

Planning Statement

RESIDENTIAL DEVELOPMENT AT

WHITEHOUSE LANE, BOSTON, LINCOLNSHIRE, PE21 0BE.

Applicant is Boston New Homes Limited

Gerald Willard

Chartered Town and Country Planner

M.R.T.P.I

March 2024

Paradise Farm, Main Road, Hollington, Staffordshire, ST10 4HX

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1.0 The proposed development

1.1 The application seeks full planning permission for residential development. The proposal is to build 102 dwellings. It will comprise a mix of market homes and affordable homes. The following mix of bedroom numbers are proposed:

- 1 bed 4 units Type G
- 2 bed 48 units Type A and B
- 3 bed 46 units Type C,D and H
- 4 bed 4 units. Type E and F

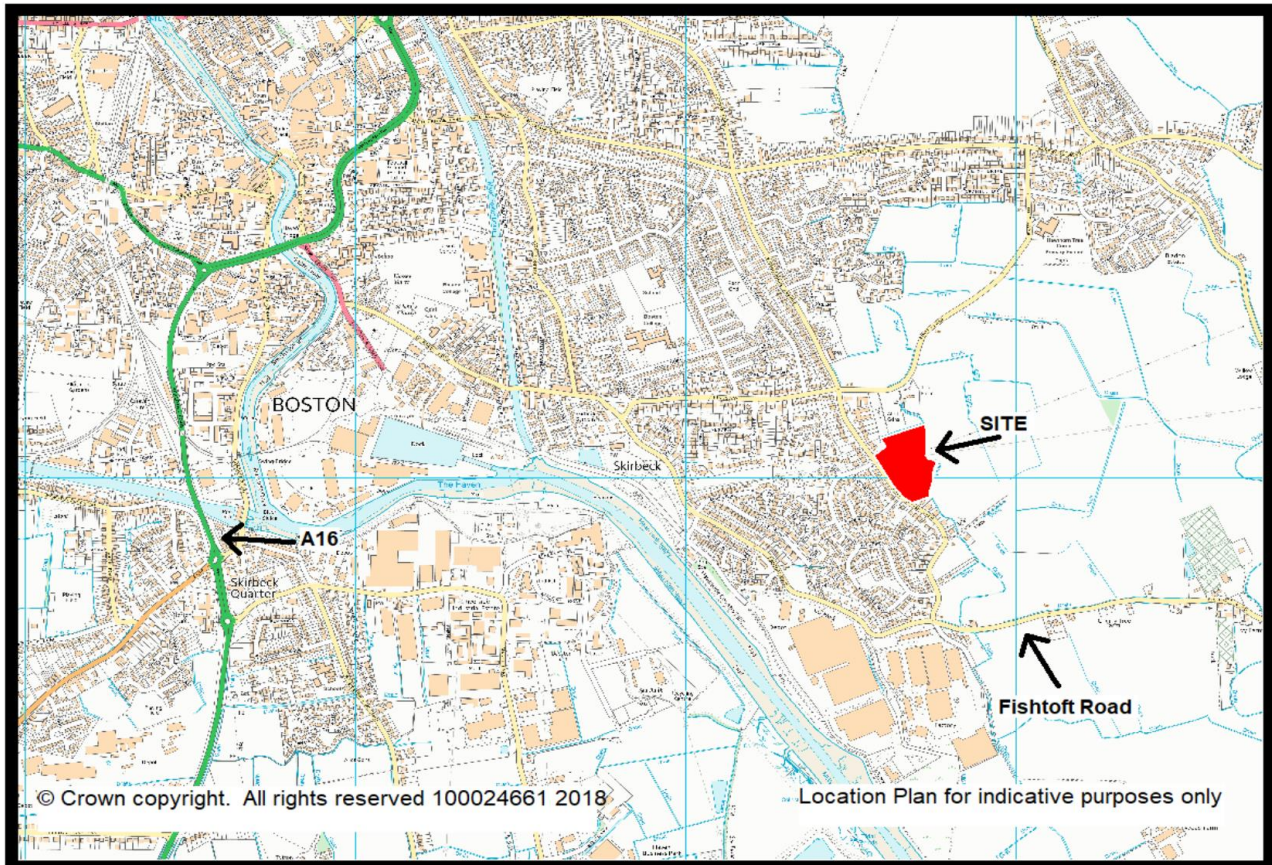
1.2 Amongst this mix there are 6 dormer bungalows. The development is truly very mixed and will meet local housing needs include this of the market and social housing (affordable) sector.

1.3 The dwellings will all be 2 storey in height and use materials suitable to the locality and to be agreed with the council.

1.4 The design of the development is described by the Architect in their design submission and need not be repeated here.

2.0 Site and its surroundings

2.1 The site adjoins Whitehouse Lane. It has well established housing developments to the North, South & West of the site. To the East of the site is open farmland. The site itself is open farmland at present devoid of any significant features.



