

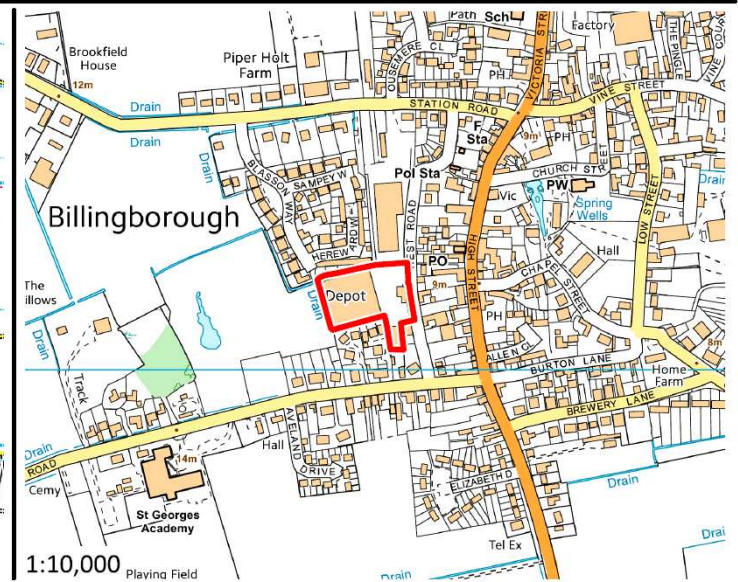
Applicant	<b>Mr Peter Burrows, Lindpet Properties Ltd</b> Lindpet House, 5, Market Place, Grantham, Lincolnshire, NG31 6LJ
Agent	Mr Matt Hubbard, Antony Aspbury Associates Limited 20, Park Lane Business Centre, Park Lane, Basford, Nottingham, NG6 0DW
<b>Proposal</b>	<b>Demolition of existing industrial buildings and redevelopment of site for residential purposes (23 x dwellings)</b>
<b>Location</b>	<b>Grimers Transport, West Road, Billingborough, NG34 0NR</b>
App Type	Major Outline (Residential)
Parish(es)	Billingborough
Reason for Referral to Committee	This application has been referred to the committee by the authorised officer by virtue of the scale of development. It also requires a S106 agreement
Recommendation	Approved subject to condition(s)

### Key Issues

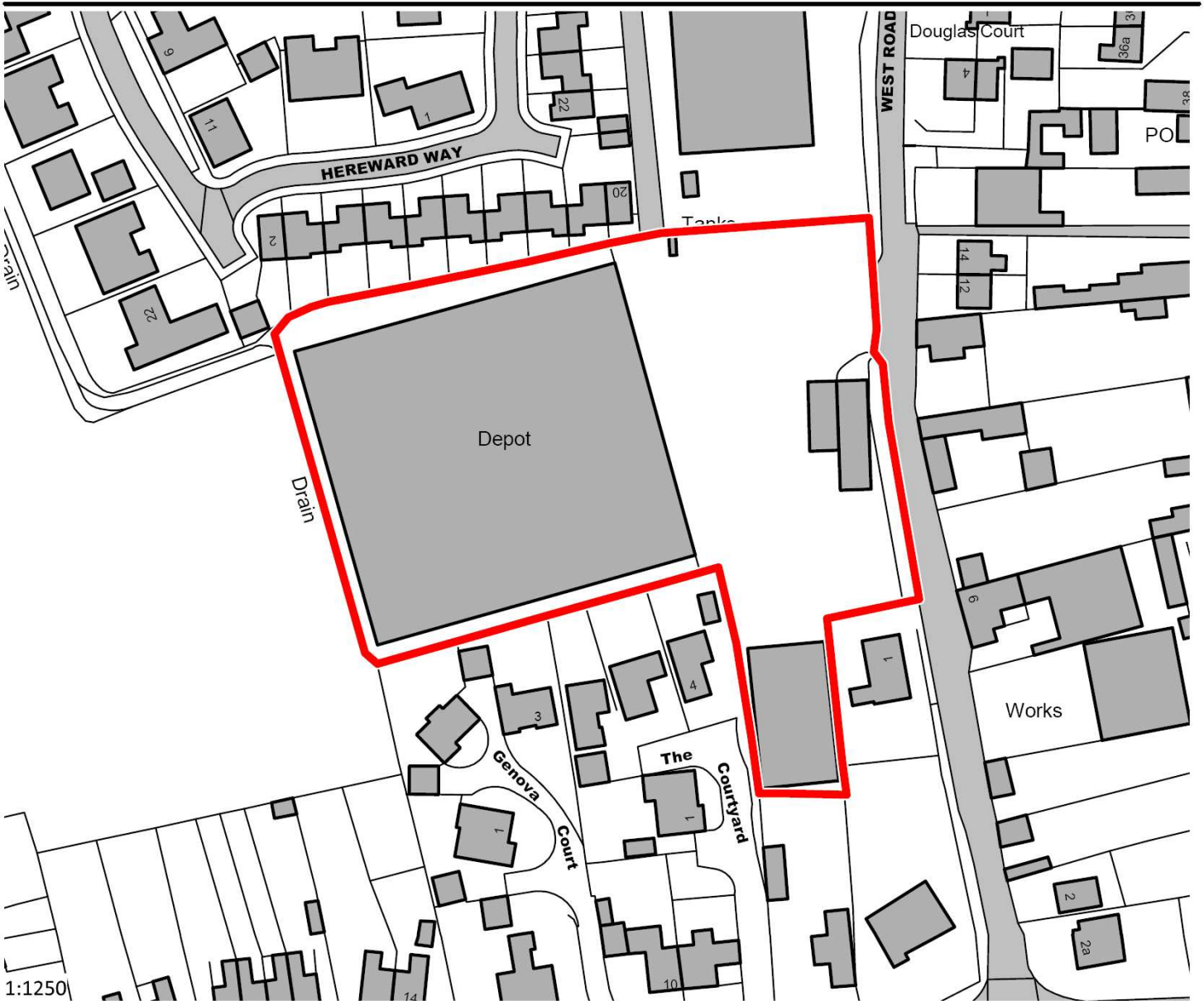
- Principle of development (sustainability)
- Affordable Housing
- Highway safety/traffic

