

SOUTH HOLLAND DISTRICT COUNCIL

Report of: Development Manager

To: Planning Committee - 09 March 2022

(Author: Lucy Buttery - Principal Planning Officer)

Purpose: To consider Planning Application H22-1249-21

Application Number: H22-1249-21

Date Received: 01 December 2021

Application Type: FULL

Description: Residential development for the erection of 150 dwellings and associated open space and infrastructure - re-submission of H22-1135-20

Location: Land North West of High Road Weston Spalding

Applicant: Persimmon Homes East Midlands

Agent: Persimmon Homes East Midlands

Ward: Cowbit, Weston and Moulton

Ward Councillors: Cllr R Grocock
Cllr A Casson
Cllr A R Woolf

You can view this application on the Council's web site at

<http://planning.sholland.gov.uk/OcellaWeb/planningDetails?reference=H22-1249-21>

1.0 REASON FOR COMMITTEE CONSIDERATION

1.1 Significant development and objections received.

2.0 PROPOSAL

2.1 This is a full planning application for the erection of 150 dwellings and associated open space and infrastructure on land to the north west of High Road, Weston.

2.2 The application is a re-submission of H22-1135-20, which was refused for the following reason:
"The design of the proposal, by virtue of visual amenity concerns arising from the number of private drives and bin collection points included in the layout, is considered to be inappropriate to the local area and fails to maximise opportunities for improving the character and quality of the area and therefore does not accord with Policy 3 of the South East Lincolnshire Local Plan (2019), which amongst other things states design which is inappropriate to the local area will not be acceptable and paragraph 134 of the National Planning Policy Framework, 2021, which states development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design contained in the National Design Guide and National Model Design Code."

2.3 The latest proposal still comprises of a variety of detached and semi-detached dwellings, small terraces and cluster houses. 112 market and 38 affordable dwellings are proposed, comprising of the dwelling mix below:
Market - 18 x 2 bed, 69 x 3 bed and 25 x 4 bed
Affordable - 8 x 1 bed, 16 x 2 bed, 13 x 3 bed and 1 x 4 bed

- 2.4 Access would be off High Road with dwellings being accessed primarily off a combination of estate road and adoptable edge lanes. These edge lanes have replaced almost all of the private drives, leaving only two short private drives at the north of the site (serving a total of 4 dwellings).
- 2.5 A large area of open space (incl. play area) is located at the centre of the site, with an approx. 34m buffer at the north of the site, and a drainage basin at the north-west.

3.0 SITE DESCRIPTION

- 3.1 The site is approximately 6.13 hectares in size and is currently agricultural land. There is further agricultural land to the north, beyond which is the A 151 Weston bypass. A single bungalow lies immediately to the west, which fronts High Road, and a small number of dwellings to the east off Pinfold Lane, some of which are currently under construction. There is more extensive residential development to the south on the opposite side of High Road. To the front of the site is a footway and bus stop.

4.0 RELEVANT PLANNING POLICIES

4.1 The Development Plan

South East Lincolnshire Local Plan, March 2019

If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, Section 38 (6) to the Town and Country Planning Act as amended by the 2004 Act states that the determination must be made in accordance with the plan unless material considerations indicate otherwise.

Policy 1 - Spatial Strategy
Policy 2 - Development Management
Policy 3 - Design of New Development
Policy 4 - Approach to Flood Risk
Policy 5 - Meeting Physical Infrastructure Needs
Policy 6 - Developer Contributions
Policy 10 - Meeting Assessed Housing Requirements
Policy 11 - Distribution of New Housing
Policy 17 - Providing a Mix of Housing
Policy 18 - Affordable Housing
Policy 28 - The Natural Environment
Policy 29 - The Historic Environment
Policy 30 - Pollution
Policy 32 - Community, Health and Well-being
Policy 36 - Vehicle and Cycle Parking
Appendix 6 - Parking Standards

National Guidance

National Planning Policy Framework (NPPF), 2021

Section 2 - Achieving sustainable development
Section 4 - Decision making
Section 5 - Delivering a sufficient supply of homes
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
Section 16 - Conserving and enhancing the historic environment

Planning Practice Guidance (PPG)

5.0 RELEVANT PLANNING HISTORY

- 5.1 H22-1135-20 - Full application - Residential development for the erection of 150 dwellings and associated open space and infrastructure (refused September 2021)

H22-0101-16 - Outline application - Residential development (approved July 2018)

6.0 REPRESENTATIONS

6.1 Weston Parish Council

At its meeting on Monday 10th January Weston Parish Council agreed to object to the Persimmon planning application (H22-1249-21) for the following reasons:- Persimmon have failed to improve their original plan. While refuse points have been removed the edge lanes are still too narrow at five metres to allow access for emergency vehicles and refuse lorries etc. Poor provision for the parking of vehicles means that vehicles will be parked in positions that will make access to the site difficult for emergency vehicles and refuse lorries etc. Notably for the flats Nos 99-102, and where tandem parking is still proposed for house Nos 107 and 108). There is inevitably going to be congestion and possible insufficient road width for refuse lorries and emergency vehicles to pass without running off the roads. 1 bed houses - Nos 89-92 and 99-102 will inevitably have 2 occupants, so these need 2 car spaces each to comply with policy. Better parking provisions are required. Block paving is being used rather than Tarmac. Is the block paving permeable? There are only kerbs on just the one side of the roads which with fewer drainage covers will cause flooding. Also kerbs on just one side will lead to the build-up of rubbish again leading to drainage issues. Surface water to both the Persimmon and Ashwood developments will flow into the same watercourse- ..is this watercourse adequate the PC thinks it is not. While Anglian Water may upgrade the pumping station at Moulton and on the actual site the system connecting the two is inadequate as recent flooding has proved. Overdevelopment of the Site - Density and Design New development design is intrinsically linked to density. This site did not receive Outline planning consent for 135 dwellings. It received Outline planning consent, based on a revised development layout showing an indicative scheme for 57 dwellings. The figure populating SELLP SHLAA Weston (April 2018) document Wsn003 box 'Site capacity from planning permissions' is therefore incorrect. This incorrect figure has fed through into the SELLP figures for sites allocated for Housing in Weston in the SELLP. This should be corrected, and taken into account when determining this application. Historic development in Weston has taken the form of being less than the stated 20/Ha density level in the SELLP - example Wsn022 - 60 units =15/Ha. The 'un-developable' 9m IDB easement strip along the northern boundary of the application site should also be taken into account when the number of proposed dwellings is determined. The design proposed for the application is poor and out of keeping for the village, created ultimately be a theme of over-density. A development design similar to others in Weston, with density of around 15-20/ha would likely be supported by this Parish Council, if, fundamentally, the designs of the properties proposed for the frontage of the site can be revised to provide for a development which parallels others within the village, notably being of properties with front (as well as rear) gardens and driveways, not just 2 car parking spaces.'

