



PL.03 14/15
Planning Committee
25 June 2014

Subject: Planning applications for determination

Report by:

Director of Regeneration and Planning

Contact Officer:

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Purpose / Summary:

The report contains details of planning applications that require determination by the committee together with appropriate appendices

RECOMMENDATION(S): Each item has its own recommendation

IMPLICATIONS

Legal: None arising from this report.

Financial : None arising from this report.

Staffing : None arising from this report.

Equality and Diversity including Human Rights : The planning applications have been considered against Human Rights implications especially with regard to Article 8 – right to respect for private and family life and Protocol 1, Article 1 – protection of property and balancing the public interest and well-being of the community within these rights.

Risk Assessment : None arising from this report.

Climate Related Risks and Opportunities : None arising from this report.

Title and Location of any Background Papers used in the preparation of this report:
Are detailed in each individual item

Call in and Urgency:

Is the decision one which Rule 14.7 of the Scrutiny Procedure Rules apply?

i.e. is the report exempt from being called in due to urgency (in consultation with C&I chairman)

Yes

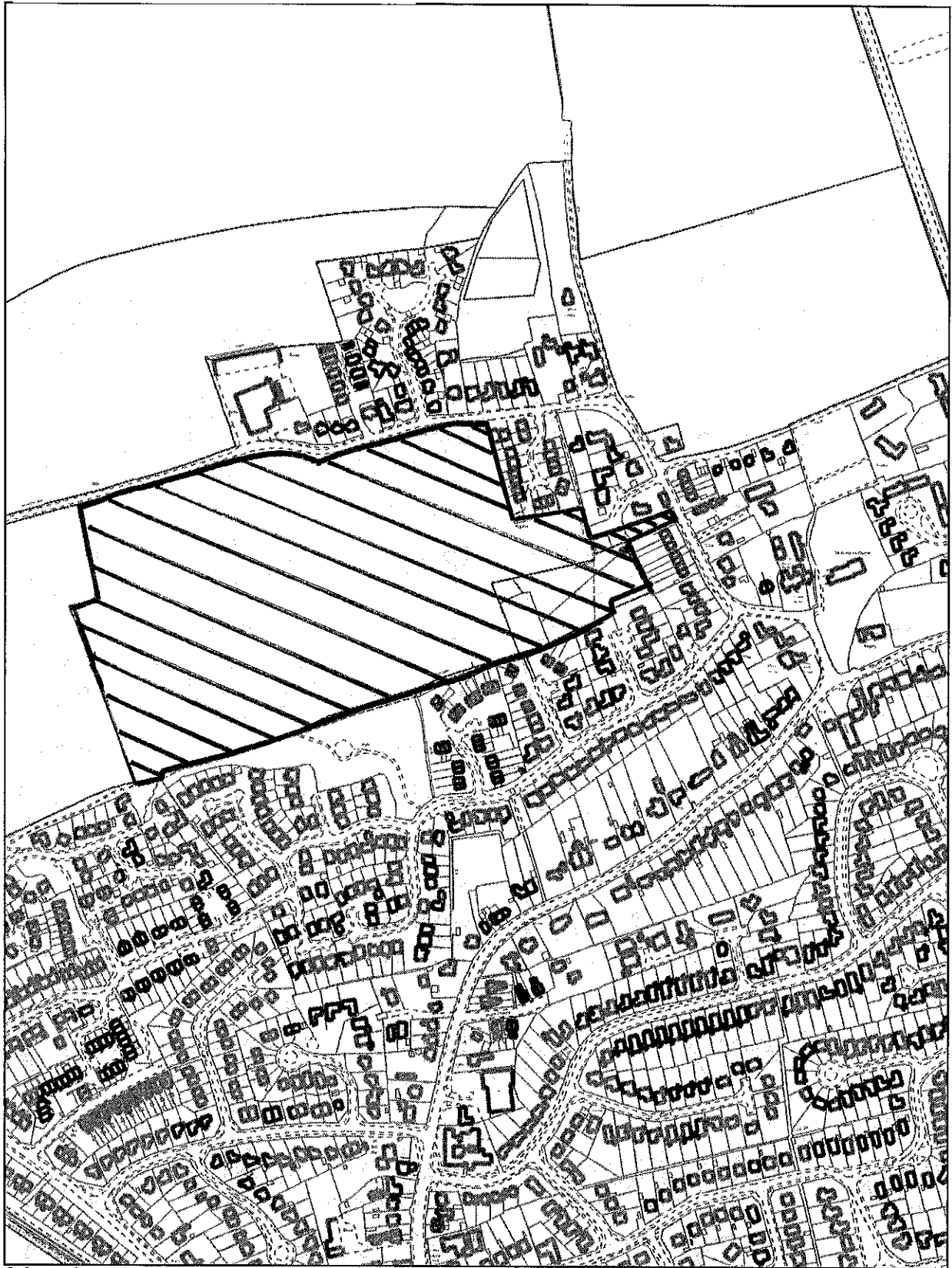
No

Key Decision:

A matter which affects two or more wards, or has significant financial implications

Yes

No



Officer's Report

Planning Application No: 131174

PROPOSAL: Outline planning application for residential development for upto 230 dwellings including a 60 dwelling retirement village, to include associated estate roads and open space. Access to be considered and not reserved for subsequent applications.

LOCATION: Land At Church Lane Saxilby Lincoln Lincolnshire LN1 2PE
WARD: Saxilby
WARD MEMBER(S): Councillor D Cotton, Councillor J Brockway
APPLICANT NAME: Lindum Homes, Pamela Mason and Caroline Madden

TARGET DECISION DATE: 23/06/2014
DEVELOPMENT TYPE: Large Major - Dwellings

RECOMMENDED DECISION: Delegate to the Chief Operating Officer to Grant planning permission subject to Conditions and the signing of a S106 agreement which delivers the following:

25% affordable housing
 Contribution of £97,750 towards the cost of primary health care provision

If the S106 agreement is not signed within 6 months of the date of Committee then the application be reported back to the next appropriate Committee for further consideration and determination.

SUMMARY

1. **Contributions to infrastructure and 25% affordable housing will be delivered to respond to the requirements raised by the development**
2. **There is a presumption in favour of sustainable development in the NPPF**
3. **This is a development that, subject to conditions and the signing of a section 106 agreement, is economically, socially and environmentally sustainable and therefore accords with the guiding principles of the NPPF**
4. **Significant development is required to maintain a five year deliverable supply of housing that is required by the NPPF**
5. **Central Lincolnshire can only evidence a 3.5 years housing land supply**

Description: The application site forms an area of 10.1 hectares of agricultural land to the south of Church Lane in Saxilby. The site is bounded by Church Lane to the north and Canon Cook Close to the north east. On the

opposite side of Church Lane there is housing (mixed bungalows and houses) and commercial premises before returning to agricultural land to the west.

To the east is housing within Century Close with the application site extending in part to the south of the Century Lane development up to Church Lane. To the south there is housing with a public open space adjacent to the application site. There is an existing hedge to the north, west and southern boundaries.

The application is in outline form for up to 230 houses (to include up to 60 houses for a retirement village) with all matters to be reserved for future approval apart from access. The application proposes two access roads to the site from Church Lane.

Relevant history: There is no planning history on the site.

Representations:

Chairman/Ward member(s): Request that the application be considered at Planning Committee

Parish/Town Council/Meeting: Following observations to make:

- Additional traffic on Church Lane
- Increased traffic issues at the Mill Lane/Queensway/A57 junction
- Exacerbating existing traffic issues on High Street
- Width of Church Lane to the west of the development invariably used as a traffic route into Sykes Lane and therefore the village
- Additional pressures on Saxilby School
- Additional pressures on GP surgery
- Problems caused by work to be necessary on High Street to facilitate development
- Overlooking to Warwick Close – should be a bigger green belt area
- Cumulative effect of number of developments, each taken in isolation
- Transport assessment is flawed and own figures submitted
- Lighting scheme required to improve security from development to Church Road main roads
- Support green spaces and that these are annexed to existing areas

Local residents: 64 letters of objection received from residents at The Warren Sykes Lane, 24 Church Lane, 6 Church Lane, 2 Canon Cook Close, Maple House 26 Warwick Close, 19 Lingfield Close, 59 Church Lane, 3 South Parade, 5 Woodhall Crescent, 18 St Botolphs Gate, 4 Salisbury Close, 16 Church Lane, 64 Mill Lane, 11 Church Lane, 17 Sykes Lane, Orchard Cottage 3 Orchard Lane, 15 Eastcroft, 8 Church Lane, 7 Willow Close x 2, 117 High Street, 18 Church Lane 17 St Botolphs Gate x 2, 2 Westcroft Drive, 1a Sykes Lane, 10 Church Lane, 1 St Botolphs Gate x 2, 11 Westcroft Drive, 25 Warwick Close, 17 Church Lane, 28 Church Lane, 2 St Botolphsgate, 25 Thonock Drive, 17f Church Lane, 75 Church Lane, 1 Kenilworth Close, 5 Westcroft Drive, 2 Church Lane, 17a Church Lane, 17 Lingfield Close, 18 St Botolphs Gate, Westfield Westcroft Drive, 11 Maiden Court, 5 Church Lane,

17G Church Lane, 4 Warwick Close, 36 Church Lane, 59 Westcroft Drive, 1 Ballerini Way, 53 Church Lane, 19 canon Cook Close, 45 Church Lane, 17 St Botolphs Gate, 3 St Botolphs Gate, 12 Canon Cook Close, 14 Bartholomew Tipping Way Buckinghamshire, 6 Fleets Road Sturton by Stow, 6 Wells Court, 27 St Botolphs Gate, 21 Lingfields Close, 9 Church Lane on the following issues:

- Existing Flood Betterment Scheme on Sykes Lane needs to be improved to ensure flooding does not occur
- Construction traffic should not be allowed to use single track lane to access site
- Between junction of Sykes Lane and up to the brow of hill on Church Lane should be made one way only
- Quiet residential street on edge of village, this will make access very difficult for existing and new residents
- How will school cope with the extra children?
- How will medical practices cope with extra people?
- Fail to see how Church Lane will cope with additional traffic
- Road needs widening, road is extremely narrow and cannot take planned level of traffic
- Cars parked on road make it difficult for other cars and HGVs to get passed
- Road needs resurfacing and double yellow lines
- 230 houses seems excessive in Saxilby when there is land on the City edges
- High amount of properties adjacent to Lingfield Close
- What will happen to dyke network in front of 17 and 19 Lingfield and how will drainage be affected?
- What will happen to the pathway at the side of Lingfield
- Views from property over open fields will be affected
- Noise from development
- No need for new houses
- Nursery on the tight S bend makes it chaotic and dangerous to drive past in the morning and afternoon
- Extra traffic at A57 junction will make it more dangerous
- Parking at Church and Church Hall make it difficult for vehicles to get past
- Site should not be considered until Local Plan and Neighbourhood Plan is adopted as site outside of development limit
- Destroy the visual amenity of the rural scene
- Concerned about surface water management
- More green space should be created in the development
- St Botolph's church has no parking, the childrens nursery has increased its capacity , HGV vehicles use Church Lane and agricultural traffic has not been considered. All of these will make the access route dangerous.
- Building on this land will significantly affect the character of the village in this area and spoil the views from the well used footpaths between Church Lane and Westcroft Drive and along the boundary of the field in

question.

Longhurst Group: Longhurst Group are fully in support of this application & have been liaising with Lindum on the provision & management of the proposed retirement scheme & affordable housing. We are certain of the desperate need for specially designed accommodation for older people in this area & the site itself is perfectly located for the nearby facilities that older people rely upon

Lincolnshire Wildlife Trust: We have read the ecological information submitted with the application and are satisfied that there should not be any significant negative impacts on protected species as a result of the proposed works provided the consultant's recommendations are followed.

Whilst recognising that the details of the landscaping scheme are a reserved matter, we would wish to comment generally on opportunities for biodiversity enhancement of the site. We are generally pleased with the proposed levels of open space indicated by the masterplan. Wherever possible the open space should contribute towards biodiversity enhancement of the site, for instance through the use of native, species rich seed mixes in place of standard amenity turf. Management should encourage a longer, meadow sward, and include removal of the arisings to help keep the fertility low and discourage the more vigorous species such as nettles and thistles. We support the incorporation of above ground SUDS features and these should be designed with wildlife also in mind, for example the proposed swales could be sown with a species rich grassland mix to be incorporated within the natural open space as well as providing a drainage function. Flowering lawn mixes are also available which are resistant to disturbance and mowing and could be used in place of rye grass in areas of higher public pressure where longer grass may not be desirable, for example on verges, gardens or a village green area. More formal areas of open space, if required, could also incorporate wildflowers by creating scalloped edges or borders alongside shorter amenity turf.

We are pleased that the hedgerows will be retained and would recommend that where possible these are extended or gapped up to provide robust habitat corridors around and into the site. Management of the hedgerows should encourage production of fruit as a resource for wildlife and include longer hedge bottom vegetation which is habitat for many small mammals. These should be cut on rotation every 2-3 years to ensure that there is continuing provision at any one time. We would recommend that consideration is given to the inclusion of other habitat features such as ponds, south facing banks suitable for invertebrates, log piles or areas of scrub for nesting birds. Other features for biodiversity should also be incorporated within the development, such as the inclusion of roosting features for bats within a proportion of the buildings or trees on site. Self-contained bat roost units can easily be incorporated into buildings and may be suitable for some of the garages on site, or boxes could be attached externally to buildings or trees. Nest boxes for a variety of declining birds such as house sparrow, swift, house martin and swallow could also be included. Specific provision should

be guided by the results of the surveys. We would expect a development of this size to provide significant biodiversity enhancements.

