

Guildhall Gainsborough
Lincolnshire DN21 2NA
Tel: 01427 676676 Fax: 01427 675170

AGENDA

This meeting will be webcast live and the video archive published on our website

Planning Committee

Wednesday, 2nd April, 2025 at 6.30 pm

Council Chamber - The Guildhall, Marshall's Yard, Gainsborough, DN21 2NA

Members:

- Councillor Matthew Boles (Chairman)
- Councillor Jim Snee (Vice-Chairman)
- Councillor Emma Bailey
- Councillor John Barrett
- Councillor Owen Bierley
- Councillor Karen Carless
- Councillor David Dobbie
- Councillor Ian Fleetwood
- Councillor Sabastian Hague
- Councillor Peter Morris
- Councillor Roger Patterson
- Councillor Roger Pilgrim
- Councillor Tom Smith
- Councillor Paul Swift

1. **Apologies for Absence**
2. **Public Participation Period**
Up to 15 minutes are allowed for public participation. Participants are restricted to 3 minutes each.
3. **To Approve the Minutes of the Previous Meeting** (PAGES 3 - 15)
Meeting of the Planning Committee held on 5 March 2025, previously circulated.
4. **Declarations of Interest**
Members may make any declarations of interest at this point

Agendas, Reports and Minutes will be provided upon request in the following formats:

Large Clear Print: Braille: Audio: Native Language

but may also make them at any time during the course of the meeting.

5. **Update on Government/Local Changes in Planning Policy**

Note – the status of Neighbourhood Plans in the District may be found via this link

<https://www.west-lindsey.gov.uk/my-services/planning-and-building/neighbourhood-planning/>

6. **Planning Applications for Determination**

- i) 147988 - Land South West of Dunholme Road, Scothern (PAGES 16 - 45)
- ii) 148017 - Land off Riby Road, Keelby (PAGES 46 - 81)
- iii) 147813 - Land at 31 Tillbridge Road, Sturton by Stow (PAGES 82 - 122)

7. **Determination of Appeals**

There are no Determination of Appeals to note.

8. **Exclusion of Public and Press**

To resolve that under Section 100 (A)(4) of the Local Government Act 1972, the public and press be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in paragraph 2 of Part 1 of Schedule 12A of the Act.

9. **Exempt Reports**

- i) Planning Enforcement - Formal Case Update (PAGES 123 - 139)

Ian Knowles
Head of Paid Service
The Guildhall
Gainsborough

Tuesday, 25 March 2025

WEST LINDSEY DISTRICT COUNCIL

MINUTES of the Meeting of the Planning Committee held in the Council Chamber - The Guildhall, Marshall's Yard, Gainsborough, DN21 2NA on 5 March 2025 commencing at 6.30pm.

Present:

- Councillor Matthew Boles (Chairman)
- Councillor Jim Snee (Vice-Chairman)
- Councillor Emma Bailey
- Councillor John Barrett
- Councillor Owen Bierley
- Councillor Karen Carless
- Councillor David Dobbie
- Councillor Ian Fleetwood
- Councillor Peter Morris
- Councillor Roger Patterson
- Councillor Roger Pilgrim
- Councillor Paul Swift

In Attendance:

- Sally Grindrod-Smith Director Planning, Regeneration & Communities
- Russell Clarkson Development Management Team Manager
- George Backovic Development Management Team Leader
- Holly Horton Senior Development Management Officer
- Paul Weeks Legal Advisor
- Ele Snow Senior Democratic and Civic Officer
- Molly Spencer Democratic & Civic Officer

Also In Attendance: 8 members of the public

Apologies: Councillor Sabastian Hague
Councillor Tom Smith

191 PUBLIC PARTICIPATION PERIOD

There was no public participation.

192 TO APPROVE THE MINUTES OF THE PREVIOUS MEETING

RESOLVED that the minutes of the Planning Committee meeting held on Wednesday, 5 February 2025, be confirmed and signed as an accurate record.

193 DECLARATIONS OF INTEREST

The Chairman made a declaration on behalf of all Members of the Committee in relation to agenda item 6d, WL/2025/00005 & WL/2025/00044 – Trinity Art Centre, as the applicant was West Lindsey District Council. He confirmed that Members of the Planning Committee would retain an open mind and determine the application in line with their training. Members were not required to make a further declaration in respect of this application unless they had additional issues to raise regarding their ability to determine the application with an open mind.

Councillor I. Fleetwood declared a non-pecuniary interest in relation to application WL/2024/00446 – Land North of Corn Close, Fiskerton. He explained he was the County Councillor for Fiskerton, he had not spoken with Fiskerton Parish Council in relation to this application.

Councillor Barrett declared, in relation to application WL/2024/00570 – Nettleham Road, Scothern, he had received an email regarding the application, but his decision making would not be affected.

194 UPDATE ON GOVERNMENT/LOCAL CHANGES IN PLANNING POLICY

It was confirmed that the Housing Ministry had announced its Planning and Infrastructure Bill would be published later in the month. Further details regarding the Bill were expected to be provided during the week, although these had not been made available prior to the meeting.

At a local level, it was reported that the Central Lincolnshire Local Plan Team was continuing its preparation of a design code for Central Lincolnshire. The second stage of consultation was noted to be underway and was scheduled to run for six weeks, concluding on Wednesday 9 April 2025. This stage of consultation was focused on the vision and design principles for the design code. It was further noted that a single survey was to be completed as part of this process, and further details on the design code, including access to the survey, could be found at [Central Lincolnshire Design Code \(Consultation 2\) | West Lindsey District Council](#).

In relation to neighbourhood plans, it was reported that the Reepham Neighbourhood Plan had successfully undergone examination, with the examiner's decision statement having been published. The confirmation of a date for a public referendum was still awaited. It was also noted that the examination of the Dunholme Neighbourhood Plan Review was nearing completion. The examiner had issued their draft report to both West Lindsey and the Parish Council for fact checking purposes only.

195 WL/2024/00446 - LAND NORTH OF CORN CLOSE, FISKERTON

The Officer confirmed that since the deferral of this application, from the Planning Committee meeting held on Wednesday 5 February 2025, the applicants had agreed to the contributions required.

The Officer went on to present the site location and its two access points, explaining that the

main vehicle access was situated at the southern end while a secondary access point to the east was designated for cyclists and pedestrians. Concerns regarding site density were addressed, with it being stated that the proposed density was low and could be satisfactorily accommodated on the site. Photographs of the site, including Ferry Road and Hall Lane, were shared to illustrate access points and the surrounding area. It was noted that Hall Lane was unsuitable for vehicle access and was instead deemed appropriate for pedestrian and cycle use.

The Chairman thanked the Officer for his presentation and stated that there were three registered speakers; the first speaker, Councillor Walker, as Parish Meeting Representative, was not able to attend, so a statement was read out on his behalf by the Democratic and Civic Officer, as follows.

“With reference to page 25 of the Officer’s report, titled ‘Increase in indicative Capacity’ The final paragraph claims that 75% of the development area is 6.3Ha, this is incorrect. Both the CLLP and the applicants submitted documents state the development area to be 8.13Ha so 75% is only 6.09Ha which at 20dph=122 new homes.

The paragraph then goes on to say that if the total site area was developed then the uplift of housing to 150 could be justified. This is a ludicrous statement to make. Within the development area is an already existing surface water attenuation pond which is a vital section of the existing village flood defence system and under a long-term agreement between the land owner and (I think) WLDC to assure its long-term presence, therefore this area should not be considered or claimed to be a part of, or delivered by the new development, this is approx. 0.67Ha in size.

Later in the officers report it is stated the development will provide approx. 2Ha of open space, so the maximum developable area for this application can only ever be 5.46Ha or the CLLP allocated area minus existing infrastructure minus the allocated open space, which equates to only 67% of the designated 8.13Ha area. Therefore the assumption of 75% being developable is incorrect and completely unachievable. The uplift in housing is therefore neither appropriate nor justified, if anything the housing quantity should be lowered to 109 to match the true development area of 67% of the allocated 8.13Ha site at the recommended density of 20dph.

150 houses on a developable site of 5.46Ha equates to a density of 28dph which according to CLLP document HOU002-a makes this development more akin to a large village or town suburb not a medium village in the Lincolnshire countryside. Para 4.16 of HOU002a goes on to say the assumed figures are a starting point and where more accurate site-specific data exists that it would be used. The explanation above provides site specific data. The site allocation is 8.13Ha, only 67% is developable, at a density 20dph = 109 dwellings therefore this should be the ceiling figure.

It is quite clear a development of 150 dwellings on this site is unsuitable and unjustified and does not meet the guidelines set in the CLLP.

To apply a planning condition to restrict the maximum number of 109 dwellings on this site is appropriate and is supported by site-specific data.

The officers report sets out how this development will provide £94,875 to expand the

Nettleham medical practice and £891,607 to expand the Cherry primary school. This allocation should be revised so that the investment in education is aimed at expanding the Fiskerton school which is within walking distance of the proposed development and the medical improvements should be allocated to improving the Cherry Willingham practice. Getting to the Nettleham medical practice involves a 1 hour bus journey followed by a 20-minute walk whereas the Cherry practice is only 10 minutes on a direct bus route. Both these allocations should be changed so that money generated from a development in Fiskerton is used to directly benefit the residents of that development and the local community.

Sole access via Corn Close for a development of this scale is inappropriate. LCC Highways will say, on paper, Corn Close can handle the extra traffic but in real life, due to the number of parked cars which are always present on Corn Close, it is in effect a single-track road. Consideration should be made on insisting a second access route is created on Hall Lane, which with an appropriate road layout within the new development would split the traffic flow 50/50 between Corn Close and Hall Lane.

A development of this size will take years to complete and will create hundreds if not thousands of HGV movements through the village, to mitigate this an alternative construction access route should be created from the north of the site across the disused Fiskerton airfield, similar to the construction access route provided at the Manor Farm development in Bardney.

Policy S81 of the CLLP sets out a number of site-specific requirements, one of these is a 'Requirement to engage with the local community'. On the 27 February 2024 the applicant held a 4 hour drop in presentation in the village hall, as the Parish Council chairman I attended the full 4 hours of the event. Over the 4 hours the attendance was in the region of 150-200 people, and of them all I didn't speak to anyone or overhear anyone who supported this development.

I had people asking, 'How can they get away with this?' and saying, 'it's too much' and 'in the wrong place'. Engaging the community isn't just holding an event then ignoring what people have said, it cannot be accepted that effective engagement has yet happened and therefore the basic requirements of this application have not been met.

The Parish Council want to work with the landowner and the planning authority to deliver a proportionate and appropriate development within Fiskerton which will build and strengthen our community."

The Chairman thanked the Democratic and Civic Officer for reading the statement and invited the second speaker, Ms Liz Wells, on behalf of the Applicant, to address the Committee.

Ms. Liz Wells introduced herself as the Assistant Director at Deloitte and the agent acting on behalf of the applicant, the Church Commissioners for England, who were identified as the long-term landowners of the site north of Corn Close in Fiskerton. It was explained that the Church Commissioners had been engaging with Officers and the local community over many years to develop options for the site in Fiskerton, with a commitment to ensuring that any development brought forward was sustainable and of a high quality.

It was outlined that the site was allocated in the adopted local plan for residential development, and the application under consideration was an outline application for up to 150 homes, with all matters reserved except for the vehicle access route off Corn Close. Ms. Wells noted that formal engagement on the proposals had included briefings with the Parish Council and Ward Councillors from Cherry Willingham in January and February 2024, as well as a public consultation event held in February 2024. She further highlighted that 18 letters of support for the application had been submitted to West Lindsey District Council and noted there were no objections from statutory consultees, who supported the principle of development at the site.

It was explained that the site was allocated in the most recent local plan of 2023 and had been independently assessed as a sustainable location for housing development in a medium-sized village. The scheme proposed up to 150 dwellings, equating to 18.45 dwellings per hectare. This density was confirmed to comply with Policy S4, which set a target density of 20 dwellings per hectare for a medium village such as Fiskerton. While acknowledging that the number of dwellings proposed exceeded the indicative figure in the local plan, Ms. Wells explained that the proposals were informed by a detailed assessment of onsite constraints and opportunities. She stated that the development struck an appropriate balance, taking into account the site and its wider context.

In terms of housing tenure and affordable homes, it was confirmed that the proposals were compliant and included the policy required number of self-build homes. Ms. Wells explained that all vehicle access would be taken from Corn Close, with the Lincolnshire County Council Highways Authority supporting the submitted transport assessment and its conclusion that the development would have a limited impact on the local highway network. No mitigation measures were required other than a tactile crossing at the junction of Corn Close and Ferry Road, which the applicant was agreeable to delivering. It was also confirmed that Hall Lane was not required for vehicle access but would provide a shared space for pedestrians and cyclists, with a dedicated link to Hall Lane included in the proposals.

All biodiversity net gain (BNG) and open space policy requirements would be met onsite, with the illustrative layout demonstrating that this was achievable. This would be confirmed at the detailed design stage through reserved matters applications. Flood risk and drainage were addressed with a strategy that considered the greenfield runoff rate and included a significant additional allowance for climate change. The technical work had identified the need for two attenuation basins, which were incorporated into the drainage strategy and shown on the indicative master plan.

It was further reported that, following February's Planning Committee, additional discussions had taken place regarding education contributions. Ms. Wells confirmed that full contributions would be made to cover the primary school places generated by the development. A formula would be included in the Section 106 agreement to calculate the required contributions based on the final house numbers, types, and sizes approved at the reserved matters stage.

Ms. Wells concluded by referencing the officer's report, which supported the application and confirmed that the proposals were compliant with and supported the development plan. She expressed confidence that the development would deliver significant benefits to Fiskerton and requested support for a resolution to grant outline planning permission, subject to agreement on the Section 106 and detailed conditions as recommended by officers.

The Chairman thanked Ms Wells for her comments and invited the third speaker, Mr Carl Wager, as Objector, to address the Committee.

Mr Wager introduced himself as a resident of number Five, Corn Close, which he described as being situated at the northern end of the street. He began by expressing his gratitude to the Parish Council for their efforts in conveying the concerns of both objectors and supporters of the development in a balanced and constructive manner. He commended the Council for their time and dedication in producing such a comprehensive and professional contribution to the Officer's report.

Mr. Wager noted that, from the work undertaken by the Parish Council, it was evident that while the majority of residents objected to the development, their objections were primarily focused on the size of the development and the proposal for a single access point via Corn Close. He acknowledged that most residents, including himself and his wife, were not opposed to the concept of growth for the village but could not understand why the scale of the proposed development was so disproportionate to the size of Fiskerton itself. He stated that the proposed increase of 150 houses was contrary to the wishes of most residents, irrespective of their stance on the development. He expressed the view that the proposed scale appeared to prioritise the developers' profits over the wishes of the community, which he argued was fundamentally wrong. He requested that Members consider reducing the scale of the development to a more manageable and harmonious size that would align more closely with the wishes of the local residents.

In addressing the single vehicle access point via Corn Close, Mr. Wager admitted that he and his wife had a personal interest in the matter, as they resided at the top of Corn Close and would be significantly impacted by the construction phase. He expressed concern about the potential upheaval, noise, and disruption that they and their neighbours would face during the initial five-year construction phase, as well as the longer-term effects following completion. While he acknowledged that reports within the Officer's report concluded that Corn Close was adequate for vehicle access, he contended that the statistical analysis did not reflect the reality of living on the street. He stated that he and his wife had reluctantly accepted that Corn Close would serve as the single access point for the development, which he described as their sacrifice for the project.

As a mitigation measure, Mr. Wager requested that the initial construction phase access point be relocated to the old airfield access road on Reepham Road. He explained that this change would alleviate the stress, disruption, and negative impact on residents of Corn Close and their neighbours during the construction phase. He emphasised that the road already existed and suggested that its use would likely involve only a lease agreement or similar arrangement. He maintained that this proposal was reasonable and practical and would result in a more harmonious development process. He further proposed that a construction site compound be located near the old airfield access road to reduce the impact of construction activities on the wider village.

Finally, Mr. Wager called for greater communication and consultation between the developers and those most directly impacted by the development as the process progressed. He requested that efforts be made to engage with residents of Corn Close and others whose properties directly adjoined the proposed development site to ensure that their quality of life, privacy, and right to a peaceful existence were respected. He highlighted the

importance of harmony between the existing residents, the construction team, and the future residents of the development. In concluding his remarks, Mr. Wager stressed the value of avoiding conflict and urged the committee to give due consideration to his requests. Mr. Wager thanked the committee for their time and consideration.

The Chairman thanked the speakers and sought a response from Officers.

The Officer addressed the discussion regarding density and layout, stating that the calculations and the content of the report before members were accurate. It was stated that the proposed development, comprising 150 dwellings, would still represent a low-density scheme on the site.

The Officer acknowledged the concerns raised by residents regarding the use of Corn Close as an access point. It was highlighted that conditions had been imposed requiring the developer to submit further details for approval prior to any development taking place. These details would include the arrangements for construction vehicle access, the proposed hours of operation, and the location of the construction compound. Members were informed that these matters were controlled through the conditions outlined in the report.

In relation to concerns about noise and disturbance, the Officer explained that noise surveys had been undertaken as part of the application process, and predictions were made based on the anticipated traffic movements to and from the development. It was noted that the traffic figures used for these predictions had not been disputed by the Highways Authority. The Officer referred Members to the report, which indicated that while there would be an increase in noise, it would not be significant according to World Health Organisation standards.

The Officer concluded by confirming that conditions were in place to require the developer to submit detailed proposals addressing the location of construction compounds and the routing of traffic during the construction phase, ensuring these matters were appropriately managed.

The Chairman thanked the Officer for the information and opened to Members for debate.

Councillors debated the application with most matters reserved except for access. It was encouraged that the full application should return to the committee for further discussion rather than being delegated to Officers. The primary focus was on road access, with support expressed for a motor access from Hall Lane to ease traffic flow. Concerns were raised about flood management and the need for detailed drainage illustrations. Developer contributions were discussed, with suggestions to allocate funds to the medical practice in Cherry Willingham for easier access for residents. Contributions towards education were also considered, with primary school funding suggested for Fiskerton and secondary education funding for Cherry Willingham.

The drainage strategy was discussed, with detailed calculations showing the site was capable of handling the required attenuation. It was noted that flooding would not occur as a result of the development. Contributions to the NHS and education were clarified to be allocated by the respective authorities, not the Planning Committee. The principle of development was accepted but concerns about Corn Close being the only access road were raised, highlighting potential traffic issues.

A highways note supported the use of Corn Close, and it was shown that a second access from Hall Lane would not significantly reduce traffic. The density of the development was clarified, and it was noted that the Highway Authority had no objections.

During the course of the debate, and in accepting it was an outline planning application, the recommendation contained within the report was moved. Subsequently, a Member of the Committee, in consideration of the access concerns, proposed an amendment that a second access point be afforded to the site from Hall Lane, and that the full application be brought to the Committee. This was confirmed with the proposing Councillor to form part of the motion for decision.

In order to better understand the access concerns, a proposal for a site visit was moved and seconded. On taking the vote and it being an equal split of those in favour and those against, the Chairman used his casting vote, meaning the proposal for a site visit was lost.