### Technical Documents Submitted with the Application

- Highways Report
- Protected Species Survey
- Heritage Impact Assessment
- Design and Access Statement
- Viability Appraisal
- Employment Market Report
- Town Planning Statement
- Topographical Survey



Site Boundary Plan



- Key**
- Application Location
  - Application Boundary

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## **REPORT**

### **1.0 Application Category**

- 1.1 This application is categorised as a major outline application for residential development.

### **2.0 Reason for Referral to Committee**

- 2.1 This application has been referred to the committee by the authorised officer by virtue of the scale of development. It also requires a Section 106 agreement.
- 2.2 Members will recall that this application was originally discussed at the Committee meeting of 24 October 2014. It was recommended for approval, subject to signing of a section 106 agreement involving an overage clause. Members voted to approve the application subject to the signing of the S106. However, the application remains undetermined as the S106 was not completed within the requisite time period due to disagreements on the exact wording of the S106. Furthermore, since that time, viability assessments carried out by the Council's previous viability consultant, including that undertaken for this application have been found to be inadequate. As a result, the Council has taken on a new viability consultant – The District Valuer Services (DVS) section of The Valuation Office Agency (VOA). This is a government sponsored agency which only gives impartial advice to the public sector, including various government departments.
- 2.3 The VOA Service has been asked to undertake a new assessment of this application to inform the Council's decision as to whether the development can afford some or all of the S106 requirements, or whether it would render the development unviable. They have concluded that whilst not all the S106 requirements can be met, a modest commuted sum towards upgrade to recreational facilities within Billingborough and/or off site affordable housing can be provided whilst ensuring that the development remains viable. The applicant has agreed to enter into a S106 agreement to this end. The issues are discussed in greater detail in the relevant sections of this report.
- 2.4 All other issues have been discussed the last time this application came before committee. Consequently, viability and planning obligations through a section 106 is the only issue due for consideration this time. However, for clarity the original report has been included in full with amendments where necessary.

### **3.0 The Site**

- 3.1 The site is roughly L shaped with an area of 0.89ha. It is part of a wider commercial site which was historically railway land and subsequently used as a depot for a haulage firm - Grimer's Transport. The application site itself has more recently been used for light industrial or storage and distribution purposes and having been vacant for several years is now temporarily occupied for storage use. The western half of the application site is currently occupied by a large portal framed warehouse building. The eastern half is covered by hardstanding and some smaller ancillary buildings.
- 3.2 Other than the commercial buildings to the north, the site is set within a predominantly residential area with recently completed estates to the north and south. To the west there is open countryside and to the east beyond West Street is the village centre.
- 3.3 Billingborough is a 'Large Village' designated as a Local Service Centre under Core Strategy Policy SP2.

## 4.0 The Proposal

- 4.1 This application seeks outline planning permission for demolition of an existing industrial unit and replacement with a residential development of 23 dwellings. Access has been included as a matter for consideration with this application. The development would be served by a single access from West Street.

## 5.0 Evaluation

### 5.1 Main Issues

- Principle of development (sustainability)
- Impact on form and character of surrounding area
- Highway safety/traffic
- Viability and planning obligations

### 5.2 Principle of Development

- 5.2.1 The thrust of national and regional and local policy is that development should be in sustainable locations wherever possible. The CS has a very clear spatial strategy for the location of new development. CS policies SP1(Spatial Strategy) and H1 (Residential Development) direct the majority of new housing development in the rural area towards the more sustainable villages with a higher level of local services/amenities which have been identified as Local Service Centres (LSCs). Billingborough is designated as an LSC under CS policy SP2.

- 5.2.2 CS policy SP1 read together with CS policy H1 states that preference will be given to residential development on allocated sites or brownfield sites within the built up area of LSCs. SAP policy H1 states:

*Planning permission will only be granted for small infill (sites of 10 or fewer houses) and redevelopment sites provided that the development:*

*i) can be satisfactorily accommodated by:*

*the existing local highway network; the waste water treatment and sewerage network and;*

*the local education and health provision.*

*ii) will not have a detrimental impact upon the quality of life of adjacent residents and properties.*

*iii) will not compromise the nature and character of the settlement.*

*iv) is in accordance with the criteria of Policies EN1, EN2, and EN4 of the Core Strategy.*

- 5.2.3 The site is not allocated but is a suitable brownfield site which satisfies the criteria above so residential development of the site is in accordance with these policies.