Lincolnshire Police: Various comments regarding the design of the development and the principles the developer needs to take into account when designing the detailed layout. This can be advised by way of an informative on the decision notice

LCC Education: Have reviewed the projections and physical capacity at schools serving Saxilby. Also note that some of the scheme is for older people as part of a specific scheme. Even with the scale of development we would expect there to be capacity available to serve the development but it will very much use that small surplus and future development proposed will have to be considered with this in mind if the proposal presently proposed is approved.

Natural England: No objection. The authority should use standing advice in relation to protected species

Upper Witham Internal Drainage Board: No objection provided it is constructed in accordance with the submitted Flood Risk Assessment. The proposals include SUDS features and an attenuated discharge of 14l/s to an AWS system. It is essential that provision is made to ensure that all the drainage features are maintained to an appropriate standard to provide the design standard over the life span of the development.

WLDC Tree officer:

Proposals for Landscaping:

The illustrative masterplan shows a good quantity of potential tree planting across the site. We would expect a range of tree species listed in a landscape scheme to provide a range of mature trees sizes, and expected longevity appropriate to their positions e.g. larger, long lived trees in open spaces and larger gardens, smaller or fastigate trees within front gardens and modest sized rear gardens. POS or front garden trees are more important to the street scene and perceived greenery of the site than rear garden trees which are more likely to be removed or significantly reduced by any new owner/resident. I note on the masterplan that the main road through the site has very few frontage trees which could contribute to the street scene and provide structural greenery due to lack of space by houses very close to the potential highway. It would be preferable for adequate space to incorporate just a few more trees along the street scene – is there potential for a few trees to be planted along the banks of the swales?

Potential effect on any Public Right(s) of Way:

The masterplan shows the PRow as continuing in its current position.

Potential effect on any trees or hedges on or near the site:

There are few existing trees on or near the site boundaries. Any subsequent application should clearly identify which trees are to be retained and which, if any, are proposed to be removed.

There are a couple of areas on the masterplan where property driveways appear very close to an existing tree and might be within their Root Protection Area's (RPA's), e.g. the road in front of the house to the west side of TG1, and the drive of the house to the NE of T4/T5 trees. Any trees to be retained should have their root protection areas calculated and considered as a constraint to inform the development layout plan. Buildings, roads, paths, driveway, parking areas etc... should be kept outside any tree RPA and allow adequate safe working area and scaffold space.

The Phase 1 Habitat Survey lists the frontage hedgerow H2 as containing hawthorn, blackthorn, ash, dogwood, field maple, dog rose, elder and wild privet as the species found within specific 30m survey sections along the hedgerow length. This is 7 species off the list of woody species in Schedule 3 from The Hedgerows Regulations 1997, and 7 species or more confirms the hedgerow is classed as an important hedgerow under this legislation. I saw 8 different species; hawthorn, blackthorn, ash, dogwood, field maple, dogrose, elder and wild privet, although I just walked along the hedgerow noting visible species and did not measure and just survey the central 30m of each half of the hedgerow length. There were also several areas of Lords & Ladies growing under the hedgerow.

Conclusion

1. I have no objections to the proposed development of this site, providing;
2. the current native boundary hedgerows are conditioned as to be retained, and any gaps infilled with appropriate native species where necessary, especially the frontage hedgerow alongside Church Lane and the westerly hedgerow adjacent countryside.
3. Preferably just a few more trees to be planted along the main road through the site, to add visual amenity and feature to the street scene and provide structural greenery.
4. Existing trees which are to be retained should be identified as such, and suitable RPA's calculated and considered as a constraint to the building, driveway, road, path layout.

LCC Highways: The TA appears to be a fair and balanced appraisal of the impact of this proposed development on the local highway network and infrastructure within Saxilby.

The site is considered to be in a reasonably sustainable location with walking times of approximately 20 minutes to the services and amenities in the village centre and approximately 600m distance to the nearest bus stops. The frequency of the bus services appear to be good.

The development is likely to generate in the region of 73 vehicle trips in the weekday AM period which will be the period of highest trip making intensity.

To calculate this figure the author of the report has interrogated the TRICS database to find the actual recorded vehicle trips into and out of a number of existing similar sized residential development in similar locations elsewhere in

the country. The use of TRICS is an industry standard method of estimating traffic generation and is specified by Department for Transport guidance for the preparation of Transport assessments.

The author has used census data to calculate that 58 vehicle trips will leave the development in the morning weekday peak and head for Mill Lane/A57 Gainsborough Road junction. This equates to roughly 1 vehicle every minute between 7.45am and 8.45am. This additional traffic in the morning peak period is at times likely to add to the current delay at the junction, however on-site observations have shown that this delay fluctuates throughout the peak hour. In addition the additional delay cannot be considered as severe as described within the NPPF.

In conclusion this technical response is based not only upon sound and reasoned highway engineering principles but also with regard to a fundamental principle of paragraph 32 of the NPPF which is unequivocal about the presumption of approving development unless that development would be expected to cause severe impact upon highway safety or congestion. Reports within the industry of recent Planning Appeal decisions indicate that Planning Inspectors are robustly upholding that principle.

The following conditions are requested: condition to secure the estate road and visibility splays, tactile crossover points provided at most northerly junction onto Church Lane to provide a pedestrian link to the existing footway on the opposite side of Church Lane. Tactile crossover points should also be provided at the junctions of Rutherglen park and St Botolph's Gate.

When a reserved matters application is submitted it should include a residential travel plan and proposals to improve the existing public footpath links to the village amenities.

WLDC Housing and communities project Officer: Affordable housing requirement would be for 25% of total units delivered on site. The proposed 58 units would therefore be acceptable. The preference would be for 80% affordable rent and 20% shared ownership

Environment Agency:

The proposed development will be acceptable if a planning condition is applied requiring drainage details as set out below.

Condition

No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the local planning authority. The drainage strategy should demonstrate that the surface water run-off generated up to and including the 100 year plus climate change critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The scheme shall also include:

- details and calculations for the surface water network taking into account the volume of storage required based on an allowable discharge rate of 14.42l/s into the Anglian Water system.
- details of the SuDS elements which are to be included in the surface water design together with confirmation of who will adopt and maintain the various surface water network elements.
- a drainage strategy document which summaries the above and any assumptions made within the design of the surface water network

Reason

To prevent the increased risk of flooding, both on and off site.

Archaeology: No further archaeological input required

NHS England: Require a contribution of £97,750 towards the cost of primary health care provision

Relevant Planning Policies:**The Development Plan**

West Lindsey Local Plan First Review 2006 (saved policies - 2009) – This plan remains the development plan for the district. However, paragraph 215 of the National Planning Policy Framework states that due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given). The site is outside of the settlement limit for Saxilby and therefore within the “open countryside.” Therefore, the relevant policies to be considered for their consistency with the NPPF are:-

STRAT 1 Development Requiring Planning Permission
<http://www2.west-lindsey.gov.uk/localplan/written/cpt3a.htm#strat1>

STRAT 3 Settlement hierarchy
<http://www2.west-lindsey.gov.uk/localplan/written/cpt3a.htm#strat3>

STRAT 9 Phasing of Housing Development and Release of Land
<http://www2.west-lindsey.gov.uk/localplan/written/cpt3b.htm#strat9>

STRAT 12 Development in the open countryside

<http://www2.west-lindsey.gov.uk/localplan/written/cpt3b.htm#strat12>
 Pertaining to area outside of settlement limit.

SUS4 – Cycle and pedestrian routes in development proposals
<http://www2.west-lindsey.gov.uk/localplan/written/cpt4.htm#sus4>

RES 1 Housing Layout and Design
<http://www2.west-lindsey.gov.uk/localplan/written/cpt6.htm#res1>

RES 2 Range of housing provision in all housing schemes
<http://www2.west-lindsey.gov.uk/localplan/written/cpt6.htm#res2>

RES 5 Provision of play space/recreational facilities in new residential development.
<http://www2.west-lindsey.gov.uk/localplan/written/cpt6.htm#res5>

RES6 Affordable housing provision
<http://www2.west-lindsey.gov.uk/localplan/written/cpt6.htm#res6>

CORE 10 Open Space and Landscaping
<http://www2.west-lindsey.gov.uk/localplan/written/cpt8.htm#core10>

NBE 14 Waste Water Disposal
<http://www2.west-lindsey.gov.uk/localplan/written/cpt11.htm#nbe14>

NBE20 Development on the edge of settlements
<http://www2.west-lindsey.gov.uk/localplan/written/cpt11.htm#nbe20>

National

- National Planning Policy Framework (2012)
<https://www.gov.uk/government/publications/national-planning-policy-framework--2>
- National Planning Policy Guidance (2014)
<http://planningguidance.planningportal.gov.uk/>
- Draft Central Lincolnshire Joint Core Strategy (2013)
http://uk.sitestat.com/lincolnshire/lincolnshire/s?Home.centrallincolnshire.lfd.submission-of-central-lincolnshire-core-strategy.117940.articleDownload.56436&ns_type=pdf&ns_url=http://microsites.lincolnshire.gov.uk/Download/56436

The Draft Strategy was approved by the Central Lincolnshire Joint Strategic Planning Committee on 8th July 2013. However, members subsequently resolved to withdraw the Strategy on 6th January this year following comments expressed by the government appointed inspector during the Examination stage. No weight is therefore afforded to the Strategy.

Principle of housing

The Local Plan Review contains a suite of strategic (STRAT) and residential (RES) policies that are designed to provide a policy framework to deliver residential development in appropriate locations to respond to need and the Council's housing provision objectives.

Policy STRAT12 is written in the prohibitive form and states that development including housing should not be permitted in open countryside locations, as defined by the Plan, unless there is justification for it being in such a location or it can be supported by other plan policies. This development context appears to suggest that housing should be refused on this greenfield site outside of the settlement limit. However, it is advised that there are material considerations that, on balance, outweigh the requirements of Policy STRAT 12 and indicate that the principle of this development should be supported.

Paragraph 49 of the NPPF states that relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites. The relevant policies are STRAT3, STRAT9 and STRAT12 in this case.

The supply position is no longer derived from the Local Plan Review position which has been superseded for development management purposes; Central Lincolnshire is now recognised as the constituted authority for the housing provision and, in March 2010, the Central Lincolnshire Joint Strategic Planning Committee (CLJSPC), made up of the elected members of the four partner authorities (City of Lincoln, North Kesteven, Lincolnshire County Council and ourselves), approved the Central Lincolnshire Strategic Housing Land Availability Assessment (SHLAA). The latest incarnation of the SHLAA is the 2013 update. At page 4 it states that "until a new housing target has been decided, the Central Lincolnshire Authority will continue to use the adopted East Midlands Regional Plan figures as they are the only targets that have been through a formal examination in public." The 2013 Update accounts for the shortfall in delivery over the 2006-2011 period by applying it across the residual period. This sets a five year requirement of 11,320 new dwellings (2,264 per annum) across the Central Lincolnshire Housing Market Area as a whole. A five year requirement of 6,985 dwellings is identified within the Lincoln Policy area of which Saxilby is part. Using that criterion the SHLAA can identify a deliverable supply of land for 7,912 dwellings across the area, equivalent to 3.5 years' supply. The provision is evidenced by need including net migration into the area from other parts of the country, changing household size and a desire for growth sustainably to create critical mass to support existing services and facilities and to create an attractive housing mix to provide a catalyst for inward investment and the delivery of enhanced and new infrastructure and employment provision. This undersupply position is underpinned by the fact that completions within West Lindsey have fallen from a peak in 2008-9 of 1006 dwellings per annum to 250 in 2012/13.

This approach of using the Central Lincolnshire position has been corroborated by inspectors following appeals against refusals by the Council and the undersupply of only 3.5 years' deliverable supply must be afforded

significant weight as a material consideration and the strategic policies of the Local Plan Review afforded very little weight given the context of paragraph 29 of the NPPF. Indeed, given the persistent under supply of housing it would be appropriate to apply the 20% buffer in addition to the 5 year deliverable supply requirement.

In this context, there should be a presumption in favour of housing development, even within the areas outside the Local Plan Review defined settlement limit, provided that the development is delivered early (a condition can secure an earlier than normal commencement), sustainable and is acceptable when considered against other material planning considerations. The NPPF defines the three roles of sustainability as economic, environmental and social and, whilst the Core Strategy is only afforded no weight itself, policy CL6 provides a series of criteria against which the development can be assessed for such sustainability. These criteria are also amongst the criteria cited within policies STRAT1, SUS4, RES1, RES5, NBE14 and CORE10 of the Local Plan Review and are consistent with principles of the NPPF itself:-

Location in or adjacent to the existing built up area of the settlement (environmental and social sustainability)

The location is directly adjacent to the existing settlement. It abuts dwellings to the north south and east. The settlement has in excess of 3500 inhabitants (2011 Census).

Accessible and well related to existing facilities and services (social and environmental sustainability)

The designation of Saxilby as a Primary Rural Settlement in the 2006 Local Plan Review reflected the status of the village as one of the larger settlements in the district. The level of services and facilities has not diminished since 2006 including primary school (1010m from the site respectively), shops (400-700 m), a health centre (520m away), village hall (830m) and a library (750m). All of these services and facilities are connected to the site by existing, adopted and lit pavements and by public footpaths. The case officer timed these walks making allowance for a variety of abilities and lower speeds and noted that the timings to the various facilities range from 10 minutes to 25 minutes.

Accessible by public transport, or demonstrate that the provision of such services can be viably provided and sustained (environmental sustainability)

The nearest bus stops are on Church Road or High Street approximately 800m from the site. During weekday daytime hours generally 3 buses an hour are available between Saxilby and Lincoln also linking with Gainsborough and Scunthorpe. In this context, it is considered that the public transport options offer a high degree of sustainability.

Sustainable in terms of impacts on existing infrastructure or demonstrate that appropriate new infrastructure can be provided to address sustainability issues (environmental, social and economic sustainability)

In advance of the production and adoption of a neighbourhood plan and in advance of the Central Lincolnshire Local Plan preparation there is no development plan to provide guidance as to what proportion of the growth provision or Central Lincolnshire should be attributed to Saxilby. The village currently has a population estimated to be around 3500 inhabitants and, as detailed in preceding sections, has a range of facilities. However, concerns have been expressed by some residents about the ability of the infrastructure serving the village to take new development, especially in light of the population growth since 2000.

