

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H23-0714-18 **Applicant:** Firdene Homes Limited

Proposal: Proposed Residential Development of 28 Bungalows including estate roads, public open space and landscaping

Location: Land Adjacent: 70 Cobgate Whaplode Spalding

Terminal Date: 8th March 2019

Planning Policies

Local Plan July 2006:

HS6	New Housing in the Group Centres (Non-Allocated Sites)
HS7	New Housing in the Open Countryside including Other Rural Settlements
HS8	Affordable Housing
SG1	General Sustainable Development
SG2	Distribution of Development
SG3	Settlement Hierarchy
SG4	Development in the Countryside
SG11	Sustainable Urban Drainage Systems (SUDS)
SG12	Sewerage and Development
SG13	Pollution and Contamination
SG14	Design and Layout of New Development
SG15	New Development: Facilities for Road Users, Pedestrians and Cyclists
SG16	Parking Standards in New Development
SG17	Protection of Residential Amenity
SG18	Landscaping of New Development

National Guidance

National Planning Policy Framework 2019

NPPF 2019

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 16 Conserving and enhancing the historic environment

Representations:

	Object	Support	No Obj.	Comments
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PARISH COUNCIL	1	0	0	0
WARD MEMBER	0	0	0	0
PLANNING LIAISON OFFICER - FLOOD RISK ASSESSMENT	0	0	1	0
HIGHWAYS & SUDS SUPPORT	0	0	0	1
IAN MARSHMAN - HISTORIC ENVIRONMENT OFFICER	0	0	0	1
SOUTH HOLLAND INTERNAL DRAINAGE BOARD	0	0	0	1
SHDC INTERNAL	0	0	0	2
OTHER STATUTORY BODIES	0	0	0	4
RESIDENTS	2	0	0	2

CASE OFFICER ASSESSMENT

Proposal

Full planning permission is sought for 28 bungalows and the associated access road layout, hard and soft landscaping and open space. The application is supported by a Planning Statement, Land contamination assessment, Flood risk assessment and Drainage Statement as well as plans.

The application proposes 3no x 2 bedroom bungalows and 18no x 3 bedroom bungalows for open market sale, and 7no x 2 bedroom bungalows for social housing.

Since submission revised details of the dwellings have been submitted, as well as drainage details.

Site Description

The application site is approximately 2.4 ha of agricultural land, located on the south-western periphery of Whaplode, which is a minor service centre. The northern and western boundaries are defined by watercourses controlled by South Holland Internal Drainage Board. Properties off Abbots Gardens are situated to the east and frontage residential development is situated on the opposite side of Cobgate.

The site adjoins Whaplode Development Boundary as defined in the South Holland Local Plan, 2006 and South East Lincolnshire Local Plan 2011-2036 (Publication Version - March 2017).

History of site

H23-0495-17 - Outline Planning for up to 18 dwellings granted 19 Jan 2018.

H23-0018-17 - Outline Planning consented for 5 dwellings and access road from Cobgate granted 6/3/17.

Consultation responses

Whaplode Parish Council

No objections to land being developed but will have major adverse impact on traffic levels in Cobgate therefore application should be refused and the number being built reduced - access to this land should be off the main road to the north.

SHDC Environmental Health

Based on the information provided in Humberside Materials laboratory Limited reports 'Phase 1 (desk study) report Land of Cob Gate, Whaplode' ref 1059/4540/P/P1 dated May 2018 and 'Phase 2 (site investigation) report' ref 1059/45450/P/P2 dated June 2018 a land contamination condition is not required. I therefore have no objections to the development.

SHDC Housing Strategy

Should the development be permitted the current policy requires 1/3 of the development to be provided as affordable housing to meet district wide housing needs. However, given the direction of travel with the soon to be adopted emerging Local Plan, which requires 1/4 of the development to be provided as affordable housing based on viability evidence within the Whole Plan Viability study, Strategic Housing recommends that 1/4 (25%) of the development should be provided as affordable housing. The affordable housing should be delivered in accordance with the affordable housing as described in Annex 2 of the National Planning Policy Framework dated July 2018, or any Planning Policy Statement, Guidance Notes or Circulars which may amend, supplement or supersede this. For this scheme the 25% contribution equates to 7 dwellings, of which 70% (5) should be delivered in favour of Rented and 30% (2) affordable home ownership dwellings. It would be preferable for the affordable housing to be secured through a s106 agreement. The s106 agreement should include an agreed affordable housing scheme detailing the tenure split, property types and sizes, plot numbers, internal floor areas, design standards and the phasing of the affordable housing units. It would be preferable for the homes to be built to the 'National Space Standards'. As a minimum the affordable homes should be built to the former Housing Corporation Design and Quality standards which for this development would be at least: 2 beds 4 person 67sqm Ideally the affordable housing should be spread proportionately across the scheme to enable a mixed and sustainable community. The developer should also seek to secure a Registered Provider for the affordable dwellings at the earliest opportunity. The Strategic Housing Team can provide a list of RPs with stock in the local area should the developer require this. The Strategic Housing Market Assessment also identifies a recommended mix for market housing to meet current and projected housing needs in the district. The recommendation is as follows: 1 bedrooms- 5%, 2 bedrooms- 35%, 3 bedrooms- 45% and 4 bedrooms- 15%. We would expect the market housing to broadly reflect this.