2.2 There are ditches located along the northern and eastern site boundaries. These are maintained by Witham Internal Drainage Board (IDB). 'The Haven' watercourse is situated some 700m to the south west of the site and flows in a south easterly direction towards the coast; it is classified as 'Main River' by the EA. The Hobhole Drain is situated some 1.5km to the east of the site and flows in a southerly direction, and discharges to The Haven.

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3.0 Site History

3.1 The site did have planning permission granted in the recent past as set out below:

*B/18/0012 Outline planning permission with some matters reserved (scale, appearance and landscaping) for proposed residential development of up to 83 dwellings.

3.2 This planning permission on this site was granted in 2018. The planning permission was subject to a section 106 undertaking. The undertaking required significant contributions to protect on site open space, local education provision, local health care provision and the on site provision of affordable dwellings.

3.3 The planning permission (outline) was granted on 11th January 2019. After that there was no submission and made on the further detail no start was development.



BOSTON BOROUGH COUNCIL

APPLICATION DECISION NOTICE

Application Reference: B/18/0012

Applicant:	Messrs John T & Peter R Woods	Agent:	Mr Sam Dimmack
	Wombwell House		Sutton and Wilkinson
	Fishtoft Road		Victoria House
	Boston		13 New Penkridge Road
	PE21 0QR		Cannock
			WS11 1HW

In pursuance of the powers exercised by it as Planning Authority, Boston Borough Council, having considered your application to carry out the following development:-

Outline application with some matters reserved (scale, appearance and landscaping) for proposed residential development of up to 83 no. dwellings at Land to the east of Whitehouse Lane, Fishtoft, Boston, PE21 0BH

and in accordance with this notice and the particulars given in the application, do hereby give notice of its decision to **GRANT Outline Planning Permission** for the said development subject to compliance with the following conditions(s):-

1. No development shall commence until details of the appearance, landscaping and scale of the development (hereafter referred to as reserved matters) have been submitted to and approved in writing by the Local Planning Authority.

Reason: This is an outline application only and such details must be approved before development commences in order to comply with the objectives of Boston Borough Local Plan 1999 policies G1 and H3, and required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Application for approval of the reserved matters shall be made to the Local Planning Authority not later than the expiration of 3 years from the date of this permission.

Reason: Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004.

3. The development hereby permitted shall be begun before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved.

Reason: Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004.



4.0 Pre-app engagement

4.1 The Architect sent the proposed site layout to the LPA as the basis of pre-application process which was undertaken via email. The planning officer responded accordingly as copied below:

'Thanks for sending through the plan. My initial thoughts would be:

- Layout seems to work well and closely mirrors that previously approved, which is positive and in principle would be an acceptable layout.

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- *Would encourage some thought in relation to the NPPF requirement for tree lined streets, especially to the northern section of the site.*
- *Since the last application, the 2019 South East Lincs Local Plan has been adopted and includes Policy 28 and 32 – this requires major housing development sites to address impacts on the Wash SPA, namely through a Habitats Regs Assessment and through ensuring new developments provide opportunities for new residents to access walking/dog-walking routes locally. Bearing this in mind is there scope to utilise the POS and easements to the boundaries to create a 'circuit' walk? Doesn't need to be formal as such, just the ability for people to access and walk it would address the requirements of the policy.*
- *Although BNG is not currently a statutory requirement, we are working towards this and Policy 28 requires an uplift in biodiversity – just something to take into account when putting together layouts/proposals.*
- *Parking/Access – internal routes will need to be suitable for bin lorries to access and turn and parking standards are contained within Policy 36 of the SELLP.*

As discussed on the phone these are just my initial views and not a formal pre-app and no consultation has been undertaken, but hopefully of some assistance moving forwards."

4.2 Comments on the pre-application reply.

- * Initial support given for the site layout plan, which is encouraging.
- * Rather than tree lined streets the applicant favours investing in high quality and thoughtful landscaping of central open space area. This can include an exercise and dog walking area which can also extend into the land adjoining the water courses around the site edges.
- * A separate report addressing the BNG requirement has been prepared.
- * It is believed that the development will be accessible by all public service vehicles including refuse collection and emergency services.

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4.3 The applicant will of course remain prepared for further plan adjustments and changes where they are fair and reasonable and rooted in planning policy requirements.

5.0 Planning policy considerations

5.1 National Planning Policy Framework (NPPF) (2023)

5.2 The NPPF sets out the broad scope of national planning policy. It confirms that planning law requires planning applications be determined in accordance with the development plan, unless material considerations indicate otherwise. The NPPF must be taken into account in preparing plans and is a material consideration in planning decisions.

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5.3 It confirms that the purpose of the planning system is to contribute to the achievement of sustainable development. It sets out a range of policies to comply with this purpose and the economic, social and environmental components of sustainable development.

