# SOUTH HOLLAND DISTRICT COUNCIL

**Report of:** **Development Manager**

**To:** **Planning Committee - 14 December 2022**

**(Author:** **Lucy Buttery - Principal Planning Officer)**

**Purpose:** **To consider Planning Application H23-0827-22**

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| **Application Number:** | H23-0827-22 | **Date Received:** | 17 August 2022 |
| **Application Type:** | OUTLINE | | |
| **Description:** | Residential Development | | |
| **Location:** | Stockwell Gate Whaplode Spalding | | |
| **Applicant:** | Mr Welch | **Agent:** | Andrew M Wright Ltd |
| **Ward:** | Whaplode and Holbeach St Johns | **Ward Councillors:** | Cllr A C Beal<br>Cllr P A Redgate |

You can view this application on the Council's web site at
http://planning.sholland.gov.uk/OcellaWeb/planningDetails?reference=H23-0827-22

## 1.0 REASON FOR COMMITTEE CONSIDERATION

1.1 Referred from Chairman's Panel.

## 2.0 PROPOSAL

2.1 This is an outline application (with ALL matters reserved) for residential development on land to the east of Stockwell Gate, Whaplode.

2.2 The indicative site layout plan and application form indicate the intention for the site to accommodate 42 dwellings.

## 3.0 SITE DESCRIPTION

3.1 The application site is some 1.84ha and is predominantly agricultural land. The southern part of the site accommodates agricultural buildings, glasshousing and a caravan. There is residential development to the west, north and south/south-east. The site adjoins another agricultural field to the north-east, just beyond Whaplode River.

## 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
Appendix 8 - Developer Contributions for Education Facilities
Appendix 9 - Developer Contributions for Health Care Facilities

**National Guidance**

National Planning Policy Framework (NPPF), 2021

Section 5 - Delivering a sufficient supply of homes
Section 8 - Promoting healthy and safe communities
Section 9 - Promoting sustainable transport
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 None.

## 6.0 REPRESENTATIONS

6.1 Whaplode Parish Council

Dated 10/09/2022:
Having studied the plans it is inevitable that this site will be developed sooner or later. There are certain areas of concern though. We have been experiencing traffic generation concerns on Stockwell Gate for several years, this scheme layout will create an additional 7 No. accesses, it would be sensible to try and avoid additional in and out manoeuvres on this narrow rural road, I am sure the LCC Highways Department will agree with this comment. As a Parish Council we should also be concerned about the public open space, tucked away to the rear of the development - more joined up thinking is required with this area we have a similar un-used area on the opposite development, could the area of open space requirement be the areas to the front and rear of the site which has to be retained to comply with the SHIDB - 9m easement area be considered, these areas could surely be made attractive with the agreement of the Drainage Board. I am sure the Highways Department will need to give careful consideration to this scheme - speed limits, etc.

Dated 29/09/2022:
The proximity of the main access road, opposite the property of Willow End, would lead to an excess noise and disturbance to the detriment of the amenities of the occupiers of Willow End and Dane Acre. The proposal is unacceptable in that it does not relate sympathetically in design, form and character with the existing residential properties that surround the site. Having regard to the limited frontage of the site, and its relationship to existing residential properties along this section of Stockwell Gate, the proposed plan will give rise to an unneighbourly form

of development. The proposal will generate a volume of traffic and activity which will be prejudicial to the environmental and present character of the locality. The proposed main access/egress, together with the numerous private drives will add to the hazards of highway users to an unacceptable degree on a narrow country lane that is used by many large vehicles together with farm tractors/trailers etc. The declared Inland Drainage Board access strips must be retained for this purpose only, and not for possible recreational purposes.

6.2 The Rt Hon Sir John Hayes CBE MP

I have been contacted by a number of constituents regarding the above application for outline planning permission for 42 dwellings on land off Stockwell Gate, Whaplode.

My constituents and I are concerned that the number of dwellings proposed is an overdevelopment of the site. The significant increase in traffic movements an additional 42 dwellings will have on Stockwell Gate, which is a B Road, will be considerable. Stockwell Gate is regularly used by large agricultural vehicles and HGVs who already experience difficulty when trying to pass. Furthermore, concerns have been raised about the number of additional accesses onto Stockwell Gate this application proposes; this will need to be addressed.

This development will see an increase in noise and loss of amenity for neighbouring properties.

