one bedroom homes are also required to meet affordable needs*". **Policy 18: Affordable Housing** also requires that around 25% of housing on development sites of 11 or more dwellings in South Holland be affordable.

5.11 In line with policy 18 of the Adopted Local Plan, the scheme will provide for 25% affordable housing which on a scheme of 150 dwellings equates to 38 dwellings. Persimmon also Homes propose the following mix of affordable houses:-

- 1 Bed (522 sq. foot) 8 units proposed
- 2 Bed (872 sq. foot) 16 units proposed
- 3 Bed (1015 sq. foot) 13 units proposed
- 4 Bed (1220 sq. foot) 1 unit proposed

Total: 38 units proposed

5.12 With regard to Market Dwellings, Persimmon Homes propose the following mix:-

- 2 Bed 18 units proposed
- 3 Bed 69 units proposed
- 4 Bed 25 units proposed

Total: 112 units proposed

5.13 Persimmon Homes consider that this overall mix demonstrates an appropriate mix of dwellings which accords with the detail of Policy 17 which states that 2-3 bedroom dwellings are in the highest demand (78% of dwellings proposed are 2 or 3 bed). A full discussion on the mix of dwellings provided is included within the affordable housing statement.

5.11 **Policy 28: The Natural Environment** seeks the establishment of a high quality, comprehensive ecological network of interconnected designated sites, sites of nature conservation importance and wildlife-friendly greenspace. The proposal will not impact upon any international, national or local designated protected sites and the proposals maximise opportunities for the incorporation of biodiversity and high quality soft landscaping, consistent with the requirements of Policy 28.

5.12 **Policy 29: The Historic Environment** requires development proposals to respect the historical legacy and character of South East Lincolnshire's historic environment. The proposed development is sufficiently separated from all nearby heritage assets and their immediate settings, that the proposals would not harm their significance or setting. A brief heritage statement is included within the Design and Access Statement which outlines a more detailed discussion on this issue. Similar conclusions were reached in the case of a similar application for residential development at the same site, which application was approved (H22-0101-16).

5.13 **Policy 32: Community, Health and Well-being** states that *"Development shall contribute to: the creation of socially-cohesive and inclusive communities; reducing health inequalities; and improving the community's health and well-being"*. The design of the scheme demonstrates a permeable layout that relates well to the existing transport network, particularly in its proximity to nearby public transport. The pre-application response from the local planning authority outlines a common sense approach as follows – *"Based on the average household size, 0.25ha of amenity greenspace would be required but an overprovision would not be looked upon unfavourably provided it does not have an adverse impact on the wider layout in terms of creating a cramped form of development".* The development provides for the stated amount of amenity greenspace in an attractive, central location in keeping with the aspirations of Policy 32 and as further discussed within the Open Space Assessment.

5.14 **Policy 36: Vehicle and Cycle Parking** states that all new development, including change of use, should provide vehicle and cycle parking, in accordance with the minimum Parking Standards adopted by the Local Planning Authorities contained in Appendix 6, and that a Transport Assessment should be submitted to demonstrate compliance with this policy. Consistent with this requirement, a Transport Assessment is duly submitted which demonstrates how the proposal accords with the requirements of local policy in terms of highway and parking safety. Similarly, the parking statement included within the current submission outlines in full how the referenced parking standards have been adhered to across the development.

Conclusion

5.25 The discussion of the relevant local policies as outlined above, alongside the referenced statements and technical documents, demonstrates that the proposal accords with local planning policy and that the proposal constitutes sustainable development. Therefore the proposal should be approved without delay consistent with national and local policy, such to enable the delivery of housing that will meet an identified and demonstrable need.

6 SITE ASSESSMENTS

6.1 Several detailed Reports / Assessments have been produced in support of this Outline planning application to demonstrate the suitability of the Site for development. The detailed reports should be read alongside this Planning Statement, the Design and Access Statement and the submitted drawings, however a brief summary of those reports is set out below.

Highways

6.2 A Transport Assessment (TA) has been drafted in respect of the proposed development by Bancroft Consulting in liaison with Lincolnshire County Council (LCC) who reviewed and agreed the scoping note (see Transport Assessment Appendix A).

6.3 Using the agreed distribution model within the Scoping Note, the proposed development would increase flows by less than 3% and generate less than one vehicle per minute in either direction through any off-site junction. In addition, the PIA records confirm that there are no on-going highway safety issues across the study area and therefore the additional traffic should not cause any significant impacts on highway safety. Therefore, it is considered that the proposed net change in traffic conditions would not be “severe” and hence no further detailed assessment was considered necessary.

6.4 LCC has confirmed that a single point of access to serve the proposed development is suitable, however will provide further comments on the access strategy during the application process. A preliminary layout of the proposed site access junction is included within the TA.

6.5 The site is within a convenient location to access sustainable modes of travel providing good connections to cycle, pedestrian and public transport networks. Each plot would be provided with a suitable parking provision that meets the requirements of adopted policy and in terms of refuse collection, the layout demonstrates an approach that would satisfy the refuse collection requirements of the district in the case of each plot.