5.4 There is a presumption (para 11) in favour of sustainable development. The NPPF says therein the following:

11. Plans and decisions should apply a presumption in favour of sustainable development. For plan-making this means that:

a) all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;

b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas⁶, unless:

- the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or*
- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*

For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date⁸, granting permission unless:

- the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*

5.5 The NPPF requires speedy decision taking when development is plan compliant. It says:

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

5.6 In respect of planning obligations the NPPF says:

Planning obligations must only be sought where they meet all of the following tests:

- a) necessary to make the development acceptable in planning terms;*
- b) directly related to the development; and*
- c) fairly and reasonably related in scale and kind to the development.*

5.7 A major theme of the NPPF and indeed national political debate at present is about the delivery of housing. A significant boost of housing supply is required by the NPPF with special regard given to delivering a mix of housing and to ensure affordable housing is provided. The main paragraphs regarding 'housing' say:

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

To determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning guidance – unless exceptional circumstances justify an alternative approach which also reflects current and future demographic trends and market signals. In addition to the local housing need figure, any needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for.

Within this context, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes).

Where a need for affordable housing is identified, planning policies should specify the type of affordable housing required²⁹, and expect it to be met on-site unless:

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

5.8 In terms of principle then the speedy and positive determination of this site accords with the major themes and direction of national planning policy in that it will:

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- Deliver mixed housing.
- Boost local housing supply.
- Provide for affordable housing.
- Comply with the aim of sustainable development.
- The site is allocated for residential development in an up to date local plan.

5.9 The Development Plan

5.10 South East Lincolnshire Local Plan 2011-36 - Adopted March 2019

5.11 The Local Plan guides development and the use of land in South East Lincolnshire from 1 April 2011 to 31 March 2036. This Local Plan, together with the Lincolnshire Minerals and Waste Plan comprise the statutory Development Plan for the area.

5.12 The plan confirms at 2.4.12 the following:

“The shortage of affordable housing is a significant issue for the area.”

5.13 The plan sets out the vision for the area. The vision is:

By 2036 growth will be concentrated in South East Lincolnshire’s most sustainable settlements, taking into account the sensitivity of the predominantly

rural, flat, open landscape and the risk of flooding. The majority of development will be focussed in Boston and Spalding, but there will also be an appropriate level of growth in some of the area’s smaller towns and villages to ensure that they remain resilient and sustainable.

The delivery of new sustainably-designed homes (both market and affordable), as well as additional employment opportunities, will meet the needs of all the population. This will be supported by the necessary facilities,

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services and infrastructure that create healthy, mixed and balanced communities. Through growth, health inequalities and community deprivation will have been reduced.

The delivery of all new and/or improved infrastructure to support growth, including strategic highway improvements and measures to reduce the causes and impacts of flooding, will be phased to ensure that new development is both sustainable and deliverable.

South East Lincolnshire will be better connected by sustainable modes of transport, which will help ensure access to key services and facilities and places of employment is more accessible to all, as well as helping to reduce carbon emissions.

New development will be of a high standard of design and will help South East Lincolnshire mitigate and adapt to climate change. The use of renewable energy technologies and sustainable drainage systems will also help minimise carbon emissions and flood risk respectively.

South East Lincolnshire's important heritage and natural assets, landscapes and townscapes will have been protected, conserved, and enhanced where appropriate, to ensure that their inherent social, economic and environmental qualities are retained and that opportunities for sustainable tourism can be realised.

The economic base of the area will have been strengthened: the growth of existing businesses in food production, processing and distribution will be sup

ported; our high-quality agricultural land will be protected; and opportunities to diversify the economic base within the settlements, and through appropriate development in the countryside, will have been promoted in a sustainable way. This, alongside improved educational attainment, will help to provide residents with access to higher skilled, better paid jobs close to where they live.

5.14 Policy 1 confirms that Boston along with Spalding are sub-regional centres where development will be directed. It says that *"Within the settlement boundaries of Boston and Spalding (as shown on the Inset Maps) development will be permitted that supports their roles as Sub- Regional Centres."*

5.15 At paragraph 3.2.7 the plan describes the housing situation within Boston. It says:

'The Boston urban area also offers the vast majority of housing stock and choice within the Borough and this also presents one of the most significant challenges the Local Plan has had to address: - that is, meeting housing needs in an area where flood risk is a significant threat. Whilst the Local Plan takes a precautionary approach to flood risk it is recognised that the Boston urban area will continue to be an area of choice for most residents, and therefore flood mitigation is a major consideration and cost in the delivery of new development. The Boston Barrier is expected to be of huge significance to the viability of new development in Boston, the role of the town as a Sub-Regional Centre and to reducing flood risk overall.'