- 5.2.4 Core Strategy Policy E1 - Employment Development, however, seeks to retain existing areas of employment use in LSCs. The policy sets out four criteria which should be addressed by development proposals for non-employment generating uses on sites in existing employment use. Policy SAP5 of the SAP reiterates the requirements of this policy and identifies sites which are considered "locally important existing employment sites". This site is not identified as such in SAP5, however it is an existing employment site and the criteria of E1 must be satisfied. To this end the applicant has provided an Employment Market Report which demonstrates how the proposal addresses the criteria of policy E1 and why in this particular case the loss of the land to a non-employment generating use can be justified.

5.2.5 The applicant has demonstrated that the application site is no longer in long term employment use and that the site and buildings are unattractive to the market because of their design, layout and location. The current use for storage is a temporary 3 year contract at below market rates. Equally, the use of the site for unrestricted employment and distribution uses in the past has caused conflict with neighbouring residential development, and the proposed residential use will resolve this conflict. The continuation of employment use of this site is therefore unsuitable and unviable for modern employment uses. Furthermore, redevelopment of this site would help to regenerate and improve the appearance of this part of the village including the conservation area. The applicant's statement identifies the availability of a substantial amount of vacant and available employment land and premises in Billingborough and across the district which would satisfy any latent demand for premises. The proposal therefore satisfies the criteria of CS policy E1 and is in accordance with this policy.

5.2.6 Taking the above into account the benefits of redevelopment of the site outweigh any disbenefits and the principle of residential development of this site is acceptable in accordance with CS policies SP1, H1, E1 and SAP policy SAP5.

### 5.3 Impact on Form and Character of the Area

5.3.1 Layout, scale, appearance and landscaping are not included for consideration in this application and would be dealt with by a future reserved matters application. However an indicative plan has been submitted showing how the site could be potentially developed and demonstrating that the site is capable of accommodating the number of dwellings proposed without compromising the character and appearance of the area. The proposed density is low and reflects that of adjacent residential development and (subject to detailed design), the removal of the current industrial buildings and yard and redevelopment of the site would be an enhancement to the area including the setting of the adjacent conservation area and the settings of nearby listed buildings in accordance with the NPPF and CS policy EN1.

### 5.4 Residential Amenity

5.4.1 The detailed layout, scale and appearance will be determined at reserved matters stage where detailed issues of neighbours' amenities will be assessed. However, it is considered that the site is sufficiently large to accommodate 23 appropriately designed and sited dwellings without compromising the residential amenities of future occupiers or occupiers of neighbouring dwellings. It is considered that adequate separation distances from adjacent dwellings can be achieved in order to maintain current levels of privacy and ensure that the development would not be overbearing or otherwise detrimental to the residential amenities of the occupiers of adjacent properties in accordance with the NPPF and CS policy EN1.

### 5.5 Highways Matters

5.5.1 The position of the access has been included as a matter for consideration as part of this planning application. The position of the access from West Road is in a similar position to the existing access to the site. There are good visibility splays and the Highways Authority does not object (subject to conditions) either to the position of the access or the number of dwellings to be served from the access.

5.5.2 Currently West Road does not have pedestrian footways but the indicative plan shows the provision of footways within the site and a new footway along the frontage. It is expected that the estate road would be built to adoptable standards and conditions have been added to this effect and to ensure provision of the footway along the frontage. The site is well connected to the village centre via an existing footpath opposite the site which provides a link between West Road and High Street.

## 5.6 Drainage

- 5.6.1 About half of the site lies within the Environment Agency's flood risk zone 2. The NPPF seeks to direct residential development to areas with the least probability of flooding. The flood risk assessment submitted with this application shows that ground levels within the site are slightly elevated above the surrounding area and that it is capable of accommodating an adequate SUDs drainage system. Furthermore, development would result in a net reduction in hard surfaces which would reduce the risk of flooding beyond the site.

## 5.7 Ecology

- 5.7.1 The submitted phase 1 habitat survey shows that ecology would not be adversely affected. Additional landscaping proposed as part of a reserved matters application would result in an enhancement to biodiversity.

## 5.8 Contamination

- 5.8.1 Given the previous commercial uses of the site, conditions have been added to ensure that any contamination is adequately dealt with.

## 5.9 Viability and Planning Obligations

- 5.9.1 CS Policy H3 (read in conjunction with the PPG guidance) requires developments of 6 or more dwellings in the rural area to provide a target of 35% affordable housing which on a development of this size and type would normally be expected to be provided on site. For a proposed development of 23 units it is expected that 8 would be affordable. A financial contribution would also be required for improvements to existing local recreation facilities.

- 5.9.2 It is important to consider how any section 106 contribution would affect the viability and deliverability of the development. The NPPF in para 205 states that:

*Where planning obligations are being sought, local planning authorities should take account of market conditions over time, and wherever appropriate, be sufficiently flexible to prevent planned development being stalled.*

- 5.9.3 The PPG gives the following advice on viability:

*Decision-taking on individual applications does not normally require consideration of viability. However, where the deliverability of the development may be compromised by the scale of planning obligations and other costs, a viability assessment may be necessary. This should be informed by the particular circumstances of the site and proposed development in question. Assessing the viability of a particular site requires more detailed analysis than at plan level.*

*A site is viable if the value generated by its development exceeds the costs of developing it and also provides sufficient incentive for the land to come forward and the development to be undertaken.*

- 5.9.4 It goes on to say

*Where an applicant is able to demonstrate to the satisfaction of the local planning authority that the planning obligation would cause the development to be unviable, the local planning authority should be flexible in seeking planning obligations.*

- 5.9.5 The PPG also provides detailed advice about viability in decision making, including how to determine development costs and land values and makes it clear that in all cases the value of land should reflect policy requirements and Planning Obligations.