6.2 Cllr Woolf

Due to complexity and previous history of this application, request this is determined by Planning Committee.

6.3 The Rt Hon Sir John Hayes CBE MP

I am disappointed to note that the proposal is still for the erection of 150 dwellings. So my concerns remain about the overdevelopment of this site, along with the impact this number of dwellings will have on the village.

This site will see the loss of prime agricultural land. As I have said before, it is so important that farming land, such as this site, remains in production to ensure that food prices remain affordable, and that we maintain food security and protect our environment.

In my former objection to Persimmon's previous application for the site, I highlighted that the designs submitted bore little, or no, resemblance to surrounding properties in Weston; they are out of keeping with this historic village, adding absolutely nothing to the local aesthetic. I am disappointed to note that - despite Government policy that development must be beautiful or be rejected - this has not been addressed in this latest proposal and the design remains unchanged.

Given the Secretary of State for Housing, Community and Local Government's crystal clear advice that design is, of itself, sufficient grounds for refusal of such an application and that, with the exception of some minor changes to the landscaping of the site, Persimmon has failed to improve their plan, which falls well short of the standard expected by Government and which should be the norm for Districts including our own. Let me be clear - current Government planning policy means that this application should certainly be rejected on design grounds alone.

Concerns also remain that this development will further exacerbate the flooding and sewerage issues in Weston. I would not want to see any existing properties adversely affected or put at risk of flooding due to this development.

I was pleased to see that the refuse collection points have been removed, however, are the edge lanes, which are only 5m wide with a curb only on one side, sufficient to allow easy access for larger vehicles such as refuse lorries and fire engines?

In light of the above, I would be grateful if you could treat my letter as an objection to this planning application. I request that, given its nature and scale, this application is determined by the Planning Committee.

6.4 South Holland Internal Drainage Board

The Board is currently processing an application for surface water discharge from this site (ref: 21_04477_C), which is progressing well but has yet to be determined.

The applicant is aware that the Board is intending to widen the adopted watercourse to the north of the site (Pinfold Drain, DRN208P1404). This will result in the adopted watercourse moving approximately 2m closer to the planned development, thus moving the Byelaw 10 area further into the site than it currently stands. The Board is currently processing an application to relax Byelaw 10 (no works within 9 metres of the edge of drainage or flood risk management infrastructure) for the discharge pipe and attenuation pond which are both currently within 9m of the to be widened brink. As mentioned to the applicant, the Board requests that the current layout be adjusted to increase the distance between the attenuation pond and the current location of the watercourse so that a minimum distance of 10m is achieved. Once this has been changed the Board expects the application to continue to progress well.

6.5 Environment Agency

No objection subject to development being carried out in accordance with the recommendations of the submitted flood risk assessment.

6.6 SHDC Environmental Protection (contaminated land)

I have reviewed the following documents and am in general agreement with the findings: Phase 1 Desk Study (prepared by RSK Environment Limited 252234-02 (00), dated 20th November 2019) Phase 2 Geo-environmental and Geotechnical Site Investigation 252234-02 (02) (prepared by RSK Environment Limited, dated May 2020) Ecotech Engineers Ltd drawing 'CS2 Gas Precaution Details' E21136/100 Rev P2 dated 6/7/21 It is proposed to install ground gas protection measures to CS2 as per BS8485:2015 and this is acceptable. Basic detail on the proposed gas protection measures has been supplied, however the proposed scope of validation needs to be agreed in advance as part of the remedial strategy. Guidance on validation of ground gas protection measures can be found in the British Standard, as well as in the YALPAG Guidance 'Technical Guidance on the Verification of Gas Protection Systems' which can be downloaded from <https://www.sholland.gov.uk/article/11653/Planning-application-consultations> Should the applicant wish for a phased release of condition 2 above, they could make reference to this in the validation proposal submitted as part of condition 1. I therefore recommend the following conditions be applied: Condition one 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). The scheme shall include the following measures unless the LPA dispenses with any such requirement in writing. A remediation method statement comprising details of ground gas protection measures to be installed shall be submitted to and approved in writing by the Local Planning Authority. This shall include details of the proposed verification plan including compliance criteria and monitoring details. 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 a method statement detailing a scheme for dealing with the suspected contamination has been submitted to and agreed in writing by the LPA. Condition two Prior to the first occupation of the development two full copies of a suitably detailed ground gas verification 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 objectives and criteria 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. Given that ground gas protection measures are required at this location, I request removal of permitted development rights, so that that future extensions and conservatories can be afforded the same degree of protection, or that the developer proposes an alternative method of ensuring this occurs.