5.16 Policy 2 is a general development and permissive control policy. It says:

Policy 2: Development Management

Proposals requiring planning permission for development will be permitted provided that sustainable development considerations are met, specifically in relation to:

- 1. size, scale, layout, density and impact on the amenity, trees, character and appearance of the area and the relationship to existing development and land uses;*
- 2. quality of design and orientation;*
- 3. maximising the use of sustainable materials and resources;*
- 4. access and vehicle generation levels;*
- 5. the capacity of existing community services and infrastructure;*
- 6. impact upon neighbouring land uses by reason of noise, odour, disturbance or visual intrusion;*

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7. *sustainable drainage and flood risk;*
8. *impact or enhancement for areas of natural habitats and historical buildings and heritage assets; and*
9. *impact on the potential loss of sand and gravel mineral resources.*

5.17 Policy 3 deals with design and it seeks to *“create distinctive places through the use of high quality and inclusive design and layout and, where appropriate, make innovative use of local traditional styles and materials.”*

5.18 Policy 5 addresses the need for additional infrastructure to support new development. It says planning permission will be granted provided developers demonstrate that there is, or will be sufficient physical infrastructure and service needs capacity to support and meet the needs of the proposed development. Planning conditions and/or legal agreement may be needed. The plan confirms that *“the growth proposed by the Local Plan is likely to require an increase in the capacity of education provision”*.

5.19 Policy 6 sets out the need for developers to make contributions to mitigate their impacts upon infrastructure, services and the environment to ensure that such developments are acceptable. The policy confirms that contributions will be sought to deliver:

- *affordable housing will be made in accordance with Local Plan Policy 18: Affordable Housing;*
- *transport infrastructure will be made in accordance with Local Plan Policy 33: Delivering a More Sustainable Transport Network, and where appropriate:*

- o Policy 13: South-West Quadrant Sustainable Urban Extension;*
- o Policy 14: South of the North Forty Foot Sustainable Urban Extension;*
- o Policy 15: Vernatts Sustainable Urban Extension;*
- o Policy 16: Holbeach West Sustainable Urban Extension;*
- o Policy 34: Delivering the Boston Distributor Road; and*
- o Policy 35: Delivering the Spalding Transport Strategy;*

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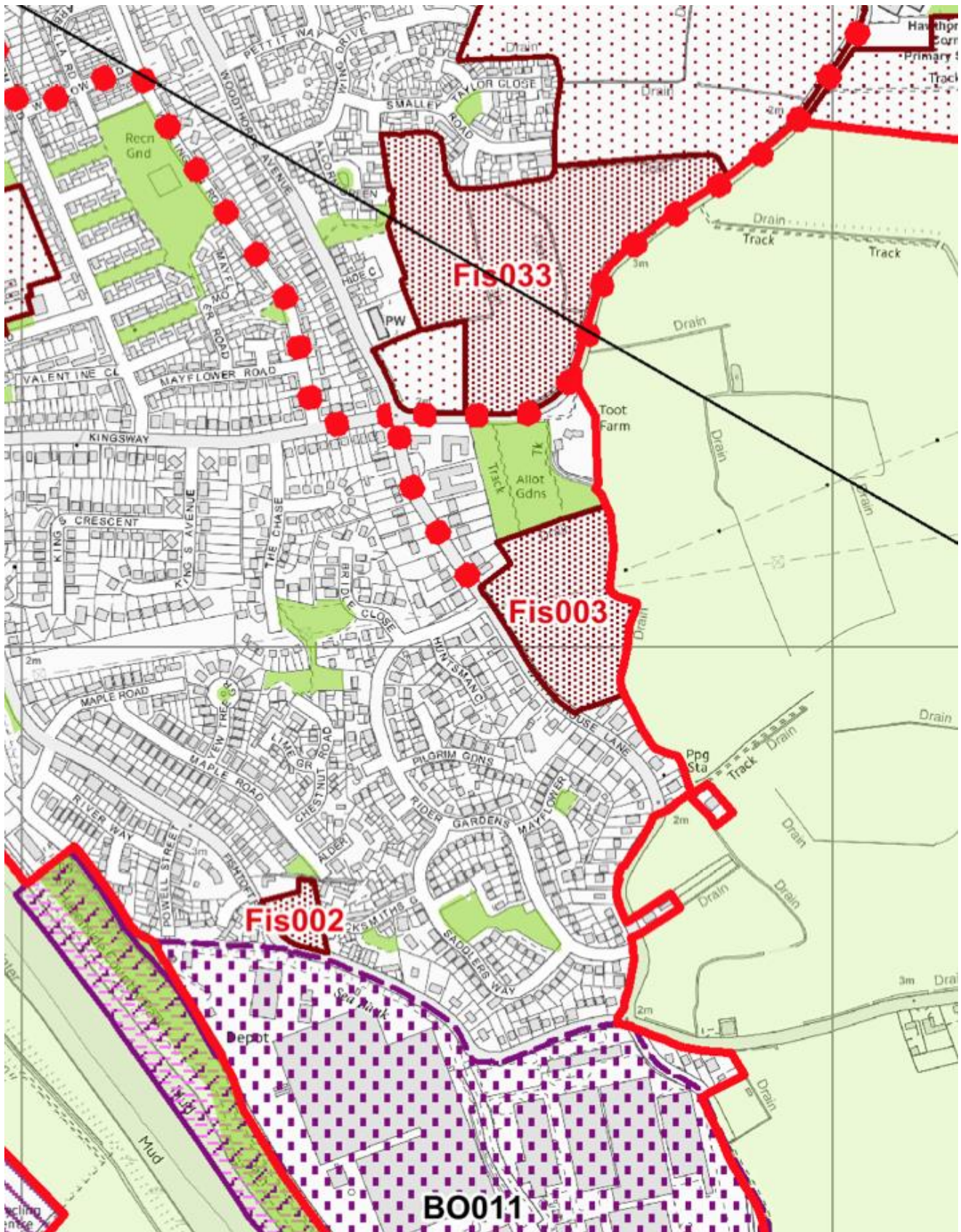
- *education facilities will be made in accordance with the requirements set out in Appendix 8: Developer Contributions for Education Facilities;*
- *health facilities will be made in accordance with the requirements set out in Appendix 9: Developer Contributions for Health Facilities; and*
- *sport facilities, recreational open space and other green infrastructure will be made in accordance with Local Plan Policy 32: Community, Health and Well-being.*
- *In addition, the provision of developer contributions should be in accordance with the relevant requirements of:*