My constituents are also concerned about the loss of habitat for wildlife. A sympathetic landscaping scheme must be included to ensure a minimum of 10% Biodiversity Net Gain is delivered.

If this application is successful, then more attention and scrutiny will need to be applied to the scale and design of this development to ensure that it enhances the area. As you know, national planning policy now dictates that all applications should be tested against design standards with 'beauty' at their heart.

I would be grateful if you could treat my letter as an objection to this planning application.

6.3 LCC Highways/SUDS

This is a site that is Allocated for residential development in the South-East Lincolnshire Local Plan. Although this Application is for Outline Consent only, with all matters reserved for later approval, the submission does include an indicative layout and a well detailed drainage strategy to illustrate that a development of this size could be undertaken on the site and that a suitable drainage system is practical. The site is accessed from Stockwell Gate which is of a suitable standard to safely accommodate the passage of existing traffic as well as the vehicle movements that would be expected to be generated by the proposed development. The site is within a short distance of the principle national highway network, the A151. There is an existing footway on Stockwell Gate so residents of the proposed development would be able to safely access the village on foot. Therefore, having given due regard to the appropriate local and national planning policy guidance (in particular the National Planning Policy Framework), Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) has concluded that, subject to compliance with the Conditions and advice above, the proposed development would not be expected to have an unacceptable impact upon highway safety or a severe residual cumulative impact upon the local highway network or increase surface water flood risk and so does not wish to object to this planning application.

6.4 LCC Historic Environment Officer

The developer has submitted a Heritage Statement in support of their application in accordance with the requirements of the NPPF (paragraph 194). This provides a detailed assessment of the available information regarding the site's archaeological potential and nearby heritage assets. This office supports the conclusions reached in the Heritage Statement that this site has very low archaeological potential. Therefore, based on the available information we would recommend that no further archaeological input be required in association with the present application.

6.5 LCC Education

Based on a formulaic approach, requests a financial contribution of £204,024 towards additional secondary and sixth-form provision in the Holbeach Secondary Planning area.

6.6 South Holland IDB

The applicant proposes to discharge surface water to a watercourse at a rate of 5 l/s. This is in excess of greenfield rate, however I note that the proposed rate is the minimum possible to reduce the risk of blockages in the system. This proposal will require consent under Byelaw 3. The applicant is aware of this requirement, and I recommend that the applicant contacts this office to make an application for this consent at their earliest convenience.

I note the presence of the Board Maintained watercourses P06 Crown (DRN206G0602) and P60 Whaplode River (DRN206G6006) adjacent to the western and eastern boundaries of the site. Whilst not currently proposed, should the applicant's proposals change to include works to alter the watercourses, or if works are proposed to alter the watercourses at any time in the future, consent would be required under the Land Drainage Act 1991 (and byelaw 4).

I note that the applicant intends to install the outfall pipes within 9 metres of the aforementioned Board Maintained watercourses. To enable this proposal, consent would be required under Byelaw 10. The applicant is aware of this requirement, and I recommend that the applicant contacts this office to make an application for this consent at their earliest convenience.

6.7 SHDC Strategic Housing

The Outline consent will require a S106 Agreement that secures a minimum 25% of the total number of dwellings as affordable housing. The outline application proposes 42 dwellings = 11 affordable dwellings. Given the stated provision of 11 affordable dwellings and current policy, to meet the housing needs and adhere to local and national policy, the applicant should consider for the S106 contribution to deliver, a housing mix of 11 affordable dwellings as set out below.

8 Affordable Rented Homes
2 x 1 bed houses
4 x 2 bed houses
2 x 3 bed houses

3 First Homes
1 x 2 bed, 2 x 3 bed.

6.8 SHDC Environmental Protection (noise and odour)

No objection. Request a construction management plan.

6.9 SHDC Environmental Protection (contaminated land)

I have reviewed the Stuart Guy Limited 'Stage One Environmental Desk Study of Welch RHD&A Ltd, Stockwell Gate Whaplode, Spalding, PE12 6UE 8th June 2022 REPORT NUMBER 22-05-02 ' and am in general agreement with the findings. I make no further comment with respect to land contamination.

6.10 NHS

Requests a financial contribution of £27,720 towards the expansion in capacity through remodelling/changes to layout or extension to existing facilities within the South Lincolnshire Rural Primary Care Network (PCN) at Littlebury Medical Centre, Holbeach Medical Centre, and Moulton Medical Centre. Alternatively the funding may, where appropriate, be used to support expansion in capacity at an alternative general practice site as required to meet the local population health need.