6.7 SHDC Strategic Housing

Within the February Housing Statement the applicant states that 38 affordable homes will be provided, equating to 25% of the development. The tenure mix proposed is for 27 Rented homes, comprising of 8 x 1 bed houses, 12 x 2 bed houses, 6 x 3 bed houses and 1 x 4 bed house and 11 Shared Ownership homes comprising of 4 x 2 bed houses and 7 x 3 bed houses. This mix differs slightly from the previous suggestions from Strategic Housing but would still assist in meeting housing needs and broadly accords with policy. The applicant has referenced First Homes elsewhere in the application but has not included them within the statement or site plan. Given the pre-application engagement with the applicant if the applicant would prefer to deliver the affordable home ownership element as Shared Ownership this is likely to accord with national and local policy. The applicant has amended the house type for the 1 bed houses so that they now meet at least 85% of the Nationally Described Space Standards, meaning that they along with the other house types are likely to fulfil the minimum sizes the Registered Providers seek when acquiring affordable homes secured through developer contributions. The previous comments from Strategic Housing in relation to the s106 and nominations remain relevant.

6.8 LCC Education

Financial contribution of £661,928 towards:

- An extension of an existing Spalding secondary school or towards the land or build of a new secondary school in Spalding (for secondary and sixth form provision); and
- An extension of Weston primary school or towards transport for children who cannot gain a place at Weston primary to attend another local primary school where the County Council would have to meet the costs of transport

6.9 LCC Historic Environment Officer

This office has previously commented on earlier applications for this site, and following the results of a programme of archaeological evaluation we have previously recommended a requirement for a targeted programme of archaeological topsoil strip, map and sample to record remains of early medieval settlement found within part of the site prior to development (in line with NPPF section 16, paragraph 205). The developer has submitted a written scheme of archaeological investigation (WSI) for a programme of strip, map, sample on southern part of site found to contain early medieval remains, which would meet the requirements we have previously outlined. If the local planning authority is minded to grant permission we recommend that this WSI form part of the approved plans, so that development may proceed only in accordance with the agreed archaeological works it specifies. This would avoid the need for the standard pre-commencement condition AR1. The secondary AR2 and AR3 conditions should still be applied in order to ensure that due notification is provided to allow appropriate monitoring of the archaeological work to ensure compliance with the agreed WSI, and subsequently the approval of the final report by the local planning authority and deposition of the finds and archive produced at an appropriate museum, as required by the National Planning Policy Framework (section 16, paragraph 205).

6.10 NHS

Evidence backed financial contribution request of £99,000 which would be used towards an

extension to Moulton Medical Practice to enable further clinical rooms to be added and to reconfigure the current clinical areas to provide more space to accommodate anticipated increase in patients.

6.11 Public (10 objections/comments received, summarised)

- Proposed not in keeping with size of the village or in terms of types of properties-
- Views of the site will look different to visuals provided once cars are taken into account and better screening of the site and better parking arrangements required
- Overdevelopment of site
- Concern regarding increase in traffic and noise levels
- Existing traffic calming measures do not prevent speeding
- Lack of parking; 1 bed properties will inevitably have 2 occupants so need 2 car spaces to comply with policy
- Concern re width of edge lanes and residents parking to front of properties, thus causing large vehicles passing to go off road
- Query whether edge lanes are permeable block paving
- Impact on infrastructure within village/lack of infrastructure to support development
- Noise and vibration impacts of piling and construction vehicles
- Noise and dust during construction
- Concerns regarding impact on existing Anglian Water system and capacity
- Surface water drainage issues

7.0 CONSIDERATIONS

7.1 Planning Considerations

7.2 Principle

7.3 The site is located within the settlement boundary for Weston as set out in South East Lincolnshire Local Plan (2019) and is a housing allocation (ref. WSN003). The principle of this type of development on the application site has therefore already been established.

7.4 The site also formerly benefitted from an outline permission for residential development (ref. H22-0101-16), which lapsed in July 2021.

7.5 Design, layout and density

7.6 Seventeen house types are proposed, mostly detached and semi-detached, with two short terraces and eight cluster houses. There is therefore ample variety across the scheme in terms of the types of houses that it would deliver. In terms of scale, the majority of properties would be 2 storey, with a smaller number of 2.5 storey, which would not conflict with existing development in the vicinity.

7.7 With regard to materials, the proposal is for red and buff brick types, with the majority of dwellings to be constructed of red brick to reflect the prevalence in South Holland. Roof tiles are a combination of brown and anthracite in colour. In terms of design features, all plots will include a contrasting brick band 450mm above damp proof course (to protrude 10mm), as well as door canopies, stone cills and stone lintel or segmental brick arches, some brick quoins and brick corbelling to eaves, and half render. Despite concerns having been raised about the visual appearance of the proposed dwellings, they would be comparable to other development in the village such as Wimberley Close, and arguably more attractive than other properties in the village of standard 80s construction with very limited architectural detailing.

7.8 Concern has been raised regarding the overall density of the scheme and the fact that the application proposes an increase in the number of dwellings from that allocated in the Local Plan. Policy 11 of the Plan sets out all housing allocations and indicates that this site has a capacity of 135 dwellings, which is based on a density of 22/ha. However at paragraph 5.3.9, it is stated that this is only a 'broad indication' and that the 'stated capacity is not necessarily a maximum or, in some cases, a minimum capacity that would be expected on each site; viability, design, constraints and the most efficient use of land in delivering new homes should be the primary considerations in meeting housing needs'. It was therefore not anticipated that 135

should be considered either a maximum or minimum, but rather a broad indication of what may be acceptable. If a proposal is acceptable in all other regards, it could therefore follow that a higher capacity may be permitted.