Specific concerns relate to overstretched medical facilities, education and drainage.

The doctor's surgery is a four partner practice together with six practice nurses and two healthcare assistants and part of the Lincolnshire West CCG. It is taking new patients but has previously expressed concerns about the population increase in Saxilby. The NHS Property division has advised that

There are two practices that are most likely to be affected by any increase in population; although independent practices they share a building within the village of Saxilby. They are the Glebe Practice and the Trent Valley Practice. The average number of patients per M² for both practices is currently below the Lincolnshire average. This assessment is made by practice population and size of current premises. This is a monitor to gauge how any further increase in practice population may impact on building capacity issues.

A practice with a general medical services contract is obliged to accept patients who choose to register at their practice, if it is within their prescribed practice area, patient waiting lists therefore do not exist. Their combined current list is over 12000, the culmination of the proposed development may increase practice population by around 5%. This increase may start to compromise the level of care. The calculations above provide an idea of the impact of the proposed number of residents requiring consultations. This in turn has an impact on staffing levels, both clinical and administratively, all requiring extra room space. Lack of consulting rooms affects the patient ability to obtain an appointment in a timely manner.

Sufficient provision to mitigate the impact of an increased population on primary healthcare facilities in Saxilby must be allowed for as additional patients increase pressure on GP and primary care services and put the existing infrastructure at risk.

The s106 contribution would provide capital as an option to extend or reconfigure the building. This of course would be subject to a full business case and approval by NHS England. Any proposed expenditure would take place when the s106 funds are released by the developer as per the agreement and within the agreed timescale for expenditure of the funds.

They have therefore asked for a contribution towards the cost of additional primary health care provision. This is a reasonable request that complies with the Community Infrastructure Regulations 2011 and the applicant has agreed to this request which can be achieved by way of a S106 agreement.

With regards to education, the County Education Authority has commented that the potential school population arising from this application can be accommodated at the local school. Any future applications within Saxilby would though be likely to attract a request for a contribution towards future funding of educational facilities.

It is concluded therefore that subject to a S106 agreement securing the required contribution then the proposal is socially sustainable within the requirements of the NPPF.

Loss of locally important open space, playing field etc. unless adequately replaced elsewhere with no detriment (social sustainability)

The land is arable farmland. It is neither a registered playing field nor an area of important open space or frontage as defined by policy CORE9 of the Local Plan Review. The layout plan actually includes an area of 1.15 ha which represents approximately 11% of the total site area of 10.1ha. This provision is in excess of the 5% requirement provided by policy RES5 of the Local Plan, a reasonable requirement, consistent with the social and environmental sustainability provisions of the NPPF. In addition the proposed open space to the south of the site links in to existing open space and public footpath network off Westcroft Drive improving links with the remainder of Saxilby. In the absence of the agreement of the Parish Council to take on the maintenance of the open space then a condition would secure future maintenance provisions through a private management company

Appropriate sequential testing and other planning requirements in relation to flood risk (environmental sustainability)

This is a consideration partly detailed in policy NBE14 of the Local Plan Review although little of this policy is consistent with the provisions of the NPPF in terms of the preference of the latter for sustainable drainage.

The main thrust of the NPPF policy guidance is to locate development in areas which are at lowest probability of flooding (zone 1) as defined by the Environment Agency. The entire site is within flood zone 1. The development therefore passes the sequential test with regard to fluvial flood risk in the NPPF.

With regards to surface water drainage, paragraph 51 of the NPPG states that sustainable drainage systems should be prioritised as they are designed to control surface water run off close to where it falls and mimic natural drainage as closely as possible. They also provide opportunities to reduce the causes

and impacts of flooding, remove pollutants from urban run-off at source and combine water management with green space with benefits for amenity, recreation and wildlife. In this context the applicant held a multi-agency meeting with representatives of the Environment Agency, Internal Drainage Board and other drainage stakeholders present to ensure that such sustainable drainage schemes were employed if practicable. The plans submitted with the application clearly showed potential for such a system to be utilised. The system incorporates permeable paving, swales and an infiltration basin. The exact specification can be agreed by condition but the submitted drawing is considered to respond to the need for sustainability, climate change and the need to ensure that there is a neutral effect as a minimum in terms of risk to flooding of properties as a result of the development.

Provision of a mix of housing to respond to need (social sustainability)

This a consideration outlined in policies RES2 and RES6 of the Local Plan Review that is consistent with the principles of the NPPF.

The proposal is in outline form and therefore the exact nature of the houses is not known. However the applicants have submitted a viability appraisal of the site which has been verified by officers. The viability appraisal demonstrates that the site can deliver 25% affordable housing as well as providing a good mix of detached and semi detached houses and 60 retirement bungalows for the over 55s. The exact mix of house types can be determined at the reserved matters stage, however the applicant has demonstrated that there can be a good mix of housing achieved on the site.

The affordable housing will need to be secured by way of a S106 agreement at this stage and this is supported by the Housing and Communities project officer. The split of 80% affordable rent and 20% shared ownership is to be welcomed as meeting an identified need for affordable housing.

In this context therefore, the proposal is considered to be socially sustainable with particular regard to housing mix and need.

Highway infrastructure (economic sustainability) and highway safety

Access is a material consideration detailed in policies STRAT1 and RES1 of the Local Plan Review that is considered consistent with the provisions of the NPPF and has been raised as a concern by local residents. A specific concern is that Church Lane is very narrow and that cars are often parked on the road while their occupants visit the Church and day nursery making access through difficult. In addition the road is used by HGVs and agricultural vehicles visiting the farms and commercial properties further along Church Lane.

Notwithstanding the ability to walk, cycle or catch the bus to access services and facilities, it is considered that the provision of 230 additional dwellings will inevitably result in a residual increase in vehicle trips along Church Lane. The Statement used modelling to predict the numbers and routes likely to be taken

with peak hour additional flows entering and exiting the site of 73 trips inbound and outbound during each of the AM and PM peak hours (just over an additional vehicle per every one minute).

All of this traffic would use Church Lane and the increase in usage is relatively significant. However, the road is to standard to accommodate these additional flows with the required width (5m) and segregated pavement and therefore it is not considered a matter sufficient to withhold the granting of planning permission.

Further afield concern has been raised regarding the impact on the Mill Lane/A57 junction. The transport statement indicates that during the AM and PM peak hours there will be an additional 58 vehicles using the junction.

This additional traffic in the peak periods is at times likely to add to the current delay at the junction, however on-site observations have shown that this delay fluctuates throughout the peak hour. In addition the additional delay cannot be considered as severe as described within the NPPF which is unequivocal about the presumption of approving development unless that development would be expected to cause severe impact upon highway safety or congestion.

Ecology and biodiversity (Environmental sustainability)

The site is not a designated wildlife site or important open space. Nevertheless, representations from local residents cite the witnessing of bats foraging in the ditch which runs along the boundary of the site and an assertion that the development will inevitably damage or destroy areas of land that are used as shelter and/or foraging grounds for bats (and potentially other protected species including watervole and badgers).

In this context it is noted that, whilst the Local Plan is silent on this issue, paragraph 109 of the NPPF states that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, geological conservation interests and soils, recognising the wider benefits of ecosystem services and minimising impacts on biodiversity and providing net gains in biodiversity where possible,

The presence of hedges and watercourses bordering the site provide some potential for habitat and therefore, in accordance with Natural England's Standing Advice and Decision Tree, a phase 1 habitat survey was carried out by a suitably qualified ecologist. This has revealed little biodiversity value within the site, not surprising given the non-organic arable farming practiced and no higher level stewardship. It acknowledges that it should be assumed that protected species such as bats may be using the hedgerows along the boundaries of the site for foraging purposes and these linear features have moderate potential for roosting.

These hedgerows are to be retained within the development and therefore bats should not be significantly impacted on. The development of the site area is unlikely therefore to have an impact on any protected species. The

provision of the public open space, gardens and the field access buffer to the watercourse and retention of hedges and trees within the scheme will ensure a neutral if not betterment impact on biodiversity. It is important therefore that the retention of the hedges along the north and west boundaries of the site is secured by means of a condition.

Landscaping and protection and enhancement (Environmental sustainability)

This is a related issue to biodiversity. Policies CORE10, STRAT1 and RES1 all contain policy advice with regards to landscaping that is consistent with the provisions of the NPPF. Such landscaping is required to provide an appropriate habitat for wildlife as well as providing a visual balance between the natural and built environment, this being especially important given the edge of settlement location (policy NBE20 of the Local Plan Review refers). The edge of settlement location is also within the public domain; the site is visible from the Church Lane, Northfield Rise and footpaths off Westcroft Drive.

As the application is in outline form then the exact detail of the proposed landscaping is not at this point known. The comments of the Council's tree officer are acknowledged and it is important, given sites location on the edge of the village that the site contains sufficient landscaping not only in terms of biodiversity but also to mitigate the visual impact of housing in this location.

The submission and implementation of a landscaping scheme can be the subject of a condition as can the retention of the hedges on site.

Design and layout

This a material consideration detailed in policies STRAT1 and RES1 of the Local Plan Review which are considered consistent with the principles of good design cited in section 7 of the NPPF.

As the application is in outline form the exact design and layout of the site will be a matter for future consideration.

Residential amenity

This is a consideration highlighted in policies STRAT1 and RES1 of the Local Plan Review and is considered to be material consideration.

As the application is in outline form the exact design and layout of the site will be a matter for future consideration. It is considered though that the number of houses could, with the appropriate design, be accommodated on the site without harming the amenity of the occupiers of the houses bounding the site.

Archaeology

This is a consideration detailed in the NPPF and the significance of any archaeology in the area and the impact of the development on it and its significance needs to be assessed.

The Archaeological Officer requested an archaeological evaluation in the form of a geophysical survey. The survey did not identify any archaeological potential for this site. The County Historic Environment team verified these findings and advised that no further input was required given the low archaeological potential of the site.

Conclusion

The application has been considered in the first instance against the provisions of the development plan, specifically policies STRAT 1 Development Requiring Planning Permission, STRAT 3 Settlement hierarchy STRAT 9 Phasing of Housing Development and Release of Land, STRAT 12 Development in the open countryside, SUS4 – Cycle and pedestrian routes in development proposals, RES 1 Housing Layout and Design, RES 2 Range of housing provision in all housing schemes, RES 5 Provision of play space/recreational facilities in new residential development, RES6 Affordable housing provision, CORE 10 Open Space and Landscaping, NBE 14 Waste Water Disposal and NBE20 Development on the edge of settlements, of the West Lindsey Local Plan First Review 2006 (saved policies 2009). Each policy has been considered against the National Planning Policy Framework (2012) and judged for its consistency with this document with the weight afforded to the policy amended accordingly. The National Planning Policy Framework itself has been afforded significant weight as has its accompanying National Planning Policy Guidance suite (2014).

In light of this assessment the proposal is considered to be acceptable. There is a presumption in favour of sustainable development in the NPPF, significant development is required to maintain a five year deliverable supply of housing and, subject to conditions and the signing of the section 106 agreement, the development is economically, socially and environmentally sustainable and will not have a significant detrimental impact on highway safety, residential amenity or visual amenity.

RECOMMENDED DECISION: That the decision to grant permission subject to conditions be delegated to the Chief Operating Officer upon the signing and completion of an agreement under the amended s106 of the Town Planning Act 1990 that delivers:-

1. **Affordable housing**
2. **Contribution of £97,750 towards the cost of primary health care provision**

That, if the s106 is not completed and signed within 6 months of the date of this Committee, then the application be reported back to the next available Planning Committee for determination following the expiration of the 6 month period.

Time commencement condition

1. Application for approval of the reserved matters for the first phase of the development shall be made to the Local Planning Authority before the expiration of one year from the date of this permission. Application for the approval of each subsequent phase of the development shall be submitted within two years of the date of approval of the previous phase.

Reason: To conform with Section 92 (2) of the Town and Country Planning Act 1990 (as amended).

2. No development shall take place in each phase of the development until plans and particulars of the layout, scale and appearance of the building(s) to be erected, and the landscaping of the site (including proposals for biodiversity) (hereinafter called "the reserved matters"), have been submitted to and approved in writing by the Local Planning Authority, and the development shall be carried out in accordance with those details.

Reason: The application is in outline only and the Local Planning Authority wishes to ensure that these details which have not yet been submitted are appropriate for the locality.

3. The development hereby permitted shall be begun either before the expiration of two years from the date of this permission, or before the expiration of one year from the date of approval of the last of the reserved matters to be approved for the first phase of the development, whichever is the later.

Reason: To conform with Section 92 (2) of the Town and Country Planning Act 1990 (as amended).

4. The details to be submitted in accordance with Condition No 2 above shall include a Landscape Management Plan setting out management responsibilities and maintenance schedules for all landscaped areas inclusive of trees, hedges, ditches, and balancing ponds; a Biodiversity Enhancement Scheme setting out measures for habitat creation and management; including the provision of bat roosts and bird boxes and a statement on the sustainability performance of the dwellings for each phase of the development. The approved details shall be implemented on site prior to the completion of each phase of the development.

Reason: In the interests of visual amenity, biodiversity and sustainability as required by policy STRAT 1 of the West Lindsey Local Plan First Review 2006 and the National Planning Policy Framework 2012.