6.11 Lincolnshire Wildlife Trust

Register a holding objection on this application until further ecological information (Habitats Regulations Assessment) has been submitted and they are satisfied that there will be no significant negative impacts on protected or priority habitats and species as a result of the development. States that there is no mention in the Preliminary Ecological Appraisal of a UK Habitats Assessment with a Biodiversity Metric (3.1) calculation for baseline setting, no proposed plan to meet the mandatory 10% and no evidence of a management & monitoring plan for the 30-year period as required.

6.12 Public - 7 comments / objections received (summarised)

- Overdevelopment
- Type of dwellings out of keeping with existing on Stockwell Gate
- Concern re highway safety; increase in volume of traffic; inadequate parking
- Overlooking / loss of privacy
- Overshadowing
- Noise from traffic
- Foul drainage concerns
- Impact on views
- Impact on existing infrastructure (schools, doctors, dentists etc.) / lack of infrastructure in Whaplode
- Play area should be included to add more for residents of village
- More affordable housing needed
- Enough houses in Whaplode already
- Loss of agricultural land
- Noise and general inconvenience during construction period
- Concern that building will be a repeat of houses currently being built in terms of loss of privacy, noise etc.
- Impact on rural character
- Ribbon development would be more in keeping
- Position of access road means lights shining into property opposite

## 7.0 CONSIDERATIONS

7.1 **Planning Considerations**

7.2 Principle

7.3 The site is located within the settlement boundary for Whaplode and is a housing allocation in the South East Lincolnshire Local Plan (2019) (ref. WHA002 - 39 dwellings). The principle of this type of development on the application site has therefore already been established.

7.4 Access

7.5 The application is in outline form with all matters reserved. Access arrangements are therefore not a matter for debate in respect of this outline application.

7.6 Concerns regarding highway safety and an increase in the volume of traffic / congestion are all noted. The Highway Authority have been consulted on this application and, in the absence of an objection from them to the principle of developing the site, there is not a justifiable reason to refuse this application on highway grounds.

7.7 At the Chairman's Panel meeting, members raised concern over the number of access points shown on the indicative block plan and it was queried whether the main access could be moved south in line with Tulip Fields. To be clear, the block plan is to be treated as indicative only for the purposes of this application and is not binding on any future reserved matters application that may be made.

7.8 The above concerns were also fed back to the applicant's agent, who responded in the following terms:

7.9 *"Notwithstanding that this is an outline application (with an indicative site layout included). The position shown for the main access is on the curve of the road offering the very best in visibility in both directions. The open SHIDB drain is avoided because during discussions with the IDB they made clear they would not like to see this drain piped.*

*The suggestion of positioning the main site access opposite Tulip Fields, I believe, would not be acceptable to LCC Highways or the SHIDB for the following reasons. The creation of a cross-roads would be unlikely to receive approval by Highways. Indeed, I have an LCC Highways design guide which states for a road of this type that, 'cross roads will not be permitted'. The open drain turns at right angles and then passes below Stockwell Gate before running parallel*

*to Tulip Fields. Placing a main entrance opposite Tulip Fields would necessitate a large amount of the open drain to be piped including the right angle section. This is unlikely to meet approval of the IDB particularly as the piped section would include a right angle section which would be highly susceptible to blockages.*"

7.10 In terms of the number of accesses on the indicative block plan, it was commented:

7.11 *"Notwithstanding that layout and access are both reserved matters, the plan shows a typical frontage development. There are numerous examples of this type of frontage development opposite other existing properties across South Holland that have received planning permission. All of these examples would have the same issues surrounding access, headlights, etc.*

*It should be noted that there are very few existing properties opposite the site where indicative frontage development has been shown. From Tulip Fields northwards there are only 3 established properties and then a development under construction (by Stinders Developments Co Ltd where two properties front onto Stockwell Gate). Of the 3 established properties, one is a chalet which is believed to have been abandoned many years ago (with significant tree/shrub screening), and the other two are bungalows, one with a large side garden (including hedge screening).*

*It should be further noted that because there is a larger than usual highways margin to the east side of Stockwell Gate that the indicative frontage dwellings are set well back and are a significant distance away from existing frontage properties opposite."*

7.12 On the basis that there is no highways objection and access is a reserved matter, officers are of the opinion that the proposal satisfactorily accords with Policy 2 of the Local Plan, which requires it to be demonstrated that vehicle generation levels will be acceptable.