6.6 In summary and conclusion, the TA demonstrates that new residents would have opportunities to travel by sustainable modes, a safe and suitable access arrangement could be provided (subject to further negotiations with LCC), and that the development will have no significant or severe off-site impact (in terms of capacity or highway safety).

Landscape

6.7 A quality landscape is essential to provide structure and detail to the character of the development. The green infrastructure includes

opportunities for a robust framework of boundary planting around the site's boundaries, the provision of accessible public open space and green corridors, and incidental spaces and streets. The following key outcomes are intended to be realised as part of the development as part of any landscape scheme to come forward:

- Green infrastructure will enhance the existing framework of trees and hedgerows;
- Provide a multi-functional and well connected network of green corridors and spaces, which are readily accessible and maximise opportunities for recreation, habitat creation and landscape enhancement;
- Green Infrastructure framework of connected spaces punctuated and linked by key public spaces and landscape areas;
- Structural planting and woodland belts will assist in assimilating the built development within the local landscape;
- New attenuation features to be designed and managed to contribute positively to the character and appearance of the development, and enhance biodiversity;
- The provision of a space for play; and
- Additional native planting will be introduced within the site to reinforce the existing green infrastructure.

Noise

6.8 Traffic noise from the A151 to the northwest of the site and High Road to the south of the site represent the dominant source of noise at the site.

6.9 Persimmon Homes commissioned Spectrum Acoustic Consultants to complete a noise impact assessment. The assessment (included as a supporting document within the current planning application) demonstrates that it will be possible for internal ambient noise levels to meet the guideline levels in BS8233 and WHO Guidelines for Community Noise through a series of noise mitigation measures in the form of glazing systems and passive trickle vents. Some noise barriers are also proposed within the Noise Assessment to reduce noise levels in external amenity areas.

6.10 The proposed planning layout further takes noise into consideration through the location of dwellings and the majority of amenity areas away from the northwest part of the site where there are the highest levels of noise observed.

6.11 Therefore it is demonstrated and considered that there is unlikely to be an unacceptable level of noise impact upon the proposed development through the incorporation of the noise mitigation measures laid out within the assessment.

Flood Risk / Drainage

6.12 The southern part of the site is located in Flood Zone 1 and is defined as having a less than 1 in 1000 annual probability of river or sea flooding (<0.1%). As such, all land uses are appropriate in this zone.

6.13 As per the recommendations within the approved Flood Risk Assessment, the scheme incorporates SuDs, and drainage systems suited to the location, particularly with regard to the northern part of the site in flood zones 2 and 3.

6.14 The levels shown on the site survey included within the Flood Risk Assessment show that the high point of the site is to the southwest of the site and the low point of the site is located to the northern side within the areas of highest flood risk; hence it is considered that offsetting and drainage attenuation should be included within the scheme to the northern side of the site.

6.15 These features further enhance the appearance of the site, provide opportunities for landscape enhancement, informal open space as well as contributing to the site's rural appearance / location.

Summary of Site Assessments

6.16 Based on the above, and on the findings of the detailed assessments / reports submitted in support of this planning application there are no site-specific reasons why planning permission should be withheld.

7 MATERIAL CONSIDERATIONS

7.1 As set out earlier in this Statement, there are significant material considerations which weigh heavily in favour of the Development:

- The Proposals are Consistent with the Adopted Development Plan;
- The NPPF presumption in favour of Sustainable Development;
- The Delivery of Housing including Affordable Housing; and
- The Delivery of Green Infrastructure and formal and informal open space

7.2 It is noted that South Holland District Council can currently demonstrate an 'Actual' 5 year housing land supply as detailed within the 5 year housing land supply report (March 2019). However paragraph 11 of the NPPF states the importance of sustainable development, stating that for plan making 'plans should positively seek opportunities to meet the development needs of their area and be sufficiently flexible to adapt to rapid change' and that 'approving development proposals that accord with an up-to-date development plan' should be done in decision making 'without delay'. The site is allocated for residential development within the Adopted South East Lincolnshire Local Plan (Wsn003) for approximately 135 dwellings. The pre-application response received supports the principle for a development of 150 dwellings at the site.

7.3 3 pre-application meetings were held within which the Local Planning Authority was supportive of the scheme in principle with proposed amendments being relatively modest. The proposal takes into account comments put forward in these discussions.

7.4 Outline planning permission has already been secured for residential development across the site, strengthening the acceptability of the principle of residential development at the site.

7.5 This full planning application adheres to the principles established within the development plan policies, which are underpinned by a suite of documents produced by the council, as well as the documents included with the current application which also demonstrate the soundness of the proposal and the development plan policies. The scheme therefore constituters a proposal which is compliant with both national and local planning policy and constitutes sustainable development.

7.6 Overall, there are no material considerations which justify departing from the presumption in favour of sustainable development. The Development forms a significant element of the Council's intended strategic housing land supply whilst also representing a well-conceived sustainable development that will deliver lasting economic, social and environmental benefits for Weston.