The proposed Developer Contributions Supplementary Planning Document (SPD) and each Local Planning Authority's Developer Contributions Prioritisation Framework (or successor);

- *the South East Lincolnshire Infrastructure Delivery Plan (IDP)5, and*
- *a Community Infrastructure Levy (CIL) charging schedule, if considered appropriate in the long-term.*

5.20 Policy 11 identifies main housing sites for allocation within the plan. The submission site is identified as Fis003 which is expected to deliver in the order of 90 houses on this 3.01 ha site.

NB Overleaf is an extract from the plan which shows site Fis003



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5.21 Policy 17 addresses housing mix. It says:

'Policy 17: Providing a Mix of Housing

The provision of new houses will seek to meet the long term needs of the Plan area in order to maintain and provide mixed, inclusive and sustainable communities. Family homes of two or three bedrooms are in highest demand for both the market and affordable housing sectors and one bedroom homes are also required to meet affordable needs.

A growing ageing population with the increasing likelihood of mobility and disability needs to be met also make up over 10% of housing needs over the Plan period and these should be met through provision of homes capable of adaption and also through specialist care home provision. With a decreasing ability to access everyday facilities independently and an increasing need for healthcare, specialist care home provision should be located in the most sustainable settlements e.g. Sub-Regional Centres and Main Service Centres.

The Local Plan will also seek to meet the housing needs of non travelling Gypsy and Traveller households and also custom and self builders as they may come forward."

5.22 Policy 18 sets out the need to provide a fordable housing.This policy reads as follows:

Policy 18: Affordable Housing

In South East Lincolnshire the following need for affordable housing has been identified:

In Boston Borough about 263 new affordable dwellings per annum, equating to over 80% of the overall annual housing need; and

In South Holland about 282 new affordable dwellings per annum, equating to about 60% of the overall annual housing need.

The affordable housing need will be sought on:

1. market housing sites of 11 or more dwellings(or residential developments with an internal floor area of 1,000sqm or more with a requirement of: about 20% being affordable housing on sites in Boston Borough; and

about 25% being affordable housing on sites in South Holland; sites proposed by developers specifically for affordable housing; and Rural Exceptions Sites.

The proportion of affordable housing that can be provided on market housing sites may vary according to the site specific considerations such as viability, other infrastructure requirements and the type of affordable housing need to be met. The following provision will be sought in each Local Planning Area:

on sites in Boston Borough a mix of about 75% affordable for rent and about 25% intermediate housing for sale; and

on sites in South Holland District a mix of about 70% affordable for rent and about 30% intermediate housing for sale.

Affordable for rent may include social rented, affordable rented or intermediate rented and intermediate housing for sale may include shared ownership, shared equity and starter homes depending on the identified need.

On site provision will be required. Where circumstances relating to the delivery of affordable housing make it impractical to deliver the affordable housing on site, developers will provide sound evidence to the Local Authority why on site provision cannot be achieved. Where such evidence is accepted by the Local Authority the developer will be expected to make equivalent off-site provision or a financial contribution to enable the need to be met elsewhere. In Boston Borough this will be elsewhere in the sub area in which the site is located (either: Boston, North/East Parishes or South/West Parishes). In South Holland elsewhere is anywhere within the District.

As part of the mix of affordable housing, developments should also consider needs for specialist accommodation and how a site could contribute towards delivering them. This may include provision for affordable Gypsy, Traveller and Travelling Showpersons pitches and plots in line with any needs identified in the latest Gypsy and Traveller Accommodation Assessment or Strategic Housing Market Assessment. This would include the needs of those communities who are identified either within or outside the Government's definition set out in Planning Policy for Traveller Sites.