- 5.9.6 On a site such as this it is normally expected that a developer should be able to deliver at least part of the required affordable housing requirement, and a reduction would only be acceptable if there is clear evidence that there are additional exceptional development costs. It is acknowledged that in this case there are some abnormal costs involved including demolition and contamination remediation which add to the overall build costs, and that the site was bought for a relatively low sum as a commercial site and subsequently marketed as such without success. The applicant has submitted a viability assessment concluding that development of the site would not be viable if it were to provide any affordable housing requirement (or any other planning obligation).
- 5.9.7 Officers have sought the advice of an external viability consultant (Valuation Office Agency – District Valuer Services) to confirm whether or not the full level of affordable housing (and any other planning obligations) would make development of this site unviable and whether the waiving of any such obligations can be justified. They have concluded that in their opinion, the applicant did not overpay for the land. They have however come to a slightly different conclusion on the build costs and development value. The VOA Service agree that the full planning obligation requirements would render the development unviable but that a modest commuted sum towards upgrade of recreational facilities in Billingborough and/or off site affordable housing is justified.
- 5.9.8 As such it is considered that the provision of a commuted sum through a section 106 agreement accords with CS policies H3 and SP4 as well as the NPPF and PPG guidance.

## **6.0 Other Issues**

- 6.1 Some concern has been raised about boundary treatment. As this is an outline application, this issue will be addressed with a future reserved matters application.

## **7.0 Section 106 Heads of Terms**

- 7.1 The Section 106 requirements that (subject to viability) would be required for this development are as follows:
1. £16907 towards upgrading existing recreational facilities in the village.
  2. 35% affordable housing (8 dwellings) to be provided on site.
- 7.2 It is accepted that provision of the full amount specified above would make the development unviable in the current circumstances. However, on the basis of advice given by the Council's viability consultant (VOA Services), it is considered that that a commuted sum of £51,937 towards both the upgrade to recreational facilities and off site affordable housing can be provided through a section 106 agreement without making the development unviable.
- 7.3 In circumstances where the full obligations cannot be provided, the Council's Planning Obligations SPD does not give priority to different types of contribution (unless it involves physical works such as highway or drainage improvements which are necessary to make the development acceptable in planning terms). On that basis Members need to consider how to divide up the £51937 between the section 106 requirements mentioned above.

- 7.4 Affordable housing is a key component in the delivery of sustainable development. There is an established need for affordable housing across the district although the need is less urgent in Billingborough than some other areas. Given that a significant quantity of affordable housing will be provided elsewhere in Billingborough by the development of the former Aveland School site (S13/1316), officers recommend that priority should be given to the £16907 towards the upgrade of recreational facilities in Billingborough which is a need which is more directly related to the development. It is recommended that the remainder (£38030) should be for off site affordable housing in nearby villages where there is an identified need. These obligations are considered to comply with the statutory tests of Section 122 of the Community Infrastructure Levy Regulations (2010) (As Amended).
- 7.5 Viability issues are discussed in greater detail in section 6.9 above

## **8 Crime and Disorder Implications**

- 8.1 The application will not raise any significant issues.

## **9 Human Rights Implications**

- 9.1 Articles 6 (Right to fair decision making) and Article 8 (Right to private family life and home) of the Human Rights Act have been taken into account in making this recommendation. It is considered that no relevant Article of that act will be breached.

## **10 SUMMARY OF REASON(S) FOR APPROVAL**

- 10.1 It is considered that the redevelopment of this vacant brownfield site for residential development , within a sustainable local service centre is in accordance with the sustainability aims of national, and local policy. It is considered that the proposal would result in a form of development which is appropriate and compatible with the surrounding area and would not increase the risk of flooding or be detrimental to highway safety or neighbours' amenities.

It is therefore considered that the current proposal is in accordance with the National Planning Policy Framework (Section 6 - Delivering a wide choice of high quality homes, Section 12- Conserving and enhancing the historic environment, Section 7 - Requiring good design and Section 4 - Promoting sustainable transport) and policies SP1, SP2, H1, H3, E1, EN1 & EN2 of the South Kesteven Core Strategy, and policy SAP H1 of the South Kesteven Site Allocations and Policies Plan and that there are no material considerations that indicate otherwise, although conditions have been attached.

In reaching the decision the Council has worked with the applicant in a positive and proactive manner by determining the application without undue delay. As such it is considered that the decision is in accordance with paras 186 -187 of the National Planning Policy Framework.

## **11 RECOMMENDATION:**

- 11.1 Defer to Chairman and Vice Chairman in consultation with the Business Manager for Development Management and Implementation for approval subject to the signing of a section 106 agreement and in accordance with the conditions set out below. Where the section 106 agreement has not been concluded prior to the Committee a period not exceeding six weeks post the date of the Committee shall be set for the completion (including signing) of the agreement.