With no further speakers indicated, and having a recommendation and amendment proposed and seconded, the Chairman took the vote and it was agreed that outline planning be **GRANTED** subject to the inclusion of an additional condition requiring a second vehicular access off Hall Lane, for the full application be brought back to the Planning Committee, and the completion of a Section 106 legal agreement.

196 WL/2024/00570 - NETTLEHAM ROAD, SCOTHERN

The Committee considered the application for 49 dwellings on a 2.72 Ha site allocated for residential development. The site, located on the eastern side of Nettleham Road, comprised former cropland with grassland, hedgerows, and small trees. It was bordered by residential areas, green space, and commercial properties.

The proposal included 12 affordable and 37 market dwellings, with a mix of one to five bedroom units. The application had been amended to address concerns from consultees and the Local Planning Authority, with changes to the layout while maintaining the same number of dwellings.

The Officer confirmed that there were no updates for this application. An allocated site under Policy S81 of the local plan was presented. The site was proposed for 49 dwellings as a full planning application. The proposed site plan was shown. The proposed housing mix was presented, indicating that 25% would be affordable housing units. The proposed affordable housing plan was displayed, with affordable houses asterisked on the plan and the access point to the west off Nettleham Road.

Various proposed floor plans and elevations were shown, including different types of dwellings such as bungalows, terrace dwellings, semi-detached houses, and detached houses. Examples of the house types included Deene, Albany, Greenwich, Regent, and Sandringham. The existing and proposed site sections were also displayed.

Photographs of the site were shown, taken on Nettleham Road looking south towards the site. The access point was indicated on the bend in the road. Additional photographs were shown from the opposite direction, with the access point straight ahead. Views from within

the site, including the eastern boundary and southern boundary, were displayed. Further photographs showed existing dwellings forming the Alders and Cade Close. Finally, photographs from the northeast corner looking west and southwest of the site were presented.

The Chairman thanked the Officer for her presentation and invited Mr Mark Foster, who was registered to speak as the applicant, to take his seat.

Mr. Mark Foster, Director of Lindum Homes, addressed the Committee. It was noted that Lindum Homes was a local family-run construction company based in North Hykeham, employing around 600 local employees. The company's commitment to quality was highlighted, referencing their current scheme in Welton. The Welton scheme was nearing completion, and the aim was to continue housing development in West Lindsey with the Scothern site.

The scheme proposed 49 dwellings and had received a recommendation for approval from the Officers. Pre-application public consultation was undertaken with local residents and the Parish Council, and their responses informed the application. Amendments were made in consultation with Officers, statutory consultees, and the Parish Council.

It was emphasised that Scothern had been identified as a sustainable location for development, compliant with both the local plan and the neighbourhood plan. The housing mix included one to five bedroom houses, both market sale and affordable, with 25% affordable housing units. The scheme was designed to be net zero in terms of energy consumption. Residential amenities were considered, with each house exceeding the recommended separation distances. Additional parking was included as requested by Lincolnshire County Council Highways. A 10% biodiversity net gain was achieved, with some contributions required off-site. Drainage proposals included diverting development water southwards into the Anglian Water Network, with an underground storage tank.

The development would contribute to local schools and NHS services, providing around half a million pounds towards local infrastructure. Mr Foster thanked Officers for their support in improving the scheme, which was deemed a quality, policy-compliant development.

The Chairman thanked Mr Foster and as there was no Officer comments, the Chairman turned to Members for comment.

The committee expressed appreciation for the clarity and quality of the plans and photographs presented, noting the improvement from previous years. Concerns were raised regarding the road network and highways issues, particularly the tight junction near the Bottle and Glass pub in Scothern and the frequent accidents at the junction with the A158 and Scothern Lane through Sudbrook. It was suggested that construction traffic should avoid these problematic routes and instead use alternative routes to minimise disruption to local residents.

The Officer confirmed that a construction management plan condition recommended by Lincolnshire County Council Highways included routes for construction traffic and disposal of excavated material. It was agreed that the condition could be made more specific to address the identified issues.

Committee Members commented that the proposed housing density was appropriate for a medium sized rural village, adding sustainability to the community. The developer and Officer team were praised for their work on the application, with the material palette and biodiversity net gain highlighted as positive aspects.

The inclusion of one, two, and three bedroom houses and bungalows was welcomed, addressing the need for downsizing and affordable housing within the district. Concerns about flooding were acknowledged, with the plan to divert water away from the village deemed satisfactory.

The Committee stressed the importance of maintaining riparian responsibilities to mitigate flooding issues and emphasised the positive impact of biodiversity measures, such as hedgehog boxes. The development was considered well-placed and compliant with the neighbourhood plan. The Committee concluded by requesting that construction traffic avoid routes through Nettleham to prevent disruption to the Bill Baileys play area.

Having been proposed and seconded, the Chairman took the vote, and it was agreed that planning permission be **GRANTED**, subject to conditions and an additional informative around construction traffic routing, and the signing of a Section 106 agreement as delegated to Officers.

197 WL/2023/00043 - LAND AT THE CORNER OF NORTH STREET/SPITAL TERRACE

The Officer introduced the application for up to 20 apartments, noting that the scale and layout were considered before the Committee at this stage. The proposed layout was presented, running around the corner of the junction. The scale showed a standard reduction in height, and 3D visuals were displayed.

It was noted that the site had previously received planning permission for flats and apartments, with the most recent application in 2017. The site, subject to this application, had another application recommended for approval by Officers but was refused by the Committee, leading to an appeal. The appeal was dismissed due to the site's contribution to Gainsborough, being within the conservation area and the setting of nearby listed buildings.

These circumstances were highlighted as considerations for the Committee's determination. Despite the site's allocation for development, Officers were unable to support the application due to these specific circumstances.

A point of information was raised regarding the introduction of the application to WL/2023, noting that it was labelled as 2024 at the top. It was clarified that the target decision date was 29 December 2023. The Officer confirmed that the original determination date was correct and explained that the application had gone through various Officers, resulting in its long-standing status.

The Chairman thanked the Officer for his introduction and invited Mr James Hartley, who was registered to speak on behalf of the applicant, to take his seat.

Mr Hartley thanked the Chairman and Councillors and provided an overview of the planning history of the site. It was noted that a planning application for 24 apartments and five shops

was granted in January 2006. A subsequent application for a four-story block of 19 apartments was refused at Officer level in September 2014. Another application for a four-story block of 17 apartments was granted at Committee in April 2016. A change of use application for the land to a park was refused at Committee.

A named Planning Officer had left the authority in May of the previous year, contributing to the delay. By the end of the Officer's involvement, Mr Hartley stated, matters such as biodiversity net gain, highways, flood risk, drainage, and affordable housing had been positively addressed and approved by the Officer and relevant consultees. One public objection was received from the tenant at number one's middle terrace regarding natural light. Two consultee objections were noted, one from the Town Council concerning highways, which was superseded by the Lincolnshire County Council's Highways department's non-objection, and one from the conservation department.

The conservation objection related to the loss of green space and the impact on neighbouring assets, considering the proposal as less than substantial harm under paragraph 208 of the NPPF and policy S57 of the CLLP. This harm must be weighed against public benefits. The Britannia Works Conservation Area Appraisal identified the site as a weak corner and poor open space, emphasizing the need for managed change to retain the special character of the conservation area.

A previous application for a pocket park was refused in January 2021. The last residential application, approved in June 2017, was for 17 apartments in a four-story building. The current proposal included two, three, and four-story elements to mimic and continue the mass of adjoining buildings on North Street and Spital Terrace, reducing the perceived and actual mass compared to the previously approved proposal.

An email was sent to the Conservation Officer for West Lindsey District Council, requesting further correspondence, and an Officer's email from November 2023 was referenced, indicating no immediate concerns in principle. The objection to any form of development on the site was noted as an immediate concern. Mr Hartley expressed willingness to work collaboratively with the Council to achieve a satisfactory outcome, emphasizing that appearance was not a matter for approval at this stage, and that he would be willing to work with the Conservation Officer.

The Chairman thanked Mr Hartley and, noting that there were no comments from the Officers, invited the Committee to begin their discussion.

It was acknowledged that developments within the town had progressed since the 2017 application to develop the corner for housing. The District Council was involved in creating extra green spaces within the town. Concerns were raised about the density of the proposed housing, similar to those expressed in 2017. Although Lincolnshire County Council Highways had not objected, the proximity to the roundabout and pedestrian crossing was noted as a potential issue. The Town Council had provided clear guidance on the matter.

The site was part of the conservation area, and the refusal of the application to develop it as a pocket park had been upheld on appeal. The need for this type of accommodation was evidenced by the Council's housing register. It was also noted that EHSL was not a registered provider, which was important for affordable housing or specialist accommodation.

Concerns were echoed, and the lack of local member input was noted. The site was familiar to some Members, and whilst the building was appreciated for its architecture, it was considered to be in the wrong location.

The application was described as a case of repeated submissions over years without any development taking place. The government's push for housing was acknowledged, but the continuous back and forth of applications was highlighted. The inclusion of one bedroom flats was appreciated, but the refusal was supported due to the appeal and the land's previous grant. It was felt that the opportunity for development on this land had passed.

The building's design was considered unsuitable for the area. It was suggested that the applicant should work with the Conservation Officer to develop a more appropriate proposal.

On taking the vote, it was agreed that planning permission be **REFUSED** on the basis that the application had not demonstrated the appropriateness of the location; it had not adequately addressed the concerns regarding density and proximity to the roundabout and pedestrian crossing; and insufficient detail had been provided regarding the impact on the conservation area.

198 WL/2025/00005 & WL/2025/00044 - TRINITY ARTS CENTRE

The Officer provided an update, confirming that there were no new developments. The proposal to vary the conditions on the original listed building consent and planning application to rebuild a section of the Trinity Arts Centre wall in Gainsborough was presented. The wall was identified as a curtilage listed wall. The current application aimed to vary several conditions and address previously imposed conditions.

The site plan was displayed, including the secure gravestone storage area as part of the original conditions. The application proposed an adjustment to the extent of the wall required to be underpinned, resulting in more of the original wall being retained. However, the area of walling to be rebuilt would extend by one bay further than the original application. The existing boundary wall and elevation from the previous application were shown, indicating the proposed extent of the rebuild and repair works.

Photographs of the wall were displayed, illustrating the need for repairs to avoid partial collapse. The specific buttresses to be rebuilt were also highlighted.

The Chairman thanked the Officer for their report, and with no registered speakers, looked to Members for debate.

The report was commended, though some difficulties were noted. It was mentioned that a visit to the site had been conducted several months ago, and another Committee had deferred making any judgments. Concerns were raised about the transparency of the process, as a planning application had been submitted without formal approval by any Committee, despite a budget being agreed for the wall.

Sally Grindrod-Smith, the Director for Planning, Regeneration and Communities, was invited to clarify. She explained that the matter would be considered at the next Corporate Policy

and Resources Committee. Officers had been tasked with procuring a compliant solution for the wall, and it became apparent that some changes to the planning approval were required. The planning work was deemed logical to proceed with, to support procurement options, pending the Committee's decision.

Further concerns were expressed about the sequence of actions, suggesting that the planning application might be premature. The importance of addressing the wall's condition to prevent potential hazards was emphasised, and the need to move forward with the repairs was supported.

Questions were raised about the handling of headstones, and it was confirmed that conditions imposed on the original application had been discussed with the Conservation Officer. A secure gravestone storage area was included, and the headstones would be stored and then replaced once the development was completed. It was reiterated that the wall was leaning and could pose a danger.

Having been proposed, seconded, and put to the vote, and it was agreed that planning permission, and listed building consent be **GRANTED** subject to conditions.

199 DETERMINATION OF APPEALS

There were no Determination of Appeals to note.

The meeting concluded at 7.56 pm.

Chairman

Agenda Item 6a

LOCATION PLAN 147988 Land south west of Dunholme Road



Officers Report

Planning Application No: 147988/R1

Proposal: Hybrid planning application comprising of: Outline planning application for the erection of up to 53no. dwellings with access to be considered and not reserved for subsequent applications; and, full planning application for erection of boundary wall and new driveway associated with No.36 St Germain's Way.

Location:

Land south west of Dunholme Road
Scothern
Lincoln
LN2 2UD

WARD: SADBROOKE

WARD MEMBER(S): Councillor B. Velan

APPLICANT NAME: Ralph Day, Christopher Day, Catherine Meace and Rebecca Woodhouse c/o The Manor, Radbourne, Gainsborough

TARGET DECISION DATE: Extension of Time

CASE OFFICER: G. Backovic

Recommended Decision: Defer and delegate approval to officers subject to conditions and the completion of a Section 106 legal agreement that delivers:

Education A contribution to be paid on completion of 50% of the development to increase primary school capacity to accommodate the amount of primary school places expected to be generated from the development

NHS A contribution of up to £33,522.50 on completion of 50% of the dwellings in order to contribute to the extension of existing medical facilities.

Affordable Housing 25% of the dwellings to be delivered as affordable housing. The tenure split shall be: 25% First Homes; 15% Shared Ownership and 60% Affordable Rent.

Biodiversity Net Gain To include delivery and monitoring of BNG following reserved matters submission and approval with a monitoring fee of £6637.00 required.

Introduction

The application is presented to planning committee following objections from the Parish Council and local residents.

Description and Proposal:

The site is located on the western fringe of the village of Scothern. It is currently undeveloped and in agricultural use. To the east is a recently completed housing site. North and north west is Scothern Nurseries', and beyond this are agricultural fields. The Scothern beck runs along the southern boundary with agricultural fields beyond.

It is allocated in the development plan as a residential development site - in the Central Lincolnshire Local Plan adopted April 2023 (site WL/SC/003); and as site H1.4 in the Scothern Neighbourhood Plan.

This is a Hybrid planning application comprising of:

- Outline planning application for the erection of up to 53no. dwellings with access to be considered and not reserved for subsequent applications (matters of layout, scale, appearance and landscaping are reserved for subsequent approval, or 'reserved matters'); and,
- full planning application for erection of boundary wall and new driveway associated with No.36 St Germain's Way.

Whilst outline permission is sought and the final layout is a reserved matter, the indicative plan submitted shows an area of open space at the entrance to the site with a road extending across the bottom with two branches north that join up to form a loop. Rear gardens with hedgerows are indicated on the northern and western boundaries of the site. Access (for which permission is sought now) is shown to be taken directly from the adjacent new residential development to the east.

An existing timber fence is to be removed and replaced with a new 1.8 m high brick wall and a new driveway leading to a gravelled off road parking area for 36 St. Germain's Way is proposed, seeking full permission. This will allow the required visibility splays to be provided.

Relevant history: W87/155/88 Outline application for residential development. Refused permission 11.04.1988.

Adjacent site to east

132275 - Outline planning application to erect 33no. dwellings-access and layout to be considered and not reserved for subsequent applications. Granted with a legal agreement on 18.11.2016.

136923 - Application for approval of reserved matters (appearance, landscaping, and scale) to erect 33no. dwellings - following outline planning permission 132275 granted 18 November 2016. Approved 22.02.2018

Subsequent applications have sought confirmation of compliance with conditions (137204) and amendments to the scheme (137437; 137742; and 138947).

Representations received.

Scothern Parish Council

General observation - The village has suffered from severe flooding in recent months and recommend that no work should start until water/flooding issues are resolved. Anglian Water have issued a statement & report on the application on the used water/surface water disposal for the application - Scothern Parish Council agree with the Anglian Water statement. And for the application of up to 53 dwellings - how will the roads cope with the extra traffic, parking spaces are limited - additional parking spaces are required to prevent on street parking issues.

Local residents:

Objections have been received from:

11 St. Germain's Way; 30 St. Germain's Way, 32 St. Germain's Way; 16 Craypool Lane; 28 Craypool Lane; 36 Craypool Lane; 4 Thorne Lane; 5 Thorne Lane; 6 Thorne Lane; 6 Orchard Lane; 22 Sudbrooke Road; 6 The Alders; 2 Lime Tree Paddock; 11 Main Street; 2 Back Lane;

Summary of objections with full details on WLDC website;

- Existing sewerage and drainage infrastructure not fit for purpose with significant flooding taking place and effluent surfacing. New houses will make this even worse.
- Scothern is a small village with very limited amenities. There is a village pub that offers drinking only; there is no shop or post office; there is only a small play area for children; the school is popular and over subscribed; The nearest secondary school is also full ; there is no GP facility in Scothern and both Nettleham and Welton Practices are at capacity.
- Public transport is poor to non-existent requiring use of car
- Reports submitted in support of the application must be treated with caution as the statement that we have an hourly bus service is wrong and it is difficult to believe 53 houses will only lead to a 2% increase in traffic.
- The access point to the site is along St Germain's Way, which has a narrow opening onto Dunholme Road. It is a struggle for two average sized cars to be in the junction at the same time, let alone construction vehicles as this is the only planned access point to the site.
- During the building of St Germain's Way, the site was essentially a mud filled due to the problem with surface water and the construction vehicles. The road through the development was usable by motor vehicles but residents' vehicles were regularly caked in mud. It is clear that a development of this site will involve the return of construction vehicles over a protracted period (as evidenced by the similar development at Cricketers Walk in Nettleham). The single road access to the development site, already narrowed by resident parking will simply not cope with the volume of construction traffic.
- Previous and recent applications for much smaller proposed developments including Planning Application No's: 138563 [refused 2019], 133708 [refused 2016];

appeal dismissed 2017] & 133190 [refused 2016] were rejected in full therefore naturally a larger development should be equally unfavourable.

- Harmful impacts on existing wildlife and ecology
- 'Site can only be developed only once industrial biomass burner in Scothern Nursery has been fully decommissioned. Written proof should be provided by WLDC and that no similar facility will be adopted in the future.

LCC Highways and Lead Local Flood Authority(HLLFA): No objection

Having given due regard to the appropriate local and national planning policy guidance (in particular the National Planning Policy Framework), Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) has concluded that the proposed development would not be expected to have an unacceptable impact upon highway safety or a severe residual cumulative impact upon the local highway network or increase surface water flood risk and therefore does not wish to object to this planning application

No objection subject to suggested planning conditions.

Comments:

The application is for Outline with access to be considered for 53 Dwellings at Dunholme Road Scothern. The application is an extension to the existing site at St Germain's Way and access is to be from the existing estate road. Included within this is a full application for the erection of boundary wall and new driveway associated with No.36 St Germain's Way to which the highway authority would not object. St Germain's Way has recently been adopted as public highway under a S38 agreement.

Highway Safety

A new access has been provided as part of the previous application for the first phase of the site onto Dunholme Road. The access is in good condition and is suitable to serve the proposals subject to this application. The site benefits from a frontage footway and tactile crossings which link the site to the existing footway network. The access to phase 2 of the site is from an existing field access and is 5.5m wide which is suitable to accommodate this phase of the development. It is unlikely that the proposals will have an adverse impact on highway safety.

Highway Capacity

The transport statement provided states that the increase in traffic is within the permitted parameters and Dunholme Road is able to accommodate the traffic increase in the area.

Site Layout

Site layout is not considered at this stage but thought should be given to providing connectivity within the site. The indicative layout is acceptable in general, however consideration should be given to incorporating Placemaking and Building for a Healthy Life design codes and principles into the submitted layout. The HLLFA encourages permeability and circulation for all modes of movement within the site

and promotes adoption of alternative highway designs. Parking should be provided in line with Lincolnshire County Council guidelines and tandem parking should be avoided if possible.