5.23 The plan sets out key requirements for development on the application site (Fis003). It says:

- *Water resources are adequate to serve this site, but an upgrade to the water supply network may be required.*
- *The Boston Water Recycling Centre has capacity to accommodate sewage flows from this site, but enhancements to the capacity of the foul sewerage network will be required.*
- *No development will be permitted within 9m of the Internal Drainage Board (IDB) located on the site's eastern boundary without the prior consent of the IDB.*
- *More than one point of vehicular access should be provided, and a frontage footway & highway drainage will be required.*
- *The site is within Flood Zone 3a, and the SFRA identifies flood hazard in 2115 as a danger for Allan flood depth in 2015 as 1.0 to 2.0 m Development will be required to include appropriate mitigation.*

5.24 This report will address these specific requirements.

6.0 Main planning issues

6.1 Principle of development

6.2 The site is allocated for residential development (Fis003) within the fairly recently adopted local plan. As such the application is compliant with the local plan. In addition it complies with the NPPF which seeks a significant boost in housing supply and for decisions to be taken positively and quickly where they are compliant with up to date local plans.

6.3 The development then is in principle compliant with national and local planning policy.

6.4 Site specific requirements

6.5 The site is identified as allocation site Fis003 in the adopted local plan. This allocation secures the development of the site for in the order of 90 houses. The local plan sets out 5 criteria to be addressed. These requirements and this applications response to them are as follows:

1 Are water resources are adequate to serve this site?

The applicant has approached the Water Authority who have confirmed that they would not object to additional capacity being provided for to serve the site.

It is noted that in 2018 Anglian Water did not object to the previous residential approval (B/18/0012) for this site.

2 Has the Boston Water Recycling Centre the capacity to accommodate sewage flows from the development or are any improvements necessary?

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The submitted FRA describes the existing drainage provision for the site as follows:

“Existing Drainage

2.5 Asset records from Anglian Water indicate no existing public sewerage infrastructure within the development site boundary. Records indicate an existing 225mm diameter public combined water sewer located beneath White House Lane which flows in a southerly direction. There is a public foul water network to the west of the site within the adjacent residential area, discharging to the public combined system at the junction of White House Lane and Rider Gardens to the west of the site. Refer to Appendix 2.

2.6 The site is greenfield. Under the pre-developed condition rainfall that falls onto the site will dissipate via evaporation or infiltrate into the soil or, should the capacity of the soil be exceeded, runoff would travel via overland flow routes towards the boundary ditches. Greenfield runoff rates for the proposed hard areas on the site (1.366ha) have been calculated as 5.0l/s for the mean annual runoff event (QBAR), 12.0l/s for the 1:30 year event and 17.8l/s for the 1:100 year event.”

The FRA advises that to provide for site foul sewage a foul water pumping station will be required. A new manhole will need to be installed on the line of the existing public sewer to which development foul flows will discharge. Finally, the new pumping station will need to be located at least 15m from habitable buildings.

The initial drainage design included in the planning application states that a would pumping station will not be required. The siting and capacity and other technical details about the new pumping station and site would drainage can be addressed with a suitably worded planning condition.

3 There is no development within 9m of the Internal Drainage Board (IDB) located on the site’s eastern boundary.

The layout takes account of the access easement of IDB and the 9 m protection zone is provided for as the site layout plan (2451-09 Rev A) below clearly

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shows. Dwelling boundary fences and shrub planting are to be agreed with the Witham Forth Internal; Drainage Board.



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4 Vehicular access, frontage footway & highway drainage

The site plans (see above) shows a single main access point along with a minor access serving 8 dwellings off a single driveway. A new footway adjacent to the main road is provided as required.

The application is supported by a transport statement which shows that the highway proposals are suitable and safe.

5 The site is within Flood Zone 3a and the proposed development includes appropriate mitigation.

Flood zone 3 is split into 2 separate zones; 3a and 3b by the local planning authorities however the EA do not split the zone and as such their maps only identify a general flood zone 3. Areas within flood zone 3a have been shown to be at a 1% or greater probability of flooding from rivers or 0.5% or greater probability of flooding from the sea.

The submitted FRA says:

'The proposed development will introduce impermeable surfaces in the form of access roads and roof areas. Surface water runoff from the development site will be managed on site for storms up to the 1:100 year + 40% climate change event, without flooding.

Post development runoff will be discharged via the use of attenuation SuDS. This will comprise areas of permeable paving and a length of filter trench, discharging to the IDB maintained boundary ditch. The detailed SUDS arrangements can also be dealt with by a suitably worded planning condition."

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The FRA notes:

"Should the onsite drainage system fail under extreme rainfall events or blockage, flooding may occur within the site. Any resultant floodwater will be routed

along the proposed access road and towards either an area of public open space in the centre of the site or into the existing surrounding boundary ditches."

The drainage consultants advise that this is a suitable provision to provide for extreme rainfall events.

6.6 The site has the benefit of a recent allocation in the adopted local plan for housing. In awarding that allocation the council will have undertaken extensive consultation with all relevant parties and statutory bodies on the suitability of the site for housing given the known vulnerability of the whole area to extreme flood events. Since that allocation was awarded there has been no material change to planning policy provision so this site remains acceptable in principle and having regard to the known and projected flooding issues. This understanding accords the submitted FRA which supports approval subject to compliance with a detailed SuDS package. SuDS delivery and detailed design can be controlled by a planning condition.