Conditions which apply or require matters to be agreed before the development commenced:

5. No development shall occur on site until details of:

- Tactile crossover points at the most northerly junction onto Church lane to provide a pedestrian link to the exiting footway on the opposite side of Church Lane
- Tactile crossover points at junctions of Rutherglen Park and St Botolphs Gate

- Proposals to improve existing public footpath links to the village amenities

have been submitted to and approved by the Local Planning Authority in writing. The approved details shall be implemented prior to the occupation of 25% of the houses on site

Reason: In the interests of pedestrian safety and to accord with policy STRAT1 of the West Lindsey Local Plan First Review 2006 and the provisions of the National Planning Policy Framework 2012

6. No dwelling shall be commenced until a construction management plan has been submitted to and approved in writing by the local planning authority. The management plan shall include the following:-

a/ details of access for construction traffic to the site

b/ construction hours limited to the hours of 07:30 to 18:00 Mondays to Fridays and 08:00 to 13:00 on a Saturday

c/ protection of the existing trees on site to be retained.

All construction shall be in accordance with the approved Management Plan required by this condition.

Reason: In the interests of the residential amenity of adjoining residents and the health, vitality and amenity value of the trees marked and to accord with policies STRAT1, RES1 and CORE10 of the West Lindsey Local Plan First Review 2006 and the provisions of the National Planning Policy Framework 2012.

7. No development shall take place until details of the infilling of the existing hedge bounding the site, particularly alongside Church Lane and the westerly boundary of the site have been submitted to and approved in writing by the local planning authority. The approved details shall be implemented on site within the first planting season following the approval of the details.

Reason: In the interests of visual amenity and biodiversity as required by Policy STRAT 1 of the West Lindsey Local Plan First Review 2006 and the National Planning Policy Framework.

8. No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development has been submitted to and approved in writing by the local planning authority. The drainage strategy should demonstrate that the surface water run off generated up to and including the 100 year plus climate change critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall include:

- Details and calculations for the surface water network taking into account the volume of storage required based on an allowable discharge rate of 14.42l/s into the Anglian Water system

- Details of the SuDS elements which are to be included in the surface water design together with confirmation of who will adopt and maintain the various surface water network elements
- A drainage strategy document which summarises the above and any assumptions made within the design of surface water network

The scheme shall be implemented and maintained at all times in accordance with the approved details prior to the completion of the development

Reason: To prevent the increased risk of flooding both on and off the site in accordance with Policy STRAT 1 of the West Lindsey Local Plan First Review 2006 and the National Planning Policy Framework.

9. No development shall occur in each phase of the site until details of a surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate how it complies with the surface water drainage scheme for the whole site approved under condition 8 of this permission. The approved scheme for each phase shall be implemented and maintained at all times in accordance with the approved details for that phase.

Reason: To prevent the increased risk of flooding both on and off the site in accordance with Policy STRAT 1 of the West Lindsey Local Plan First Review 2006 and the National Planning Policy Framework.

10. No development shall take place in each phase of the development until details of the boundary walls and fences have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented on site prior to the completion of each phase of the development.

Reason: In order to protect residential amenity and to accord with the National Planning Policy Framework and saved policy STRAT 1 of the West Lindsey Local Plan First Review 2006.

Conditions which require observance during construction

11. No dwellings shall be commenced before the first 60 metres of the estate road for both junctions with the public highway on Church Lane, including 2.4 x 43 metre visibility splays, as shown on drawing numbers NTP 13031-03 Rev A and NTP 13031-04 have been completed.

Reason: In the interests of safety of the users of the public highway and the safety of the users of the site and to enable calling vehicles to wait clear of the carriageway of Church Lane and to accord with policy STRAT1 of the West Lindsey Local Plan First Review 2006 and the provisions of the National Planning Policy Framework 2012

12. With the exception of the detailed matters referred to by the conditions of this consent, the development hereby approved shall be carried out in accordance with the following drawings: NTP 13031-03 Rev A and NTP 13031-04 dated Nov 11 received 24 March 2014. The works shall be carried

out in accordance with the details shown on the approved plans and in any other approved documents forming part of the application.

Reason: To ensure the development proceeds in accordance with the approved plans and to accord with the National Planning Policy Framework and saved Policy STRAT 1 of the West Lindsey Local Plan First Review 2006.

13. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the building(s) or the completion of each phase of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: To ensure that an approved landscaping scheme is implemented in a speedy and diligent way and that initial plant losses are overcome, in the interests of the visual amenities of the locality and in accordance with the National Planning Policy Framework and saved policies STRAT 1, STRAT 12 and CORE 10 of the West Lindsey Local Plan First Review 2006.

Conditions requiring observance prior to occupation of the dwellings

14. No dwelling hereby approved shall be occupied until a residential travel plan has been implemented the details of which shall have been previously submitted to and approved in writing by the local planning authority.

Reason: A travel plan is reasonably required in the interests of environmental sustainability to ensure that the potential for sustainability provided by the public transport options on site is maximised and to accord with the provisions of the National Planning Policy Framework 2012.

Conditions which apply or relate to matters which are to be observed following completion of the development:

15. The dwellings within the proposed retirement village shall be occupied by persons over 55 only or a widow or widower of such a person and to any resident dependant.

Reason: To provide a mixture of housing on the site and meet a specific need in accordance with the National Planning Policy Framework 2012

16. The existing mature hedgerows shall be maintained at all times on site at a height of 3 metres in accordance with the illustrative masterplan J1410 SK07 rev C received on 24 March 2014

Reason: In the interest of visual amenity and to protect the existing hedgerow in accordance with Policy STRAT 1 of the West Lindsey Local Plan First Review 2006 and the National Planning Policy Framework 2012

Informatives

- A. This permission is also subject to an agreement under the amended section 106 of the Planning Act 1990 pertaining to the provision of affordable housing. The above permission is also subject to the obligations in that agreement.

- B. In order to help reduce the opportunity for crime and increase the safety and sustainability of the development you are advised to consider and refer to the latest version of New Homes 2014 which can be accessed via www.securebydesign.com

Human Rights Implications:

The above objections, considerations and resulting recommendation have had regard to Article 8 and Article 1 of the First Protocol of the European Convention for Human Rights Act 1998. The recommendation will not interfere with the applicant's and/or objector's right to respect for his private and family life, his home and his correspondence.

Legal Implications:

Although all planning decisions have the ability to be legally challenged it is considered there are no specific legal implications arising from this report



Officer's Report

Planning Application No: 130150

PROPOSAL: Outline planning application for erection of upto 63 dwellings-all matters reserved

LOCATION: Land east of Hackthorn Road Welton Lincs

WARD: Welton

WARD MEMBER(S): Councillor M Parish
Councillor D Rodgers

APPLICANT NAME: Turley Farms

TARGET DECISION DATE: 25/09/2013

DEVELOPMENT TYPE: Large Major - Dwellings

RECOMMENDED DECISION: Delegate to the Chief Operating Officer to Grant planning permission subject to, the Environment Agency removing their objection, Conditions and the signing of a S106 agreement which delivers the following:

14% affordable housing

Contribution of £ 223,761 towards Educational facilities in the locality

Contribution of £26,755 towards Health facilities in the locality

Contribution of £100,000 towards Highway improvements

If the S106 agreement is not signed within 6 months of the date of Committee then the application be reported back to the next appropriate Committee for further consideration and determination.

SUMMARY

1. **Contributions to infrastructure will be delivered to respond to the requirements raised by the development**
2. **There is a presumption in favour of sustainable development in the NPPF**
3. **This is a development that, subject to conditions and the signing of a section 106 agreement, is economically, socially and environmentally sustainable and therefore accords with the guiding principles of the NPPF**
4. **Significant development is required to maintain a five year deliverable supply of housing that is required by the NPPF**
5. **Central Lincolnshire can only evidence a 3.5 years housing land supply**

Description:

The application site forms an area of land to the north east of the centre of Welton. The site measures 2.38 hectares and is classed as agricultural land Grade 3. The boundaries of the site are formed by mature hedges and trees. To the north and east is open countryside. To the south are residential properties on Hackthorn Road, Northfield Close, Swen Close and The Eshings. Access to the site is from Hackthorn Road via a gate way into the field.

The site is on the edge of the settlement limit of Welton and therefore is classed as being within the open countryside.

The proposal is for outline planning permission for the erection of up to 63 houses with all matters reserved for future consideration. The applicants have submitted an indicative layout to demonstrate how 63 dwellings can be accommodated and also indicated the scale of the houses is likely to be two and three storey.

Relevant history: There is no planning history on the site.

Representations:

Chairman/Ward member(s): None received

Parish/Town Council/Meeting: Concerned about impact on the current infrastructure of the village:

- Health centre can not cope with more patients
- William Farr at capacity
- Primary schools will be struggling for places
- Drainage systems and sewers at full capacity
- Problems of traffic flow and parking are continual and increasing dilemma
- Wiser to construct road on northern part of site to allow shared access to any future development on adjacent site
- No discussion with Parish Council
- Not easy access to facilities for people who do not own a car

Local residents: Objections received from residents at 5 The Eshings, 50 Northfield Road, 3 The Eshings, 32 Northfield Road, 42 Northfield Road, 30 Northfield Road, 8 The Eshings, 41 Hackthorn Road, DLP consultants on behalf of clients having an interest in land to the north, 46 Northfield Road, 44 Northfield Road, 35 Hackthorn Road, 30 Northfield Road, 30 Hackthorn Road,

- Local schools already overpopulated
- Traffic would increase and village centre already crowded

- Security issue from road backing onto peoples gardens, will trees remain?
- Village been asked to produce a plan for the village which is underway. Seems unreasonable to consider application in advance of knowing wishes of Welton village
- Shopping facilities village sized, parking situation already difficult
- Number of houses too much for site
- Northfield Road properties slope down to proposed development. Where is the boundary and how will it be shored up?
- Hackthorn Road does not have capacity for new development
- Increased traffic will lead to dangers especially in relation to children walking to school
- Area rich with wildlife, how will this be protected
- What is proposed regarding drainage
- How will affordable homes be spread throughout the development
- Housing should be on brownfield sites – what about disused RAF airfields
- Overall shape and scale of development is poor
- Dull and unattractive layout that has no sense of character
- Road layout will cause noise and disturbance to properties due to proximity
- Growth should occur through the Neighbourhood Plan route with influence and input from residents of Welton
- Impact on No 32 Northfield Road – loss of privacy and outlook and surrounded by houses
- Will result in 3 road junctions in close proximity onto a busy road
- No provision for elderly population
- Object to three storey development
- Need traffic calming measures
- Outside of settlement boundary
- Increased flood risk, ground not suitable for a SUDS
- Density inappropriate, not enough landscaping
- No local need for housing
- Impact on local services and facilities
- Site should be looked at comprehensively along with site to the north, clients advise application to be submitted within 3 months
- Inadequate parking and access
- Inadequate provision for the elderly
- Loss of privacy and overlooking
- Increase in flood risk, how will SuDs operate in area that is not very free draining
- No local need currently demonstrated

LCC Highways: A 2 metre wide frontage footway is required

The available visibility onto Hackthorn Road should be detailed on the layout plan

The basic principles of how the developer is proposing to drain the site are required

The Transport Statement should include a brief analysis of the junctions onto the A46. There is a history of accidents at these junctions and as such the highways authority needs to be able to assess the impact that the development will have. Depending on the level of impact, further assessment may be requested.

Environment Agency: Objects as FRA submitted not satisfactory

Archaeology: Welton has considerable amount of historic assets. There is no site specific information and further information would be required to support any planning application . This should be non intrusive evaluation of a geophysical survey the results of which would inform if and where further archaeological trenches could be located.

Building Control: None received

Lincolnshire Wildlife Trust: Recommend that a range of features are incorporated into the development to enhance the site for biodiversity, retention of trees and hedges, and creation of species rich native grassland habitats on village green area.

LCC Education: Contribution of £223,761 required to be spent at Welton William Farr CoE comprehensive school to contribute to education infrastructure to match increased pupil numbers

Natural England: No objection, development should not impact on bat population. Site gives opportunity for habitat creation through biodiversity and landscape enhancements

Witham Third District Internal Drainage Board: Land rated as agricultural land, responsibility for the watercourse along eastern boundary needs to be clearly stated and future maintenance requirements accommodated

Lincolnshire Police: No objection, suggest condition to secure measures to address crime and disorder to be submitted

Strategic Growth – Housing and Communities Team WLDC - The results of a Parish Housing Needs Survey carried out in Welton and Dunholme were published in May 2012 which identified a local housing need for 31 affordable housing units in Welton. Officers from the Housing and Communities are currently working with landowners in Welton regarding sites which they feel will guarantee the delivery of affordable housing to meet the specific evidenced local need.

Whilst it is acknowledged that this proposal could bring forward a number of affordable housing units which will contribute to the Core Strategy target for affordable housing the proposal gives no certainty of delivery or certainty of numbers and therefore fails to demonstrate social sustainability.

Officers from the Housing and Communities team have had no dialogue with the applicant in relation to the delivery of affordable housing on this site and feel that the proposal as a reserved matters application is not demonstrated to be deliverable or viable nor does it demonstrate the intention to meet the current evidenced need.

Health Authority: A contribution of £20,775 is requested towards the cost of future health infrastructure provision

Second round of consultation following receipt of revised details regarding archaeology, transport and drainage and viability study

Parish Council

Local residents: Objections received from the residents of 30 Northfield Road, 35 Hackthorn Road and 44 Northfield Road on grounds as previously raised and additionally:

- Site experienced significant and prolonged rainfall and has for main part been saturated or flooded. Little benefit of building up the site and concern about impacts of raising the land level on surrounding properties and ditches and water courses. Further investigation needed of proposed drainage solutions
- Consideration of impact of surface water into watercourses and consequently on water voles
- Density inappropriate for the site, area of open space reduced, size of properties and gardens inappropriate. No provision for the elderly
- Parking provision inadequate
- Encroachment onto open countryside and not necessary
- If approved there should be controlled hours of operation and other restrictions regarding parking of construction vehicles to make development bearable.

Archaeological Officer: No further work required

LCC Highways: No objections subject to the addition of conditions and request for funding towards the upgrade of the junction with the A46:

Before the access is brought into use all obstructions exceeding 0.6 metres high shall be cleared from the land between the highway boundary and the vision splays indicated on drawing number RDS 10897/02D dated 15 June 2014 and thereafter the visibility splay shall be kept free of obstacles exceeding 0.6 metres in height.