Flood risk and Drainage

The proposed drainage strategy is acceptable in principle with water being managed on site within a swale network and attenuated before being discharged at a restricted rate into Scothern beck.

Off Site Improvements

Off site improvements to the footway network in Scothern are requested to upgrade the pedestrian crossings within the village.

Tactile crossings points should be provided at the following locations to improve accessibility within the village;

Tactiles and dropped kerb at the Main st/junction with the Church.

Tactiles at both ends of Main St/School Crescent

Tactiles at Main St/Lime Tree Paddock

Tactiles at Main St/Weir Farm Paddock Dropped kerb and tactiles at Meadow Close

S106 Contribution Requests

In light of the limited bus service provision within the village. A S106 sum of £309,608.000 is requested to provide an hourly bus service for the duration of 2 years from Scothern to Lincoln and a 2 x 6 monthly bus pass provision for each new dwelling (to be applied for by homeowners).

Reason: To improve the bus service in the locality and encourage uptake of the new service provided.

Breakdown of S106 sum requested:

2 year, hourly bus service £260,000.00

2 x 6 monthly bus passes per household £49,608.000

Total £309,608.00

Planning conditions are also recommended requiring:

Details of surface water drainage to be submitted for approval ;

Construction Management Plan and Method Statement

Tactile Crossings.

Anglian Water:

Wastewater Treatment

The foul drainage from this development is in the catchment of Nettleham Water Recycling Centre that will have available capacity for these flows

Used Water Network

This response has been based on the following submitted documents: FRA and Drainage Strategy Version 1.1 The sewerage system at present has available capacity for these flows. If the developer wishes to connect to our sewerage network

they should serve notice under Section 106 of the Water Industry Act 1991. We will then advise them of the most suitable point of connection

Surface Water Disposal

The preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer seen as the last option. Building Regulations (part H) on Drainage and Waste Disposal for England includes a surface water drainage hierarchy, with infiltration on site as the preferred disposal option, followed by discharge to watercourse and then connection to a sewer. From the details submitted to support the planning application the proposed method of surface water management does not relate to Anglian Water operated assets. As such, we are unable to provide comments in the suitability of the surface water management. The Local Planning Authority should seek the advice of the Lead Local Flood Authority or the Internal Drainage Board. The Environment Agency should be consulted if the drainage system directly or indirectly involves the discharge of water into a watercourse.

Environment Agency:

We have no objections to the application.

Informative comment advice to LPA / applicant advice on flood risk issues that are not in our direct remit

The following issue is not within our direct remit or expertise, but nevertheless is an important consideration for managing flood risk for this development. Prior to deciding this application, we recommend that consideration is given to the provision of an adequate means of surface water disposal such that flood risk on and off-site isn't increased.

LCC Archaeology :

25.02.25: No further archaeological input required.

12.03.24: The site lies just north of two potential enclosures of unknown date (LHER: MLI90954), which can be seen as cropmarks in satellite imagery. One of these potential enclosures appears to extend into the proposed site area. There appears to have been further cropmarks of potential linear archaeological features in what is now the southern end of Saint Germain's Way, to the east of the proposed site. These cropmarks were not mentioned in a previous desk-based assessment prior to the residential development of Saint Germain's Way being constructed. A potential N-S linear feature can also be seen as a cropmark in the western end of the proposed site. All these cropmarks can be seen in Google Earth satellite images dating to April 2005.

The presence of cropmarks in the proposed site indicates that there is archaeological potential of yet unknown character and extent. The proposed development will necessarily disturb any potential below-ground archaeological remains in the site

area.

Recommendation:

Currently there is insufficient specific information on the archaeological potential for the site and the extent of impact to buried archaeological remains from the proposed development. Given the known archaeological potential, but as yet unknown character and extent, I recommend that the applicant submit the results of a geophysical survey for the full site area. The results of this will inform a trial trench evaluation which may be required prior to determination, depending on the results of the geophysical survey. This will aim to identify the presence/absence, significance, character, depth and date of any archaeology present within the site and provide clear evidence for an appropriate mitigation strategy if necessary and if consent is subsequently granted.

Principal Ecology and Wildlife Officer:

24.02.25 I am happy with this now.

30.11.24 Baseline wise the update is better but still inaccurate. The western ditch that has been identified in association with the hedgerow must be included in the watercourse module not in the hedgerow module this is due to it appearing on the OSMAP which indicated that it is likely to be wet for 4 or more months of the year. Also they have applied strategic significance due to blue/green infrastructure policy, is absence of the LNRS we are only using the Biodiversity Opportunity mapping (which this site is not within) so they do not need to apply this multiplier (this will reduce their baseline value and reduce their 10% need). These should be a quick fix but must be made before determination

Conditions will need to include

1. The Biodiversity Gain Plan shall be prepared in accordance with the Biodiversity Net Gain Statement dated February 2024 prepared by esl ecological services.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 [and CLLP policy 61]

2. No development must take place until details of mink traps installed in collaboration with Greater Lincolnshire Nature Partnership "Operation Water vole" including their positions, types and specifications are submitted to and approved by the Local Planning Authority. The details approved must be retained as such thereafter as per requirements of Operation Water Vole.

Reason: In the interest of nature conservation and to accord with the National Planning Policy Framework and local policy S60 of the Central Lincolnshire Local Plan 2023.

3. No development shall take place until a Construction Ecological Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The CEMP protection plan shall include: -

A plan showing habitat protection zones;

Details of development and construction methods measures to be taken to minimise the impact of any works on habitats/wildlife.

Details of any precautionary method statements for protected species

Details of a sensitive lighting strategy

Details of wildlife friendly landscaping within curtilage of private dwellings (including native tree planting)

Details, specification location of hedgehog highway boundaries throughout the site

Details, specification, locations of amphibian friendly curb and drain treatments.

Details, specification and location of the following species incorporated into private dwellings across the site

- 20x small hole bird box/brick, 5x open fronted bird box, 12x multi species bird box/brick [installed in groups of 3], 9x Swift box/brick [installed in groups of 3], 1 x kestrel box, 1x owl box
- 20x small bat box/brick. 5x large bat box, 10x multi chamber bat box, 10x bat lofts [2 access tiles each
- 1 to 2 bee/insect bricks per dwelling

The CEMP shall be implemented in accordance with the approved plan. All features to be installed within private dwellings shall be installed prior to occupation and retained a such thereafter.

Reason: In the interest of nature conservation and to accord with the National Planning Policy Framework and local policy S60 of the Central Lincolnshire Local Plan 2023.

Detailed requirements for the Section 106 are also set out which can be viewed in full on the website and include a monitoring fee of £6637 (this is based on the site being of small size and the likely inclusion of a SUD making it moderately difficult).

Waste Policy and Commercial Waste Lead Officer

Our refuse vehicles will not access an unadopted road unless it has sufficient space for a turning circle and is built to withstand a 26 tonne vehicle. Our vehicles are approximately 10.15 m long x 2.3m wide x 3.5 m high (excluding mirrors) and this should be taken into account when planning new developments. There should be sufficient outdoor storage space in all new residential properties for individual wheeled bins. Each property is required to have at least 3 wheeled bins (1 x black bin for general waste, 1 x blue bin for mixed recycling, 1 x purple lidded bin for paper and cardboard only), with green garden waste bins being optional. Each property should have adequate space to store these bins to prevent them being left out on the footpath. Please note that there is a charge for bins – please see www.westlindsey.gov.uk/wastefees for details of current charges. Purple lidded bins

are currently free until 2025. We expect that developers will include this cost with the price of the property.

Strategic Housing:

Should the proposal be acceptable, the application would trigger an affordable housing obligation of 25% under Policy S22 of the adopted Central Lincolnshire Local Plan (April 2023) as the site falls within Value Zone A. Given the indicative dwelling number, this would equate to 13.25 affordable housing units with onsite provision being the expected form of delivery.

A Section 106 agreement would be required in order to secure the affordable housing obligation. Following the introduction of the governments First Homes policy, the Councils preferred tenure split for a site is: 25% First Homes 15% Shared Ownership 60% Affordable Rent It should be noted that Policy S22 applies a maximum value price cap to a First Home of £161,000 after the necessary 30% discount is applied, with this figure being adjusted annually in April. This has been reviewed and is now £179,000.

The applicant is encouraged to have further discussions with Strategic Housing regarding the affordable housing requirement for the site as the proposals progress.

LCC Education:

Please see below table in relation to the number of places required and available in local schools from/for the proposed development:

Type	Children produced by scheme	Sufficient places available 2026/27 (Y/N/Partial)	Places to be mitigated	Contribution sought
Primary	15	N	15	£297,202.50
Secondary	8	N	8	£0
Sixth-form	3	N	3	£0
			Total	£297,202.50

Please note, where an application is outline a formulaic approach will be taken in a section 106 agreement, this may result in a higher contribution if a high proportion of large houses are built.

This would be finalised at the reserved matters stage. All section 106 agreements should include indexation using the Tender Price Index of the Royal Institute of Chartered Surveyors Building Cost Information Services (RICS BCIS TPI). The above contributions would be spent on the following:

Type	Amount	Scheme
Primary	£297,202.50	Education provision at Scothern Ellison Boulters Primary School to include outdoor education provision and the purchase of additional land for the school
Secondary	£218,010.72	N/A - CIL
Sixth-form	£81,754.02	N/A - CIL

The below table indicates the number of pupils generated by the proposed development. This is on the basis of research by Lincolnshire Research Observatory utilised to calculate Pupil Production Ratio (PPR) multiplied by the number of homes proposed.

House Type (if known)	No of Properties	PPR Primary	Primary Pupils	PPR Secondary	Secondary Pupils	PPR Sixth Form	Sixth Form Pupils
Unknown	53	0.30	15.9	0.1611	8.5383	0.060	3.18
Total (rounded down)	53	-	15	-	8	-	3

Capacity is assessed using the County Council's projected capacity levels at 2026/27, this is the point when it is reasonable to presume that the development would be complete or well on the way.

Type	Local School/School Planning Area	Pupils generated	Sufficient places available 2026/27 (Y/N/Partial)	Places to be mitigated
Primary	Scothern Ellison Boulters Primary School	15	N	15
Secondary	Welton William Farr Church of England Academy	8	N	8
Sixth-form	Welton William Farr Church of England Academy	3	N	3

As the development would result in a direct impact on local schools, a contribution is therefore requested to mitigate the impact of the development at local level. This is a recognisable and legitimate means of addressing an impact on infrastructure, accords with the NPPF (2019) and fully complies with CIL regulations; we feel it is necessary, directly related, and fairly and reasonably related in scale and kind to the development proposed in this application. The level of contribution sought in this case is in line with the below table.

Type	Places to be mitigated	Contribution per place*	Sub-total	Local multiplier**	Lincolnshire contribution per place	Total contribution requested
Primary extension	15	£19,425	£291,375	2.00	£19,813.50	£297,202.50
Secondary extension	8	£26,717	£213,736	2.00	£27,251.34	£218,010.72***
Sixth-form extension	3	£26,717	£80,151	2.00	£27,251.34	£81,754.02***
Total	-	-	£585,262	-		£596,967.24

* Current cost multiplier per pupil place based on National Cost Survey

** to reflect Lincolnshire's average build cost compared to national average

*** amounts for indicative purposes only, request reduced to £0 in line with Developer Contributions Supplementary Planning Document

We would suggest the s.106 monies are paid at the halfway point in the development to allow timely investment by the County Council whilst not adversely affecting the developer's viability. Please note the County Council retains the statutory duty to ensure sufficiency of school places, and this includes capital funding provision of sufficient places at maintained schools, academies, and free schools.

NHS Lincolnshire Integrated Care Board:

The above development is proposing up to 53 dwellings which, based on the average of 2.3 people per dwelling for the West Lindsey District Council area, would result in an increase in patient population of 122. The calculations below show the likely impact of this new population in terms of number of additional consultation time required by clinicians. This is based on the Department of Health calculation in HBN11-01: Facilities for Primary and Community Care Services.

Consulting room GP

Proposed population	122
Access rate	5260 per 1000 patients
Anticipated annual contacts	$0.122 \times 5260 = 641.19$
Assume 100% patient use of room	641
Assume surgery open 50 weeks per year	$641/50 = 12.8$
Appointment duration	15 mins
Patient appointment time hrs per week	$12.8 \times 15/60 = 3.2$ hrs per week

Treatment room Practice Nurse

Proposed population	122
Access rate	5260 per 1000 patients
Anticipated annual contacts	$0.122 \times 5260 = 641.19$
Assume 20% patient use of room	128
Assume surgery open 50 weeks per year	$128/50 = 2.565$
Appointment duration	20 mins
Patient appointment time hrs per week	$2.565 \times 20/60 = \dots 0.9$ hrs per week

Therefore an increase in population of 122 in the West Lindsey District Council area will place extra pressure on existing provisions, for example- extra appointments requires additional consulting hours (as demonstrated in the calculations above.) This in turn impacts on premises, with extra consulting/treatment room requirements.

GP practice (s) most likely to be affected

Due to the fact that patients can choose to register at any practice that covers the area of the development, and there are no waiting lists for patients, all practices that provide care for the region that the development falls within are obliged to take on patients, regardless of capacity. The development will impact Nettleham Medical Practice, Welton Family Health Centre, Lindum Medical Practice as the development is within their catchment area.

Fairly and reasonably related in scale and kind to the development

	Average list size per GP	Required m2	£ per m2	Total cost	£ per person
GP team	1,800	170	2,300	£391,000	217
GP furnishings	1,800			£20,000	12
					229
Contingency requirements @ 20%					46
Total per resident					275
Total per dwelling (resident x 2.3)					632.50

The table above shows the contribution formula which is based on the needs of a Primary Care Health Team and associated administration support. By applying average national list sizes to these groups and identifying the required area and furnishings, a total cost of £275 per patient is determined. This figure is multiplied by 2.3 (the average number of persons per dwelling for West Lindsey District Council) to provide a funding per dwelling of £632.50.

Financial Contribution Requested

The contribution requested for the development is £33,522.50 (£632.50 x 53 dwellings). Please note that the expectation is that the appropriate indexation rate and any late payment penalties would also be paid on top of the value specified above.

Trigger Point

After reviewing the practice response regarding their capacity to accommodate the increase in patient numbers arising from this development, it's requested that the trigger point for the release for funds for health care be set at payment of all monies upon completion of 50 percent of the dwellings for each phase of the development. This will ensure the practices are not placed under undue pressure. To ensure that there is sufficient time carry out the works and allow the s106 funds to be spent in the most appropriate way, a repayment period of 10 years from receipt of the final payment transfer (for the entire development) to the relevant NHS body will be required.

Lincolnshire Police: No objections

with advice provided on: Dwelling Frontage; Perimeter; Gates; Landscaping; Lighting; Footpaths; Parking Provision; Utilities and Building Regulations.

Relevant Planning Policies:

Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Here, the Development Plan comprises the provisions of the Central Lincolnshire Local Plan (adopted in April 2023), the Lincolnshire Minerals and Waste Local Plan (adopted June 2016) and the Scothern Neighbourhood Plan Review (Made 24.06.24)

Development Plan

- **Central Lincolnshire Local Plan 2023 -**

Relevant policies of the CLLP include:

Policy S1: The Spatial Strategy and Settlement Hierarchy
Policy S2: Growth Levels and Distribution
Policy S6: Design Principles for Efficient Buildings
Policy S7: Reducing Energy Consumption – Residential Development
Policy S12: Water Efficiency and Sustainable Water Management
Policy NS18: Electric Vehicle Charging
Policy S20: Resilient and Adaptable Design
Policy S21: Flood Risk and Water Resources
Policy S22: Affordable Housing
Policy S23: Meeting Accommodation Needs
Policy S47: Accessibility and Transport
Policy S49: Parking Provision
Policy S53: Design and Amenity
Policy S57: The Historic Environment
Policy S60: Protecting Biodiversity and Geodiversity
Policy S61: Biodiversity Opportunity and Delivering Measurable Net Gains
Policy S81: Housing Sites in Medium Villages

- ***Scothern Neighbourhood Plan Review (NP)***

Relevant policies of the NP include:

H1: Location of New Residential Development
H2: Housing Type & Mix
H3: Site H1.4 Land to the Southwest of Dunholme Road, Scothern
D1: Design and Character
D2: Renewable Energy and Low Carbon Development
E3: Scothern Beck Green Corridor
T1: Parking Standards
T2: Pedestrian and Cycle Routes
E2: Biodiversity

- ***Lincolnshire Minerals and Waste Local Plan (LMWLP)***

The site is not within a Minerals Safeguarding Area, Minerals or Waste site / area.

National policy & guidance (Material Consideration)

National Planning Policy Framework
National Planning Practice Guidance
National Design Guide (2019)
National Model Design Code (2021)

The NPPF sets out the Governments planning policies for England and how these should be applied. It is a material consideration in planning decisions.

Main Considerations:

- Principle of development:
- Drainage and Flood Risk

- Highway Safety
- Design, visual impacts on the site and surrounding area
- Residential amenity - future occupants and neighbours:
- Climate Change
- Ecology, Biodiversity and Net Gain
- Impact on heritage assets
- Open space:

Assessment:

Planning law requires that applications are determined in accordance with the development plan, unless material considerations indicate otherwise.

Principle - Policy S81 Housing Sites in Medium Villages of the Central Lincolnshire Local Plan (Adopted in April 2023) allocates the site which is identified as "WL/SC/004A, Land to the south-west of Main Street primarily for residential development." The indicative number of dwellings identified over the plan period is 53, as is proposed by the application. It also identifies a site specific requirement:

- Site only to be developed following full decommissioning of neighbouring biomass plant.

Residential Allocations WLDC part 2 published 16th March 2022 states in relation to this site:

"Following concerns raised at Regulation 18 Consultation in relation to smoke nuisance from a biomass boiler system at the Scothern Nurseries, investigations have been undertaken into the issue. Written confirmation from the owner of the Garden centre has been received confirming that the biomass boiler is now decommissioned (Officer underlining) and is due to be removed from the site. Wording has been added to the Policy to ensure development only proceeds where there is no risk of smoke nuisance."

<https://www.n-kesteven.gov.uk/central-lincolnshire/planning-policy-library>

The report of the Independent Examiner to West Lindsey District Council on the Review of the Scothern Neighbourhood Plan on 21st February 2024 also considers this issue at 7.34 and 7.35 when he recommends "*deletion of the redundant criterion f (following the closure of the biomass burner at the Scothern Garden Centre);*" and "*a consequential modification to paragraph 7.21 which relates directly to criterion f.*"

On this basis it would therefore be reasonable to conclude that it has met the criteria for development of this site.

Policy H3 of the Neighbourhood Plan Review allocates the site for the development of residential dwellings and associated infrastructure. The policy sets out a detailed design code in the form of a series of distinctive criteria. They include the mix of housing, vehicular access, and landscaping/natural features. As appearance, scale, layout and landscaping are reserved for subsequent planning applications it is not possible to assess such matters at this stage. A condition will be imposed however

requiring demonstration of compliance with H3 to be submitted at reserved matters stage.