- 7.9 In terms of levels and the visual impact of raising the floor levels of dwellings, the most any dwelling on the High Road frontage would be raised would be by approx. 1.2m. Given that the properties are set back from High Road and from any other existing dwellings, it is not considered that the raising of floor levels of the proposed properties would have a material adverse visual impact in the wider street scene.
- 7.10 Taking all of the above into account, it is concluded that the design, layout and density of the scheme satisfactorily accords with Policies 2 and 3 of the Local Plan. Policy 2 of the Local Plan requires development proposals to take into account sustainable development considerations such as: quality of design; and size, scale, layout, density, impact on character and appearance of the area and the relationship to existing development. Policy 3 requires development proposals to respect the density, scale and massing of neighbouring buildings and the landscape character of the location.
- 7.11 Open space and landscaping
- 7.12 In terms of open space, a large functional area is located almost central to the site, amounting to approx. 0.29ha. In addition, large areas of grassland are proposed at the northern/north-western part of the site, partly in association with the pond proposed as part of the overall surface water drainage strategy for the development. This level of open space exceeds the 0.25ha required by Policy 32 of the Local Plan.
- 7.13 The developer is proposing to include a Locally Equipped Area for Play (LEAP) within the central area of open space. As outlined in the Fields in Trust guidance, a LEAP is an "area of open space specifically designed and laid out with features including equipment for children who are beginning to play independently. The number and nature of equipment and structures is a matter for local decision, though provision for a minimum number of six play experiences is recommended. Play features including equipment are an integral part of the LEAP and the attractiveness of such spaces, though it is also important that the space can be used for physical activity and games. LEAPs can also include landscaped areas of play; containing little formal equipment but imaginatively designed and contoured, using as far as is possible natural materials such as logs or boulders which create an attractive setting for play." The applicant has submitted a plan indicating the type of equipment to be included within said LEAP, which shows eight 'play experiences' in all, suitable for the target age of children.
- 7.14 Full landscaping details would be conditioned.
- 7.15 Highway matters and parking provision
- 7.16 The Highway Authority have been consulted as part of the application process and have commented that:
- "Lincolnshire County Council, as the Highway Authority and the Lead Local Flood Authority, is satisfied that the residential development proposed in this Application could be constructed and occupied without having an unacceptable impact upon highway safety, without having a severe residual cumulative impact upon the local highway network and without increasing surface water flood risk to those living on the development or to neighbouring land and property. The proposed single point of access to the site from High Road would be capable of providing safe and suitable access to the proposed 150 dwellings without the requirement for a second point of access. The highway authority presently has no prescribed maximum limit within its design guidance for the number of dwellings that can be developed as a cul-de-sac. Each Application is determined according to the circumstances that prevail at the time of the submission. In the case of this proposal, access is to be taken from High Road which has a very high standard of construction, has a good geometric alignment with good junction visibility, footways and street lighting. The indicated estate road layout has looped arrangement to provide internal route options, off a short initial stem. The layout shown within this current Application also includes a number of edge lanes that not only provide additional options for movement but also would allow refuse collection vehicles and delivery vehicles to move around the development without having to undertake turning manoeuvres at the ends of cul-de-sac. There are numerous*

examples of residential road within the South Holland District where more than 150 dwellings are safely served from a single point of access and it is considered that the absence of more than one point of vehicular access would not be sufficient grounds for withholding Consent by reason of this having an unacceptable impact upon highway safety. High Road, in the immediate vicinity of the proposed vehicular access, has a Ghost Island Right-turn Lane (GIRTL) that was provided by the developers of the Wimberly Close residential estate. This development was constructed at the time when High Road was the A151 and was carrying considerably greater volumes of traffic than it does now. The GIRTL was considered necessary, at that time, to allow drivers wishing to turn right into the development to be able to wait safely in the central lane for a gap in on-coming traffic without unreasonably obstructing the passage of following vehicles. With the building of the Weston By-pass and the resultant reduction in vehicle movements along High Road, a GIRTL is not now required to serve either the existing Wimberly Close estate or the proposed development. Never-the-less, there are GIRTL road markings on High Road that will need to be amended in order to safely accommodate turning manoeuvres into and out of the residential development proposed in this Application and into and out of Wimberly Close. The Transport Assessment (TA) prepared for the original Application (H22-1135-20) has been submitted in support of this amended Application. The (TA) includes a proposal for the alteration of the GIRTL road markings but that design has been superseded by a revised design that is shown on the later submitted drawing, numbered 1003-278-04 REV. D. This is the design that should be followed for the necessary alteration works to High Road at the site entrance. The drawing also includes proposals for the adjustment in the position of the existing bus stop on the north side of High Road."

- 7.17 Given that the Highway Authority have not objected to the proposed access and road arrangements, it is not considered that there is a defensible reason for refusal on these grounds and the proposal satisfactorily accords with Policy 2 of the Local Plan which requires it to be demonstrated that access and vehicle generation levels will be acceptable.
- 7.18 In terms of the internal road arrangements, there would be a combination of adoptable estate road and private drives. There is therefore a need to provide collection points for refuse/recycling and these points are indicated on the layout plan where relevant. These points are to be managed/maintained by an appointed management company.
- 7.19 In terms of parking arrangements, Appendix 6 of the Local Plan sets out parking standards for residential dwellings and states that 2 vehicle parking spaces are required for dwellings with up to 3 bedrooms and 3 vehicle parking spaces are required for dwellings with 4 or more bedrooms. The proposed vehicle parking arrangements for dwellings of 2+ bedrooms are in accordance with this. In terms of 1-bed units, 1 space is indicated per unit. The parking standards in Appendix 6 state that where it can be justified by the character and location of the site, the standards may be relaxed for one bedroom dwellings to 1 parking space per unit and 1 additional space per 3 units for visitors. Given that there are bus stops for services towards Spalding and Kings Lynn adjacent/opposite the site, and that the site is within reasonable cycling distance of Spalding, the proposed arrangements are, on balance, considered acceptable.
- 7.20 Edge lanes
- 7.21 The previous reason for refusal centred around visual amenity concerns arising from the number of private drives proposed, and thus the number of bin collection points included in the layout.
- 7.22 Consequently, the applicant has replaced almost all of the private drives with block paved edge lanes, leaving only two short private drives at the north of site (serving a total of 4 dwellings), which satisfactorily comply with the private drives Guidance Note. These edge lanes are to be offered for adoption to the Highway Authority and thus would enable refuse freighters to traverse them.
- 7.23 The Highway Authority have confirmed that they would adopt edge lanes whether they were surfaced with bitumen macadam or block paving, as long as they are designed to bear the weight of refuse collection vehicles. It has also been confirmed through a swept-path analysis that a refuse freighter is capable of navigating the proposed edge lanes.
- 7.24 In terms of width, the Highway Authority have highlighted that there is clearly a balance to be

struck between edge lanes being wide enough to allow two-way vehicle movements - the downside of which could be higher vehicle speeds - or be just wide enough for a refuse collection vehicle with suitably positioned passing places - which will maintain lower speeds. The widths of the edge lanes proposed on this scheme vary from as wide as a 5.5m standard estate road down to approx. 4.4m. This is not an unusual arrangement and can be seen in practice on developments in neighbouring authority areas.