Reason: In the interests of safety of the users of the public highway and the safety of the users of the site.

No development shall take place before a scheme has been agreed in writing by the local planning authority for the construction of a 2 metre wide footway, together with arrangements for the disposal of surface water run-off from the highway at the frontage of the site. The agreed works shall be fully implemented before any of the dwellings are occupied, or in accordance with a phasing arrangement to be agreed in writing with the local planning authority.

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

No dwelling hereby approved shall be occupied until a residential travel plan has been implemented the details of which shall have been previously submitted to and approved in writing by the local planning authority.

Reason: A travel plan is reasonably required in the interests of environmental sustainability to ensure that the potential for sustainability provided by the public transport options on site is maximised and to accord with the provisions of the National Planning Policy Framework 2012.

Environment Agency: Awaiting response

Anglian Water: The site appears to meet the required treatment stages for roof and highway run-off, therefore Anglian Water could in principle consider adoption of the swales, but would need to form part of the main Suds system to be adopted for the site by Anglian Water, which would include the pond. This would however be subject to satisfaction of the following:

Adequate design of the swale, including swale depth, water depth, siltation, especially considering of length of swale.

Safety issues to be considered, including depth which may result in some appropriately designed fencing where fronting properties if swale depth is an issue (from conveying properties to swale). Could potentially shallow conveyance features be proposed to connect properties from swale to keep it shallow. Barrier feature with respect to highway traffic to ensure cars cannot park/encroach onto side of swale/filter strip.

Satisfaction on how flows would be conveyed to the pond from the end of the swale – may result in swale being extended to the pond.

The pond would need to be on-line and designed as a Suds feature.

It is stated that private driveways are to discharge via infiltration. Therefore before consideration of above, we would need to be satisfied why the houses themselves cannot drain via such infiltration methods – and if not adequate source control provided (possibly be linked to permeable paving as an example).

The timescales for development are important and would need to be confirmed as there's a suggestion in the statement that these are more than likely to be post SAB, for which adoption would then be their responsibility. I understand the SAB would potentially accept off line lagoons as part of any system they would take over?.

Any consideration to adoption is obviously subject to scheme meeting all usual design criteria, including Exceedance/overland run-off etc.

Strategic Growth – Housing and Communities Team WLDC: No objection now that viability assessment has been submitted which demonstrates ability of site to deliver 14% affordable housing. Given previous approvals this is acceptable on this site.

Relevant Planning Policies:

The Development Plan

West Lindsey Local Plan First Review 2006 (saved policies - 2009) – This plan remains the development plan for the district. However, paragraph 215 of the National Planning Policy Framework states that due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given). The site is outside of the settlement limit for Welton and therefore within the “open countryside.” Therefore, the relevant policies to be considered for their consistency with the NPPF are:-

STRAT 1 Development Requiring Planning Permission
<http://www2.west-lindsey.gov.uk/localplan/written/cpt3a.htm#strat1>

STRAT 3 Settlement hierarchy
<http://www2.west-lindsey.gov.uk/localplan/written/cpt3a.htm#strat3>

STRAT 9 Phasing of Housing Development and Release of Land
<http://www2.west-lindsey.gov.uk/localplan/written/cpt3b.htm#strat9>

STRAT 12 Development in the open countryside
<http://www2.west-lindsey.gov.uk/localplan/written/cpt3b.htm#strat12>
 Pertaining to area outside of settlement limit.

SUS4 – Cycle and pedestrian routes in development proposals
<http://www2.west-lindsey.gov.uk/localplan/written/cpt4.htm#sus4>

RES 1 Housing Layout and Design

<http://www2.west-lindsey.gov.uk/localplan/written/cpt6.htm#res1>

RES 2 Range of housing provision in all housing schemes

<http://www2.west-lindsey.gov.uk/localplan/written/cpt6.htm#res2>

RES 5 Provision of play space/recreational facilities in new residential development.

<http://www2.west-lindsey.gov.uk/localplan/written/cpt6.htm#res5>

RES6 Affordable housing provision

<http://www2.west-lindsey.gov.uk/localplan/written/cpt6.htm#res6>

CORE 10 Open Space and Landscaping

<http://www2.west-lindsey.gov.uk/localplan/written/cpt8.htm#core10>

NBE 14 Waste Water Disposal

<http://www2.west-lindsey.gov.uk/localplan/written/cpt11.htm#nbe14>

NBE20 Development on the edge of settlements

<http://www2.west-lindsey.gov.uk/localplan/written/cpt11.htm#nbe20>

National

- National Planning Policy Framework (2012)
<https://www.gov.uk/government/publications/national-planning-policy-framework--2>
- National Planning Policy Guidance (2014)
<http://planningguidance.planningportal.gov.uk/>

Assessment**Principle of housing**

The site is adjacent to the settlement limit of Welton and therefore is classed as being in the open countryside. Policy STRAT 12 allows development in the open countryside which is essential for the needs of agriculture or forestry and therefore from the starting point of the Local Plan the development would clearly be contrary to that Policy. However, Policy has developed and changed recently particularly in relation to the NPPF.

Paragraph 49 of the NPPF states that relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites. The relevant policies are STRAT3, STRAT9 and STRAT12 in this case.

The supply position is no longer derived from the Local Plan Review position which has been superseded for development management purposes; Central Lincolnshire is now recognised as the constituted authority for the housing

provision and, in March 2010, the Central Lincolnshire Joint Strategic Planning Committee (CLJSPC), made up of the elected members of the four partner authorities (City of Lincoln, North Kesteven, Lincolnshire County Council and ourselves), approved the Central Lincolnshire Strategic Housing Land Availability Assessment (SHLAA). The latest incarnation of the SHLAA is the 2013 update. At page 4 it states that “until a new housing target has been decided, the Central Lincolnshire Authority will continue to use the adopted East Midlands Regional Plan figures as they are the only targets that have been through a formal examination in public.” The 2013 Update accounts for the shortfall in delivery over the 2006-2011 period by applying it across the residual period. This sets a five year requirement of 11,320 new dwellings (2,264 per annum) across the Central Lincolnshire Housing Market Area as a whole. A five year requirement of 6,985 dwellings is identified within the Lincoln Policy area of which Welton is part. Using that criterion the SHLAA can identify a deliverable supply of land for 7,912 dwellings across the area, equivalent to 3.5 years’ supply. The provision is evidenced by need including net migration into the area from other parts of the country, changing household size and a desire for growth sustainably to create critical mass to support existing services and facilities and to create an attractive housing mix to provide a catalyst for inward investment and the delivery of enhanced and new infrastructure and employment provision. This undersupply position is underpinned by the fact that completions within West Lindsey have fallen from a peak in 2008-9 of 1006 dwellings per annum to 250 in 2012/13.

This approach of using the Central Lincolnshire position has been corroborated by inspectors following appeals against refusals by the Council and the undersupply of only 3.5 years’ deliverable supply must be afforded significant weight as a material consideration and the strategic policies of the Local Plan Review afforded very little weight given the context of paragraph 29 of the NPPF. Indeed, given the persistent under supply of housing it would be appropriate to apply the 20% buffer in addition to the 5 year deliverable supply requirement.

In this context, there should be a presumption in favour of housing development, even within the areas outside the Local Plan Review defined settlement limit, provided that the development is delivered early (a condition can secure an earlier than normal commencement), sustainable and is acceptable when considered against other material planning considerations. The NPPF defines the three roles of sustainability as economic, environmental and social and, whilst the Core Strategy is afforded no weight itself, policy CL6 provides a series of criteria against which the development can be assessed for such sustainability. These criteria are also amongst the criteria cited within policies STRAT1, SUS4, RES1, RES5, NBE14 and CORE10 of the Local Plan Review and are consistent with principles of the NPPF itself:-

Location in or adjacent to the existing built up area of the settlement (environmental and social sustainability)

The location is directly adjacent to the existing settlement. It abuts dwellings to the west and south. The settlement has in excess of 5,000 inhabitants (2011 Census).

Accessible and well related to existing facilities and services (social and environmental sustainability)

The designation of Welton as a Primary Rural Settlement in the 2006 Local Plan Review reflected the status of the village as one of the larger settlements in the district. The level of services and facilities has not diminished since 2006, this is reflected in the designation as a Primary Supporter within the Portrait of Place assessment which forms part of the evidence base for the Central Lincolnshire Local Plan. However, it is of note that this “supporter” rather than “attractor” designation reflects the semi-dormitory role of Welton to the city of Lincoln. Nevertheless, Welton has an array of services and facilities including secondary and primary schools (1700m and 1200m from the site respectively), shops (1,100m), a health centre (1,100m away), dentist (1,300m), village hall (750m) and leisure facilities (750m). All of these services and facilities are connected to the site by existing, adopted and lit pavements. The case officer timed these walks making allowance for a variety of abilities and lower speeds and noted that the timings (20 minutes to William Farr School and 15 minutes to the village centre) are acceptable in terms of sustainability. It was observed that many pupils of William Farr school do walk to this school from the adjoining existing residential areas and therefore it would be reasonable to assume that future residents of the proposed development would do the same.

Accessible by public transport, or demonstrate that the provision of such services can be viably provided and sustained (environmental sustainability)

The nearest bus stops are on Ryland Road, approximately 350m from the site. These east and westbound stops are served by the Nos. 3, 11, 11a, 12, and 12a bus services; the No. 3 connecting the area to Lincoln (including the hospital), Market Rasen and Grimsby, the other buses shuttling between Welton and Lincoln. The combination of all of these services results in 34 services in each direction to and from Lincoln per day, six days per week (68 per day in total). 24 of these 68 services directly connect to the hospital. The first bus to Lincoln departs at 6.36am arriving at 7.10am, the last leaving at 6.20pm arriving at 6.50pm. In this context, it is considered that the public transport options offer a high degree of sustainability.

Sustainable in terms of impacts on existing infrastructure or demonstrate that appropriate new infrastructure can be provided to address sustainability issues (environmental, social and economic sustainability)

In advance of the production and adoption of a neighbourhood plan and in advance of the Central Lincolnshire Local Plan preparation there is no

development plan to provide guidance as to what proportion of the growth provision or Central Lincolnshire should be attributed to Welton. The village currently has a population estimated to be around 5,500 inhabitants and, as detailed in preceding sections, has a range of facilities. However, concerns have been expressed by some residents about the ability of the infrastructure serving the village to take new development, especially in light of the population growth since 2000.

Specific concerns relate to overstretched medical facilities, education and drainage.

The doctor's surgery is a five partner practice and part of the Lincolnshire West CCG. It is taking new patients but has previously expressed concerns about the population increase in Welton. The NHS Property division has confirmed that there would be a reasonable requirement for capital infrastructure for health services arising from the development. This is a reasonable request that complies with the Community Infrastructure Regulations 2011 and the applicant has agreed to this request which can be achieved by way of a S106 agreement.

With regards to education, the County Education Authority have requested a contribution in relation to the provision of capital infrastructure for the secondary school. This is also a reasonable request that complies with the Community Infrastructure Regulations 2011 and the applicant has also agreed to this request which can also be achieved by way of a S106 agreement.

Loss of locally important open space, playing field etc. unless adequately replaced elsewhere with no detriment (social sustainability)

The land is arable farmland. It is neither a registered playing field nor an area of important open space or frontage as defined by policy CORE9 of the Local Plan Review. The application is in outline form only and therefore the precise detail of new open space is not at this stage known, but an indicative layout for drainage purposes that an amount equal to 6% of the site could be provided on site which would be in excess of the 5% required by Policy RES5 of the Local Plan, a reasonable requirement, consistent with the social and environmental sustainability provisions of the NPPF.

Appropriate sequential testing and other planning requirements in relation to flood risk (environmental sustainability)

This is a consideration partly detailed in policy NBE14 of the Local Plan Review although little of this policy is consistent with the provisions of the NPPF in terms of the preference of the latter for sustainable drainage.

The main thrust of the NPPF policy guidance is to locate development in areas which are at lowest probability of flooding (zone 1) as defined by the Environment Agency.

Most of the site is within flood zone 1. However there is a small amount of the site which falls within Flood Zone 2 across the centre of the site forming

approximately a quarter of the site. Clearly there are other greenfield sites around Welton that are located only within flood zone 1. However given that the majority of this site is within flood zone 1, and the other community benefits that can be delivered from this application, it is considered acceptable within this location. It is considered appropriate to add a condition requiring that the houses are located within the area designated as Flood Risk 1 only.

With regards to surface water drainage, paragraph 51 of the NPPG states that sustainable drainage systems should be prioritised as they are designed to control surface water run off close to where it falls and mimic natural drainage as closely as possible. They also provide opportunities to reduce the causes and impacts of flooding, remove pollutants from urban run-off at source and combine water management with green space with benefits for amenity, recreation and wildlife. In this context a multi-agency meeting with representatives of the Environment Agency, Internal Drainage Board and other drainage stakeholders was held to ensure that such sustainable drainage schemes were employed if practicable. The plans submitted with the application clearly showed potential for such a system to be utilised. The system incorporates permeable paving, swales and a storage pond. The system will discharge into the adjacent ditch which will drain into the IDB drain south of Mill House. The ditch is well maintained and the applicant has submitted a letter from the owner of the ditch confirming that he will continue to maintain it. The applicant has submitted sufficient information to demonstrate that the dyke is capable of accepting the anticipated surface water. The exact specification can be agreed by condition but the submitted drawing is considered to respond to the need for sustainability, climate change and the need to ensure that there is a neutral effect as a minimum in terms of risk to flooding of properties as a result of the development.

The formal comments of the Environment Agency are still awaited.

Anglian Water has confirmed that it would be prepared to adopt the system subject to detailed design which would be incorporated into the above condition.