In conclusion on the issue of principle this is clearly supported by both the Central Lincolnshire Local Plan and the Scothern Neighbourhood Plan.

It is concluded that a residential development of up to 53 dwellings would in principle, accord with the provisions of the development plan, namely policy S81 of the Central Lincolnshire Local Plan, and policy H3 of the Neighbourhood Plan.

Drainage and Flood Risk:

CLLP Policy S21 specifically addresses Flood risk. It requires that development not place itself or existing land and buildings at risk of flooding . Policy E3 of the Neighbourhood Plan requires development adjacent the beck to ensure that they do not negatively impact upon its capacity to act as a flood defence and to regulate water flow to reduce flood risk. Paragraph 181 of the National Planning Policy Framework seeks to ensure that flood risk is not increased elsewhere. It is noted that a number objections to the proposal focus on issues related to flooding including historical occurrences.

A Flood Risk Assessment and Surface Water Drainage Strategy has been submitted, in accordance with NPPF paragraph 181 and CLLP policy S21.

The vast majority of the site falls within Flood Zone 1 which is low probability land having a less than 1 in 1,000 annual probability of river or sea flooding.

Scothern Beck which runs along the southern edge of the site is shown as Flood Zone 2 (medium probability) /3 (high probability), indicating high water levels occur within the watercourse. Localised flooding (flood Zone 3) is shown downstream of the site on and alongside the Nettleham Road highway.

The FRA advises that:

“The proposed development site for 53 properties occupies an area of approximately 3ha of which approximately 60% would be hard surfacing roofs, drives, adoptable highway and footway. The proposed development is not at risk of fluvial flooding, but there is a low risk of surface water flooding below 300mm in depth to the southern end of the site alongside Scothern Beck. Floor levels should be at least 300mm above the ground level within this area.”

As set out, planning policy requires that development does not increase the risk of flooding elsewhere - Policy S21 requires the incorporation of Sustainable Drainage Systems within development proposals as does paragraph 181 of the National Planning Policy Framework. The National Planning Practice Guidance sets out The Hierarchy of Drainage to promote the use of Sustainable Drainage Systems.

1. into the ground (infiltration);
2. to a surface water body*;
3. to a surface water sewer, highway drain, or another drainage system*;
4. to a combined sewer*.

Percolation tests on the adjacent site have confirmed that infiltration on site is not a viable option.

Discharge to Scothern Beck is therefore proposed, second on the drainage hierarchy. The drainage would consist of onsite attenuation storage of 1413m³ for a 1 in 100 year rainfall event including a 40% increase for climate change. The storage would be provided by a pond and with a discharge rate limited to 8.2l/s to Scothern Beck. Treatment prior to water entering the watercourse would be provided by swales and the pond. Swales are to have porous underdrains acting as the main drainage system, and these will have connections from adjacent plots.

The stated intention is that below ground drainage, attenuation ponds, flow control devices and outfall to Scothern Beck will be adopted by Anglian Water. The public highway and swales are proposed to be adopted by Lincolnshire County Council.

The FRA advises:

“Based upon the area to be drained and a greenfield run-off rate of 4.02l/s/ha the permitted discharge rate would be 7.6 l/s. The amount of attenuation storage required at this discharge rate using a vortex flow control has been calculated as 1443m³. However the storage would take 26 hours, which is longer than the accepted 24 hours to half empty. Increasing the maximum discharge rate 8.2l/s reduces this time to 24 hours. This figure has been agreed in principle with the IDB. The amount of attenuation storage required at this maximum discharge rate has been calculated as 1413m³.”

Foul drainage is proposed to connect to the existing public sewer on St Germain's Way in accordance with the preferred hierarchy for disposal. Anglian Water have advised that the foul drainage from this development is in the catchment of Nettleham Water Recycling Centre that will have available capacity for these flows. They have also advised that the sewerage system at present has available capacity for these flows.

The Lead Local Flood Authority have advised that they consider the drainage strategy is acceptable. Conditions requiring the submission of detailed surface water drainage proposals for the written approval of the local planning authority and a condition requiring dwellings along the southern boundary with the Scothern beck to have a floor level 300mm higher than existing ground levels would be required.

Whilst third party concerns in regard to drainage and flood risk are noted, the application has demonstrated that development can be achieved without increasing flood risk elsewhere, the correct policy test under CLLP policy S21 and NPPF paragraph 181.

It would be in accordance with policy S21 of the Central Lincolnshire Local Plan and E3 of the Neighbourhood Plan.

As the scheme is in outline only, planning conditions will be required to secure final drainage details once the layout has been confirmed.

Highway Safety

Access is due to be determined with this application and is not a 'reserved matter'. An access to the site will be provided between number 17 and number 36 Saint Germain's Way. The works proposed to 36 Saint Germain's Way under consideration as part of this application will provide the required visibility splay.

Policies S47, S48 and S49 collectively require that development proposals do not have an unacceptable impact on highway safety or a severe cumulative impact on the wider highway network. Policy S48 requires that development proposals should facilitate active travel. Policy H3 of the Neighbourhood plan sets out the requirement to provide an access from the site to Dunholme Road through the existing Cathedral View Site; to provide a pedestrian footway from the site; and not to lead to any detrimental impact to existing highway capacity or safety. Policy T2 requires safe and direct pedestrian and cycle routes.

The Highways authority have commented that the existing access is suitable to serve the proposals, and that the Highway Statement provided states the increase in traffic is within the permitted parameters and Dunholme Road is able to accommodate the traffic increase in the area. No objections are raised on Highway Safety grounds.

It is noted that a total of £309,608.00 is requested broken down into £260,000 to fund a new 2 year hourly bus service and a further £49,608 to provide two 6 month bus passes per household. The provision of tactile crossings throughout the village is also requested to be delivered by condition. A material consideration that weighs against the need for such a financial contribution is the allocation of the site for residential development in the Central Lincolnshire Local Plan. Obviously this does not prevent consideration of issues of sustainability.

The Highways Authority in a further response dated 19.06.2024:

"The bus service request is to improve sustainable travel options in the area, despite the development not having a residual impact on traffic and capacity in the area, there should still be the option for potential occupiers of the development to travel by bus. There's no assumption that everyone on the development would own a car and other options should be available. Scothern could potentially be a sustainable location given the provision of a bus service. 53 dwellings is a significant increase in population for the area and consideration should be given to providing sustainable travel options in the area with new residents not having to be reliant on owning a car.

There are good pedestrian links within the village, however these can be further enhanced by providing tactile crossings primarily for pedestrians with impaired vision as the tactiles guide them across the road. It would also improve accessibility and safety for wheelchair users and people with prams and allow them to travel with more ease around the village. I would be happy to reconsider which of these locations are essential so that the requested mitigation can comply with NPPF guidance."

Section 122 of The Community Infrastructure Levy Regulations 2010 states that:

"(2) A planning obligation may only constitute a reason for granting planning

permission for the development if the obligation is –

(a) necessary to make the development acceptable in planning terms;

(b) directly related to the development; and

(c) fairly and reasonably related in scale and kind to the development. "

Taking these in turn, whilst the request has come from the Highways Authority, the case officer is not persuaded that it is necessary to make the development acceptable in planning terms.

The 2021 Census shows a population of 974 in Scothern. Whilst the size of the dwellings is not known at this stage the average household size in West Lindsey is 2.3 which would lead to a population of $(58 \times 2.3) = 129$, which represents a 13% increase in population. Nevertheless the comment that "Scothern could potentially be a sustainable location" seems to indicate a desire for this development to deliver this for the whole village by funding a new bus service for 2 years. Similarly in relation to the tactile crossings requested by condition the acknowledgement "*that there are good pedestrian links that can be further enhanced*" point to village wide delivery rather than the effects of the development. On this basis therefore on balance it is not capable of being considered as fairly and reasonably related in scale and kind to the development. In the absence of the requested financial contributions and tactile crossings there would be no adverse impacts on Highway safety, and it would be in accordance with Policy S47 of the Central Lincolnshire Local Plan.

Design, Visual Impacts on the site and wider landscape.

These matters are not capable of detailed consideration at this stage as appearance, scale, layout and landscaping are reserved for future consideration.

Nonetheless, Neighbourhood Plan policy H3 sets out certain site specific criteria that will need to be met. this includes the provision of a linear green buffer landscaped with trees and a hedgerow to the west of the site to reduce the introduction of a hard edge between the new development and the open countryside; retention of the existing hedgerows around the site; and to establish natural boundary treatments through the use of hedgerows where those boundaries are adjacent to open countryside; A condition will be imposed to ensure that these details are submitted at Reserved Matters.

Residential Amenity - occupants and neighbours

Policy S53 of the CLLP requires that development proposals do not have an unacceptable impact on residential amenity. This includes considerations such as compatibility with neighbouring land uses, noise, vibration, odour, and the creation of safe environments amongst other things. Furthermore, paragraph 135 f) of the NPPF requires that development proposals provide a high standard of residential amenity for both existing and future users. Policy H3 (l) of the Neighbourhood Plan seeks to reduce impacts on the private amenity of adjacent dwelling.

The closest neighbouring dwellings to the site are located to the east with the rear gardens of dwellings served off Saint Germain's Way running along the boundary. Overlooking of the existing dwellings is capable of being mitigated by a satisfactory

layout submitted in a future reserved matters application. This would be subject to an acceptable layout and scale of development at the Reserved Matters stage. On this basis it is capable of according with policy S53.

Climate Change

Policy S6 sets out the overarching principles that relate to design of energy efficient buildings. In turn, Policy S7 outlines a specific requirement for all new residential development to be accompanied by an Energy Statement. This sets out two criteria which require that new residential development provides at least the same amount of on-site renewable energy as the dwelling consumes. The second criteria states that no single dwelling should exceed a total energy demand of 60 kWh/m²/yr with a site average of 35 kWh/m²/yr.

Policy H3 of the Neighbourhood Plan states that development proposals should allow for the use of passive solar energy through orientation, if possible, together with the use of sustainable and locally sourced materials where practicable. Policy D2 sets out the aim to meet a high level of sustainable design and construction and to be optimised for energy efficiency, targeting zero carbon emissions.

This application is seeking outline planning permission with all matters reserved with the exception of access. Therefore, no detailed design proposals with the exception of an indicative layout have been submitted at this stage and as such it is not possible to request an Energy Statement at this stage. A standard condition will be attached to this permission requiring that an Energy Statement is submitted alongside any subsequent Reserved Matters application alongside two further conditions to ensure compliance with any approved details.

Biodiversity

Policy S60 looks to the protection of biodiversity and geodiversity whilst S61 seeks to secure deliverable measurable net gains. Policy H3 seeks to maximise the use of natural features such as hedgerows and trees in the development whilst also seeking retention of existing hedgerows. It also seeks to ensure no environmental harm arises to Scothern Beck on the southern boundary of the site. Policy E2 of the Neighbourhood Plan seeks to protect and preserve biodiversity and the delivery of 10% BNG. Policy E3 in relation to the Scothern Beck Green Corridor seeks its preservation and enhancement.

A Preliminary Ecological Appraisal has been submitted.

The summary of the findings and recommendations is set out below:

- No sites with statutory or non-statutory designation for nature conservation will be affected by the proposed development.
- Two ponds identified within 250m of the Site returned negative results for great crested newt eDNA.
- One tree was identified adjacent to the Site as having Potential Roost Features for bats.
- Scothern Beck provides suitable habitat for water voles.
- Boundary features of the Site are suitable for use by nesting birds.
- All other species were scoped out of the appraisal due to the absence, low value

and/or unsuitability of the habitats present on or adjacent to the Site.

Summary of recommendations:

- Should the scheme design impact Scothern Beck, a water vole survey will be required to determine presence/presumed absence.
- A lighting scheme should be designed in accordance to industry guidance to prevent unnecessary light spill on boundary features.
- No vegetation suitable for use by nesting birds should be cleared between March and August inclusive unless it has been hand-searched by an experienced ecologist for active nests in advance. All active nests must be protected from damage until the young have fledged.
- Details of opportunities for the scheme to meet the local planning requirements for Biodiversity Net Gain will be provided in a Biodiversity Net Gain Statement.

A water vole survey was subsequently carried out with no evidence found of past or present use by water voles.

Policy S60 requires the protection of biodiversity as does policy E2 of the Neighbourhood Plan which will be delivered by the development subject to implementation of the recommendations above which will be conditioned.

Net Gain

The application was submitted following statutory biodiversity net gain (BNG) coming into force. It is therefore required to provide a mandatory 10% BNG in accordance with schedule 7A of the Town & Country Planning Act 1990.

Policies S60 and S61 of the CLLP requires that development proposals do not have an unacceptable impact on ecology or biodiversity and should take opportunities to provide a net gain in biodiversity wherever possible. This is also reflected in policies E2 and E3 of the Neighbourhood Plan. These concerns are also reflected within paragraph 193 of the NPPF. Paragraph 193 also states where there is significant harm to biodiversity, planning permission should be refused.

The Site possesses a baseline value of 6.06 Biodiversity Units (BU) for habitats, 3.42BU for hedgerows and 2.28BU for rivers. The submitted metric shows that there would be no change to the hedgerow and river baseline units and a reduction in the habitat units to 5.88.

This finding is based on the indicative layout however, and the submitted BNG statement sets out the potential to achieve 10% by additional biodiversity provision through detailed landscaping on site and amendment to the layout.

Layout and landscaping is not fixed, and both are reserved matters for future consideration. Given this, the lack of objection from the Principal Ecology and Wildlife Officer together with the conditions recommended above and the use of a section 106 legal agreement it would be capable of accoding with statutory requirement and policy S61 of the Central Lincolnshire Local Plan , policies E2 and E3 of the Scothern Neighbourhood Plan and the National Planning Policy Framework.

Impacts on heritage assets

The presence of cropmarks indicated that there was archaeological potential of yet

unknown character and extent. The trial trenching requested by LCC was carried out with sixteen 30m x 1.8m trial trenches excavated which revealed limited archaeological potential on the site. No further archaeological investigation is sought, and it would therefore be in accordance with policy S57 of the CLLP.

Affordable Housing

As the site falls within Value Zone A, CLLP policy S22 and NP policy H3(b) requires the provision of 25% affordable housing on the site which would equate to 13.25 units. This has been agreed by the applicant and can be delivered through the completion of a S106 agreement. Subject to this it would be in accordance with S22 and H3(b).

Infrastructure Requirements and Contributions

Policy S45 requires development to be supported by and have good access to infrastructure. Further clarification and detail is provided by Planning Obligations (Supplementary Planning Document) dated October 2023.

https://www.n-kesteven.gov.uk/sites/default/files/2023-11/Planning_obligations_SPD_adopted_October_2023.pdf

Medical Services

Whilst acknowledging the objections in relation to the lack of capacity at Nettleham and Welton, it is worthwhile to repeat some of the comments from the NHS Lincolnshire Integrated Care Board below with officer underlining:

"Due to the fact that patients can choose to register at any practice that covers the area of the development, and there are no waiting lists for patients, all practices that provide care for the region that the development falls within are obliged to take on patients, regardless of capacity. The development will impact Nettleham Medical Practice, Welton Family Health Centre, Lindum Medical Practice as the development is within their catchment area.

The contribution requested for the development is £33,522.50 (£632.50 x 53 dwellings).

"After reviewing the practice response regarding their capacity to accommodate the increase in patient numbers arising from this development, it's requested that the trigger point for the release of funds for health care be set at payment of all monies upon completion of 50 percent of the dwellings for each phase of the development. This will ensure the practices are not placed under undue pressure. "

On this basis, therefore, the impact of development on medical services will be mitigated by a financial contribution to cover improvements. This is to be delivered by completion of a satisfactory legal agreement under Section 106 of The Town and Country Planning Act 1990.

Education :

The County Council have requested a financial contribution to address the shortfall of up to an additional 15 primary school places. 15 primary school places would amount

to £297,202.50. As is standard practice, as the application is in 'outline', a formula will be used in the S106 planning obligation in order to calculate the final number of primary pupil places expected to be generated, based on the final house numbers, types and sizes approved at the reserved matters stage.

This is to be delivered by completion of a satisfactory legal agreement under Section 106 of The Town and Country Planning Act 1990.

Public Open Space:

Part A of Policy S51 states that “in all new residential developments of 10 dwellings or more, development proposals will be required to provide new or enhanced publicly accessible open space, sports and leisure facilities to meet the needs of their occupiers in accordance with this policy, the standards set out in Appendix 3, and in compliance with the latest Central Lincolnshire Developer Contributions SPD (or similar subsequent document).”

https://www.n-kesteven.gov.uk/sites/default/files/2023-11/Planning_obligations_SPD_adopted_October_2023.pdf

Where household size is unknown (e.g. outline permission) the district average household size will be used (2.3).

The average occupancy levels for calculating development population are set out in Table A3.3 in Appendix 3 of the Central Lincolnshire Local Plan and replicated below.

Tables A3.2-A3.4 of Appendix 3 go on to detail thresholds and calculations for on- and off-site provision as well as average occupancy levels.

Number of bedrooms	Lincoln	North Kesteven	West Lindsey
1	1.3	1.3	1.3
2	1.9	1.7	1.7
3	2.4	2.3	2.3
4	2.9	2.9	2.8
5 or more	3.5	3.2	3.1
District average occupancy rate	2.2	2.3	2.3

Up to 53 dwellings are proposed x 2.3.. Therefore total population is calculated as 122 (121.9).

Calculated requirement of open space by type:

Allotments and Community Growing Space:

$122/1000 \times 0.31 = 0.0378$ hectares or $378m^2$

Amenity Green space

$122/1000 \times 0.66 = 0.08052$ hectares or $805m^2$

Provision for Children and Young People:

$122/1000 \times 0.12 = 0.01464$ hectares or $146m^2$

Local and Neighbourhood Parks and Gardens:

$122/1000 \times 0.38 = 0.0463$ hectares or 463m^2

Outdoor Sports Facility:

$122/1000 \times 1.09 = 0.1329$ hectares or 1329m^2

Natural and Semi-Natural Green space:

$122/1000 \times 1 = 0.122$ hectares or 122m^2

The total requirement expressed in size is for 0.3925 hectares or 3925m^2

This is capable of being provided on site. A condition requiring details to be submitted for written approval together with the use of a section 106 legal agreement would ensure delivery and future maintenance. On this basis it would accord with policy S51.

Comments made by Waste Policy and Commercial Waste Lead Officer

These will be added as an informative on the decision notice.

Full planning application for erection of boundary wall and new driveway associated with number 36 St. Germain's Way.

This is to facilitate the provision of the required visibility splays for the access to the larger site. This proposes the erection of a new wall to the side of number 36 Saint Germain's Way, which is in the ownership of the applicants. It will be 1.8 metres in height in brick to match that on the existing dwelling and will have piers topped in artificial stone. The existing timber fence is to be cut back and a new driveway with dropped kerbs installed with a 2m x 2m visibility splay for pedestrians to the rear of the dwelling leading to a gravelled area capable of accommodating 4 car parking spaces. The use of brick is considered visually appropriate with more than sufficient off road parking provided and no harm arising to pedestrian safety. It would accord with policies S53, S47 and S49 of the Central Lincolnshire Local Plan. Standard conditions are proposed with a condition placed on the outline consent requiring full implementation of the alterations prior to any occupation of the proposed dwellings in the interests of highway safety.