- 7.25 The Highway Authority have been provided with a construction details plan for the edge lanes during the course of the application for comment, although they have responded that they do not normally explore engineering details at planning stage. However, they effectively have no objection in principle subject to the construction meeting their design standards, which would be dealt with through their s38 Technical Approval process.
- 7.26 With regard to the kerbing arrangements, the proposal is for 25mm upstand kerbing on the high side (dwelling side) of the carriageway, with the carriageway being set at the same level as the kerbing on the opposite side to assist with drainage. The concerns regarding vehicles running on to the grass beside the edge lanes if kerbs are low are noted and the installation of knee railing fencing at the outer edges of the edge lanes could be considered as a potential safeguard against this if members feel it necessary.
- 7.27 Overall, the use of edge lanes is considered to be an appropriate alternative to the previously proposed private drives (subject to appropriate constructional details being agreed with the Highway Authority), enabling Waste Services to carry out kerbside collection from all but 4 properties on the entire scheme.
- 7.28 Residential amenity
- 7.29 It is not considered that the proposed development would have a material adverse impact on the amenity of any properties off-site. The southernmost dwellings are set back in the site and are tantamount to a normal frontage relationship with properties on the opposite side of High Road. Plot 98 would be approx. 19m from the boundary with 163 High Road, and the closest dwelling any dwelling would be to the site currently under construction to the east off Pinfold Lane (Plot 148) is approx. 27m. At such distances there would not be a material overlooking, overbearing or loss of light impact.
- 7.30 Within the site, the preferred 21m separation distance between rear windows has been observed across the majority of the scheme. However, there are a small number of dwellings where the separation distance reduces to 19m due to parking being provided directly to the front of the properties, rather than the side. This is, on balance, considered an acceptable arrangement. Where the rear of properties face a side elevation of another, at least a 12m separation distance has been observed, which is typically seen as an acceptable standard to apply. The orientation of dwellings and positioning of fenestration is such that there should be no material overshadowing or daylight issues to habitable spaces.
- 7.31 In terms of external space, although the majority of gardens are not overly large, they are comparable to those provided on other new developments in the district.
- 7.32 The A151 Weston 'bypass' is located to the north-west of the site, therefore a Noise Impact Assessment has been submitted in support of the application. This concludes that appropriate internal and external noise levels are achievable using noise mitigation measures in the form of glazing systems, passive trickle vents and external noise barriers (acoustic fencing). These measures will be conditioned. SHDC's Environmental Protection Officer has no objection to the proposal on noise grounds.
- 7.33 Overall, there are not considered to be any significant or demonstrable adverse impacts relating to residential amenity that would warrant refusal of this proposal. The proposal is considered to accord with Policies 2, 3 and 30 of the Local Plan in respect of their provisions on residential amenity.
- 7.34 Flood risk and drainage

- 7.35 The site is a housing allocation in the Local Plan and is therefore a sequentially preferable site in flood risk terms.
- 7.36 The submitted Flood Risk Assessment identifies that finished floor levels of dwellings should be set at a minimum of 3.6m OD as a flood mitigation measure. The Environment Agency have no objection to the application on flood risk grounds subject to the development being carried out in accordance with the measures specified in the Flood Risk Assessment.
- 7.37 In terms of surface water drainage, the strategy relies upon a piped outfall into the IDB watercourse at the northern site boundary due to poor infiltration and high groundwater levels precluding an adequate infiltration strategy. This is the next preferable solution when considering the drainage hierarchy. An attenuation basin is located at the lowest part of the site (north-western corner) to attenuate all surface water prior to outfalling to the IDB drain. Swales will also provide an attenuation function. South Holland Drainage Board and the Lead Local Flood Authority have no objections to the proposed surface water drainage strategy.
- 7.38 In terms of foul water disposal, connection would be made to the existing Anglian Water system in High Road. Anglian Water commented the following in response to concerns raised regarding system capacity during the course of the previous application:
- 7.39 *"We have investigated the concerns raised in relation to existing flooding concerns and can confirm that these incidents are caused by extreme weather events and surface water entering the foul only network. They are not caused by foul network capacity constraints.*
- We have carried out an assessment of the network and there is capacity to treat the foul flows from the development site. It is not the role of the new development to rectify historic and operational issues, therefore a capacity assessment for new development will consider the hydraulic performance of the network as installed.*
- Surface water should not be entering a foul only network and the management of surface water spans a number of organisations including the Lead Local Flood Authority and Highways. When assessing planning applications we review the submitted documents to ensure surface water is managed in-line with the Surface Water Hierarchy Building Regulations Part H. In this instance the flows are not impacting existing Anglian Water assets and therefore it is not for us to comment on the strategy."*
- 7.40 In light of the fact that Anglian Water have no objection to the development, it is the view of officers that there is not a defensible reason to refuse the application on the basis of foul water concerns.
- 7.41 Given the above, it is considered that the proposed drainage scheme and flood mitigation measures accord with Policies 2, 3 and 4 of the Local Plan which require proposals to provide appropriate means of drainage and flood defence.
- 7.42 Viability and developer contributions
- 7.43 Policy 18 of the Local Plan requires the provision of about 25% affordable housing on-site on market schemes in South Holland where developer contributions can be sought. In addition, Policy 6 states that developer contributions will be sought that relate to the provision of education and health facilities.
- 7.44
- 25% on-site affordable housing provision
 - Education contribution of £661,928
 - Healthcare contribution of £99,000
- 7.45 In addition, Weston Parish Council have requested a financial contribution of £108,000 towards the expansion of play facilities and upgrade of the car park and access at Weston Park and well as the installation of 6 bus shelters in the village.
- 7.46 The applicant has not sought to challenge the requested contributions on viability grounds and these contributions would be secured via a legal agreement if permission were to be granted.