7.7 It has been demonstrated that the proposals are entirely consistent with the Council's Adopted Local Development Framework, the NPPF and PPG. The Development is therefore entirely policy compliant and should be granted full planning permission.

8 HEADS OF TERMS

8.1 It is part of South Holland District Council's Validation requirements that applications for outline consent are accompanied by a Draft Heads of Terms.

8.2 Persimmon Homes have been in pre-application discussions with South Holland District Council and the following advice was given in respect of S106 contributions that may likely be asked for, to calculated in line with the requirements set out within the Local Development Framework (it is however recognised that these may vary depending upon negotiation through the planning application process):-

Draft Heads of Terms

- Education (formulaic approach and subject to viability assessment and negotiations):
  - Primary Education
  - Secondary (Incl. 6th form Education)
- NHS contribution Formulaic approach
- Affordable Housing – Around 25% (subject to viability assessment and negotiations)
- Open Space – minimum 0.25ha (see proposed layout and Open Space Statement)

8.3 Further to the above, a viability assessment is included within the current submission along with an education report which examine the infrastructure contributions requested in respect of the proposed development in the context of the cost implications for the development of the site.

8.4 The viability assessment examines the costs of the scheme inclusive of abnormal factors for this specific site, and demonstrates that the inclusion of 25% affordable housing across the scheme and full S106 payments generates a negative land value, thus making the scheme unviable. Further to this, the education report points out that "The provision of school places, for those not otherwise provided for, is a duty borne by the Secretary of State. The respective Secretaries of State for Education and Housing are of one mind that is set out in a joint letter to Chief Executives from the Minister of State for Housing and Planning and the Parliamentary Under Secretary of State for Schools (11th March 2016) that satisfying the need for new housing should not be detrimental to the viability of a proposed new development to fund school infrastructure".

8.5 The education report concludes that the education contributions have been overestimated by Lincolnshire County Council, most specifically that Primary Education contribution should not be required. The Primary Education contribution was deemed to be required as Moulton Primary School was not included within the Lincolnshire County Council capacity calculations for

primary education due to a perceived lack of an available walking route to the school. However, the 'assessment of walked routes to school' guidelines state that when assessing route safety, it should be 'assumed that children are accompanied as necessary by a responsible adult or carer'. It is also clear that there is an established relationship with approximately 30 pupils in Weston currently attending Moulton, The John Harrox Primary School, so this school should not be discounted from the calculations of existing primary education capacity in respect of the currently proposed development.

8.6 It is a stated aim of the Government that the planning system should do everything it can to support sustainable economic growth and that planning obligation liabilities should not act as an impediment to land being released for development. Therefore the appropriate action is to examine what level of infrastructure contributions can be provided whilst ensuring the scheme can be considered viable.

8.7 To gauge the actual financial effect of the Section 106 contributions, appraisals have been prepared and are shared within the Viability Assessment (see Appendix 1) on the basis of four different scenarios. Firstly, on a 'policy compliant' basis with all contributions included; and then with reducing levels of contributions. Following on from the viability assessments our initial proposals would be:

1. To provide 25% affordable housing on site and no education contribution
2. To provide 0% affordable housing on site and a full Secondary Education contribution (which is above the recommendation of the viability report)
3. To provide a reduced amount of affordable housing and reduced Secondary Education contribution (the combination to be agreed with Members of the Planning Committee)

8.8 Policy 18 for the Local Plan requires 'about' 25% of housing on sites in South Holland being affordable, leaving some flexibility therefore for discretion. Furthermore the government position and the education report also suggest some reduction in the education contribution should be considered appropriate in the context of the current scheme. It is therefore left to the local planning authority to determine which of the suggested proposals would be the most appropriate and that they would favour in the context of the current scheme and identified local need.

8.9 It is the responsibility of the Secretary of State in the first instance to provide education and finance and the state always retains liability for such matters. If the Secondary Education contribution is reduced, any shortfall that the Education Authority has would therefore be requested from the Secretary of State within its annual return. The Education Authority reports each year on any gaps between which contributions have been sought but not secured via s106 contributions. It is then for the state to address any shortfall in contributions where this is not supplemented through such contributions.

This means that in such a case the education contribution would neither be a barrier to development, nor would schools lose out on any required contributions.

9 CONCLUSIONS

9.1 The full planning application is a sustainable residential development on land northwest of High Road, Weston.

9.2 The proposed Site Layout Plan included within the submission indicates the Weston framework within which the Development will be designed and implemented, demonstrating the feasibility of the Development.

9.3 The Development will deliver safe and secure access to the Site, with principal means of access being achieved through connection with High Road.

9.4 It is also anticipated that financial and other obligations will be secured as part of the scheme pursuant to securing appropriate local infrastructure provision. These contributions are discussed within the Heads of Terms section of this Planning Statement and demonstrate the impacts of the development will be satisfactorily mitigated.