11.2 In the event that the agreement has not been concluded within the six week period and where in the opinion of the Business Manager for Development Management and Implementation acting in consultation with the Chairman of the Development Control Committee, there are no extenuating circumstances which would justify a further extension of time, the related planning application shall be refused on the basis that the necessary criteria essential to make what would otherwise be unacceptable development acceptable have not been forthcoming.

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission or two years from the approval of the last of the reserved matters, whichever is the later.

Reason: To comply with Section 92 (as amended) of the Town and Country Planning Act 1990.

2. Details of the reserved matters set out below shall be submitted to the Local Planning Authority for approval within three years from the date of this permission:

- (a) layout;
- (b) scale;
- (c) appearance;
- (e) landscaping.

Approval of all reserved matters shall be obtained from the Local Planning Authority in writing before any development is commenced.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 (as amended) of the Town and Country Planning Act 1990.

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

Reason: To ensure safe access to the site and each dwelling in the interests of residential amenity, convenience and safety.

4. When application is made for approval of the 'Reserved Matters', that application shall show details of arrangements to enable a motor vehicle to turn within the site so that it can enter and leave the highway in a forward gear.

Reason: To allow vehicles to enter and leave the highway in a forward gear in the interests of highway safety.

5. When application is made for approval of the 'reserved matters', that application shall show details of a surface water and foul water drainage scheme (based on sustainable drainage principles). The approved drainage works shall be completed in accordance with the details and timetable agreed to the satisfaction of the Local Planning Authority.

Reason: To prevent the increased risk of flooding and to prevent pollution of controlled waters by ensuring the provision of a satisfactory means of surface and foul water disposal and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

6. No works pursuant to this permission shall commence, unless otherwise agreed in writing by the Local Planning Authority, until there have been submitted to and approved in writing by the Local Planning Authority:
  - (b) A site investigation report assessing the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study; and
  - (c) A detailed scheme for remedial works (should such works be required) and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include nomination of a competent person to oversee the implementation of the works.

Reason: Previous activities associated with this site may have caused, or had the potential to cause, land contamination and to ensure that the proposed site investigations and remediation will not cause pollution in the interests of the amenities of the future residents and users of the development; and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010) and national guidance contained in the NPPF.

7. The development hereby permitted shall not be occupied or brought into use until a verification report has been submitted to and approved in writing by the Local Planning Authority. The report shall be submitted by the agreed competent person and identify that approved remedial works have been implemented. The report shall include, unless agreed in writing:
  - (a) A complete record of remediation activities, and data collected as identified in the remediation scheme, to support compliance with agreed remediation objectives;
  - (b) As built drawings of the implemented scheme;
  - (c) Photographs of the remediation works in progress; and
  - (d) Certificates demonstrating that imported and/or material left in situ is free from contamination.

Thereafter the scheme shall be monitored and maintained in accordance with the approved remediation scheme.

Reason: Previous activities associated with this site may have caused, or had the potential to cause, land contamination and to ensure that the proposed site investigations and remediation will not cause pollution in the interests of the amenities of the future residents and users of the development; and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010) and national guidance contained in the NPPF

8. Unless otherwise agreed in writing by the local planning authority a fire hydrant shall be installed in accordance with details to be submitted to and approved in writing by the local planning authority prior to the occupation of any properties on the site.

Reason: To ensure a satisfactory water supply for fire fighting purposes.

9. When application is made for approval of the 'reserved matters', that application shall show details of existing and proposed ground levels and proposed finished floor levels within the site.

The development shall be undertaken in accordance with any such details that are approved.

Reason: To ensure a satisfactory form of development.

10. The development hereby permitted shall be carried out in accordance with the following list of approved plans submitted as part of the application:

Site Layout Plan  
1994 (03) 004 Rev A2 (in respect of the position of the site access only)  
both received 07 April 2014

Reason: To define the permission and for the avoidance of doubt.

Note(s) to Applicant

11. This site is within 50m of a Land Contamination Concern. Please contact Environmental Protection Services on 01476 406300 for further information.
12. Prior to the commencement of any access works within the public highway, you should contact the Divisional Highways Manager on 01522 782070 for application specification and construction information.

## **12 BACKGROUND INFORMATION**

### **12.0 Consultations**

#### **12.1 Community Archaeologist:**

The planning application does not affect any known archaeological sites and therefore no archaeological intervention is required.

#### **12.2 Highways Authority:**

No objection subject to conditions

#### **12.3 Billingborough Parish Council:**

Concern raised about loss of employment site, financial appraisal and whether there is sufficient demand for housing, but the PC is in favour of the application. Would like S106 contribution to update recreational facilities and conditions requiring roads to be adoptable.

#### **12.4 South Kesteven DC Projects Officer (Drainage):**

Subject to conditions requiring a SUDs drainage scheme, no fundamental objection

#### **12.5 Black Sluice Internal Drainage Board:**

SUDs drainage system would have to be approved by the SUDS Approval Body (SAB) at LCC. Ground levels should not be raised unless measures taken to prevent flooding/waterlogging of adjacent land.