Conclusion and planning balance for the outline application:

This is an application seeking outline planning approval for up to 53 dwellings on a site specifically allocated for residential development with an identical indicative number. Subject to the imposition of recommended conditions and completion of a satisfactory Section 106 agreement delivering the necessary infrastructure contributions towards education, medical facilities, affordable housing and the provision of open space and securing Net Gain no adverse impacts are considered to arise and approval is recommended.

Recommendation (outline): Defer and delegate approval to officers subject to conditions and the completion of a Section 106 legal agreement that delivers:

Education A contribution to be paid on completion of 50% of the development to increase primary school capacity to accommodate the amount of primary school places expected to be generated from the development

NHS A contribution of up to £33,522.50 on completion of 50% of the dwellings in order to contribute to the extension of existing medical facilities.

Affordable Housing 25% of the dwellings to be delivered as affordable housing. The tenure split shall be: 25% First Homes; 15% Shared Ownership and 60% Affordable Rent.

Biodiversity Net Gain To include delivery and monitoring of BNG following reserved matters submission and approval with a monitoring fee of £6637.00 required.

Recommended Conditions:

Outline Permission

1. Application for approval of the reserved matters must 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 must take place until, plans and particulars of the **appearance, layout** and **scale** 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 must 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 must be begun before the expiration of two years from the date of final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

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

4. The reserved matters planning application submitted to the Local Planning Authority considering landscaping, layout, scale and appearance must be accompanied by an Energy Statement to accord with the requirements of local policy S6 and S7 of the Central Lincolnshire Local Plan 2023 and D2 of the Scothern Neighbourhood Plan. The development must thereafter proceed only in accordance

with the agreed Energy Statement, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to ensure efficient buildings and reduce energy consumption, to accord with the National Planning Policy Framework and policies S6 and S7 of the Central Lincolnshire Local Plan 2023.

5. The reserved matters planning application submitted to the Local Planning Authority considering landscaping, layout, scale and appearance must contain details of existing and proposed levels, with dwellings along the southern boundary with the Scothern beck to have a floor level 300mm higher than existing ground levels.

Reason: To reduce the risk of flooding in accordance with policy S21 of the Central Lincolnshire Local Plan.

6. The reserved matters planning application submitted to the Local Planning Authority considering landscaping, layout, scale and appearance must contain details of the provision of a linear green buffer landscaped with trees and a hedgerow to the west of the site between the new development and the open countryside; retention of the existing hedgerows around the site; and natural boundary treatments through the use of hedgerows where those boundaries are adjacent to open countryside;

Reason: To accord with the site specific development requirements of policy H3 of the Scothern Neighbourhood Plan.

7. No development shall commence until a surface water and foul water drainage scheme has been submitted to and approved in writing by the Local Planning Authority

The scheme shall:

- be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development.
- provide flood exceedance routing for storm event greater than 1 in 100 year.
- provide details of how run-off will be safely conveyed and attenuated during storms upto and including the 1 in 100 year critical storm event with an allowance for climate change, from all hard surfaced areas within the development to the existing local drainage infrastructure and watercourse system without exceeding the run off rate for the undeveloped site.
- provide attenuation details and discharge rates which shall be restricted to an agreed greenfield run off rate.
- provide details of the timetable for and any phasing of implementation for the drainage scheme; and
- provide details of how the scheme shall be maintained and managed over the lifetime of the development including any arrangements for adoption by a public body or statutory Undertaker and any other arrangements required to secure the operation of the drainage system throughout its lifetime

No dwelling shall be occupied until the approved scheme has been completed or provided on the site in accordance with the approved phasing. The approved scheme shall be retained and maintained in full, in accordance with the approved details.

Reason: To ensure that the permitted development is adequately drained without creating or increasing flood risk to land or property adjacent to, or downstream of, or upstream in accordance with policy S21 of the Central Lincolnshire Local Plan.

8. No development shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The CEMP shall indicate measures to mitigate the adverse impacts of noise and disturbance and vehicle activity and the means to manage the drainage of the site during the construction stage of the permitted development. The CEMP shall include

- a. Location of the site compound and routing of construction and delivery vehicles
- b. Parking and turning areas for construction vehicles, delivery vehicles and site personnel;
- c. Temporary traffic management signage;
- d. Access points, loading/unloading and turning areas for construction traffic;
- e. Hours of operation and timing of deliveries which are to be between 07:30 to 18:00 Monday to Friday, 08:00 to 13:00 on a Saturday and at no time on a Sunday or Bank Holiday unless in association with an emergency;
- f) Dust suppression, odour suppression and vapour suppression methods;
- g) fencing/hoardings to any compounds;
- h) Structures to be located within compounds and any proposed lighting including measures to limit light spillage to the public highway and to nearby residents;
- i) Plant, equipment and machinery to be installed within the compound including details of hours of operation and noise during operation;
- j) Facilities for washing the wheels, chassis and bodywork of construction vehicles free of mud;
- k) Storage and removal of demolition and construction waste;
- l) Construction activities to be carried out in accordance with best practice pollution prevention guidelines.

Reason: In the interests of highway safety and to restrict disruption to the living conditions of neighbouring dwellings and the surrounding area from noise, dust and vibration in accordance with policies S47 and S53 of the Central Lincolnshire Local Plan.

9. No development must take place until details of mink traps installed in collaboration with Greater Lincolnshire Nature Partnership "Operation Water vole" including their positions, types and specifications are submitted to and approved by the Local

Planning Authority. The details approved must be retained as such thereafter as per requirements of Operation Water Vole.

Reason: In the interest of nature conservation and to accord with the National Planning Policy Framework and local policy S61 of the Central Lincolnshire Local Plan 2023.

10. No development shall take place until a Construction Ecological Management Plan (CoEMP) has been submitted to and approved in writing by the local planning authority. The CoEMP protection plan shall include: -

A plan showing habitat protection zones;
Details of development and construction methods measures to be taken to minimise the impact of any works on habitats/wildlife.
Details of any precautionary method statements for protected species
Details of a sensitive lighting strategy
Details of wildlife friendly landscaping within curtilage of private dwellings (including native tree planting)
Details, specification location of hedgehog highway boundaries throughout the site
Details, specification, locations of amphibian friendly curb and drain treatments.
Details, specification and location of the following species incorporated into private dwellings across the site

- 20x small hole bird box/brick, 5x open fronted bird box, 12x multi species bird box/brick [installed in groups of 3], 9x Swift box/brick [installed in groups of 3], 1 x kestrel box, 1x owl box
- 20x small bat box/brick. 5x large bat box, 10x multi chamber bat box, 10x bat lofts [2 access tiles each
- 1 to 2 bee/insect bricks per dwelling

The CoEMP shall be implemented in accordance with the approved plan. All features to be installed within private dwellings shall be installed prior to occupation and retained a such thereafter.

Reason: In the interest of nature conservation and to accord with the National Planning Policy Framework and local policy S60 of the Central Lincolnshire Local Plan 2023.

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 relates to the following drawings:

Site Location Plan Drawing No. J1418 001 Rev B

Block Plan Drawing No. J1418 002 Rev A

Proposed Access Drawing No. J1418 005 Rev D

Proposed Boundary Details J1418 006 Rev B

Reason: In the interests of proper planning

12. No works above ground level shall take place until details of the proposed public open space including planting plans, written specification, schedules of plants and species and any outdoor seating or equipment to serve the development have been submitted to and approved in writing by the local planning authority. The details submitted must demonstrate compliance with Appendix 3: Open Space Standards of the Central Lincolnshire Local Plan adopted 2023 and compliance with the latest Central Lincolnshire Developer Contributions Supplementary Planning Document (or similar subsequent document).”

Reason: To ensure sufficient provision of open space to serve the development in accordance with policies S51 and S53 of the Central Lincolnshire Local Plan.

13. The public open space details approved by condition 12 must be provided on site prior to first occupation of the dwellings approved **or** to a timescale and phasing that has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the timely provision of public open space to accord with Policy S51 of the Central Lincolnshire Local Plan.

14. The dwelling/s hereby approved shall be constructed to ensure that the consumption of wholesome water by persons occupying the dwelling/s is in accordance with the Building Regulations Approved Document G, Requirement G2/Regulation 36 Optional Technical Requirement of 110 litres per person per day.

Reason: To minimise impacts on the water environment and to accord with Optional Technical Housing Standards to accord with Policies S12 and S53 of the Central Lincolnshire Local Plan (2023).

15. No services must be laid within the development for the provision of piped natural gas.

Reason: In the interests of energy efficiency to accord with the National Planning Policy Framework and local policy S6 and S7 of the Central Lincolnshire Local Plan 2023.

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

16 No dwellings shall be occupied until the works shown on Proposed Access Drawing No. J1418 005 Rev D have been completed in full.

Reason: In the interests of highway safety in accordance with policy S47 of the Central Lincolnshire Local Plan.

17. Before any dwelling is occupied, all of that part of the estate road and associated footways that forms the junction with the main road and which will be constructed within the limits of the existing highway, shall be laid out and constructed to finished surface levels in accordance with details to be submitted to, and approved in writing by, the Local Planning Authority.

Reason: In the interests of highway safety, to avoid the creation of pedestrian trip hazards within the public highway from surfacing materials, manholes and gullies that may otherwise remain for an extended period at dissimilar, interim construction levels in accordance with policies S47 and S53 of the Central Lincolnshire Local Plan.

18. Before any dwelling is occupied it must have a rain harvesting water butt of a minimum 100 litre capacity within its garden area.

Reason: In the interests of water efficiency in accordance with policy S12 of the Central Lincolnshire Local Plan.

18. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no domestic oil tanks or domestic gas tanks must be placed within the curtilage of the dwelling(s) hereby approved.

Reason: In the interests of energy efficiency to accord with the National Planning Policy Framework and local policy S6 and S7 of the Central Lincolnshire Local Plan 2023.

Recommendation (full) Defer and delegate approval to officers subject to the following conditions

1.The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

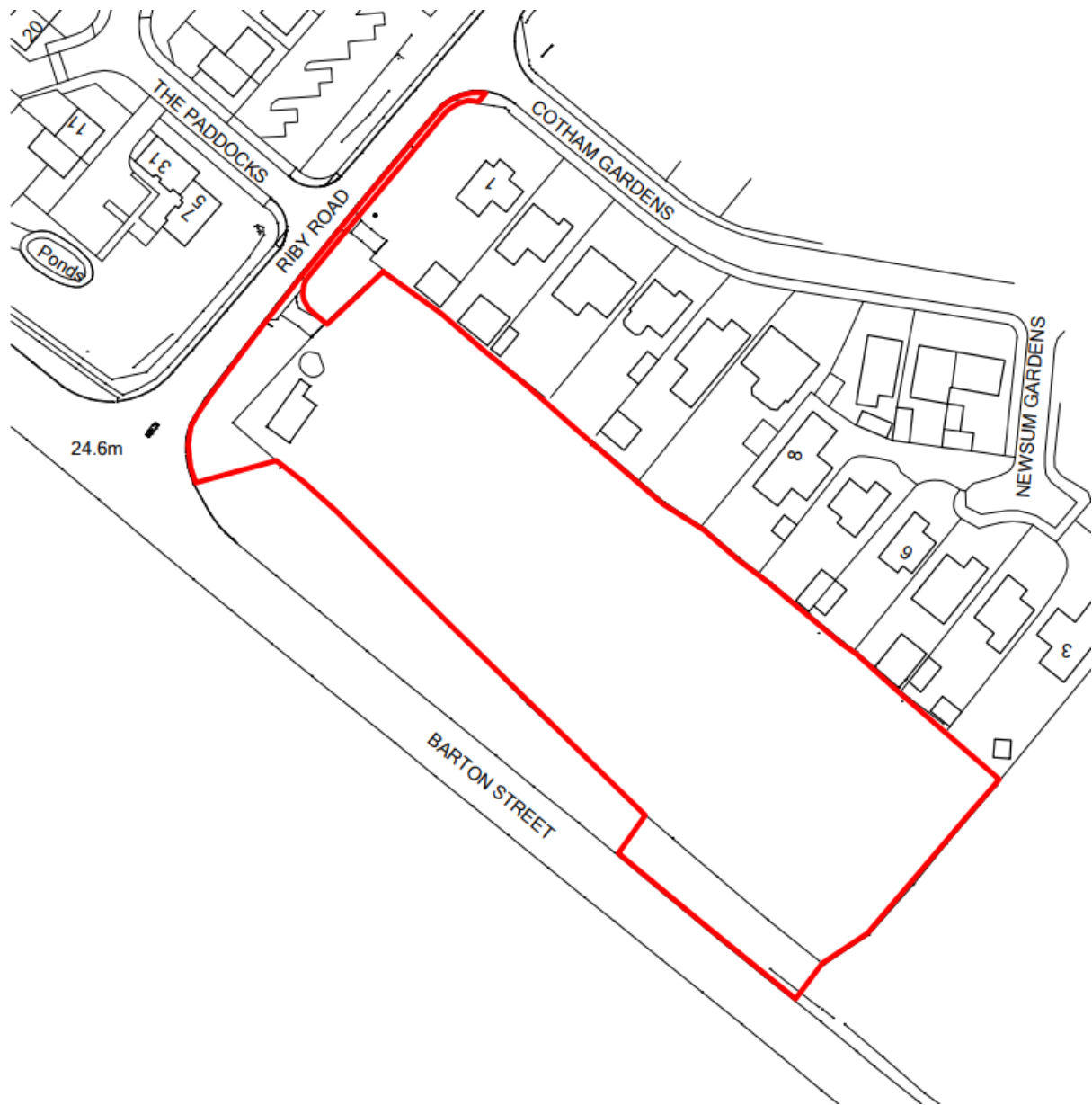
Reason: To conform with Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

2. 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:

Proposed Access Drawing No. J1418 005 Rev D; Proposed Boundary Details J1418 006 Rev B

Reason: In the interests of proper planning

Agenda Item 6b



Officers Report

Planning Application No: WL/2024/00301 (148017)

PROPOSAL: Planning application to erect 10no. bungalows for social housing with associated highway, landscaping and boundary treatments.

LOCATION: Land Off Riby Road, Riby Road, Keelby

WARD: Caistor and Yarborough

WARD MEMBER(S): Cllr O Bierley, Cllr Mrs A T Lawrence

APPLICANT NAME: Ongo Homes

TARGET DECISION DATE: 25th July 2024 (Extension agreed until 19th April 2025)

CASE OFFICER: Ian Elliott

Recommended Decision: Grant permission subject to conditions and a Bilateral S106 Legal Agreement:

- 10 Affordable Homes
- A request of £1800 facilitate a Traffic Regulation Order
- Open Space Management and Maintenance

Planning Committee:

This application has been referred to the Planning Committee in accordance with the Council's Constitution as Keelby Parish Council and other third parties have raised concerns that the proposal would be a departure from the Central Lincolnshire Local Plan and Keelby Neighbourhood Plan.

The development would be exclusively affordable housing to meet an identified local need, but would be expected to have a negative impact upon Important Open Space.

Proposal:

The application seeks permission for 10 affordable dwellings. This would comprise 8 x one bedroom dwellings and 2 x two bedroom dwellings with associated infrastructure and a publicly accessible area of open space adjacent the south west boundary.

Site Description:

The application site is a flat agricultural land (0.68 hectares) currently used for keeping horses. The site includes a timber stable/storage building and fencing. The site is accessed through an agricultural style gate off Riby Road. Residential dwellings are to the north east and north west. Agricultural land is to the south east and south west. The site is screened by hedging and trees to the north east, south west and north west boundaries. The south east boundary is open. The site is private land, and is not publicly accessible.

The site is allocated as Important Open Space in the Central Lincolnshire Local Plan (S65) and Keelby Neighbourhood Plan

Relevant Planning History

The application site itself is not considered to have any relevant planning history recorded.

However, the following application, on land off Mill Lane, approximately 580 metres to the north west of the site may be relevant as it also sought residential development on land allocated as Important Open Space:

147537 - Planning application for residential development comprising 36no. dwellings - Refused - 03/07/24

Reasons for Refusal:

- 1. The principle of residential development for up to 36 dwellings on this site, which is outside the developed footprint of Keelby and would result in the loss of important open space and a locally valued landscape is contrary to policies S1, S4 and S65 of the Central Lincolnshire Local Plan and policies 1, 2b, 3 and 5 of the Keelby Neighbourhood Plan.*
- 2. Insufficient information is present to be able to conclude that there would be no harm to archaeological remains contrary to policy S57 of the Central Lincolnshire Local Plan and the development would also affect the setting of Grade 2 Listed Buildings with no discernible public benefit to offset impact.*
- 3. Great crested newts on the site could potentially be harmed by the proposed development contrary to policy S60 of the Central Lincolnshire Local Plan.*



An appeal lodged against the decision was cancelled on 20th February 2025, after the Planning Inspectorate had concluded that the appeal was not validly made.

Relevant Planning Constraints

- Important Open Space
- Tree Preservation Order 2002 - T1 (Line) adjacent west boundary
- Contaminated Land Buffer (50 metre and 250 metre)

Representations

Representations made in relation to the application, the substance of which are summarised below (full representations can be viewed online).

Chairman/Ward member(s): No representations received to date

Keelby Parish Council: Objections

Neighbourhood Plan Objective 2:

- Two developments will meet Keelby housing commitments
- Seen little evidence of need for social housing

Neighbourhood Plan Objective 3:

- Layout does not comply with Neighbourhood Plan parking standards

Neighbourhood Plan Objective 5:

- Significant detrimental impact on character, appearance and ecology of Important Open Space. Neighbourhood plan fully supports protection of these areas.

Central Lincolnshire Local Plan:

Policy S22:

- Affordable Housing met by WL/KEE/001 housing site

Policy S64/S65:

- Not support development on open space and no reason to apply exceptional circumstances
- Require removal of a number of trees in order to widen access. Some are Tree Preservation Order trees

Local residents: Objections received from:

26 South Street, Keelby
3, 6, 7, 8 Newsam Gardens, Keelby
1, 5, 9, 11, 23, 27, 32 Cotham Gardens, Keelby
22, 32, 40 Riby Road, Keelby
10, 23, 24 Milson Road, Keelby
4, 12 Beck Close, Keelby
10 Manor Street, Keelby
6, 10, 44 Yarborough Road, Keelby
6b Cissplatt Lane, Keelby
8 West View, Keelby

26 South Street, Keelby
5 Old Oak Tree Drive, Keelby
31 St Annes Road, Keelby

Highways

- Streets are already overcrowded with cars
- Too close to the A18 and junction
- Increases hazards to Barton Street
- Safety of Cyclists

Housing

- Facilities in village are underutilised such as Hubert Ward House
- Already houses for permission in Keelby (WL/KEE/01 (80 dwellings))
- No substantial need for social housing
- Spaces are plentiful for elderly people in the local area

Drainage

- Drainage system cannot cope
- Connecting more dwellings to existing drainage infrastructure would overwhelm drainage system

Character

- Should be left as green boundaries
- Should not be developed as has green belt status and important in setting of village
- Against the Neighbourhood Plan for keeping open spaces
- Could be built in more appropriate location
- Keeping green space important to character of the village

Important Open Space

- Provides break between village and A18 road
- Land is important open space and important in preserving the setting of settlement against the Neighbourhood Plan
- Against policy S64 and S65 of Central Lincolnshire Local Plan
- Should not be destroyed by housing

Residential Amenity

- Road noise from A18 would be very intrusive
- Privacy of bordering properties

Ecology

- Keeping green spaces is important for wildlife

Flooding

- Site prone to heavy waterlogging and flooding and remains saturated for weeks after
- Removal of trees which helps with flooding

Infrastructure

- Could not take any further housing e.g. schools/doctors
- No post office
- Hardly any public transport
- Site is 15 minutes from amenities of village and developments suggests bungalows are for people with mobility issues.