7.13 Parking arrangements cannot be assessed until detailed design stage.

7.14 Layout, density, scale and design

7.15 This application relates to the principle of residential development of the site and the exact layout, visual appearance and scale of the proposed dwellings, as well as landscaping details, cannot be assessed at this stage as these are reserved matters.

7.16 Whilst development on greenfield land in this location would inevitably alter the character of this part of the village, this is a matter that was considered through the Local Plan housing allocation process. It is not considered that the impact would be such that it would significantly and demonstrably outweigh the benefits of delivering housing in this location. It is considered that the site could be developed in such a manner as to not materially harm the existing character and appearance of this part of the village.

7.17 In terms of density, the site is approximately 1.84ha in size, therefore 42 dwellings would result in a density of approximately 23/ha. Whilst this is higher than the 20/ha applied to housing allocations in Policy 11 of the Local Plan, it is only a difference of 3 units and the density is comparable to the overall density of Tulip Fields and Wesley Road on the western side of Stockwell Gate. Based on the indicative site plan submitted, it is considered that a suitable scheme is capable of being provided at that density, without materially harming the character and appearance of the area.

7.18 The submitted Flood Risk Assessment recommends that finished floor levels be raised 300mm above typical ground level. Following on from this, the surface water drainage strategy states that it may be necessary to raise some floor levels more than 300mm above the existing ground levels to achieve gravity surface and foul water outfalls. However, the number of plots that will need raising further are limited, and it is not anticipated these will be more than 0.6m above existing levels. Raising floor levels to such an extent is not uncommon and would be acceptable in visual terms given the likely separation arrangements between existing and new dwellings.

7.19 In light of the above, the proposal is considered to satisfactorily comply with the aims and objectives of Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019 as far as can be assessed at outline stage.

7.20 Residential Amenity

7.21 Details such as scale, layout and orientation of fenestration would be dealt with at reserved matters stage. Notwithstanding the need to raise finished floor levels as a flood mitigation measure, it is considered that an acceptable standard of residential amenity is capable of being provided. Satisfactory separation distances, boundary treatments and window arrangements can be factored in at detailed design stage.

7.22 Impact on views and noise/vibration/disturbance/air pollution during the construction period (and thereafter) are considerations, but ones which only carry limited weight in the planning balance. The latter can, however, be addressed by a condition requiring the submission of a Construction Management Plan which details how these issues will be minimised during the construction process.

7.23 Overall, the proposal is considered to satisfactorily accord with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019 in terms of amenity, at the present stage.

7.24 Flood Risk and Drainage

7.25 The site is a housing allocation in the Local Plan and is therefore a sequentially preferable site in flood risk terms.

7.26 The submitted Flood Risk Assessment identifies that finished floor levels of dwellings should be raised 300mm above typical ground level. Following on from this, the surface water drainage strategy states that it may be necessary to raise some floor levels more than 300mm above the existing ground levels to achieve gravity surface and foul water outfalls. However, the number of plots that will need raising further are limited, and it is not anticipated these will be more than 0.6m above existing levels. This accords with the standing advice set out in the flood risk advice matrix for a site where depths could be expected to be 250mm in a flood event.

7.27 In terms of drainage, the proposal is for surface water to be discharged via a combination of infiltration (private and shared driveways) and watercourse (roofs and adopted highway). The South Holland IDB and Lead Local Flood Authority have no objection to this approach, although full details of surface water drainage will be conditioned given the outline nature of the application.

7.28 The intention is to discharge foul water to the existing Anglian Water network along Stockwell Gate. Anglian Water are obliged to accept foul water flows from new developments if proposed and to make the necessary improvements.

7.29 Given the above, the proposal is considered to be in accordance with Policies 2, 3 and 4 of the Local Plan with regard to their provisions on flood risk and drainage.

7.30 Developer Contributions

7.31 Policy 18 of the Local Plan requires the provision of about 25% affordable housing on-site on market schemes in South Holland.

7.32 Furthermore, requests for financial contributions have been made by the NHS and Education Authority, as below:
- £27,720 towards the expansion in capacity through remodelling/changes to layout or extension to existing facilities within the South Lincolnshire Rural Primary Care Network (PCN) at Littlebury Medical Centre, Holbeach Medical Centre, and Moulton Medical Centre.
- £204,024 towards additional secondary and sixth-form provision in the Holbeach Secondary Planning area. This is based on a formulaic approach given that the application is in outline form.