- 7.47 Affordable housing provision
- 7.48 Policy 18 of the Local Plan requires the provision of about 25% affordable housing on-site on market schemes in South Holland.
- 7.49 38 affordable dwellings (25.3%) are proposed, with the following tenure split, to be integrated through the site:
- 27 x Affordable Rent (8 x 1 bed, 12 x 2 bed, 6 x 3 bed and 1 x 4 bed)
- 11 x Shared Ownership (4 x 2 bed and 7 x 3 bed)
- 7.50 An alternative mix including 'First Homes' has been negotiated through the application process in the event that planning permission is granted after 28th March 2022. This is because whilst First Homes are now the government's preferred discounted market tenure, there is a transition period which means that the new First Homes policy requirement does not apply for applications where there has been significant pre-application engagement which are determined before 28 March 2022. First Homes are to be discounted by a minimum of 30% against the market value, with a maximum price cap of £250,000 for the first sale and should account for at least 25% of all affordable housing units delivered by developers through planning obligations where the policy applies.
- 7.51 In the event that planning permission is granted after 28th March 2022, the following alternative tenure split has been agreed:
- 10 x First Homes (4 x 2 bed and 6 x 3 bed)
- 27 x Affordable Rent (8 x 1 bed, 12 x 2 bed, 6 x 3 bed and 1 x 4 bed)
- 1 x Shared Ownership (3 bed).
- 7.52 Strategic Housing have no objections to the proposed affordable housing scheme, thus it is considered acceptable.
- 7.53 Other considerations
- 7.54 Issues such as noise and air pollution during the construction period is a consideration, however it is one that carries limited weight in the overall planning balance. A Construction Management Plan and Construction Method Statement have been submitted in support of the application, which cover working hours and measures for controlling noise, vibration, dust and mud. SHDC's Environmental Protection Officer has been consulted on these details and has no objection to the proposed arrangements.
- 7.55 The site is allocated for housing in the local plan and issues such as infrastructure capacity, number of amenities located in the village, loss of agricultural land and an increase in pollution from vehicles were considered through the plan making process. Both the NHS and Education Authority have requested financial contributions towards improving healthcare and education provision/services, which shall be secured by legal agreement.
- 7.56 SUDS features, landscaping and open space (including play area) are to be maintained/managed by an appointed management company.
- 7.57 Planning Balance
- 7.58 The principle of residential development on this site has already been established by virtue of the housing allocation in the Local Plan. It is not considered that the proposal would materially harm the character or appearance of the locality or amenity of nearby residents, and flood risk and affordable housing/developer contribution matters are considered to have been appropriately addressed. Notwithstanding the concerns that have been raised relating to highway matters and foul water drainage, it is not considered that there is a justifiable reason to withhold permission on these grounds.
- 7.59 Overall, it is considered that the planning balance is in favour of the proposal.
- 7.60 Conclusion

7.61 In light of the above considerations, the proposal is considered to be in general accordance with Policies 1, 2, 3, 4, 6, 18 and 32 of the South East Lincolnshire Local Plan (2019), as well as guidance in the National Planning Policy Framework (2019).

7.62 **Additional Considerations**

Public Sector Equality Duty

In making this decision the Authority must have regard to the public sector equality duty (PSED) under s.149 of the Equalities Act. This means that the Council must have due regard to the need (in discharging its functions) to:

A. Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act

B. Advance equality of opportunity between people who share a protected characteristic and those who do not. This may include removing or minimising disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic; taking steps to meet the special needs of those with a protected characteristic; encouraging participation in public life (or other areas where they are underrepresented) of people with a protected characteristic(s).

C. Foster good relations between people who share a protected characteristic and those who do not including tackling prejudice and promoting understanding.

The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The PSED must be considered as a relevant factor in making this decision but does not impose a duty to achieve the outcomes in s.149. It is only one factor that needs to be considered, and may be balanced against other relevant factors.

It is not considered that the recommendation in this case will have a disproportionately adverse impact on a protected characteristic.

Human Rights

In making a decision, the Authority should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as South Holland District Council to act in a manner that is incompatible with the European Convention on Human Rights. The Authority is referred specifically to Article 8 (right to respect for private and family life) and Article 1 of the First Protocol (protection of property).

It is not considered that the recommendation in this case interferes with local residents' right to respect for their private and family life, home and correspondence, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general public interest and the recommendation is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

8.0 **RECOMMENDATIONS**

8.1 **Authorised to Grant Permission subject to the applicant entering into a Section 106 Agreement to secure the delivery of 38 no. affordable dwellings of the mix set out above, an education contribution of £661,928, an NHS contribution of £99,000 and a Parish Council contribution of £108,000, and those Conditions listed at Section 9.0 of this report.**