#### **12.6 Anglian Water:**

The local sewerage system has sufficient local capacity to accommodate this development. Request that conditions be attached requiring final details of the drainage strategy

#### **12.7 Environment Agency:**

Conditions requested to deal with contaminated land issues. Advise that a multi agency meeting be arranged to deal with drainage issues as final strategy will need to be adopted by the SUDS Approval Body (SAB) at LCC

#### **12.8 South Kesteven DC Environmental Protection:**

Conditions requested to deal with contaminated land issues.

#### **12.9 NHS:**

No request for a contribution towards healthcare services in the area has been received.

#### **12.10 Lincolnshire CC Education:**

No contribution towards education required.

- 12.11 **South Kesteven DC Open Space Officer:**  
Requests a contribution of £16907 towards upgrading existing play equipment at Billingborough playing fields.
- 12.12 **South Kesteven DC Streetscene (Refuse Collection):**  
No fundamental objection but point out that residents of any private drives would have to bring bins to end of estate road.
- 12.13 **Lincolnshire Fire and Rescue:**  
A fire hydrant should be placed at the site entrance at the cost of the developer as there are currently insufficient fire fighting water supplies.
- 12.14 **Lincolnshire Police:**  
A number of general suggestions made in relation to security, not all of which are related to planning.
- 12.15 **Natural England:**  
No objection in relation to statutorily protected sites. They also refer to their standing advice.
- 12.16 **South Kesteven DC Viability Consultant (VOA):**  
A commuted sum of £51937 towards upgrade to recreational facilities and/or offsite affordable housing is the maximum planning obligation that can be afforded without making the development unviable

### **13.0 Representations**

- 13.1 The application has been advertised in accordance with the Statement of Community Involvement relevant to this type of planning application.
- 13.2 Neighbours have been notified of the application, a site notice posted and an advertisement placed in the local newspaper. The period for receipt of comments expired on 09 May 2014
- 13.3 Nine representations had been received, and although there were no fundamental objections to the principle of development, the following concerns were raised:
1. The development is welcome
  2. Noise/disturbance and hours of working during construction
  3. Adequate boundary treatment should be provided
  4. Leylandii trees on boundary should be removed.
  5. Too many houses
  6. Highways issues

### **14.0 Policy Framework**

- 14.1 Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. Relevant national and local policies in respect of the proposed development are as follows:
- 14.2 National Planning Policy Framework (NPPF)
- 14.2.1 Achieving Sustainable Development (paras 6 – 10) – Defines the NPPF's role and the 3 key elements of sustainable development i.e. economic, social and environmental, making it clear that these 3 elements should not be considered in isolation. It stresses the need to improve the quality of the built, natural and historic environment through among other things, better design, improving living conditions, widening the choice of homes.

- 14.2.2 Presumption in Favour of Sustainable Development (paras 11 – 16) - This summarises the key principle of the NPPF that a positive approach to decision taking should be taken and that development that complies with the NPPF and the adopted local plan should be approved without delay.
- 14.2.3 Core Planning Principles (para 17) – Sets out the overarching principles of sustainable development that should be followed in decision taking. Those relevant to this application include, effective reuse of brownfield land, promoting patterns of development that encourage use of public transport, walking and cycling, promoting sustainable economic development and ensuring that developments are appropriate to their context, including the historic environment.
- 14.2.4 Section 1: Building a strong competitive economy (paras 18 -22) – Emphasises the government’s commitment to economic growth and that the planning system should encourage economic growth rather than be an impediment to it. Local planning authorities should plan proactively to meet the development needs of business and business investment should not be overburdened by planning policy expectations. This applies to housing development as well as commercial. Alternative uses are encouraged for employment land where there is no reasonable prospect of long term continued commercial use taking into account market signals.
- 14.2.5 Section 4: Promoting sustainable transport (paras 29-30, 34-35, 37-39) – supports the location of development in sustainable locations which maximises the opportunities for safe access by public transport, walking and cycling, whilst recognising the different solutions that will be necessary in urban and rural areas.
- 14.2.6 Section 6: Delivering a wide choice of high quality homes (paras 47 – 50) – Makes clear that LPAs should significantly boost the supply of housing by identifying the full objectively assessed housing needs of the district and ensuring provision through suitable allocated site and windfall sites in their local plan. LPAs should have a 5 year supply of housing land with a 5% buffer. LPAs are also encouraged to set out their own approach to density to reflect local circumstances.
- 14.2.7 Section 7: Requiring good design (paras 56, 58, 60, 64) – Requires new development to be of high quality design which is appropriate for the character of the area and the way it functions and makes use of all available opportunities to enhance it. Whilst local distinctiveness is encouraged, planning decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative. It is emphasised that good design goes beyond the visual appearance of individual buildings and includes among other things, connections between people and places, and integration with the historic, built and natural environment.
- 14.2.8 Section 8: Promoting healthy communities (paras 69-70) – Promotes development of housing in locations where it is well integrated with economic uses and community facilities and services.
- 14.2.9 Section 10: Meeting the challenge of climate change, flooding and coastal change (paras 99-104) - directs development away from high flood risk areas and seeks to ensure that adequate drainage and flood risk mitigation is put in place for new development.
- 14.2.10 Section 11: Conserving and enhancing the natural environment (paras 111, 118, 120-121, 123) – Encourages the effective reuse of brownfield land, and requires remediation of contaminated land. States that planning decisions should avoid significant adverse effects from noise whilst recognising that all development will often create some noise.
- 14.2.11 Section 12: Conserving and enhancing the historic environment (paras 128-129, 131-132) – Requires local planning authorities to take into account the significance of any heritage assets affected and the impact on their settings. If harm is identified the relevant tests should be applied. The desirability of development providing an enhancement to the historic environment is also emphasised.