Trees

- Proposed access will include the removal of a number of mature trees. some are protected.

Other

- No provision to maintain rear boundaries for existing residents
- Decrease value of property
- Hedgerow between Newsum and Cotham Gardens is protected
- Barrier between village and A18
- Western most building would be about 2 meters from the existing hedge line. The gap between some of the dwellings is now very narrow, increasing the risk of fire spreading from one set of buildings to another.

WLDC Developer and Enabling Officer: Comment

The current housing need for Keelby which has been identified through the Council's Housing Register is as follows:

Keelby housing register information June 2024				
Bedroom	Total	Of total, those over 55	Of total, those with a local connection*	Of total over 55, those with a local connection over 55
1 bed	85	57 out of 85	69 out of 85	47 out of 57
2 bed	23	3 out of 23	13 out of 23	1 out of 3
3 bed	19	0 out of 19	10 out of 19	0 out of 0
4 bed +	2	2 out of 2	1 out of 2	1 out of 2
Total	129	62 out of 129	93 out of 129	49 out of 62

This proposal to provide 10 affordable housing bungalows to rent will help to address the needs of people requiring ground-floor accommodation, particularly 1 bedroom accommodation which is the greatest need.

Keelby is a sustainable village with a good range of services and facilities which is a suitable location for an affordable housing scheme of this nature. A section 106 agreement will be required in order to secure the properties as affordable housing in perpetuity.

LCC Highways and Lead Local Flood Authority: Comment

Representation received 29th January 2025:

The drainage strategy has been updated to show a swale rather than permeable paving, however the applicant will need to demonstrate a 1m buffer below the base of the swale to the water table. Testing carried out on

site is not sufficient to confirm the water table level. This information is required because in the event of a high water table, the layout of the site could change due to the drainage strategy not being viable.

Please can the applicant map out the onward flow of the ditch and show where the eventual outfall of the site will be, this information is needed to establish a secure outfall for the lifetime of the development.

The applicant has stated the discharge rate of the site to be 0.9 l p/s – please can they clarify why the rate is so low and if any mitigation will be used to avoid blockages in the system due to the low rate. We would usually expect to see a discharge rate of 5 l p/s so please could they clarify if there's a reason this can't be achieved.

Representation received 17th December 2024:

- A Flood Risk Assessment or Statement, as applicable
- Drainage Strategy including adoption and/or maintenance proposals and sketch layout plans
- Geotechnical interpretive reports (infiltration assessment, groundwater tables etc.)
- Discharge and adoption agreements

The applicant has confirmed that the existing ditch will be extended into the site – can they confirm where the ditch goes to including the final outfall point and if the ditch is in a suitable condition to receive the proposed flows. Can the applicant confirm the final discharge arrangements to the ditch if this is via a road gully or distribution tank. Confirmation will be needed if the distribution tanks will be permitted within the adoptable highway.

The discharge rate should be a minimum of 5l p/s to reduce the risk of blockages in the system.

Layout:

- The layout is acceptable in principle however please remove the raised table from the road as these are not within the LCC specifications.
- Please consider breaking up the visitor parking areas with street trees.

Off site improvements:

- The street light at the site entrance may need relocating.
- In addition to the link footway, a tactile crossing point at Cotham Gardens will be requested.
- It will be necessary to relocate the 30mph TRO order, a request of £1800 will be required to facilitate this.

Tree and Landscape Officer:

Representation received 8th January 2025:

I have no objections to the access in relation to proximity and impact on the TPO tree and its growing environment providing the footpath is still to be

made using a three-dimensional cellular confinement system or other tree-friendly method above existing ground levels without prior ground compaction.

Details of the no-dig footpath construction should be required by condition unless provided during the application process. Details (materials and method of installation) could be incorporated into an Arboricultural Method Statement.

Tree protection measures should be required/conditioned. A working area would be required along the side of the road/footpath, and so it is likely any tree protection fencing would need to be set closer to the tree to allow access alongside the new road. This would leave some of the trees RPA exposed and at risk of compaction during development activities. Therefore, ground protection measures should be included for any area of tree RPA outside the protective fencing (between the fencing and the footprint of development. If the no-dig footpath is to be installed later in the development process (to avoid possible damage by heavy delivery vehicles or plant), then the ground of the footpath position should be protected to prevent compaction until the no-dig system can be installed for the footpath.

An Arboricultural Method Statement should be required/conditioned for any clearance and development within or adjacent to the RPA of T1 TPO lime tree, to include but not be limited to, the removal of the existing tarmac apron and current stone access, any necessary/approved changes in ground levels, the creation of the new road past the tree, installation of the footpath across its RPA, and tree/ground protection details (type and positions) for T1 lime tree branches, roots, and the ground within its RPA which is outside the footprint of the development works to prevent soil compaction.

Outside the footprint of the new road and footpath, there should be no changes to existing/current ground levels within the RPA of T1 lime tree other than a maximum 1m wide soil slope from the edge of the footpath closest to T1 to the existing/current soil levels. – To add as a condition.

Representation received 26th November 2024:

I do not support this application proposal while the intended access road is so close to an important TPO tree. The tarmac apron should not have been installed within its RPA and these proposals would increase RPA coverage by tarmac and involve further excavations to a deeper depth, with a cumulative negative impact on tree roots and its growing environment. The compacted soil of the access track could be ameliorated to improve soil structure for the benefit of tree roots by adding a thick mulch layer and installing a 3-dimensional cellular confinement system, but the proposed road would increase the harmful impact to the tree roots and its growing environment unless that too is constructed using tree-friendly methods above existing ground levels avoiding excavations and further compaction.

Although the existing access is within the TPO trees RPA, the area covered by existing paving/tarmac is less than the area indicated by the red outline on the T1 sketch plan. Compacted soil of the existing access across the trees RPA could be improved over time by a thick layer of mulch to improve soil

structure caused by the compaction and reduce its harmful impact on roots. Creating a new access road over the same area may not increase the area additional encroachment across more of the trees RPA is acceptable.

The cumulative effects of incursions into the trees RPA The route of the foul drainage pipe past the frontage TPO lime tree has been adjusted to an appropriate position to avoid crossing its RPA. This is suitable.

I have no objections to the proposed footpath to be constructed using the 3-dimensional cellular confinement system as detailed on drawing no. 1115-2404-CIV-S278 Rev P3, but the soil level over the trees RPA along the tree side of the path should not be raised.

If the application is minded to be approved, conditions should be required in relation to tree protection measures and requiring an Arboricultural Method Statement to ensure work is carried out in a way intended to minimise risks of potential harm to the TPO tree and its growing environment, as previously detailed in the conclusion of the initial tree comments provided on 12th November 2024.

A scheme of Landscaping should be required. The Habitat plan shows where planting and green space is intended but no details have been provided to clarify what it would be comprised of.

Representation received 12th November 2024:

I do not support this proposal due to the encroachment of the access road and footpath across the TPO lime tree's important rooting area. The site access and footpath should be moved further away from the TPO lime. The existing access is mostly within the trees RPA, but the proposed new road and footpath would extend further into its TPO towards its trunk and cover a larger area across two quadrants of its RPA.

The Proposed Site Plan, the Stage 1 Section 278 Layout plan, the Road Setting Out And Longitudinal Sections plan, and the Drainage Strategy plan all fail to show the tree's RPA to show how much encroachment would be caused by the proposals. The RPA of T1 should be added to the plans to show the true extent of encroachment. The proposals should be amended to significantly reduce encroachment across the RPA of TPO lime tree T1.

If development is minded to be permitted:

The foul water drainage pipe should be installed by using a no-dig method to avoid excavating a trench which would sever many roots across T1's RPA. Alternatively, the pipe should be diverted to avoid running across the trees RPA.

Existing ground levels should not be altered within tree RPAs.

Details of tree protection methods/type and position should be required. This should also include temporary ground protection along the access over T1 RPA, unless the new road is to be the first thing being constructed. This can be provided as part of an Arboricultural Method Statement.

Any tree protection measures should be required to be installed/erected at their approved positions prior to any works associated with any approved development, including prior to any site clearance and setting out. Any access into the site, such as by heavy machinery/plant and for deliveries, should first require the access road over the RPA of T1 to be protected by ground protection measures in accordance with BS5837:2012.

The details of materials and installation/construction methods of any development adjacent to or within the RPA of TPO lime T1 should be provided. It should aim to avoid or minimise any harm to the tree or its growing environment. An Arboricultural Method Statement should be required, to provide the necessary information.

Details involving the removal of the existing tarmac would be required and should also be provided in an Arboricultural Method Statement.

LCC Archaeology: No objections

Representations received 10th January 2025:

The archaeological evaluation has demonstrated that there is unlikely to be any significant archaeology impacted by the proposed development. Therefore, no further archaeological input is required.

Representations received 3rd June 2024:

Trial Trenching require prior to determination

Environment Agency: No objections

LCC Education: No contribution required

Lincolnshire Wildlife Trust: Comment

- Erroneous details that impact net gain values
- Metric includes vegetated gardens under the habitats to be created post development - should be removed

Natural England: No representations received to date

Anglian Water: Comment

- Keelby water recycling centre has available capacity
- Preferred method of surface water disposal is SuD's

Lincolnshire Police: No objections with advice (see list)

- Design and Access Statement
- Footpaths
- Dwelling Frontages
- Perimeter

- Gates
- Landscaping
- Window and Doors
- Letter Plates
- Intruder Alarms
- Utilities
- Building Regulations
- Police Secured by Design Award Scheme

WLDC Waste Services: Comment

There is sufficient space for refuse vehicles

Lincolnshire Fire and Rescue: No representations received to date

Central Lincs Local Plans Team: No representations received to date

System Checked: 25th February 2025

Relevant Planning Policies and Legislation:

Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Here, the Development Plan comprises the provisions of the Central Lincolnshire Local Plan (adopted in April 2023), the Lincolnshire Minerals and Waste Local Plan (adopted June 2016) and the Keelby Neighbourhood Plan (made 12th September 2023)

Development Plan

• ***Central Lincolnshire Local Plan 2023–2043 (CLLP)***

Relevant policies of the CLLP include:

- S1 The Spatial Strategy and Settlement Hierarchy
- S2 Growth Levels and Distribution
- S4 Housing Development in or Adjacent to Villages
- S6 Design Principles for Efficient Buildings
- S7 Reducing Energy Consumption –Residential Development
- S12 Water Efficiency and Sustainable Water Management
- S20 Resilient and Adaptable Design
- S21 Flood Risk and Water Resources
- S22 Affordable Housing
- S23 Meeting Accommodation Needs
- S45 Strategic Infrastructure Requirements
- S47 Accessibility and Transport
- S49 Parking Provision
- S51 Creation of New Open Space, Sports and Leisure Facilities
- S53 Design and Amenity
- S54 Health and Wellbeing
- S57 The Historic Environment
- S59 Green and Blue Infrastructure Network
- S60 Protecting Biodiversity and Geodiversity

S61 Biodiversity Opportunity and Delivering Measurable Net Gains
S65 Important Open Space
S66 Trees, Woodland and Hedgerows

<https://www.n-kesteven.gov.uk/central-lincolnshire/adopted-local-plan-2023>

- **Keelby Neighbourhood Plan (KNP)**

<https://www.west-lindsey.gov.uk/planning-building-control/planning/neighbourhood-planning/all-neighbourhood-plans-west-lindsey>

Relevant policies of the NP include:

Planning Policy 1 The Rural Character and Distinctiveness of the Parish
Planning Policy 2b New Residential Development
Planning Policy 3 Local Residential Design Principles
Planning Policy 5 Environment and Countryside
Planning Policy 6 Roads and Transport

Appendix 3 - Important Open Space (Barton Street Paddock)

Section 5.2 (Residential development Perspective - page 26)

- **Lincolnshire Minerals and Waste Local Plan (LMWLP)**

<https://www.lincolnshire.gov.uk/planning/minerals-waste>

The site is not within a Minerals Safeguarding Area, Minerals or Waste site/area.

National policy & guidance (Material Consideration)

- **National Planning Policy Framework (NPPF)**

The NPPF sets out the Government's planning policies for England and how these should be applied. It is a material consideration in planning decisions. The most recent iteration of the NPPF was published in December 2024. Paragraph 232 states:

However, existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, 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).

<https://www.gov.uk/government/publications/national-planningpolicy-framework--2>

- **National Planning Practice Guidance**

<https://www.gov.uk/government/collections/planning-practice-guidance>

- **National Design Guide (2019)**

<https://www.gov.uk/government/publications/national-design-guide>

- **National Model Design Code (2021)**

<https://www.gov.uk/government/publications/national-model-design-code>

Other:

Planning Obligations Supplementary Planning Document October 2023

<https://www.n-kesteven.gov.uk/central-lincolnshire>

Main Considerations:

- Principle of Rural Affordable Housing Exceptions Site
- Affordable Housing
- Loss of Important Open Space
- Infrastructure
- Visual Amenity
- Residential Amenity
- Drainage and Flood risk
- Energy Efficiency
- Highway Safety
- Archaeology
- Contamination
- Trees and Hedgerows
- Ecology
- Biodiversity Net Gain

Assessment:

Principle of Rural Affordable Housing Exceptions site

Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

Central Lincolnshire Local Plan (CLLP):

Local policy S1 of the CLLP sets out a spatial strategy and settlement hierarchy from which to focus housing growth. This policy identifies Keelby as a large village and *'to maintain and enhance their role as large villages which provide housing, employment, retail and key services and facilities for the local area, the following settlements will be a focus for accommodating an appropriate level of growth'*.

Local policy S1 states that most of the housing growth in Keelby will be *'via sites allocated in this plan. Beyond site allocations made in this plan or any*

applicable neighbourhood plan, development will be limited to that which accords with Policy S4: Housing Development in or Adjacent to Villages.” Section 1 of policy S4 of the CLLP requires housing sites in large villages to be:

- Up to 10 dwellings
- In an appropriate location
- Within the developed footprint

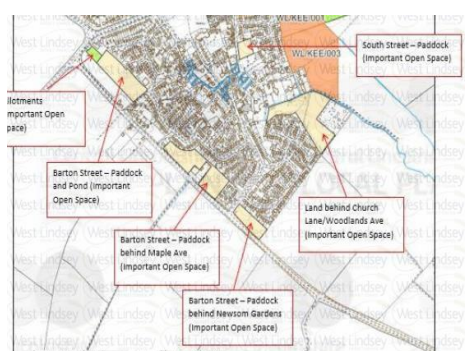
The glossary of the CLLP defines an appropriate location as:

"Appropriate locations means a location which does not conflict, when taken as a whole, with national policy or policies in this Local Plan. In addition, to qualify as an 'appropriate location', the site, if developed, would:

- *retain the core shape and form of the settlement;*
- *not significantly harm the settlement's character and appearance; and*
- *not significantly harm the character and appearance of the surrounding countryside or the rural setting of the settlement."*

The application is located on agricultural land adjacent the settlement boundary to the north east and north west. Therefore section 3 of local policy S4 applies. Section 3 states that *'Proposals for residential development on unallocated land immediately adjacent to the developed footprint will only be supported where this is:*

- a First Homes exception site in accordance with the NPPF and provided it is outside of the Lincolnshire Wolds Area of Outstanding Natural Beauty and not within a location that is subject of a Designated Rural Area as defined in Annex 2 of the NPPF; or*
- exclusively for a rural affordable housing exception site.'*



Paragraph 82 of the NPPF states *“in rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs, including proposals for community-led development for housing. Local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs, and consider whether allowing some market housing on these sites would help to facilitate this.”*

The glossary of the NPPF defines a rural exception site as *“Rural exception sites: Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. A proportion of market homes may be allowed on the site at the local planning authority’s discretion, for example where essential to enable the delivery of affordable units without grant funding”*.

Guidance within the Housing needs of different groups section of the NPPG supports the guidance of the NPPF on rural affordable exception sites.

Discussion:

The application site is located on the edge of the settlement adjacent the developed footprint and is within the 10 dwelling limit restriction set by the CLLP and the KNP. The proposal is an all affordable housing scheme for 10 bungalows, but no evidence or consideration has been submitted for the development to be considered as a rural affordable exceptions site.

However, given the location of the site the affordable housing would be located outside the developed footprint.

Concluding Statement:

The proposed development would be adjacent the developed footprint of Keelby and would be within the 10 dwelling limit for large villages in section 1 of local policy S4 of the CLLP. The development is an affordable housing scheme on the edge of the settlement therefore it is recommended that the development can be considered a rural affordable housing exception scheme in accordance with the development plan and the guidance of the NPPF and NPPG.

The proposed development would not retain the core shape and form of the settlement, however as this site is purely for affordable housing the location is considered acceptable when considered against section 3 b) of local policy S4 of the CLLP. The proposed development would additionally not extend the settlement to the south east and run in parallel with the dwellings off Cotham Gardens and Newsum Gardens.

The development is therefore considered to accord to local policy S1 and S4 of the CLLP, planning policy 2b of the KNP and the provisions of the NPPF, subject to being deemed an appropriate location.

Loss of Important Open Space

Local policy S65 of the CLLP protects important open spaces stating 'An area identified as an Important Open Space on the Policies Map is safeguarded from development unless it can be demonstrated that:

- a) there are no significant detrimental impacts on the character and appearance of the surrounding area, ecology and any heritage assets; and

- b) in the case of publicly accessible open space, there is an identified over provision of that particular type of open space in the community area and the site is not required for alternative recreational uses or suitable alternative open space can be provided on a replacement site or by enhancing existing open space serving the community area."

Keelby Neighbourhood Plan (KNP):

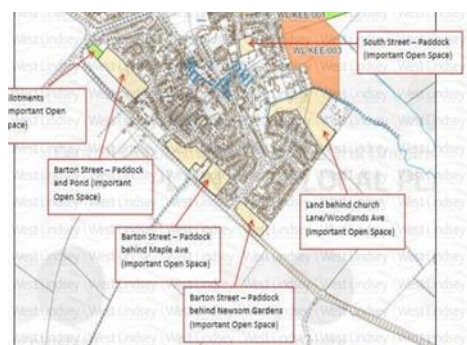
Planning policy 2b of the KNP sets out criteria for new residential developments including *"Development proposals for new residential development will be supported if they fill a gap within the existing developed footprint of Keelby, as defined by Local Plan policies S2 and S4 and where the proposal"*.

Planning policy 1 of the KNP protects important open spaces stating that *'Development proposals should respond positively to the rural character and distinctiveness of the Parish and take account of the following characteristics:*

- c. *the identified Local Green Spaces and Important Green Spaces in Appendix 3;*

Wherever practicable, development proposals should use brownfield land.'