7.33 These contributions would be secured via a legal agreement.

7.34 The site is allocated for housing in the local plan and issues such as infrastructure capacity and number of facilities available were considered through the plan making process and associated Infrastructure Delivery Plan.

7.35 Ecology

7.36 A Preliminary Ecological Appraisal has been submitted in support of the application. This found that the habitats on the site are of low ecological value and there are no significant ecological constraints that would prevent the proposed works. The recommendations for site enhancement will be conditioned.

7.37 Notwithstanding the above, Lincolnshire Wildlife Trust have submitted a holding objection until further ecological information (Habitats Regulations Assessment) has been submitted and they are satisfied that there will be no significant negative impacts on protected or priority habitats and species as a result of the development. A Habitats Regulations Assessment has not been submitted to-date but, as the application is in outline form, it is considered that this could reasonably be secured through an appropriately worded condition as the scheme could not be implemented until it receives Reserved Matters approval in any event. They also state that there is no Biodiversity Metric (3.1) calculation for baseline setting for Biodiversity Net Gain (BNG) and no proposed plan to meet the mandatory 10%. However, 10% Biodiversity Net Gain is not mandatory until November 2023 and Policy 28 of the Local Plan only specifies that Biodiversity Net Gain be achieved, without reference to a particular percentage. Appeal decisions indicate that until BNG becomes mandatory, a Local Planning Authority can only rely on the provisions within their Local Plan, therefore technically only a 1% gain is required. A condition can be imposed requiring that Biodiversity Net Gain be achieved - This is a reasonable approach given that an outline application only includes indicative plans.

7.38 In light of the above, it is not considered that there is material conflict with Policy 28 of the Local Plan.

7.39 Other Considerations

7.40 The proposed development would result in the loss of agricultural land, however the application site is allocated for residential development in the Local Plan, thus this is not a satisfactory ground for refusal.

7.41 The indicative site layout plan shows as Local Area for Play as part of the Public Open Space. Details of this shall be conditioned if permission were to be granted.

7.42 Planning Balance

7.43 The principle of residential development of 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 if an appropriate design is brought forward at Reserved Matters stage. 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 drainage, it is not considered that there is a justifiable reason to withhold permission on these grounds.

7.44 Overall, it is considered that the planning balance is in favour of the proposal.

7.45 **Conclusion**

In light of the above considerations, the proposal is considered to be in accordance with Policies 1, 2, 3, 4, 6, 10, 11, 18 and 28 of the South East Lincolnshire Local Plan (2019), as well as guidance in the National Planning Policy Framework (2021).

7.46 **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 **That Permission be granted subject to the applicant entering into a s106 agreement to secure the provision of 25% affordable housing on site, a £27,720 healthcare contribution and a £204,024 education contribution, as well as the conditions set out at Section 9.0 of this report.**

## 9.0 CONDITIONS

1. Application for approval of reserved matters must be made not later than three years beginning with the date of this permission, and the development must be begun before the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by Section 92 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:
PD01 Rev P1
SW 22-150-001
SW 22-150-002 Rev B
SW 22-150-003 Rev B
SW 22-150-004
SW 22-150-005 Rev B
SW 22-150-006 Rev A
16170388-WELCH-STWG-3D-TOPO Rev A
Stage One Environmental Desk Study (prepared by Stuart Guy Consulting, dated 8th June 2022)
Flood Risk Assessment (prepared by Ellingham Consulting Ltd, dated February 2022)
Preliminary Ecological Appraisal (prepared by Greenlight Environmental Consultancy Limited, dated 31st May 2022)
Heritage Statement (prepared by Acorn Archaeology, dated May 2022)
Surface & Foul Water Drainage Strategy (Rev A, prepared by Shields Wilson limited, dated August 2022)

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

3. No development shall take place without the prior written approval of the Local Planning Authority of all details of the following matters:
i) the layout, scale and external appearance of the building(s) (including a schedule of external materials to be used);
ii) the means of access to the site; and
iii) the landscaping of the site (including boundary treatment).

The development shall be carried out as approved.

Reason: To meet the requirements of Section 92 of the Town and Country Planning Act 1990.