### 14.3 South Kesteven Local Plan - Core Strategy 2010:

- 14.3.1 Policy SP1: Spatial Strategy - This policy supports new developments in sustainable locations including local service centres
- 14.3.2 Policy SP2: Sustainable Communities- This policy defines Billingborough as a local service centre (LSC) and directs development to LSCs where localised service use is already strong.
- 14.3.3 Policy SP3: Sustainable Integrated Transport – This policy directs developments to locations which encourage greater use of public transport, walking and cycling to access facilities such as LSCs.
- 14.3.4 Policy SP4: Developer Contributions – Requires appropriate section 106 contributions to facilitate sustainable development including in this case affordable housing and upgrade to recreational facilities.
- 14.3.5 Policy EN1: Protection and Enhancement of the Character of the District – Requires that development must be appropriate to the character and significant natural, historic and cultural attributes and features of the landscape within which it is situated, and contribute to its conservation, enhancement or restoration.
- 14.3.6 Policy EN2: Reducing the Risk of Flooding – Directs development away from areas identified in the South Kesteven Strategic Flood Risk Assessment and seeks to ensure that adequate drainage and flood risk mitigation is put in place for new development
- 14.3.7 Policy H1: Residential Development – Sets out the spatial distribution of new housing development over the plan period including sites in LSCs
- 14.3.8 Policy H3: Affordable Housing – Requires residential developments of 5 or more dwellings to provide a target of 35% affordable housing, preferably on site unless viability or other constraints would justify an off site financial contribution towards affordable housing elsewhere in the district or a reduced contribution.
- 14.3.9 Policy E1: Promotes the retention/enhancement of existing employment sites in the villages but allows redevelopment for other uses if the site is vacant or no longer appropriate or viable and redevelopment would bring wider regeneration benefits; or an alternative use would not compromise the overall supply/quality of employment land in the district; or an alternative use would resolve existing land use conflicts. This policy also goes on to state that locally important existing employment sites which it is desirable to retain will be set out in the SAP.

### 14.4 South Kesteven Site Allocations & Policies DPD 2014

- 14.4.1 Policy SD1: Presumption in Favour of Sustainable Development – This policy reflects the emphasis of the NPPF towards a positive approach to approving appropriate policy compliant development without delay
- 14.4.2 Policy SAP H1: Other Housing Development – Directs development of non allocated sites to sustainable locations, defining the types of sites that are acceptable in principle. This includes redevelopment sites in LSCs
- 14.4.3 Policy SAP5: Locally Important Existing Employment Sites – Sets out those locally important existing employment sites which it is considered desirable to retain. In Billingborough, the White Leather Square site is included but the application site is not.
- 14.4.4 Policy SAP10: Open Space Provision – Sets out types and amounts of open space provision that is expected for new residential developments. Off site provision or enhancement of existing facilities is supported where appropriate.

### 14.5 Supplementary Planning Documents/Guidance

## 14.5.1 Planning Obligations Supplementary Planning Document

### 15.0 Relevant Planning History

15.1 Various planning permissions relating to the former haulage/industrial use of the site including:

- SK.97/1067 – Erection of lorry vehicle wash plant
- S05/0299 - change of use from haulage depot to light industrial
- S06/0174 – relocation of mobile cabins
- S08/0403 –variation of condition to allow increased hours of machinery operation for temporary period

### 16.0 SKDC Corporate Priorities

16.1 The Council's Corporate Priorities are to:

#### 16.2 Grow the economy

- Support & facilitate the growth of business
- Enable delivery of attractive retail & leisure offer
- Easy to do business with – look to say yes
- Promote infrastructure to support growth
- Skills – high value employment
- Attract as a destination for investment

#### 16.3 Keep SK clean, green and healthy

- Enable development of our parks and open spaces
- Clean and attractive street scene
- Sustain high levels of recycling
- Reduce the Carbon footprint of our organisation
- Encourage active & healthy lifestyles