9.0 **CONDITIONS**

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:
- Site Location Plan
 - SPAL/WEST/PPL/100 Rev P
 - WE/CP/01 Rev J
 - Q6906_B Buffer Zone Plan
 - Q6906_B LEAP Proposal
 - DY-WD16-01
 - AM-WD16-01
 - WL-WD06-01
 - WL-WDC06-01
 - KL-WD16-01
 - HL-WD16-03
 - RN-WD16-03
 - EN-WD16-03
 - DM-WD16-01
 - SW-WD16-01
 - SW-WDC06-01
 - CW-WDC16-01
 - SN-WD16-01
 - BH-WD16-01
 - GW-WD16-01
 - MS-WD16-01
 - 2064 2/1
 - 2064 2/2
 - G336-PD-01
 - G653-PD-01
 - 1003-278-04 Rev D
 - 1003-00-05 Rev B
 - 1003-00-03 Rev C
 - 1003-02-02 Rev A
 - 1003-02-04 Rev A
 - WES/MCP/001
 - SPAL/WEST/PPL/100 Rev N
 - 1003-05-01
 - 1003-05-02
 - 1003-05-03
 - 1003-05-04
 - SPAL/WEST/PPL/100 Rev P (in so far as it relates to the layout of affordable housing units)
 - E21136/100 Rev P2
 - TR1
 - Photograph of sub station
 - SPAL/WEST/CMP/100
 - SPAL/WEST/38/100
 - Construction Method Statement (prepared by Persimmon Homes, dated November 2021)
 - Design and Access Statement (prepared by Persimmon Homes, dated November 2021)
 - Ecological Appraisal (prepared by FPCR Environment and Design Ltd, dated 7th April 2020)
 - Phase 1 Desk Study (prepared by RSK Environment Limited, dated 20th November 2019)
 - Phase 2 Geo-environmental and Geotechnical Site Investigation (prepared by RSK Environment Limited, dated 1st April 2020)
 - Transport Assessment (prepared by Bancroft Consulting, revised October 2020)
 - Housing Statement (prepared by Persimmon Homes, dated February 2022)
 - Noise Impact Assessment (prepared by Spectrum Acoustic Consultants, Rev 3, dated 19th October 2021)
 - Management of Open Space and Sustainable Urban Drainage Systems (prepared by Persimmon Homes, dated November 2021)
 - Open Space Assessment (prepared by Persimmon Homes, dated November 2021)
 - Parking Statement (prepared by Persimmon Homes, dated November 2021)
 - Planning Statement (prepared by Persimmon Homes, dated November 2021)
 - Specification for strip, plan and sample recording (prepared by Archaeological Project Services, dated March 2020)
 - Street Scene - Plots 4-94
 - Street Scene - Plots 54-65
 - Flood Risk Assessment (prepared by Amazi Consulting Ltd, dated 26th November 2021)

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

3. Notwithstanding the submitted drawings, prior to the commencement of any part of the development hereby permitted, detailed engineering drawings for the alterations and highway improvements to High Road in the vicinity of the proposed entrance to the permitted development shall be submitted to and approved in writing by the Local Planning Authority. The submitted engineering drawings shall show how the existing Ghost Island Right-turn Lane serving Wimberly Close will be altered to allow vehicles to turn safely into both Wimberly Close and the permitted development and shall include details of how the existing bus stop on High Road will be relocated to a safe and suitable position away from the new junction into the permitted development.

Reason: In the interests of the safety and free passage of all those using the adjacent public highway.

This Condition is imposed in accordance with Policy 2 of the South East Lincolnshire Local Plan, 2019.

4. The development hereby permitted shall be undertaken in accordance with a Construction Management Plan and Method Statement that shall first be submitted to, and approved in writing by, the Local Planning Authority.

The Construction Management Plan and Method Statement shall indicate measures to mitigate against the adverse impacts of vehicle movements and vehicle parking and shall include;

- the phasing of the development to include access construction;
- the on-site parking of all vehicles;
- the on-site loading and unloading of plant and materials;
- the on-site storage of plant and materials used in constructing the development;
- wheel washing facilities;
- a strategy for the management of surface water run-off and the protection of sustainable drainage features during construction. This should include details demonstrating how the drainage systems (permanent or temporary) will connect to an outfall (permanent or temporary) during construction.

Reason: In the interests of the safety and free passage of those using the adjacent public highway and to ensure that the permitted development is adequately drained without creating or increasing flood risk to land or property adjacent to, or downstream of, the permitted development during construction.

This Condition is imposed in accordance with Policies 2, 3 and 4 of the South East Lincolnshire Local Plan, 2019.

5. Before each dwelling is occupied, the roads and footways providing access to that dwelling, for the whole of its frontage from an existing public highway, shall be constructed to a specification to enable them to be adopted as Public Highway, less the carriageway and footway surface courses. The carriageway and footway surface courses shall be completed within three months from the date upon which the erection is commenced of the penultimate dwelling.

Reason: To ensure that a safe and suitable standard of vehicular and pedestrian access is provided for residents throughout the construction period of the development and that the roads and footways are completed within a reasonable period following completion of the dwellings.

This Condition is imposed in accordance with Policy 2 of the South East Lincolnshire Local Plan, 2019.

6. No dwelling (or other development as specified) shall be commenced before the first 50 metres of estate road from its junction with the public highway, including visibility splays, have been completed to binder course level.

Reason: To ensure construction and delivery vehicles, and the vehicles of site personnel may be parked and/or unloaded off the existing highway, in the interests of highway safety and the amenity of neighbouring residents.

This Condition is imposed in accordance with Policy 2 of the South East Lincolnshire Local Plan, 2019.

7. Before any dwelling is occupied, all of that part of the estate road and associated footways that forms the junction with the main road and which will be constructed within the limits of the existing highway, shall be laid out and constructed to finished surface levels in accordance with details to be submitted and approved by the Local Planning Authority.

Reason: In the interests of safety, to avoid the creation of pedestrian trip hazards within the public highway from surfacing materials, manholes and gullies that may otherwise remain for an extended period at dissimilar, interim construction levels.

This Condition is imposed in accordance with Policy 2 of the South East Lincolnshire Local Plan, 2019.

8. The permitted development shall be undertaken in accordance with a surface water drainage scheme which shall first have been approved in writing by the Local Planning Authority.

The scheme shall:

- be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development;
- provide details of how run-off will be safely conveyed and attenuated during storms up to and including the 1 in 100 year critical storm event, with an allowance for climate change, from all hard surfaced areas within the development into the existing local drainage infrastructure and watercourse system without exceeding the run-off rate for the undeveloped site;
- provide attenuation details and discharge rates which shall be restricted to 1.4 litres per second;
- provide details of the timetable for and any phasing of implementation for the drainage scheme; and
- provide details of how the scheme shall be maintained and managed over the lifetime of the development, including any arrangements for adoption by any public body or Statutory Undertaker and any other arrangements required to secure the operation of the drainage system throughout its lifetime.