6.7 Affordable Housing

6.8 Adopted policy requires 20% of homes to be affordable on major housing sites within Boston on sites in Boston Borough. Of these homes there should be a mix of about 75% affordable for rent and about 25% intermediate housing for sale.

6.9 The submitted layout and Affordable Homes statement (and schedule) indicate that 21 of the units will be affordable dwellings.

6.10 The applicant is aware of this requirement and will enter a legal undertaking and discuss proposals with local social housing providers with the aim of meeting this policy requirement.

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NB This application is supported by an affordable housing statement.

6.11 Highways and Design and matters

6.12 Highways

6.13 In the first place the submission does indeed show 1 main point of vehicular access serving 96 dwellings with the remaining 6 served of a single shared site access. The submission is supported by a transport assessment which concludes:

'8.3 In terms of vehicle access, this would be taken from Whitehouse Lane, which is a lit single carriageway road measuring approximately 5.0m in width. A second point of access is provided to serve 6 of the dwellings, Plots 70 – 75.

8.4 In considering the potential impact of the proposed development on the local highway network, assessments were undertaken for a five year time horizon. The results of the assessment show that the impact of the proposed development on the local highway network would be negligible.

8.5 Overall, the report demonstrates that the proposed development will have no material adverse impact on the safety or operation of the adjacent highway network. It further concludes that the redevelopment is in full accordance with the transport policy tests for new developments as set out in the NPPF paragraph 32.

8.6 On the basis of the above, it is therefore concluded that there are no reasons in transport terms why the relevant planning application should not be consented.

6.14 Given the above and of course the allocations of the site for housing in the local plan it is considered that the proposal provides for suitable and safe development and is acceptable.

6.15 Design

6.16 The main design feature of this development is described in the previously submitted Design and Access Statement.

'The layout proposes a series of detached and semi-detached dwellings. A new, central road system accessed off Whitehouse Lane is proposed with dwellings and public open space fronting onto the new internal street scene with cul-de-sac arrangements off the new access road. Cranked, dual aspect dwellings are proposed on the corners of the internal cul-de-sac road system.'

6.17 The layout remains true to this design approach and there is an extensive swathe of POS adjacent to the main site road which runs all the way across the site. Houses are generally arranged to the North and South of this open space.

6.18 The development will be 2 storey in height which accords with other nearby development.

6.19 The layout provides for a mixture of housing types and designs to meet the needs and preferences of the market. All homes will be provided with their own site parking and/or garaging space. Home EV charging points will be provided.

6.20 All finishing materials will need to be agreed in writing at a later stage by the LPA.

6.21 Ecology

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6.22 A preliminary ecological survey has been prepared. The main points to take from this are the following:

4. Ecological Baseline

4.1 Statutory and Non-Statutory Wildlife Sites

Statutory Wildlife Sites

4.1.1 Havenside Local Nature Reserve (LNR) is present c.600m southwest of the Site. Havenside LNR is described as "a superb mix of rough grassland with scrub and brambles, cattle grazed meadows, shallow seasonal ponds, estuary and mud flat" (Natural England, 2018). No significant impacts to the LNR are considered likely to arise as a result of the Proposed Development as no pathways exist by which significant impacts could occur. The LNR is likely to be used by some residents of the Proposed Development, however due to the recreational pressure which likely exists due to the proximity of Skirbeck to the site, and on the basis that it is unlikely that all future occupants of the Proposed Development will utilise publicly available open space, the additional recreational pressure on the LNR is unlikely to be significant.

4.1.2 The Wash RAMSAR, Special Protection Area (SPA) and Site of Special Scientific Interest (SSSI) as well as The Wash and North Norfolk Coast Special Area of Conservation (SAC) is located c.3.2km south of the Site. The SSSI citation (Natural England, n.d.) states the following:

"The whole area is of exceptional biological interest. The intertidal mudflats and saltmarshes represent one of Britain's most important winter feeding areas for waders and wildfowl outside of the breeding season. Enormous numbers of migrant birds, of international significance, are dependent on the rich supply of invertebrate food. The saltmarsh and shingle communities are of considerable botanical interest and the mature saltmarsh is a valuable bird breeding zone. In addition, the Wash is also very important as a breeding

ground for Common Seals.”□

4.1.3 The Wash SPA has been designated for supporting populations of European importance of several breeding and over wintering birds including birds on passage. The assemblage of bird species at the SPA qualifies the Wash SPA as a wetland of international importance.

4.1.4 The Wash and North Norfolk Coast SAC has been designated as such due to the presence of a wide range of Annex I habitats including sandbanks which are slightly covered by sea water all the time, large shallow inlets and bays and reefs. Harbour seal (Phoca vitulina) is also a primary reason for selection of the Site.