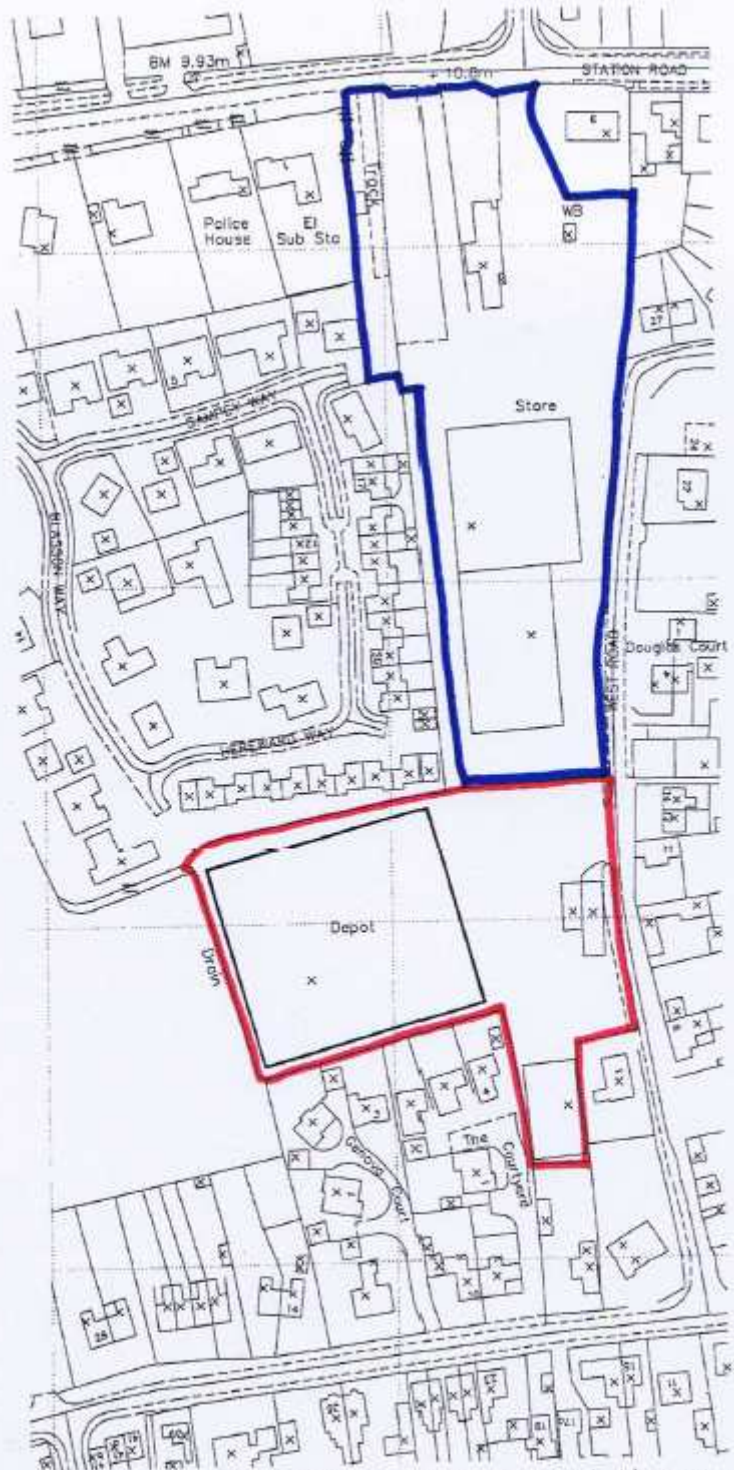
#### 16.4 Promote leisure, arts and culture

- Support and enable development of a diverse economy – daytime & evening
- Enable wide ranging leisure opportunities
- Enable access to a balanced culture & arts programme
- Promote our heritage & tourism

#### 16.5 Support good housing for all

- Ensure the right mix of housing meets local needs
- Enlarge the development of lifetime homes
- Support the creation of neighbourhoods
- Reduce fuel poverty

16.6 This application supports the “keep SK clean, green and healthy”, “grow the economy” and “good housing for all” strands of the Council's priorities by providing new good quality homes in a sustainable location whilst improving the streetscene. The occupiers would contribute to the local economy through support for local businesses and shops.



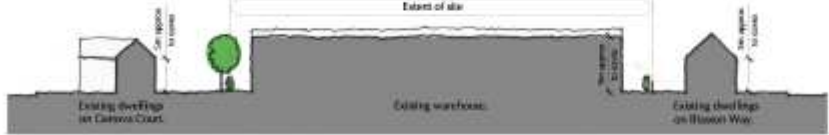
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Indicative Sketch Site Plan 1:500



Indicative Sketch Site Section - Existing 1:500



Indicative Sketch Site Section - Proposed 1:500

<p>notific:</p> <ul style="list-style-type: none"> <li><span style="color: blue;">■</span> 14no. 3 bed / 2 bath semi-detached house with garage. 93.0m<sup>2</sup> GIA</li> <li><span style="color: red;">■</span> 9no. 4 bed / 2 bath detached house with garage. 125.0m<sup>2</sup> GIA</li> </ul> <p>Site Area: 0.889 Ha Density: 25.9 dwellings / Ha</p>	<p>revisions</p> <div style="border: 1px solid gray; padding: 5px; display: inline-block;"> <p>S14/0927 North Kildare Local Council Development Services <b>RECEIVED</b> 7 - 4 - 2014</p> </div>	<p>CRK</p> <table border="1" style="font-size: small;"> <tr><td colspan="2">Kildare</td></tr> <tr><td colspan="2">Indicative Site Layout and Section</td></tr> <tr><td>date:</td><td>10/04/2014</td></tr> <tr><td>scale:</td><td>1:500</td></tr> <tr><td>drawn:</td><td>MR</td></tr> <tr><td>checked:</td><td>MR</td></tr> <tr><td>project:</td><td>1004 101004</td></tr> </table>	Kildare		Indicative Site Layout and Section		date:	10/04/2014	scale:	1:500	drawn:	MR	checked:	MR	project:	1004 101004	<p>Attachments</p> <p>1. Planning Application Form and</p> <p>2. Indicative Site Layout and Section</p> <p>3. Planning Statement</p>
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