Extract from Appendix 3:



The site with its important open space designation in both the CLLP and the KNP is clearly safeguarded from development unless it meets certain criteria, including no unacceptable harm on character and appearance, rural distinctiveness, ecology or heritage assets.

The proposed development would introduce built form and hardstanding onto approximately 60% of the site. A linear run of grassed space with trees would sit between the proposed highway and the A18 (Barton Street). Whilst the proposed trees are set slightly to the south west of the proposed highway, the trees would in essence provide a tree lined highway. This linear run of soft landscaping would retain a smaller but soft green barrier between the built form of Keelby and the A18. The site to the south west and north west boundaries is screened by mature tree and hedging meaning any views of the single storey bungalows would be limited to the residential dwellings to the north east. Ecology and heritage will be discussed later in this report.

Having completed a site visit, the site is clearly not accessible for use by the general public as the site is closed off by an agricultural gate and is used for accommodating and exercising horses.

It is acknowledged that the proposed development would change the character and appearance of the important open space with a grassed area maintaining a soft landscaped barrier to the A18 which would have the added benefit of being publicly accessible. It is therefore considered that any impacts to the important open space would not be significantly detrimental and is therefore considered to accord with local policy S65 of the CLLP, planning policy 1 of the KNP and the provisions of the NPPF.

Affordable Housing

Local policy S22 of the CLLP states that *'affordable housing will be sought on all qualifying housing development sites:*

a) *of 10 or more dwellings or 0.5 hectares or more;*

Criteria b) of planning policy 2a of the KNP states *"Provide an appropriate level of affordable housing provision, as prescribed in Local Plan Policy S22."*

The percentage sought would be based on the value zones indicated on Map 3 (page 57) of the CLLP. The site is located within Value Zone B and therefore must provide 20% affordable units which would equate to 2 units on a 10 dwellings scheme.

The proposed development is purely for 10 affordable homes with the applicant being a registered housing provider (Ongo).

The Authority's Developer Contributions Officer has provided a table from the Council's Housing Register that evidences a need in Keelby for in particular, 1 bedroom ground floor accommodation.

Keelby housing register information June 2024				
Bedroom	Total	Of total, those over 55	Of total, those with a local connection*	Of total over 55, those with a local connection over 55
1 bed	85	57 out of 85	69 out of 85	47 out of 57
2 bed	23	3 out of 23	13 out of 23	1 out of 3
3 bed	19	0 out of 19	10 out of 19	0 out of 0
4 bed +	2	2 out of 2	1 out of 2	1 out of 2
Total	129	62 out of 129	93 out of 129	49 out of 62

The agent has not submitted a heads of terms, however at this point this has not been requested by the case officer. If it was minded to approve the application then a heads of terms would have been requested to ensure the provision of affordable homes is legally obliged through a signed and certified S106 agreement.

The development would provide 10 affordable dwellings on the site (100% contribution) and accord with local policy S22 of the CLLP, planning policy 2b of the KNP and the provisions of the NPPF.

The proposed affordable housing contribution and the need evidenced in the Housing Register is considered a benefit to the development.

Infrastructure

Objections have been received in relation to the impact of the development on local schools and medical services.

However, Local policy S45 of the CLLP states that *'Planning permission will only be granted if it can be demonstrated that there is, or will be, sufficient infrastructure capacity to support and meet all the necessary requirements arising from the proposed development. Development proposals must consider all of the infrastructure implications of a scheme; not just those on the site or its immediate vicinity'*.

Local policy S54 of the CLLP states that *"The Central Lincolnshire authorities will expect development proposals to promote, support and enhance physical and mental health and wellbeing, and thus contribute to reducing health inequalities. This will be achieved by:*

- *Seeking, in line with the Central Lincolnshire Developer Contributions SPD, developer contributions towards new or enhanced health facilities from developers where development results in a shortfall or worsening of provision, as informed by the outcome of consultation with health care commissioners"*

National Health Service (NHS):

The NHS were consulted on 14th May 2024. To date no response has been received from the NHS.

LCC Education:

The Education Department at Lincolnshire County Council has not requested contribution.

The development is therefore in accordance with local policy S45 and S54 of the CLLP and the provisions of the NPPF.

Open Space:

Part A of Policy S51 states that *"in all new residential developments of 10 dwellings or more, development proposals will be required to provide new or enhanced publicly accessible open space, sports and leisure facilities to meet the needs of their occupiers in accordance with this policy, the standards set out in Appendix 3, and in compliance with the latest Central Lincolnshire Developer Contributions SPD (or similar subsequent document)."*

“The preference is for on-site provision in a suitable location where this is practicable and would be the most effective way of meeting the needs generated by the development”.

Appendix 3 of the CLLP details the standards for open space provision in Central Lincolnshire with regard to the quantity, quality and accessibility of open space, this is detailed in Table A3.1.

Tables A3.2-A3.4 of Appendix 3 go on to detail thresholds and calculations for on- and off-site provision as well as average occupancy levels.

According to The Fields in Trust website 1(FIT) (previously the National Playing Fields Association (NPFA)) *standards have 3 categories of equipped play areas. These are local areas for play (LAP), local equipped area for play (LEAP) and neighbourhood equipped area for play (NEAP). The main characteristics of each category are:*

LAP (Local Area for Play)

The LAP is a small area of open space specifically designated and primarily laid out for very young children to play close to where they live.

LEAP (Local Equipped Area for Play)

The LEAP is an area of open space specifically designated and laid out with features including equipment for children who are beginning to go out and play independently close to where they live.

NEAP (Neighbourhood Equipped Area for Play)

The NEAP is an area of open space specifically designated, laid out and equipped mainly for older children but with the play opportunities for younger children as well.

Site plan RD:5399-04 Rev J dated 9th January 2025 identifies an area of public space measuring approximately 2500 square metres (m²). This would be grassed spaces divided into separate areas by planted trees.

The site is 6,800m² (0.68 hectares) in size therefore 2500m² equates to 36.7% of the site has been set aside for public open space.

Table 4 of the Planning Obligations Supplementary Planning Document October 2023 provides a table to enable an assumption of population for housing developments. Therefore, the development would comprise 14 (13.8) people (8 x 1.3 and 2 x 1.7).

Table A3.1 of Appendix 3 of the CLLP provides a figure per 1,000 population to calculate the need for each type of open space is set out below.

Allotments and Community Growing Space:

14/1000 x 0.31 = 0.0043 hectares or 43m²

¹ <http://www.softsurfaces.co.uk/blog/playground-surfacing/lap-leap-neap-play-area/>

Amenity Greenspace:

$14/1000 \times 0.43 = 0.0060$ hectares or 60m^2

Provision for Children and Young People:

$14/1000 \times 0.012 = 0.00016$ hectares or 1.6m^2

Local and Neighbourhood Parks and Gardens:

$14/1000 \times 0.38 = 0.0053$ hectares or 53m^2

Outdoor Sports Facility:

$14/1000 \times 1.09 = 0.0152$ hectares or 152m^2

Natural and Semi-Natural Greenspace:

$14/1000 \times 1 = 0.014$ hectares or 140m^2

In total the amount of open space required is 449.6m^2 .

The proposed development is close to the A18 which is a busy road between Brigg and Grimsby. The open space proposed is adjacent the shared boundary with the A18 and is not considered an appropriate location for an equipped children's play area, allotments or a sports facility.

Site plan RD:5399-04 Rev J dated 9th January 2025 demonstrates more than four times the amount of open space required by local policy S51 of the CLLP.

It is considered that the introduction of grassed open space which is accessible to members of the public is the most suitable for the development.

If it was minded to approve the application then the inclusion of the type and amount of open space and the maintenance and management of the public open space needs to be submitted in a Heads of Terms so it would be legally obliged through a signed and certified S106 Legal Agreement.

Therefore, the development would be expected to accord with local policy S45 and S54 of the CLLP and the provisions of the NPPF.

Visual Amenity

Local policy S53 of the CLLP sets out 10 criteria based on design and amenity. It is considered that criteria 1 (Context), 2 (Identity), 3 (Built Form), 5 (Nature) and 8 (Homes and Buildings) of S53 are the most relevant to the development.

Planning policy 2b b) of the KNP states that development must *"Positively responds to the overall character of the area and the current layout, density and size of the surrounding plots and dwellings to which the scheme relate."*

The Identity chapter (pages 14-17) of the National Design Guide places importance on the need for development to either reflect its local character or create a sense of character through the built form.

The proposed dwellings (all bungalows) would be (approximate measurements taken from submitted plans):

Plot	Bed	Height	Eaves	Width	Length	Parking	Garage
1-8	1	5.7	2.7	8.7	10.2	1	N/A
09-10	2	5.7	2.7	9.1	10.2	2	N/A

(Plus 8 visitor parking spaces)

The dwellings are proposed to be constructed from:

- Rendered and red brick walls
- Slate Grey Concrete roof tiles
- Off White UPVC Windows

The proposed dwellings would all be single storey bungalows with a maximum height of 5.7 metres. The site is well screened to the north east, south west and north west boundaries by high vegetation and the built of Keelby. The proposed dwellings would not be overly visible from most directions outside the site including the A18. The site would not be an over development of the site.

It is therefore considered that the proposed development would not have an unacceptable harmful visual impact and accords to local policy S53 of the CLLP, planning policy 2b) of the KNP and the provisions of the NPPF.

Residential Amenity

Objections have been received from residents in relation to the living conditions of neighbouring dwellings (all measurements approximated from submitted plans).

The nearest dwellings are to the north east off Cotham and Newsum Gardens. Proposed plot 3 to 8 would be 8.7 to 9.4 metres from the shared boundary of these properties. Plot 1 would be 2.7 metres and plot 9 would be 4.7 metres from the shared boundary of these properties.

It is therefore considered that the proposed development would not have an unacceptable harmful impact on the living conditions of neighbouring or future residents due to the separation distance and the introduction of only bungalows onto the site. The development would therefore accord to local policy S53 of the CLLP, planning policy 2b of the KNP and the provisions of the NPPF.

Drainage and Flood Risk

The application includes a Drainage Strategy Report (DSR) by Ross Davey Associates dated 1st February 2024.

Flood Risk:

The DSR states *"that the site is in flood zone 1 and that there is no risk of surface water flooding"*.

Foul Water:

The DSR states that foul drainage would be connected to an existing foul sewer in Riby Road.

The developer would need to serve notice on Anglian Water under section 106 of the Water Industry Act 1991 to connect to an available existing foul water system.

Surface Water:

Paragraph 80 (Reference ID: 7-080-20150323) of the Flood risk and coastal change section of the NPPG states that *“Generally, the aim should be to discharge surface run off as high up the following hierarchy of drainage options as reasonably practicable:*

- 1. into the ground (infiltration);*
- 2. to a surface water body;*
- 3. to a surface water sewer, highway drain, or another drainage system;*
- 4. to a combined sewer.”*

The DSR states that *“the British Geological Survey website indicates that the site is underlain by Till Devensian, that is known to have limited infiltration characteristics.”* This suggests that the ground is not suitable for infiltration methods.

Section 6.0 of the DSR advise the use of a combination of sustainable urban drainage methods before it discharges to a watercourse.

The Lead Local Flood Authority have made comments on the development. It is considered that there comments can be addressed at a later stage as the principles of a sustainable urban drainage scheme is acceptable.

Therefore, it is considered that foul and surface water is capable of being addressed by condition. Subject to the condition the development accords to local policy S21 of the CLLP and the provision of the NPPF.

Energy Efficiency

Local policy S6 and S7 of the CLLP sets out design principles for efficient buildings and reducing energy consumption. Local policy S7 states that:

“Unless covered by an exceptional basis clause below, all new residential development proposals must include an Energy Statement which confirms in addition to the requirements of Policy S6 that all such residential development proposals:

- 1. Can generate at least the same amount of renewable electricity on-site (and preferably on-plot) as the electricity they demand over the course of a year, such demand including all energy use (regulated and unregulated), calculated using a methodology proven to accurately predict a building’s actual energy performance; and*
- 2. To help achieve point 1 above, target achieving a site average space heating demand of around 15-20kWh/m2/yr and a site average total energy demand of 35 kWh/m2/yr, achieved through a ‘fabric first’ approach to construction. No single dwelling unit to have a total energy demand in excess of 60 kWh/m2/yr, irrespective of amount of on-site renewable*

energy production. (For the avoidance of doubt, 'total energy demand' means the amount of energy used as measured by the metering of that home, with no deduction for renewable energy generated on site)."

The application has an Energy and Sustainability Statement (ESS) dated 16th February 2024 and elevation plans identifying solar panels. The executive summary confirms that the proposed development would:

- have an annual space heating demand of 15.89kWh/m²/year
- have a total energy demand of 42.66kWh/m²/year
- generate 49.25kWh/m²/year, in excess of 100% of the dwellings annual energy demand

The ESS provides justification to meet the requirements of policy S6. Therefore, it is considered that subject to conditions the development would be expected to accord to local policy S6 and S7 of the CLLP and the provision of the NPPF.

Highway Safety

Objections have been received in relation to highway safety concerns.

Local policy S47 of the CLLP and planning policy 2b of the KNP sets out criteria to stop development from having a severe impact on highway safety.

paragraph 115 of the NPPF states that *"Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residua cumulative impacts on the road network would be severe"*.

The development would have a new vehicle access off Riby Road. The centre of the proposed new vehicle access would be 35 metres from the Barton Street junction and 22 metres from the junction with The Paddocks. Riby Road has a speed limit of 30mph's.

The development would introduce a new pedestrian footpath to the south east side of Riby Road to connect to the pedestrian footpath off

The Highways Authority at Lincolnshire County Council accept the principle of the development in terms of highway safety. The Highways Authority have recommended the improvements/works listed below:

- The street light at the site entrance may need relocating.
- In addition to the link footway, a tactile crossing point at Cotham Gardens will be requested.
- It will be necessary to relocate the 30mph TRO order, a request of £1800 will be required to facilitate this.

It is considered that the recommended tactile crossing condition and contribution towards the speed limit relocation secured via a Section 106 Agreement are relevant, necessary and reasonable.

Local policy S49 and appendix 2 of the CLLP and planning policy 3(2) of the KNP provides standards for off street parking provision depending on the bedroom size of the dwelling. The parking standards are:
 Planning policy 3(2) of the KNP:

- 1 & 2 bedrooms – 2 spaces
- 3 & 4 bedrooms – 3 spaces
- 5 or more bedrooms – 3 spaces

Local policy S49 and Appendix 2 of the CLLP:

Table A2.1. Car parking standards in Central Lincolnshire

Accommodation type / size	Lincoln City Centre	Other Urban and Suburban Areas (including wider Lincoln urban area, main towns and market towns)	Villages and Rural Area
1 bed dwelling (C3)	No standards, each application considered on a case by case basis (with further detail provided in a Lincoln City specific SPD)	1	1
2 bed dwelling (C3)		2	2
3 bed dwelling (C3)		2	3
4 bed dwelling (C3)		2	3
5+ bed dwelling (C3)		3	3

Appendix 2 of the CLLP requires at least one parking space for every one bedroom dwelling, whilst policy 3(2) KNP requires two parking spaces for every one bedroom dwelling. All of the one bedroom dwellings would have one parking space adjacent the house and another along the road as identified on site plan RD:5399-04 Rev J dated 9th January 2025. The two bedroom dwellings would have two parking spaces adjacent the dwelling. Therefore, the identified parking spaces would accord with appendix 2 of the CLLP and policy 3(2) of the KNP.

The proposed development would not have an unacceptable harmful impact on highway safety and would provide sufficient off street parking. The development would therefore accord with policy S47 and S49 of the CLLP but would not with planning policy 3 of the KNP.

Archaeology

The Archaeology section of Local policy S57 of the CLLP states that *“Development affecting archaeological remains, whether known or potential, designated or undesignated, should take every practical and reasonable step to protect and, where possible, enhance their significance.*

Planning applications for such development should be accompanied by an appropriate and proportionate assessment to understand the potential for and significance of remains, and the impact of development upon them.”

The Historic Environment Officer (HEO) at Lincolnshire County Council has made it clear that the site has *“archaeological potential”* and *“the construction*

of 11 houses, landscaping and associated groundworks are likely to impact any potentially surviving archaeological remains".

The HEO has recommended that trial trench evaluation is required prior to the determination of the planning application so that a fully informed decision could be made.

The applicant commissioned PCAS Archaeology to complete trial trenching investigations. These were completed in 2024 as identified on the plan below:



Subsequently PCAS Archaeology have submitted Archaeological Evaluation Report dated December 2024 which summarises that the site *“Overall, this site appears to have limited archaeological potential”*.

Having read the Archaeological Evaluation Report the Historic Environment Officer has no objections to the development.

Therefore, the proposed development would not have an unacceptable harmful impact on items of archaeological interest and accords with policy S57 of the CLLP and the provisions of the NPPF.

Contamination

The development would be within 50 metres and 250 metres contaminated land buffer zone. If it was minded to approve the application then it would be considered relevant and necessary to attach a pre-cautionary contamination condition ensuring works stop if contamination is encountered and cannot commence again until remediation works are completed.

Trees and Hedgerows

Local policy S66 of the CLLP states that *"Development proposals should be prepared based on the overriding principle that:*

- *the existing tree and woodland cover is maintained, improved and expanded; and*
- *opportunities for expanding woodland are actively considered, and implemented where practical and appropriate to do so."*

"Planning permission will only be granted if the proposal provides evidence

that it has been subject to adequate consideration of the impact of the development on any existing trees and woodland found on-site (and off-site, if there are any trees near the site, with 'near' defined as the distance comprising 12 times the stem diameter of the off-site tree). If any trees exist on or near the development site, 'adequate consideration' is likely to mean the completion of a British Standard 5837 Tree Survey and, if applicable, an Arboriculture Method Statement."

The application has included an Arboricultural Report (AR) by Equans dated 31st July 2023. In summary the conclusion of the AR states that:

- *"The retention of boundary trees/hedges would soften the visual impact of development, settling the development into the environment as seen from outside the site.*
- *I am confident that this site can be developed without there being an adverse impact on retained trees/hedges.*
- *There is a clear opportunity for new landscaping and landscaping may be a planning requirement of this development proposal. This should be looked on as an opportunity in enhancing the site and its locality in context with its proposed use."*

The authority's Tree and Landscape has no objections to the development subject to the following conditions:

- Arboricultural Method Statement with details of:
 - tree protection measures including ground protection
 - no-dig footpath construction including materials and installation method
 - Clearance and development within or adjacent root protection area of the protected lime tree
 - No changes to the ground levels with the RPA of the lime tree other than a maximum 1m wide soil slope from the edge of the footpath closest to T1 to the existing/current soil levels.
- A comprehensive scheme of landscaping

The proposed development subject to further details would not be expected to have an unacceptable harmful impact on trees and hedgerows. It would be expected that future details of landscaping would enhance the amount of trees and hedging on the site. The development would therefore accord with policy S66 of the CLLP and the provisions of the NPPF.

Ecology

Objections have been received in relation to ecology and wildlife.

Policy S60 of the CLLP states *"all development should: protect, manage, enhance and extend the ecological network of habitats, species and sites of international, national and local importance (statutory and non-statutory), including sites that meet the criteria for selection as a Local Site;*

- *minimise impacts on biodiversity and features of geodiversity value;*

Guidance contained within paragraph 185 and 186 of the NPPF encourages the protection and enhancement of protected species (fauna and flora) and providing net biodiversity gains.