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 protect residential amenity, mitigate against the adverse impacts of vehicle activity and the means to manage the drainage of the site during the construction stage of the permitted development. It shall include;
- the phasing of the development to include access construction;
- the on-site parking of vehicles of site operatives and visitors;
- 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 stating how surface water run off on and from the development will be managed during construction and protection measures for any sustainable drainage features. This should include drawing(s) showing how the drainage systems (temporary or permanent) connect to an outfall (temporary or permanent) during construction;
- measures to minimise the impact of noise, dust, vibration and smoke during the construction period.

Reason: In the interests of residential amenity, 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. The permitted development shall be undertaken in accordance with an Estate Road Phasing and Completion Plan, which shall first be approved in writing by the Local Planning Authority. The Plan shall set out how the construction of the development will be phased and standards to which the estate roads on each phase will be completed during the construction period of the development.

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

6. 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 flood exceedance routing for storm event greater than 1 in 100 year;
- 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 per hectare unless a higher rate of discharge can be agreed with the surface water receiving body;
- 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, 2021.

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

Reason: In the interests of highway safety during the construction process. This 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 3 of the South East Lincolnshire Local Plan, 2019.

8. Before the commencement of the development hereby permitted, full details of the existing and proposed site levels and proposed floor levels of the buildings, hard surfaced areas and garden/amenity areas, including any mitigation measures arising as a consequence (for example increased height of boundary treatment), shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed and retained in accordance with the details so approved.

Note: Where levels are raised above existing ground levels, the submission shall be supported by cross-sectional drawings showing the relationship with adjoining uses and buildings to enable the Local Planning Authority to be satisfied that sufficient mitigation measures will be in place.

Reason: To reduce the risk of flooding of the 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 4 of the South East Lincolnshire Local Plan, 2019 and national guidance contained in Section 14 of the National Planning Policy Framework, 2021.

9. The development hereby permitted shall be carried out in accordance with the measures set out in the Flood Risk Assessment (prepared by Ellingham Consulting Ltd, dated February 2022) 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 at a minimum of 300mm above typical ground level
- Flood resilient construction shall be installed a minimum of 300mm above finished floor level

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.

10. The development hereby permitted shall not be commenced before details of the means of storage and disposal of refuse and recycling, as well as appropriate management and maintenance, have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented before the first occupation of relevant dwellings and shall thereafter be retained.

Note: For residential development, reference should be made to the Council's published PRIVATE DRIVES - WASTE VEHICLE COLLECTION SERVICE - GUIDANCE NOTE when submitting these details.

Reason: To ensure that adequate facilities are made available for refuse storage and disposal to avoid pollution, to protect residential amenity, and in the interests of the appearance of the site and the area within which it is set. 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 Policies 2, 3 and 30 of the South East Lincolnshire Local Plan, 2019.

11. Before the commencement of development hereby permitted, details of the management and maintenance schedule for the areas of landscaping, incidental open space, refuse/recycling collection points and parking courts/private drives shall be submitted to and approved in writing by the Local Planning Authority. Thereafter these areas shall be maintained in accordance with the approved details.

Reason: To ensure that adequate provision is made for the management and maintenance of the those areas.
This Condition is imposed in accordance with Policies 2, 3 and 30 of the South East Lincolnshire Local Plan, 2019.

12. Prior to its installation, details of the proposed boundary treatments, including a schedule of fencing levels, heights and materials, and details of the size and species of any hedging, shall be submitted to and approved in writing by the Local Planning Authority, and the details so approved shall be implemented in full before the development is first brought into use and retained thereafter.

Note: Where levels are raised above existing ground levels, the submission shall be supported by cross-sectional drawings showing the relationship with adjoining uses and buildings to enable the Local Planning Authority to be satisfied that sufficient mitigation measures will be in place.

Reason: In the interests of the character and appearance of the development and the amenity of the area in which it is set including the amenity of nearby occupiers.
This Condition is imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019.

13. When application is made to the Local Planning Authority for approval of reserved matters, that application shall be accompanied by a scheme of landscaping and tree planting indicating (including screening of bin collection points), inter alia, the number, species, heights on planting and positions of all trees in respect of the land to which that application relates, together with details of post-planting maintenance and such a scheme shall require the approval of the Local Planning Authority before any development is commenced. 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 applicant is recommended to employ a qualified and experienced landscape designer to produce a landscaping scheme for the development. The submitted landscaping proposals shall demonstrate that Biodiversity Net Gain will be achieved on site, using the Biodiversity Metric 3.1 (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. 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 Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019.