Provision of a mix of housing to respond to need (social sustainability)

This a consideration outlined in policies RES2 and RES6 of the Local Plan Review that is consistent with the principles of the NPPF.

The proposal is in outline form and therefore the exact nature of the houses is not known. Current policy would require 25% affordable housing site on site. However the applicants have submitted a viability appraisal of the site which has been verified by officers. The viability appraisal demonstrates that the site can deliver 14% affordable housing as well as providing a good mix of detached and semi detached.

Members will recall that, at your last Committee, you resolved that planning permission for 31 affordable housing units should be granted. This is likely to be delivered within the next 12 months meeting the immediate need for affordable housing in Welton. While it is anticipated that there will be more

demand in the future, this application will deliver significant other community benefits as well as a limited number of affordable units.

It is considered that the development will contribute significantly to social sustainability through the delivery of the affordable housing and the relevant contribution to infrastructure.

The affordable housing will need to be secured by way of a S106 agreement at this stage and this is supported by the Housing and Communities project officer.

Highway infrastructure (economic sustainability) and highway safety

Access is a material consideration detailed in policies STRAT1 and RES1 of the Local Plan Review that is considered consistent with the provisions of the NPPF and has been raised as a concern by local residents.

The application proposes a new access onto Hackthorn Road approximately 45 metres north of Northfield Road and 75 metres south of Poachers Rest on the opposite side of the road. Further details regarding the impact of the proposal were requested from the applicant and supplied and considered by the Highway Authority.

They have confirmed that they have no objection to the proposal considering the traffic distribution to be acceptable. The applicant has agreed to deliver the requested 2 metre frontage footway and this can be secured by means of a condition. Various conditions have also been requested by the Highway Authority regarding the design of the access roads, the provision of a footway and a residential travel plan.

The applicant has also agreed to the request to a contribution to works to upgrade the junction with the A46 given that this junction is now at capacity.

Ecology and biodiversity (Environmental sustainability)

The site is not a designated wildlife site or important open space.

In this context it is noted that, whilst the Local Plan is silent on this issue, paragraph 109 of the NPPF states that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, geological conservation interests and soils, recognising the wider benefits of ecosystem services and minimising impacts on biodiversity and providing net gains in biodiversity where possible,

A protected species survey has been submitted with the application and this indicates that there is no evidence for protected species on the site other than bats. The field serves a valuable function in that both it and its boundary hedges constitute good foraging territory on the periphery of the village. It is considered that the loss of foraging habitat at the application site would be unlikely to significantly affect the local populations of bats and this view is supported by Natural England. However the report does recommend that the

hedge to the north of the site should be retained at +3 metres and that security lighting is in accordance with the Bat Conservation Trust/Institute of Lighting Engineers Guidance Note 2008 (Revision 2). These recommendations could both be the subject of a condition.

Both Natural England and the Lincolnshire Wildlife Trust highlight that this site could present significant opportunity to create new habitat. As the application is in outline form this has not been addressed but could be the subject of a condition.

Concerns have been raised regarding the comprehensiveness of the survey, however it has been undertaken by an appropriate person and the site and the surrounding 2km of land surveyed. It is considered therefore that the survey is acceptable and its recommendations should be taken on board.

Landscaping and protection and enhancement (Environmental sustainability)

This is a related issue to biodiversity. Policies CORE10, STRAT1 and RES1 all contain policy advice with regards to landscaping that is consistent with the provisions of the NPPF. Such landscaping is required to provide an appropriate habitat for wildlife as well as providing a visual balance between the natural and built environment, this being especially important given the edge of settlement location (policy NBE20 of the Local Plan Review refers). The edge of settlement location is also within the public domain; the site is visible from the Hackthorn Road.

As the application is in outline form then the exact detail of the proposed landscaping is not at this point known. It is important, given the sites location on the edge of the village that the site contains sufficient landscaping not only in terms of biodiversity but also to mitigate the visual impact of housing in this location.

The submission and implementation of a landscaping scheme can be the subject of a condition as can the retention of the hedge on site.

Design and layout

This a material consideration detailed in policies STRAT1 and RES1 of the Local Plan Review which are considered consistent with the principles of good design cited in section 7 of the NPPF.

As the application is in outline form the exact design and layout of the site will be a matter for future consideration. The area of developable land proposed will accommodate up to 63 dwellings and still ensure an appropriate density of development in this edge of settlement site of approximately 35 dwellings per hectare.

Residential amenity

This is a consideration highlighted in policies STRAT1 and RES1 of the Local Plan Review and is considered to be material consideration.

As the application is in outline form the exact design and layout of the site will be a matter for future consideration. It is considered though that the number of houses could, with the appropriate design, be accommodated on the site without harming the amenity of the occupiers of the houses bounding the site.

Archaeology

This is a consideration detailed in the NPPF and the significance of any archaeology in the area and the impact of the development on it and its significance needs to be assessed.

The Archaeology officer originally commented that Welton has considerable amount of historic assets, that there was no site specific information and further information would be required to support any planning application . They advised that this should have been a non intrusive evaluation of a geophysical survey the results of which would inform if and where further archaeological trenches could be located.

The further work has been undertaken by the applicant and as a result the Archaeology Officer has confirmed that no further work is need in respect of archaeological investigation.

Conclusion

The application has been considered in the first instance against the provisions of the development plan, specifically policies STRAT 1 Development Requiring Planning Permission, STRAT 3 Settlement hierarchy STRAT 9 Phasing of Housing Development and Release of Land, STRAT 12 Development in the open countryside, SUS4 – Cycle and pedestrian routes in development proposals, RES 1 Housing Layout and Design, RES 2 Range of housing provision in all housing schemes, RES 5 Provision of play space/recreational facilities in new residential development, RES6 Affordable housing provision, CORE 10 Open Space and Landscaping, NBE 14 Waste Water Disposal and NBE20 Development on the edge of settlements, of the West Lindsey Local Plan First Review 2006 (saved policies 2009). Each policy has been considered against the National Planning Policy Framework (2012) and judged for its consistency with this document with the weight afforded to the policy amended accordingly. The National Planning Policy Framework itself has been afforded significant weight as has its accompanying National Planning Policy Guidance suite (2014).

In light of this assessment the proposal is considered to be acceptable. There is a presumption in favour of sustainable development in the NPPF, significant development is required to maintain a five year deliverable supply of housing and, subject to conditions and the signing of the section 106 agreement, the development is economically, socially and environmentally sustainable and will not have a significant detrimental impact on highway safety, residential amenity or visual amenity.

RECOMMENDED DECISION: Delegate to the Chief Operating Officer to Grant planning permission subject to, the Environment Agency removing their objection, conditions and the signing of a S106 agreement which delivers the following:

20% affordable housing

Contribution of £ 223,761 towards Educational facilities in the locality

Contribution of £26,755 towards Health facilities in the locality

Contribution of £100,000 towards Highway Improvements

If the S106 agreement is not signed within 6 months of the date of Committee then the application be reported back to the next appropriate Committee for further consideration and determination.

Time commencement condition

1. Application for approval of the reserved matters for the first phase of the development shall be made to the Local Planning Authority before the expiration of one year from the date of this permission. Application for the approval of each subsequent phase of the development shall be submitted within two years of the date of approval of the previous phase.

Reason: To conform with Section 92 (2) of the Town and Country Planning Act 1990 (as amended).

2. No development shall take place in each phase of the development until plans and particulars of the layout, scale and appearance of the building(s) to be erected, , the means of access and the landscaping of the site(including proposals for biodiversity) (hereinafter called “the reserved matters”), have been submitted to and approved in writing by the Local Planning Authority, and the development shall be carried out in accordance with those details.

Reason: The application is in outline only and the Local Planning Authority wishes to ensure that these details which have not yet been submitted are appropriate for the locality.

3. The development hereby permitted shall be begun either before the expiration of two years from the date of this permission, or before the expiration of one year from the date of approval of the last of the reserved matters to be approved for the first phase of the development, whichever is the later.

Reason: To conform with Section 92 (2) of the Town and Country Planning Act 1990 (as amended).

4. The details to be submitted in accordance with Condition No 2 above shall include a Landscape Management Plan setting out management responsibilities and maintenance schedules for all landscaped areas inclusive of trees, hedges, ditches, and balancing ponds; a Biodiversity Enhancement Scheme setting out measures for habitat creation and management; including the provision of bat roosts and bird boxes and a statement on the sustainability performance of the dwellings for each phase of the development. The approved details shall be implemented on site prior to the completion of each phase of the development.

Reason: In the interests of visual amenity, biodiversity and sustainability as required by policy STRAT 1 of the West Lindsey Local Plan First Review 2006 and the National Planning Policy Framework 2012.

Conditions which apply or require matters to be agreed before the development commenced:

5. No development shall take place before a scheme has been agreed in writing by the local planning authority for the construction of a 2 metre wide footway, together with arrangements for the disposal of surface water run-off from the highway at the frontage of the site. The agreed works shall be fully implemented before any of the dwellings are occupied, or in accordance with a phasing arrangement to be agreed in writing with the local planning authority.

Reason: To ensure safe access to the site and each dwelling in the interests of residential amenity, convenience and safety and to accord with policy STRAT1 of the West Lindsey Local Plan First Review 2006 and the provisions of the National Planning Policy Framework 2012

6. No dwelling shall be commenced until a construction management plan has been submitted to and approved in writing by the local planning authority. The management plan shall include the following:-

a/ details of access for construction traffic to the site

b/ construction hours limited to the hours of 07:30 to 18:00 Mondays to Fridays and 08:00 to 13:00 on a Saturday

c/ protection of the existing trees on site to be retained.

All construction shall be in accordance with the approved Management Plan required by this condition.

Reason: In the interests of the residential amenity of adjoining residents and the health, vitality and amenity value of the trees marked and to accord with policies STRAT1, RES1 and CORE10 of the West Lindsey Local Plan First Review 2006 and the provisions of the National Planning Policy Framework 2012.

7. No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development has been submitted to and approved in writing by the local planning authority. The drainage strategy should demonstrate that the surface water run off generated up to and including the 100 year plus climate change critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall include:

- Details of the SuDS elements which are to be included in the surface water design together with confirmation of who will adopt and maintain the various surface water network elements
- A drainage strategy document which summarises the above and any assumptions made within the design of surface water network

The scheme shall be implemented and maintained at all times in accordance with the approved details prior to the completion of the development

Reason: To prevent the increased risk of flooding both on and off the site in accordance with Policy STRAT 1 of the West Lindsey Local Plan First Review 2006 and the National Planning Policy Framework.

8. No development shall take place in each phase of the development until details of the boundary walls and fences have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented on site prior to the completion of each phase of the development.

Reason: In order to protect residential amenity and to accord with the National Planning Policy Framework and saved policy STRAT 1 of the West Lindsey Local Plan First Review 2006.

Conditions which require observance during construction

9. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the building(s) or the completion of each phase of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: To ensure that an approved landscaping scheme is implemented in a speedy and diligent way and that initial plant losses are overcome, in the interests of the visual amenities of the locality and in accordance with the National Planning Policy Framework and saved policies STRAT 1, STRAT 12 and CORE 10 of the West Lindsey Local Plan First Review 2006.

Conditions requiring observance prior to occupation of the dwellings

10. Before the access is brought into use all obstructions exceeding 0.6 metres high shall be cleared from the land between the highway boundary and the vision splays indicated on drawing number RDS 10897/02D dated 15 June 2014 and thereafter the visibility splay shall be kept free of obstacles exceeding 0.6 metres in height.

Reason: In the interests of safety of the users of the public highway and the safety of the users of the site.

11. No dwelling hereby approved shall be occupied until a residential travel plan has been implemented the details of which shall have been previously submitted to and approved in writing by the local planning authority.

Reason: A travel plan is reasonably required in the interests of environmental sustainability to ensure that the potential for sustainability provided by the public transport options on site is maximised and to accord with the provisions of the National Planning Policy Framework 2012.

Informatives

- A. This permission is subject to an agreement under the amended section 106 of the Planning Act 1990 pertaining to the provision of contributions towards education and health facilities The above permission is also subject to the obligations in that agreement.
- B. In order to help reduce the opportunity for crime and increase the safety and sustainability of the development you are advised to consider and refer to the latest version of New Homes 2014 which can be accessed via www.securebydesign.com

Human Rights Implications:

The above objections, considerations and resulting recommendation have had regard to Article 8 and Article 1 of the First Protocol of the European Convention for Human Rights Act 1998. The recommendation will not interfere with the applicant's and/or objector's right to respect for his private and family life, his home and his correspondence.