No dwelling shall be occupied until the approved scheme has been completed or provided on the site in accordance with the approved phasing. The approved scheme shall be retained and maintained in full, in accordance with the approved details.

Reason: To ensure that the permitted development is adequately drained without creating or increasing flood risk to land or property adjacent to, or downstream of, the permitted development.

This Condition is imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019 and national guidance contained in Section 14 of the National Planning Policy Framework, 2019.

9. 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).

The scheme shall include the following measures unless the LPA dispenses with any such requirement in writing:

A remediation method statement comprising details of ground gas protection measures to be installed. This shall include details of the proposed verification plan including compliance criteria and monitoring details.

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

Reason: To assess whether the site is polluted and to address any pollution to ensure a satisfactory development. This issue is integral to the development and therefore full details need to be finalised prior to the commencement of works.

This Condition is imposed in accordance with Policy 30 of the South East Lincolnshire Local Plan, 2019.

10. Prior to the first occupation of the development, two full copies of a suitably detailed ground gas verification report shall be submitted to, and approved in writing by, the Local Planning Authority. 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 objectives and criteria 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.

Reason: To ensure the satisfactory remediation of contaminated land and/or waters.
This Condition is imposed in accordance with Condition 30 of the South East Lincolnshire Local Plan, 2019.

11. Before the commencement of the development hereby permitted beyond oversight, the approval of the Local Planning Authority is required to a scheme of landscaping and tree planting for the site (including screening of bin collection points) 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 and completed in its entirety during the first planting season following practical completion of the development. 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.

NOTE: The submitted landscaping proposals shall demonstrate that Biodiversity Net Gain will be achieved on site, using the Biodiversity Metric 3.0 (or any successor).

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, and that Biodiversity Net Gain will be achieved.
This Condition is imposed in accordance with Policies 2, 3 and 28 of the South East Lincolnshire Local Plan, 2019 and the Environment Act 2021.

12. A final (as agreed with a management company) copy of a maintenance schedule for the areas of publicly accessible open space, the proposed Local Equipped Area for Play, landscaping and drainage features, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby permitted beyond oversight. The maintenance of these areas shall be carried out in accordance with the details so approved.

Reason: To ensure that adequate provision is made for the management and maintenance of the areas concerned.
This Condition is imposed in accordance with Policy 32 of the South East Lincolnshire Local Plan, 2019.

13. The development hereby permitted shall be carried out in accordance with the proposed acoustic mitigation measures set out in Section 6 of the submitted Noise Impact Assessment (prepared by Spectrum Acoustic Consultants, Rev 2, dated 30th November 2020).

Reason: In the interests of residential amenity.
This Condition is imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019.

14. The applicant shall notify the Lincolnshire County Council Historic Environment Department in writing of the intention to commence at least fourteen days before the start of archaeological work required in order to facilitate adequate monitoring arrangements.

Reason: To ensure satisfactory archaeological investigation and retrieval of archaeological finds in accordance with national guidance contained in Section 16 of the National Planning Policy Framework, 2021.
This Condition is imposed in accordance with Policy 29 of the South East Lincolnshire Local Plan, 2019.

15. A copy of the final report required in connection with the necessary archaeological work above shall be submitted within three months of the work being carried out to the Local Planning Authority and the Lincolnshire Historic Environment Record. The material and paper archive required as part of the written scheme of investigation shall be deposited with an appropriate archive in accordance with guidelines published in The Lincolnshire Archaeological Handbook.
- Reason: To ensure satisfactory arrangements are made for the recording of possible archaeological remains in accordance with national guidance contained in Section 16 of the National Planning Policy Framework, 2021.
This Condition is imposed in accordance with Policy 29 of the South East Lincolnshire Local Plan, 2019.
16. Details of the design and positions of all external boxes for gas and electricity supplies and of any gas flues and soil vent pipes shall be submitted to and approved in writing by the Local Planning Authority prior to their installation and there shall be no variation from the details so approved.
- Reason: To ensure that the Local Planning Authority retains control over these details of the development 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 Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019.
17. The development hereby permitted shall be carried out in accordance with the measures set out in the Flood Risk Assessment (prepared by Amazi Consulting Ltd, dated 26th November 2021) forming part of this planning application, unless otherwise agreed in writing by the Local Planning Authority, in particular the following measures shall be fully implemented before the property is first occupied:
- Finished floor levels shall be set no lower than 3.6 metres AOD
 - The proposed dwellings shall have at least two storey
- Reason: To ensure that the development does not increase the risk of flooding or be at risk of flooding.
This Condition is imposed in accordance with Policies 3 and 4 of the South East Lincolnshire Local Plan, 2019 and national guidance contained in Section 14 of the National Planning Policy Framework, 2021.
18. The water consumption of each dwelling hereby permitted should not exceed the requirement of 110 litres per person per day (as set out as the optional requirement in Part G of the Building Regulations 2010 and the South East Lincolnshire Local Plan, 2019). The person carrying out the work must inform the Building Control Body that this duty applies. A notice confirming the requirement for the water consumption has been met shall be submitted to the Building Control Body and Local Planning Authority, no later than five days after the completion of each individual dwelling.
- Reason: To protect the quality and quantity of water resources available to the district.
This Condition is imposed in accordance with Policy 31 of the South East Lincolnshire Local Plan, 2019.
19. The Local Planning Authority has acted positively and proactively in determining this application by assessing it against all material considerations, including national guidance, planning policies and representations that have been received during the public consultation exercise, and by identifying matters of concern within the application and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal.
- This decision notice, the relevant accompanying report and the determined plans can be viewed online at <http://planning.sholland.gov.uk/OcellaWeb/planningSearch>

Lead Contact Officer

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Appendices attached to this report:

Appendix A Plan A

MapThat Scale Print Title