14. The detailed design, layout, specification of the equipment, and the management and maintenance regime of the Local Area for Play shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development beyond oversite. The play area shall thereafter be provided in accordance with the details so approved prior to the occupation of the final dwelling, and shall thereafter be so maintained.

Reason: To ensure that adequate play provision is made for the occupiers of the development hereby permitted and that the facility is adequately managed and maintained.
This Condition is imposed in accordance with Policy 32 of the South East Lincolnshire Local Plan, 2019 and advice within the National Planning Policy Framework, 2021.

15. When application is made to the Local Planning Authority for approval of the reserved matters, that application shall be accompanied by a Biodiversity Net Gain Plan to demonstrate a measurable net gain of biodiversity on-site.

This shall be supported by a Biodiversity Management Plan setting out how the biodiversity enhancements will be managed and monitored for a 30-year period.

NOTE: The Biodiversity Metric 3.1 (or any successor) should be used to calculate the percentage increase in biodiversity.

The development shall be undertaken and thereafter maintained in accordance with the approved details.

Reason: In the interests of achieving Biodiversity Net Gain on-site.
This Condition is imposed in accordance with Policy 28 of the South East Lincolnshire Local Plan, 2019.

16. When application is made to the Local Planning Authority for approval of the reserved matters, that application shall be accompanied by a project-level Habitats Regulations Assessment.

Reason: To assess the impact of potential additional recreational pressure on The Wash and North Norfolk Coast European Marine Site and to identify any avoidance and/or mitigation measures required.
This Condition is imposed in accordance with Policy 28 of the South East Lincolnshire Local Plan, 2019.

17. The development hereby permitted shall be carried out in accordance with the recommendations set out in the Summary section / Section 8.0 of the submitted Preliminary Ecological Appraisal (prepared by Greenlight Environmental Consultancy Limited, dated 31st May 2022), including the recommendations for further survey work.

Reason: In the interests of biodiversity.
This Condition is imposed in accordance with Policy 28 of the South East Lincolnshire Local Plan, 2019.

18. Three swift nest bricks shall be incorporated within the external walls of each dwelling hereby approved and shall be retained thereafter.

Reason: In the interests of biodiversity.
This Condition is imposed in accordance with Policy 28 of the South East Lincolnshire Local Plan, 2019.

19. 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.

20. Please note: Dwg. no. PD02 Rev P1 has been treated as merely indicative for the purposes of determining this Outline application and no aspect of said drawing is binding on any future Reserved Matters application that may be made.

21. The permitted development requires the formation of a number of new vehicular accesses. These works will require approval from the Highway Authority in accordance with Section 184 of the Highways Act. The works should be constructed in accordance with the Authority's specification that is current at the time of construction. Relocation of existing apparatus, underground services or street furniture will be the responsibility of the applicant, prior to application. For application guidance, approval and specification details, please visit https://www.lincolnshire.gov.uk/licences-permits/apply-dropped-kerb or contact vehiclecrossings@lincolnshire.gov.uk

22. All roads within the development hereby permitted must be constructed to an engineering standard equivalent to that of adoptable highways. Those roads that are to be put forward for adoption as public highways must be constructed in accordance with the Lincolnshire County Council Development Road Specification that is current at the time of construction and the developer will be required to enter into a legal agreement with the Highway Authority under Section 38 of the Highways Act 1980. Those roads that are not to be voluntarily put forward for adoption as public highways, may be subject to action by the Highway Authority under Section 219 (the Advance Payments code) of the Highways Act 1980. For guidance, please refer to https://www.lincolnshire.gov.uk

23. Please contact the Lincolnshire County Council Streetworks and Permitting Team on 01522 782070 to discuss any proposed statutory utility connections and any other works which will be required within the public highway in association with the development permitted under this Consent. This will enable Lincolnshire County Council to assist in the coordination and timings of these works.

For further guidance please visit our website via the following links:
Traffic Management - https://www.lincolnshire.gov.uk/traffic-management
Licences and Permits - https://www.lincolnshire.gov.uk/licences-permits

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Background papers:- Planning Application Working File

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**Lead Contact Officer**


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|---|---|
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| Telephone Number: | 01775 764428 |
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**Appendices attached to this report:**

Appendix A Plan A

# MapThat Scale Print Title




SOUTH HOLLAND DISTRICT COUNCIL

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**MAP SCALE 1:**2000
**CREATED DATE:** 24/11/2022
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