Legal Implications:

Although all planning decisions have the ability to be legally challenged it is considered there are no specific legal implications arising from this report

Prepared by : Zoe Raygen

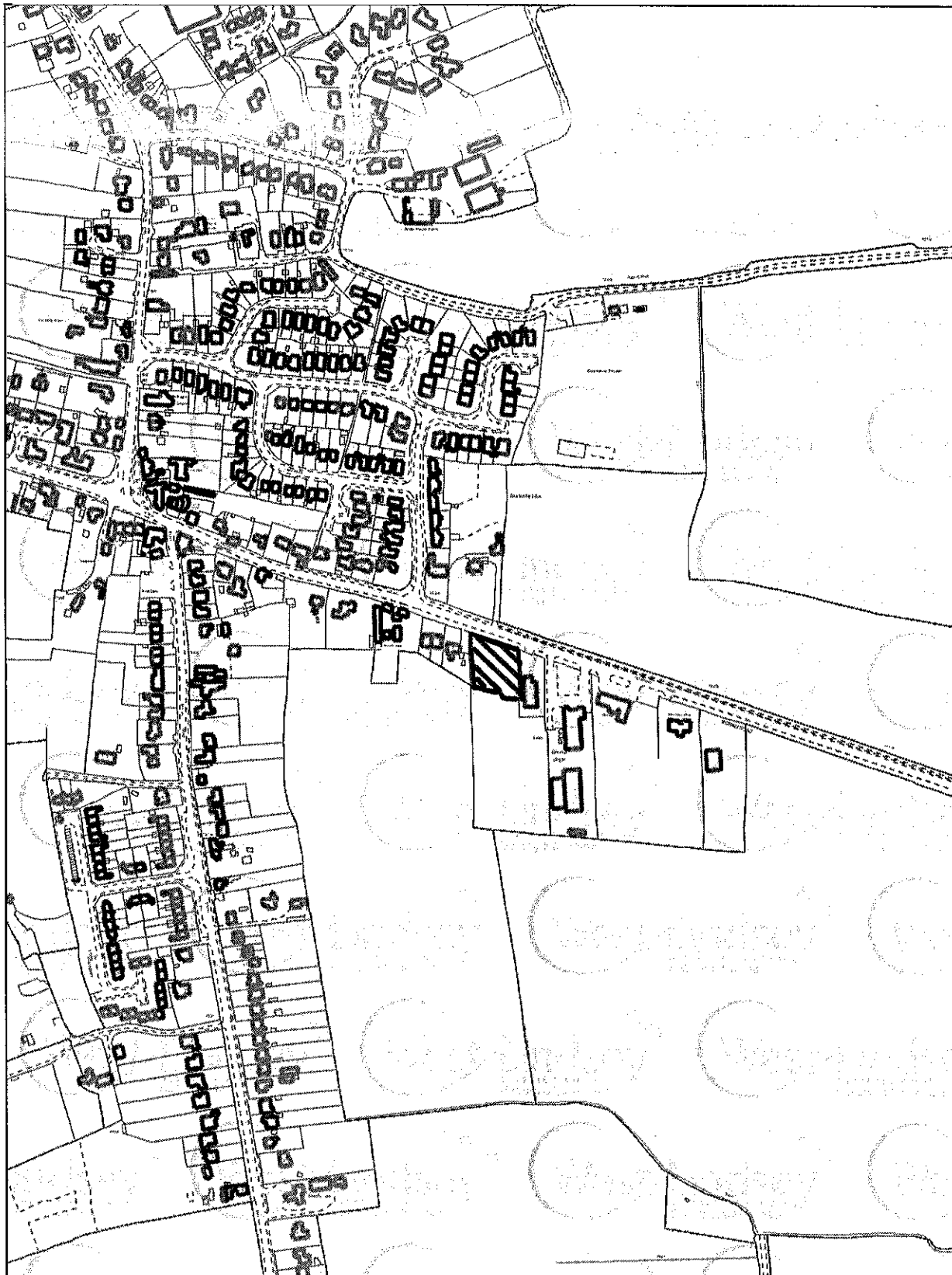
Date :

Signed:

Authorising Office **Date:**

Decision Level

Committee



Officer's Report

Planning Application No: 131348

PROPOSAL: Application for approval of reserved matters following outline approval 130005 granted 16th September 2013 for 3no. detached dormer houses.

LOCATION: Land adj Obam Lift Services Ltd Tillbridge Lane Sturton By Stow Lincoln LN1 2BP

WARD: Stow

WARD MEMBER(S): Councillor Reg Shore.

APPLICANT NAME: Mr Stuart Kinch

TARGET DECISION DATE: 03/07/2014

DEVELOPMENT TYPE: Minor - all others

RECOMMENDED DECISION: Grant reserved matters consent

Note:

This application has to come before the Planning Committee as the applicant, Stuart Kinch, is a District Councillor.

Site Description and Background:

The site is to the west of the Obam Lifts site on Tillbridge Lane. This is on the eastern edge of the village of Sturton by Stow. The site is part of an employment allocation in the Local Plan (SS(E)1) for B1, B2 and B8 use.

Outline consent was granted for 3 detached dormer dwellings in September 2013, with the monies from the sale of the plots funding the expansion of the established business to the east, Obam Lifts Ltd. Permission was granted for this expansion under application 129339.

Proposal:

This application seeks reserved matters consent for 3 detached dormer houses at the front of the site, with an access to the western edge of the site. This could also serve the remainder of the allocation site in due course. The hedgeline and trees at the front of the site would be removed to allow the culverting of the existing land drain. A boundary wall with railings would replace this and a new hedge would be planted behind along with 5 trees. There would be pedestrian gates onto Tillbridge Lane and the existing gated access at the western end would remain.

All three dwellings have three bedrooms. Plot 1 has a detached double garage to the rear. Plots 2 and 3 would share a double garage. All garages would be accessed from the private drive to the south. All three dwellings would be 7.55 metres high to the main ridge. The designs are very similar but with differences at roof level (dormers and roof lights) and for porch details.

Relevant history:

130005 - Outline planning application for development of 3no. detached dormer houses, access and layout to be considered and not reserved for subsequent applications, resubmission of 129340 – Granted Consent 16/09/13 [NB a copy of the outline consent is appended at the end of the report for reference].

Neighbouring site at Obam Lifts Ltd
129339 Planning application for construction of a new portal frame storage and workshop building with adjoining office. Granted consent 29/1/13

Representations:

Chairman/Ward member(s): None received to date

Councillor Stuart Kinch: Registered prejudicial interest with Democratic Services

Parish Council: None received to date

Local residents:

23 Saxilby Road, Sturton by Stow: Object

I have had a look at the general site plan and I object for the following reasons. There is no provision for the footpath commonly known as Bonniwells Lane. This path runs from Bransby to Sturton by Stow and should exit along the south side of the land (the original exit now has a double garage built on it!). This footpath is currently awaiting input on the definitive map.

I am also concerned with the current drain being turned into a covered culvert. There is an ongoing problem with drainage and standing water within the village and this could exacerbate the current flooding problem.

With regard to the entrance/exit for the development I am concerned that traffic flow will be an issue. Currently the speed is restricted to 40mph - this could present problems.

I thought the land was for industrial use and not residential.

2 Bradway, Sturton by Stow: Object:

There is an ongoing campaign to reopen the footpath between Tillbridge Road and Bransby via Bonniwells Lane. The land's development will block the access to this public footpath with no other

option for access onto the route. Whilst I have no issue with the development of the land I object to the boundary of plot 1 boundary as this will block any future access to the path. If the access road was positioned on this side of the plot it would enable future access. I also would like to ensure that the land marked in red at the rear of the development has access for the footpath as part of its use. The provision of public footpaths in the area is supported by both residents of Bransby and Sturton by Stow and without change to this development to accommodate this historical path it will be lost forever.

18 Tillbridge Road:

As owner of the boundary fence between plot 1 and 18 Tillbridge Road, I would like to reiterate my concerns that there is access to the hawthorn hedge for maintenance purposes. I note that there is access shown from the road to the property at this point so I am assuming that wither I will be given reasonable access to cut the hedge or that the owner of property plot 1 will undertake that task.

LCC Highways: None received to date but commented at outline stage and conditions added to the outline consent.

Upper Witham Internal Drainage Board: This application does not include details of the surface water disposal. The Board would expect to be consulted on these details. Any discharge arrangements and works in any water course including the roadside drain will require Consent from this Board, this is independent of the planning process. Guidance notes and forms are available on the Board's website.

Environment Agency: None received to date. Standing advice followed.

Environmental Protection:

- a. Contamination – Advise informative be attached to any permission
- b. Drainage - Advise that there is a presumption against culverting without good reason. A culvert allows passage of water (provided it is maintained) but does not however necessarily allow infiltration and passage of surface water arising out of the surrounding ground as would a watercourse. A culvert would not provide anywhere near the same storage capacity as would the original (managed) watercourse. There are alternatives to culverts, a bridge for instance would not necessarily require land drainage consent. The watercourse intended to be culverted at this location as a part of the development proposal is part of an already much reduced length of open watercourse, the former extent of which cannot be reasonably be assessed without intrusive investigation. The culvert at the neighbouring Obam Stairlifts is in excess of 60% silted up. That at the next property to the East (the Highways depot) has indeterminate flow and means of passage to/from the next property, as do properties to the west. Added to the above, drainage for the site hasn't as yet been addressed. There is:

- Increased potential for surface water flooding in 1:100 events as is apparent on E.A. third generation predictive mapping for the site.
 - The whole area is mapped as having raised potential for groundwater flooding
 - There are drainage issues generally in and around Sturton by Stow
- c. Noise - The proposed development will be exposed to the activities of the nearby Highways Depot which especially during the winter months are likely to be extremely disruptive at unsocial hours with the comings and goings of gritting lorries.

LCC Archaeology: As per response for 130005 outline application: NB archaeology conditions are on the outline consent.

Landscaping: The proposed tree species and sizes are suitable. The proposed hedge is a mix of hawthorn and blackthorn but there are no details about the planting spec e.g. a single line or double staggered rows, how many plants per metre. I have no objections to the proposals.

Relevant Planning Policies:

Development Plan

West Lindsey Local Plan First Review 2006 – The policies to be considered for their consistency with the National Planning Policy Framework are:-

STRAT1 – Development requiring planning permission
<http://www2.west-lindsey.gov.uk/localplan/written/cpt3a.htm>

STRAT3 – Settlement Hierarchy
<http://www2.west-lindsey.gov.uk/localplan/written/cpt3a.htm>

STRAT7 – Windfall and Infill Housing Development in Subsidiary Rural Settlements
<http://www2.west-lindsey.gov.uk/localplan/written/cpt3b.htm>

STRAT15 – Employment Allocations
<http://www2.west-lindsey.gov.uk/localplan/written/cpt3b.htm>

RES1 – Housing Layout and Design
<http://www2.west-lindsey.gov.uk/localplan/written/cpt6.htm>

NBE14 – Waste Water Disposal
<http://www2.west-lindsey.gov.uk/localplan/written/cpt11.htm>

NBE20 – Development on the Edge of Settlements
<http://www2.west-lindsey.gov.uk/localplan/written/cpt11.htm>

The greater the consistency, the more the weight afforded to the policy.

National

National Planning Policy Framework 2012

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

National Planning Practice Guidance 2014

<http://planningguidance.planningportal.gov.uk/blog/guidance/>

Main issues

- Principle
- Design
- Impact on locality
- Drainage
- Landscaping
- Highways
- Archaeology

Assessment:

Principle

The principle of developing this site for three dwellings was established by the outline consent 130005.

Design

The dormer dwellings are acceptable in design terms because the roof heights are not too tall, there is cohesion about the designs without building three identical dwellings and they incorporate Lincolnshire vernacular features such as arched brick headers to the windows and integrated chimneys. The external materials of facing brick and pantiles are found in the immediate vicinity to the west. The final details are to be agreed by condition as set out on the outline consent.

Impact on locality

The three dwellings will extend the village to the east. The removal of the hedge will increase the impact but replacement landscaping is to be planted (see below). The boundary treatment is similar to that in front of the new dormer bungalow beyond the Highways depot and old garage.

Drainage

Drainage conditions were added to the outline consent requiring details of a surface water regulation system to be submitted and then the approved details implemented and retained. The condition compliance application has

not yet been received. However, it is usual practice for this to be submitted after reserved matters consent is granted.

It is proposed to culvert the existing drainage ditch to the front of the site. This will require separate consent from the Upper Witham Internal Drainage Board. The ditch is part of an already reduced length of water course and there is usually a presumption against culverting. Condition 13 of the outline consent requires drainage routes through the site to be maintained during development. The applicant is required to contact the Internal Drainage Board before submitting details of surface water drainage and, once these details have been submitted to the Local Planning Authority, the Internal Drainage Board will be consulted before signing the details off. Nevertheless, there are concerns expressed about the use of the culvert which could prejudice the future maintenance and sustainability of the surface water drainage system for the site. It could also reduce the capacity of the watercourse. The principles of sustainable drainage favour the use of open watercourses and storage and, in this context, it is considered reasonable to require further exploration of the retention of the open watercourse. It is considered that this is possible without materially altering the development proposed. The matter can therefore be dealt with by a condition.

Foul drainage will go into the main sewer.

Landscaping

In discussion with the agent, it became apparent that the current hedge and associated trees are partly blocking the drainage ditch in front of the property and need to be removed in order for the drainage to be improved.

A replacement landscaping scheme has been submitted, including trees to the front and rear of the properties. The implementation of this landscaping scheme will be conditioned as part of this consent.

Highways

The position of the access was considered at outline stage and relevant conditions regarding its specification and availability were added to that consent.

Archaeology

Archaeology was dealt with at outline stage. The site has medieval ridge and furrow earthworks that have been subject to a topographic survey and a report of the results has been submitted to the Historic Environment Record. Tillbridge Lane is also a Roman Road and various Roman remains have been found along the route. The outline consent has various conditions requiring works to be monitored.

Other matters

The matter of the former footpath was raised at outline stage. The footpath was lost some forty years ago, it is not a public right of way and it is not considered reasonable to require the applicant to leave a strip of land in the hope that it might be reinstated in the future.

The maintenance of the hedge between 18 Tillbridge Road and Plot 1 will be a matter to negotiate between the owners of the properties either side.

A note will be added to the reserved matters consent highlighting that there are still conditions to be complied with on the outline consent.

The potential for contamination was not raised at outline stage. Furthermore, it is considered that the risk is minimal given the distance involved and the other buildings in between.

The noise impact was not raised either at outline stage. It is noted that the Highways depot works through the night, particularly in winter months. However, the other buildings in between should buffer some of this noise.

Conclusions

The proposal has been considered against the Development Plan namely saved policies STRAT1 – Development requiring planning permission, STRAT3 – Settlement Hierarchy, STRAT7 – Windfall and Infill Housing Development in Subsidiary Rural Settlements, STRAT15 – Employment Allocations, RES1 – Housing Layout and Design, NBE14 – Waste Water Disposal and NBE20 – Development on the Edge of Settlements of the West Lindsey Local Plan First Review June 2006 together with other material considerations. These include the advice given in the National Planning Policy Framework 2012 and the National Planning Practice Guidance 2014 together with the previous outline consent. Each Local Plan policy has been considered for its consistency with the provisions of the National Planning Policy Framework and the weight afforded to each policy adjusted accordingly.