LCC Highways and SUDS - Seek further details regarding surface water drainage.

LCC Historic Environment Officer - No archaeological impact.

LCC Education - Seek contributions for primary and secondary education (circa £84,803).

NHS- Contribution of £12,432 (£444 per dwelling).

South Holland IDB - Comment regarding required consents.

Environment Agency - No objection subject to condition regarding according with FRA.

Anglian Water - Comment on need for cordon sanitaire to the existing pumping station. Also recommend conditions.

Police - No objection, and raise Building Control requirements.

Neighbouring residents

The boundary of Plots 1 and 2 are against an existing rear boundary. There is a hedge on this rear boundary that the occupier is required to maintain at all times. If this application is to go ahead, then Firdene Homes Limited will need to liaise with Waterloo Housing Group to get lease agreements changed so that existing residents are not required to maintain the hedges.

Orientation of the bungalows on plots 1 and 2 should be reconsidered to protect the amenity and privacy of existing neighbouring properties.

Flooding of this area and the road surface.

Material Planning Considerations

Principle of the development of the land

The principle of the development of this land has been accepted in January 2018 as a result of the planning permissions that have been granted. This application amalgamates the two areas of land the subject of those consents to one site.

5 year housing land supply

There has been no change to the Council's lack of 5 year land supply since January 2018.

The new NPPF 2019 still brings forward the principles of the presumption in favour of sustainable development and one of its main aims is to boost significantly the supply of housing, and reiterates the three mutually dependant dimensions to sustainable development are social, economic and environmental.

An Economic Role - the proposal would contribute towards housing supply and future occupants may well work locally and support local services and make a contribution to the local economy. There may also be employment opportunities associated with the construction, albeit in the short term.

A Social Role - the proposal would help to provide the supply of housing required to meet the needs of present and future generations.

Also, Whaplode is defined as a Group Centre in the South Holland Local Plan, 2006 and a Minor Service Centre in the emerging South East Lincolnshire Local Plan. It has local services and facilities such as a junior school, garage/petrol filling stations, shops, post office, etc. The village is also on a public transport route. The site is considered to be fairly accessible to these services.

An Environmental Role - The site is located against existing development and relates fairly well with the existing settlement, including Abbots Gardens to the east. Although it is not within the defined settlement limit within the emerging Local Plan it was nevertheless identified as suitable within the South East Lincolnshire Strategic Housing Land Availability Assessment (July 2016). The latter indicated that it would not place undue burdens on existing infrastructure and community facilities. It does not immediately adjoin existing industrial premises to the east.

The proposal would result in the loss of high-quality agricultural land to housing. However, in order to deliver the Council's required 'objectively assessed housing need,' as per the provisions of the Framework, it is inevitable that some high-grade agricultural land will be lost. Given this context, it is not considered that the loss of this amount of agricultural land in this location is an issue that would significantly and demonstrably outweigh the benefits of housing development, and thus represent a valid reason for refusal in this instance.

Having regard to the above, therefore, it is considered that there is not sufficient reason to refuse the application on sustainability grounds.

S106 contributions and affordable housing provision

The applicant is supplying an acceptable level of affordable housing and has agreed to the contributions to the NHS and LCC Education. This is to be secured via a S106 legal agreement.

Detailed layout and impact on neighbouring residents

It is considered that the layout proposed, given the distances to the boundaries of the site and to adjoining residents, together with the orientation of the dwellings proposed would not lead to an unacceptable degree of overlooking or loss of light to neighbouring dwellings.

As the development proposes bungalows the impact to neighbours would not be the same as if the dwellings were two storeys. However it is recommended that to minimise any future perception of overlooking, that the permitted development rights for the installation of windows within the roofs is restricted.

-Leasehold/freehold arrangements of open space

The details of future management of the open space can be controlled by the condition set out in the draft decision notice.

-Drainage and flooding

These matters have been considered by the statutory undertakers and can be controlled via conditions.

-Highway safety

It is not considered that the proposal would have any detrimental impact on highway safety and this is confirmed by LCC Highway officers.

Conclusion

Grant planning permission, subject to a S106 for Affordable Housing, education and NHS contributions.