4.1.5 The Site may occasionally support bird species found at the Wash RAMSAR, SAC, SPA, SSSI (and Wash and Norfolk Coast SAC) such as oystercatcher (Haematopus ostralegus), however this is only likely to be the case if the field goes to fallow and no records of bird species from the biological records centre originated from or adjacent to the Site.

4.1.6 Due to the adjacent road White House Lane and regularly used footpath, it is considered likely that only disturbance-tolerant species would use the Site and if so, likely only briefly on passage. On this basis it is considered highly unlikely that significant negative effects to the bird species associated with the Wash RAMSAR, SAC, SPA, SSSI (and Wash and Norfolk Coast SAC) will arise as a result of the Proposed Development.

4.1.7 Significant adverse effects on the Wash RAMSAR, SAC, SPA, SSSI (and Wash and Norfolk Coast SAC) as a result of increased recreational pressure are considered highly unlikely to occur, primarily due to the intervening distance between the Site and the statutory sites. Data from the 2011 census (Office for National Statistics, 2011) states that the average UK household supports 2.3 people; thus, it can be assumed that the Proposed Development will result in an increase of around 218 people.

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4.1.8 Inset map 28 of the Boston Borough Local Plan (Boston Borough Council, 1999) shows a variety of publicly accessible natural open spaces within the local area including Havenside Country Park which is located c.600m east, central park c.2km northeast and several other unnamed open spaces which residents of the development are likely to utilise.

Non-Statutory Wildlife Sites

4.1.9 Havenside Local Wildlife Site (LWS) is present c.600m southwest of the Site. As discussed in section 4.1.1, no significant impacts to this LWS are anticipated to arise as a result of the Proposed Development.

4.1.10 No other non-statutory wildlife sites are present within 1km of the Site.

6.23 The habitat at the site is not considered to be ecologically important at or above the local level by the ecologist. The ecologically barren nature of the site does offer scope for enrichment. The report says:

4.3.1 The Proposed Development provides an opportunity to enhance the botanical value of the Site which is currently considered to be very poor by specifying native species within any planting regime. The current proposed layout (Appendix 4) shows a significant area of seeding/planting within the central area of the Site as well as planting of scattered trees, shrubs and hedges at the White House Lane frontage. Native species as well as species such as those detailed within the RHS □Plants for Pollinators□ (RHS, n.d) would be appropriate for planting within this area to encourage invertebrates as well as promote floral diversity and pleasing aesthetics.

6.24 The report reaches the following main conclusions:

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- 1 No further surveys are required due to the generally low suitability for protected species.
- 2 The Proposed Development is not considered to result in any significant effects (positive or negative) to statutory or non-statutory wildlife sites.
- 3 The Site has negligible ecological value and is unlikely to support protected species.
- 4 Avoidance measures have been detailed where appropriate to further reduce the risk of potential impacts to ecological features.
- 5 Retention of hedgerows and existing peripheral vegetation should be considered and any removal of hedgerows should be replaced within a landscape planting scheme in order to mitigate the loss in the long-term.
- 6 Should protected species be unexpectedly found during construction, works should cease immediately, and an ecologist/Natural England should be contacted for advice on how to proceed.

6.25 Taking this all into account and given the dearth of ecological value on the site it is the case that a properly landscaped development that includes the involvement of an ecologist in its design should provide both landscaping attractive in its own right but also in the selection of plants and trees that can provide for improved site biodiversity and enrichment.

6.26 A landscaping condition can address this along with a footnote requiring the input of an ecologist in its design.

7.0 Conclusion

7.1 The application seeks full planning permission for residential development. The proposal is to build 102 dwellings. It will comprise a mix of 89 market homes and 21 affordable homes.

7.2 In the fairly recent past outline planning permission (B/18/0012) with some matters reserved for residential development of up to 83 dwellings was granted. That planning permission on this site was granted in 2018. It was subject to a section 106 undertaking. The undertaking required significant contributions to protect on site open space, local education provision, local health care provision and the on site provision of affordable dwellings. The council's commitment to the development of this site for housing remains as evidenced by its inclusion as a housing site in the adopted local plan and recent pre-application enquiry. The adopted local plan says that by 2036 growth will be concentrated in South East Lincolnshire's most sustainable settlements, taking into account the sensitivity of the predominantly rural, flat, open landscape and the risk of flooding. The plan says that the majority of development will be focussed in Boston and Spalding,

7.3 As mentioned above the site is allocated for residential development (Fis003) within the fairly recently adopted local plan. As such the application is compliant with the local plan. In addition it complies with the NPPF which seeks a significant boost in

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housing supply and for planning decisions to be taken positively and quickly where they are compliant with up to date local plans.

7.4 This statements and those reports supporting this application show the acceptability of this development in terms of flood risk, highway and design and there are no there technical or detailed impediments to this development.

7.5 The development then is in principle and in detail compliant with national and local planning policy.

7.6 Subject to reasonable and necessary conditions and a section 106 undertaking a planning permission ought to be granted.