In light of this assessment, the proposal is considered acceptable subject to conditions as the design is complimentary to other housing in the vicinity and provides three more homes towards the housing supply.

Recommendation: That reserved matters consent is granted subject to the following conditions:

Conditions stating the time by which the development must be commenced:

None – see outline consent 130005

Conditions which apply or require matters to be agreed before the development commenced:

1. With the exception of the detailed matters referred to by the conditions of this consent and the proposed culverting of the watercourse as marked hatched on the approved layout plan, the development hereby approved shall be carried out in accordance with the following drawings:

- TMA/1075/02 Proposed General Site Arrangements dated 3 May 2014
- TMA/1075/03 Plot 1 Arrangements dated 25 April 2014
- TMA/1075/04 Plot 2 Arrangements dated 25 April 2014
- TMA/1075/05 Plot 3 Arrangements dated 25 April 2014
- TMA/1075/06 Garaging Plans and Elevations dated 5 May 2014

Reason: To ensure the development proceeds in accordance with the approved plans and to accord with the National Planning Policy Framework and saved Policy STRAT 1 of the West Lindsey Local Plan First Review 2006.

2. Notwithstanding the details shown on the approved plan, no development of the dwellings hereby approved shall be commenced until details have been submitted for a scheme to retain and improve the open watercourse within the area marked hatched on the approved site layout plan to include a timetable for the improvements and details of a future maintenance regime and management responsibilities. The scheme shall be implemented in accordance with the approved details.

Reason. The retention of the open watercourse is necessary as part of an appropriate and sustainable surface water drainage scheme for the development and to accord with the provisions of the National Planning Policy Framework 2012.

Conditions which apply or are to be observed during the course of the development:

None

Conditions which apply or relate to matters which are to be observed following completion of the development:

3. Before the hedging is planting details regarding the number of plants per metre and whether the hedging will be in a single row or double staggered row shall be submitted to and approved in writing by the Local Planning Authority. All planting, seeding or turfing comprised in the landscaping details shown on Drawing No: TMA/1075/02 shall be carried out in the first planting and seeding season following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: To ensure that an approved landscaping scheme is implemented in a speedy and diligent way and that initial plant losses are overcome, in the interests of the visual amenities of the locality and in accordance with saved policies STRAT 1, STRAT 12 and CORE 10 of the West Lindsey Local Plan First Review 2006 and the advice within the National Planning Policy Framework March 2012.

Informative

There is a need to comply with the conditions of the outline planning permission 130005.

Appendix One – copy of Outline Consent 130005 for reference

Town and Country Planning Act 1990

Planning Permission

Name and address of applicant Name and address of agent (if any)

Messrs S Butroid, C Butroid, P Morley & L Ogden c/o P Morley 54 Wallis Avenue Lincoln LN6 8AS	MBA Architects 9 Norbeck Lane Welton Lincoln, Lincolnshire LN2 3JP
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Part One – Particulars of application

Date of application: 14/05/2013	Application number: 130005
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Particulars and location of development:

Outline planning application for development of 3no. detached dormer houses, access and layout to be considered and not reserved for subsequent applications, resubmission of 129340

Obam Lift Services Tillbridge Road Sturton By Stow Lincoln LN1 2BP

Part Two – Particulars of decision

The West Lindsey District Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that **outline consent has been granted** for the carrying out of the development referred to in Part One hereof in accordance with the application and plans submitted subject to the following conditions:

Conditions stating the time by which the development must be commenced:

1. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

Reason: To conform with Section 92 (2) of the Town and Country Planning Act 1990 (as amended).

2. No development shall take place until plans and particulars of the scale

and appearance of the buildings to be erected, and the landscaping of the site (hereinafter called “the reserved matters”) have been submitted to and approved in writing by the Local Planning Authority, and the development shall be carried out in accordance with those details.

Reason: The application is in outline only and the Local Planning Authority wishes to ensure that these details which have not yet been submitted are appropriate for the locality in accordance with saved policy STRAT1 of the West Lindsey Local Plan First Review June 2006 and the advice within the National Planning Policy Framework March 2012.

3. The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: To conform with Section 92 (2) of the Town and Country Planning Act 1990 (as amended).

Conditions which apply or require matters to be agreed before the development commenced:

4. No development shall take place until a written scheme of archaeological investigation has been submitted to and approved in writing by the local planning authority. This scheme shall include the following

1. An assessment of significance and proposed mitigation strategy (i.e. preservation by record, preservation in situ or a mix of these elements).
2. A methodology and timetable of site investigation and recording.
3. Provision for site analysis.
4. Provision for publication and dissemination of analysis and records.
5. Provision for archive deposition.
6. Nomination of a competent person/organisation to undertake the work.
7. The scheme to be in accordance with the Lincolnshire Archaeological Handbook.

Reason: To ensure the preparation and implementation of an appropriate scheme of archaeological mitigation and in accordance with the National Planning Policy Framework March 2012.

5. The Local Planning Authority shall be notified in writing of the intention to commence the archaeological investigations in accordance with the approved written scheme referred to in condition 4 of this permission at least 14 days before the said commencement. No variation shall take place.

Reason: In order to facilitate the appropriate monitoring arrangements and to ensure the satisfactory archaeological investigation and retrieval of archaeological finds in accordance with the National Planning Policy Framework March 2012.

6. No development shall take place until details of the external facing materials to be used have been submitted to and approved in writing by the local planning authority

Reason: To ensure a satisfactory external appearance of the development in accordance with saved policies STRAT1 and RES1 of the West Lindsey Local Plan First Review June 2006 and the advice within the National Planning Policy Framework March 2012.

7. No development shall take place until the details of a surface water regulation system have been submitted to and approved in writing by the Local Planning Authority.

Reason: In order to control surface water run off so as not to exacerbate flooding issues within the catchment in accordance with saved policy STRAT1 of the West Lindsey Local Plan First Review June 2006, the advice within the National Planning Policy Framework March 2012 and the Technical Guidance to the National Planning Policy Framework.

8. No development shall take place until further details relating to the vehicular access to the public highway, including materials, specification of works and construction method have been submitted to and approved in writing by the Local Planning Authority for approval.

Reason: In order to ensure the provision of adequate access and in the interests of highway safety in accordance with saved policies STRAT1 and RES1 of the West Lindsey Local Plan First Review June 2006 and the advice within the National Planning Policy Framework March 2012.

9. No development shall take place until a soft landscaping scheme including details of the size, species and position or density of all trees to be planted, fencing and walling, and measures for the protection of trees to be retained has been submitted to and approved in writing by the local planning authority. The scheme shall also include a timetable for the implementation of the landscaping and a methodology for its future maintenance.

Reason: To ensure that, an appropriate level and type of soft landscaping is provided within the site in accordance with saved policies STRAT 1, RES 1, CORE 10 and NBE20 of the West Lindsey Local Plan First Review June 2006 and the advice within the National Planning Policy Framework March 2012.

10. No development shall take place until details of a hard landscaping scheme including details of the finishes and colour of all surface materials, including those to access driveways, forecourts and parking/turning areas have been submitted to and approved in writing by the Local Planning Authority

Reason: To ensure that, an appropriate level and type of hard landscaping is provided within the site in accordance with saved policies STRAT 1 and RES 1 of the West Lindsey Local Plan First Review June 2006 and the advice within the National Planning Policy Framework March 2012.

Conditions which apply or are to be observed during the course of the development:

11. With the exception of the detailed matters referred to by the conditions of this consent, the development hereby approved shall be carried out in accordance with the following drawings: 6897 100 Rev A and 102 REVA dated 13/05/13. The works shall be carried out in accordance with the details shown on the approved plans and in any other approved documents forming part of the application.

Reason: To ensure the development proceeds in accordance with the approved plans and in accordance with saved policy STRAT 1 of the West Lindsey Local Plan First Review June 2006.

12. The archaeological site work shall be undertaken only in full accordance with the written scheme required by condition 4 of this permission.

Reason: To ensure the satisfactory archaeological investigation and retrieval of archaeological finds in accordance with the National Planning Policy Framework March 2012.

13. All drainage routes through the site shall be maintained during the course of development and following the completion of the works.

Reason: In order that those areas served by the drainage routes and upstream and downstream riparian owners are not adversely affected by the development in accordance with saved policy STRAT1 of the West Lindsey Local Plan First Review June 2006 and the advice within the National Planning Policy Framework March 2012.

14. The development shall be carried out only using the materials approved in condition 6 of this permission and shall be so retained.

Reason: In the interests of the visual amenity of the area in accordance with saved policies STRAT 1 and RES 1 of the West Lindsey Local Plan First Review June 2006 and the advice within the National Planning Policy Framework March 2012.

15. The details of hard landscaping approved in Condition 10 shall be implemented on site prior to the occupation of the buildings or the completion of the development whichever is the sooner and shall be so retained.

Reason: To ensure that an appropriate level and type of hard landscaping is provided within the site in accordance with saved policies STRAT 1 and RES 1 of the West Lindsey Local Plan First Review June 2006 and the advice within the National Planning Policy Framework March 2012.

16. Before the dwellings are first occupied, the access, turning space and private drive shall be completed in accordance with the approved plan drawing number 6897 102 REV A Indicative Residential Layout dated 13th May 2013 and retained for that use thereafter.

Reason: In the interests of highway safety in accordance with saved policies STRAT1 and RES1 of the West Lindsey Local Plan First Review June 2006 and the advice within the National Planning Policy Framework March 2012.

Conditions which apply or relate to matters which are to be observed following completion of the development:

17. Following the archaeological site work referred to in condition 5, a written report of the findings of the work shall be submitted to and approved in writing by the Local Planning Authority within 3 months of the said site work being completed.

Reason: To ensure the satisfactory archaeological investigation and retrieval of archaeological finds in accordance with the National Planning Policy Framework March 2012.

18. The report referred to in condition 17 and any artefactual evidence recovered from the site shall be deposited within 6 months of the archaeological site work being completed in accordance with a methodology and in a location to be agreed in writing by the Local Planning Authority.

Reason: To ensure the satisfactory archaeological investigation and retrieval of archaeological finds in accordance with the National Planning Policy Framework March 2012.

19. The surface water regulation system, approved under condition 7, shall be brought into use before the development is occupied and retained in working order thereafter.

Reason: In order to control surface water run off so as not to exacerbate flooding issues within the catchment in accordance with saved policy STRAT1 of the West Lindsey Local Plan First Review June 2006, the advice within the National Planning Policy Framework March 2012 and the Technical Guidance of the National Planning Policy Framework.

20. The access details, approved under condition 8, shall be implemented on site before the development is first brought into use and thereafter retained at all times.

Reason: In order to ensure the provision of adequate access and in the interests of highway safety in accordance with saved policies STRAT1 and RES1 of the West Lindsey Local Plan First Review June 2006 and the advice within the National Planning Policy Framework March 2012.

21. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: To ensure that an approved landscaping scheme is implemented in a speedy and diligent way and that initial plant losses are overcome, in the interests of the visual amenities of the locality and in accordance with saved policies STRAT 1, STRAT 12 and CORE 10 of the West Lindsey Local Plan First Review 2006 and the advice within the National Planning Policy Framework March 2012.

Notes to the Applicant:

1. The proposal is subject to a legal agreement to ensure monies from the initial sale of the plots fund the expansion of Obam Lift Services at the Tillbridge Lane site.
2. The surface water regulation system (conditions 7 and 19) should not have a rate of discharge higher than the existing rate and should aim for greenfield agricultural rate. The applicant should consult with the Upper Witham Internal Drainage Board on 01522 697123 before submitting the details to the Local Planning Authority.
3. Prior to the submission of details for any access works within the public highway you must contact the Divisional Highways Manager on 01522 782070 for application, specification and construction information.
4. Prior to the submission of details for any access works over the drainage ditch, you must contact the Upper Witham Internal Drainage Board on 01522 697123 for further advice and permission.
5. This road is a private road and will not be adopted as a Highway Maintainable at the Public Expense (under the Highways Act 1980) and as such the liability for maintenance rests with the frontagers.
6. There are requirements laid down in the Lincolnshire Design Guide for Residential Areas regarding private drives, which you need to be aware of.

Working Practice Statement

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Reasons for granting permission

The proposal has been examined alongside the Development Plan, particularly saved policies STRAT1 – Development requiring planning permission, STRAT3 – Settlement Hierarchy, STRAT7 – Windfall and Infill Housing Development in Subsidiary Rural Settlements, STRAT15 – Employment Allocations, RES1 – Housing Layout and Design, NBE14 – Waste Water Disposal and NBE20 – Development on the Edge of Settlements of the West Lindsey Local Plan First Review (June 2006) and

alongside the advice given in the National Planning Policy Framework (March 2012).

In light of this assessment, whilst it is noted that the land is allocated for business purposes, it is considered that the development of three houses here will enable the existing local business of Obam Lift Services to stay in the District and to expand and may enable the rest of the allocated employment site to be developed as the access road will be part of this development. The development carries on the line of existing housing and will not look out of place in this context.

Date 16th September 2013

Signed:



Suzanne Fy
Head of Dev
and Neighb

West Lindsey District Council
Council Offices
Guildhall
Marshall's Yard
Gainsborough
DN21 2NA

Note: This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, byelaw, order or regulation. You are strongly advised not to commence works until you have obtained any other permissions or consents that may be required, for example approval under the Building Regulations, otherwise there may be a risk of significant legal and financial consequences. For further advice on the Building Regulations, contact the Council's Building Control section.

Failure to adhere to the details of the approved plans or to comply with the conditions attached to this permission is a contravention of the provisions of the Town & Country Planning Act 1990 in respect of which enforcement action may be taken. Please contact the planning department for further advice relating to the discharge of condition process and the appropriate fee payable (if applicable).