The application has included a Preliminary Ecological Appraisal by CGC Ecology dated August 2023. In summary Section 5 of the PEA provides the following recommendations:

- Precautionary measures for mammals
- Precautionary measures for bats
- Retain north east, south west and north west boundary treatments or appropriate replacements
- Start works outside bird breeding season or following an inspection by a professionally ecologist
- Hedgehog fencing
- 1 bat box per 2 dwellings
- 1 swift box per 2 dwellings

The proposed development subject to conditions would therefore not be expected to have an unacceptable harmful impact on protected species and accords to local policy S60 of the CLLP and guidance contained within the NPPF.

Biodiversity Net Gain (BNG)

The application was submitted prior to the mandatory 10% BNG requirement under the Environment Act 2021 coming into force.

Nonetheless, Local policy S61 of the CLLP requires *“all development proposals should ensure opportunities are taken to retain, protect and enhance biodiversity and geodiversity features proportionate to their scale, through site layout, design of new buildings and proposals for existing buildings with consideration to the construction phase and ongoing site management”*. Local policy S61 goes on to state that *“All qualifying development proposals must deliver at least a 10% measurable biodiversity net gain attributable to the development. The net gain for biodiversity should be calculated using Natural England’s Biodiversity Metric”*.

The application has included Biodiversity a Biodiversity Metric Spreadsheet (BMS). The BMS concludes that the development would result in a habitat gain of 44.60% and a hedgerow gain of 23.98%.

The proposed development subject to conditions would be expected to provide at least 10% Biodiversity Net Gain for habitats and hedgerows and therefore accords to local policy S61 of the CLLP and guidance contained within the NPPF.

Other Considerations:

Water Management

Local policy S12 of the CLLP requires development to minimise the impact on water resources. In light of this it is considered relevant and necessary to add two conditions to the planning permission:

1. To restrict water usage to 110 litres per day for each person occupying a dwelling.
2. To include a rain harvesting water butt of minimum 100 litre capacity within the garden area.

Land off Mill Lane, Keelby (147537)

It is acknowledged that both developments would be located on land allocated as important open space in the development plan. However, this refused planning application is not considered to be similar to the development submitted in this application for the following reason.

Keelby is considered a large village in local policy S1 of the CLLP where residential development applications on unallocated housing sites are typically up to 10 dwellings.

The refused application would have provided 36 market houses with a 20% (7.2 units) affordable housing contribution on the edge of the settlement. The development in this application is purely for 10 affordable houses submitted by a registered provider for one and two bedroom bungalows on the edge of the settlement. It can therefore be considered as a rural affordable exceptions site.

The development submitted in 147537 proposed providing open space in the north east section of the site closest to the built form of Keelby. This development proposes to provide open space to the south west section of the site to retain an area of open space between Keelby and Barton Street. The development additionally opens up this part of the site for use by the public when the important one space is currently publicly accessible. The open space would additionally be able to be safely walked to by the installation of a new pedestrian footpath to the north east of Riby Road.

147537 Site Plan



Application Site Plan



Supporting development on important of space requires an extremely high bar

in terms of the type or nature of the development and the weight given to the benefits that the development generates. The development provides affordable housing which meets a local need as discussed in the report for one and two bedroom bungalows.

Conclusion and reason for decision:

The proposed development has been assessed against policies S1 The Spatial Strategy and Settlement Hierarchy, S2 Growth Levels and Distribution, S4 Housing Development in or Adjacent to Villages, S6 Design Principles for Efficient Buildings, S7 Reducing Energy Consumption –Residential Development, S20 Resilient and Adaptable Design, S21 Flood Risk and Water Resources, S22 Affordable Housing, S23 Meeting Accommodation Needs, S45 Strategic Infrastructure Requirements, S47 Accessibility and Transport, S49 Parking Provision, S51 Creation of New Open Space, Sports and Leisure Facilities, S53 Design and Amenity, S54 Health and Wellbeing, S57 The Historic Environment, S59 Green and Blue Infrastructure Network, S60 Protecting Biodiversity and Geodiversity, S61 Biodiversity Opportunity and Delivering Measurable Net Gains, S65 Important Open Space and S66 Trees, Woodland and Hedgerows of the Central Lincolnshire Local Plan 2023, Planning Policy 1: The Rural Character and Distinctiveness of the Parish, Planning Policy 2b: New Residential Development, Planning Policy 3: Local Residential Design Principles and Planning Policy 6: Roads and Transport of the Keelby Neighbourhood Plan and Policy M11 of the Core Strategy. Furthermore, consideration has been given to guidance contained within the National Planning Policy Framework, National Planning Practice Guidance, National Design Guide and the National Design Code, as well as all other material considerations and representations received.

In light of this assessment the principle of the proposed development adjacent the developed footprint of Keelby is considered acceptable due to it being solely for affordable housing and meeting a local housing need. The development therefore is considered to be a rural affordable exceptions site in accordance with local policy S4 of the CLLP and the guidance of paragraph 82 of the NPPF.

The development would not have a significantly detrimental impact on the character and appearance of the important open space and would provide the policy led infrastructure. It is acknowledged that the development would reduce the area of important open space by introducing built form to the north east half of the space. The loss of important open space is however mitigated by introducing an inviting open entrance that the general public can use via a proposed new pedestrian footpath along the south east of Riby Road. The remaining important open space is appropriately landscaped and is publicly accessible.

It is considered that whilst harm to the Important Open Space will occur - it would not lead to a significant detrimental impact.

The development would provide more than 10% Biodiversity Net Gain and the dwelling would be energy efficient. It would additionally not have an

unacceptable harmful visual impact or unacceptably harm the living conditions of neighbouring dwellings or future residents. The development would not have an unacceptable harmful impact on highway safety, drainage, archaeology, ecology, contamination, flood risk, trees or hedging. This is subject to the approval of further details through a number of conditions.

Therefore, on balance the benefits of providing rural affordable housing to meet an evidenced local need in Keelby, creating a publicly accessible area of important open space, providing safe pedestrian access and providing more than 10% Biodiversity Net Gain are considered to outweigh the harm of losing around 50% of the designated important open space.

Pre-commencement Condition

The agent has agreed in writing to the recommended pre-commencement condition.

Recommended Conditions:

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

1. The development hereby permitted must be begun before the expiration of three years from the date of this permission.

Reason: To conform with Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

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

2. No development must take place until an Arboricultural Method Statement with an accompanied tree protection plan created by a suitably qualified person has been submitted to and approved in writing by the Local Planning Authority. The Arboricultural Method Statement must include the following details:
 - tree protection measures plan including ground protection and root protection areas
 - no-dig footpath construction specification including materials and installation method
 - Clearance and development within or adjacent root protection area of the protected lime tree
 - No changes to the ground levels with the RPA of the lime tree other than a maximum 1m wide soil slope from the edge of the footpath closest to T1 to the existing/current soil levels.

The approved tree protection measures must be installed prior to commencement of the development and retained in place until the development is fully completed. The development must be completed in strict accordance with the approved details.

Reason: To safeguard the protected tree to the adjacent the front of the site during construction works, in the interest of the health of the tree and the visual amenity of street scene to accord with the National Planning Policy Framework. local policy S66 of the Central Lincolnshire Local Plan 2023 and Policy 1 of the Keelby Neighbourhood Plan.

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

3. With the exception of the detailed matters referred to by the conditions of this consent, the development hereby approved must be carried out in accordance with the following proposed drawings:

- RD:5399-04 Rev K dated 9th January 2025 – Site Plan
- RD:5399-08 Rev A dated 16th February 2025 – One Bedroom Bungalow Elevations and Floor Plans
- RD:5399-09 Rev A dated 16th February 2025 – Two Bedroom Bungalow Elevations and Floor Plans
- RD:5399-011 Rev J dated 9th January 2025 – Habitat Plan
- 1115-2404-CIV-01 Rev P1 dated 29th December 2024 – Levels
- 1115-2404-CIV-10 Rev P4 dated 29th December 2024 – Drainage Strategy
- 1115-2404-CIV-20 Rev P2 dated 29th December 2024 – Road Setting Out and Longitudinal Sections
- 1115-2404-CIV-30 Rev P2 dated 29th December 2024 – External Works Construction Details
- 1115-2404-CIV-50 Rev P1 dated 30th January 2024 – Private Drainage Construction Details Sheet 1 of 2
- 1115-2404-CIV-51 Rev P1 dated 30th August 2021 – Private Drainage Construction Details Sheet 2 of 2
- 1115-2404-CIV-S278 Rev P4 dated 29th December 2024 – Stage 1 Section 278 Layout

The works must 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, Local Policy S1, S4, S22, S47, S49 and S53 of the Central Lincolnshire Local Plan 2023-2043 and Policy 1, 2b and 3 of the Keelby Neighbourhood Plan.

4. No development above ground level must take place until details of a scheme for the disposal of foul and surface water from the site (including the results of any necessary soakaway/percolation tests and connectivity plan) have been submitted to and approved in writing by the Local

Planning Authority. No operation of the development must take place until the approved scheme has been fully completed.

Reason: To ensure adequate drainage facilities are provided to serve each dwelling, to reduce the risk of flooding and to prevent the pollution of the water environment to accord with the National Planning Policy Framework, Local Policy S21 of the Central Lincolnshire Local Plan 2023-2043 and Policy 1, 2b and 3 of the Keelby Neighbourhood Plan.

5. No construction works above ground level must take place until details of the external materials listed below have been submitted or inspected on site and agreed in writing by the Local Planning Authority.

- Brick Type
- Roof Materials
- Render Colour and Finish
- Rainwater Goods and Downpipes including the Colour
- All Windows and Doors

The development must be completed in strict accordance with the approved details.

Reason: To ensure the use of appropriate materials in the interests of visual amenity and the character and appearance of the site and the surrounding area including the setting of the Listed Church to accord with the National Planning Policy Framework, Local Policies S53 and S65 of the Central Lincolnshire Local Plan 2023-2043 and Policy 1, 2b and 3 of the Keelby Neighbourhood Plan.

6. No development above ground level must take place until a scheme has been agreed in writing by the local planning authority for the construction of a 1.2 metre wide footway and tactile crossing, together with arrangements for the disposal of surface water run-off from the highway linking the development site to the pedestrian footpath to the south west of Cotham Gardens and the junction of Cotham Gardens and Riby Road. The development must be completed in strict accordance with the agreed scheme and fully installed before the occupation of any of the approved dwellings.

Reason: To ensure safe access to the site, each dwelling and the bus stop in the interests of residential amenity, convenience and safety to accord with the National Planning Policy Framework, Local Policies S47 of the Central Lincolnshire Local Plan 2023-2043 and Policy 1, 2b and 3 of the Keelby Neighbourhood Plan.

7. The development hereby permitted shall be carried out in full accordance with the details set out in the submitted Energy and Sustainability Statement dated 16th February 2024 unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development takes place in accordance with the approved details and in accordance with the provisions of policies S6 and S7 of the Central Lincolnshire Local Plan 2023-2043.

8. No occupation must take place until a written verification statement to demonstrate that the approved scheme has been implemented in strict accordance with the submitted Energy and Sustainability Statement dated 16th February 2024 has been submitted to and approved in writing by the planning authority.

Reason: To ensure that the development takes place in accordance with the approved details and in accordance with the provisions of policies S6 and S7 of the Central Lincolnshire Local Plan 2023-2043.

9. No occupation of each individual dwelling must take place until the individual dwellings driveway and parking spaces identified on site plan RD:5399-04 Rev K dated 9th January 2025 has been fully completed and retained for that use thereafter.

Reason: To ensure safe access to the site and each dwelling/building in the interests of residential amenity, convenience and safety and to allow vehicles to enter and leave the highway in a forward gear in the interests of highway safety to accord with the National Planning Policy Framework, Local Policy S47 of the Central Lincolnshire Local Plan 2023-2043 and Policy 1, 2b and 3 of the Keelby Neighbourhood Plan.

10. If during the course of development, contamination is found to be present on site, then no further development (unless otherwise agreed in writing by the local planning authority) must be carried out until a method statement detailing how and when the contamination is to be dealt with has been submitted to and approved in writing by the local planning authority. The contamination must then be dealt with in accordance with the approved details.

Reason: In order to safeguard human health and the water environment and to accord with the National Planning Policy Framework, Local Policy S56 of the Central Lincolnshire Local Plan 2023-2043.

11. No development must take place until details including a plan of the position of 5 bat boxes and 5 swift boxes, as per the recommendations of the Preliminary Ecological Appraisal by CGC Ecology dated August 2023 has been submitted to and approved by the Local Planning Authority. The approved boxes must be retained as such thereafter.

Reason: In the interest of nature conservation to accord with the National Planning Policy Framework and Local Policy S60 of the Central Lincolnshire Local Plan 2023-2043.

12. Apart from the bat and bird boxes approved in condition 10 of this permission the development hereby approved must only be carried out in

accordance with the recommendations set out in section 5 of the Preliminary Ecological Appraisal by CGC Ecology dated August 2023.

Reason: In the interest of nature conservation to accord with the National Planning Policy Framework and local policy S60 of the Central Lincolnshire Local Plan 2023-2043.

13. No development above ground level must take place until a comprehensive landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. Details to include:

- Type, height and position of all boundary treatments (including hedgehog fencing).
- Material finish of all hardstanding (access road, driveways, bay parking, patios and paths).
- Species, planting height, formation and position of new trees and hedging.

The development must be completed in strict accordance with the approved landscaping scheme.

Reason: To ensure that appropriate landscaping is introduced and would not unacceptably impact on the character and appearance of the site and the surrounding area or the amenity of nearby residents to accord with the National Planning Policy Framework, Local Policies S53 and S66 of the Central Lincolnshire Local Plan 2023-2043 and Policy 1, 2b and 3 of the Keelby Neighbourhood Plan.

14. A rainwater harvesting butt of a minimum 100 litres must be installed in the external space of each dwelling and retained as such thereafter.

Reason: In the interests of sustainable water management to accord with the National Planning Policy Framework and Local Policy S12 of the Central Lincolnshire Local Plan 2023-2043.

15. The development must be completed in strict accordance with the Biodiversity Net Gain Plan dated January 2025 and prepared by CGC Ecology.

Reason: To ensure the development delivers a biodiversity net gain on site to accord with the National Planning Policy Framework and local policy S60 of the Central Lincolnshire Local Plan 2023-2043.

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

16. All planting or turfing comprised in the approved details of landscaping (see condition 12 of this permission) must be carried out in the first planting and seeding season following 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 must be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. The landscaping should be retained thereafter.

Reason: To ensure that additional trees are provided within the site to mitigate for the trees which are to be removed to accord with the National Planning Policy Framework, local policies S53 and S66 of the Central Lincolnshire Local Plan 2023-2043 and Policy 1, 2b and 3 of the Keelby Neighbourhood Plan.

17. The dwellings hereby approved shall be constructed to ensure that the consumption of wholesome water by persons occupying the dwellings is in accordance with the Building Regulations Approved Document G, Requirement G2/Regulation 36 Optional Technical Requirement of 110 litres per person per day.

Reason: To minimise impacts on the water environment and to accord with Optional Technical Housing Standards to accord with the National Planning Policy Framework and Local Policy S12 of the Central Lincolnshire Local Plan 2023-2043.

18. No services must be laid within the development for the provision of piped natural gas.

Reason: In the interests of energy efficiency to accord with the National Planning Policy Framework and local policy S6 and S7 of the Central Lincolnshire Local Plan 2023.

19. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no domestic oil tanks or domestic gas tanks must be placed within the curtilage of the dwelling(s) hereby approved.

Reason: In the interests of energy efficiency to accord with the National Planning Policy Framework and local policy S6 and S7 of the Central Lincolnshire Local Plan 2023.

Decision Level: Planning Committee

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: *Ian Elliott*

Date: 11th March 2025

A handwritten signature in black ink that reads "R. Jackson". The signature is written in a cursive style with a long horizontal stroke at the end.

Authorising Officer:

.... **Date:** 11/03/2025



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Notes

1. All dimensions to be verified on site prior to any foundation or site works being commenced.
2. Any discrepancies to be reported to Ryland Design before work is put in hand.
3. Do not scale from this Drawing, use figured dimensions only, contractors are responsible for taking and checking dimensions.
4. All dimensions are in millimetres unless stated.
5. This Drawing is to be read in conjunction with relevant Consultant and Specialist Drawings.
6. This Drawing is to be read in conjunction with Drawing No.

Site Area
4112.6m²

Exclusion: Ryland Design Area NOT Principal Designer Unless Appointed Otherwise

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Agenda Item 6c

Ryland Design
architecture

Ryland Design Services Ltd
CHARTERED PRACTICE

Title	Ordnance Survey Site Plan Drawing
Date	November 2023
Client	Natomar Homes Ltd
Location	31 Tillbridge Road, Sturton by Stow, Lincoln, LN1 2BP
Drawing Number	RDS 11778 / 01 (E)

Scale	1:1250 @ A4
D.B	B.A
C.B	A.R.A

Revision	Date	Amendment
E	23/02/2024	Planning Amendments
D	02/01/2024	Drawing Updated
C	30/11/2023	Site Survey Information Updated
B	20/11/2023	Drawing Updated
A	05/11/2023	Drawing Updated

Tel | 01673 860100 Tel | 01522 899 296 Tel | 01472 730 987 Tel | 01507 389 057
 Web | www.rylanddesign.co.uk E-mail | studio@rylanddesign.co.uk
 Find Us On | Facebook | Twitter | Instagram | LinkedIn
 Located | 'Hamilton Place', 20 King Street, Market Rasen, Lincolnshire, LN8 3BB.
 Pavilion Way, New Waltham, Grimsby, DN36 4WT.

Officers Report

Planning Application No: 147813 (WL/2024/00100)

PROPOSAL: Planning application to erect 4no. dwellings with detached garages, with new access and associated works.

LOCATION: Land at 31 Tillbridge Road Sturton by Stow Lincoln LN1 2BP
WARD: Stow
WARD MEMBER: Cllr L M Mullally
APPLICANT NAME: Mr Andrew Denton

TARGET DECISION DATE: 07/03/2024 (Extension of time agreed to 4th April 2025)
DEVELOPMENT TYPE: Minor - Dwellings
CASE OFFICER: Holly Horton

RECOMMENDED DECISION: Grant planning permission, subject to conditions

This application has been referred to the planning committee following representations made by third parties, including the Parish Council and WLDC Conservation Officer.

Description:

The application site is located in the village of Sturton by Stow, on the northern side of Tillbridge Road (A1500). The site currently consists of the rear garden area of 31 Tillbridge Road. The site is adjoined by residential development to the north and west, with agricultural fields to the east and the highway to the south with residential dwellings opposite.

There are a number of trees protected by a Tree Protection Order (Sturton By Stow No1 2023) at the south of the site, as well as an isolated protected lime tree within the site, however it is noted that there has been extensive tree felling within the site in 2023. A definitive Right of Way, namely Stur/79/2 lies to the east of the site.

The dwelling at 31 Tillbridge Road known as 'Whitegates' to the front of the site (not within the red line of this application) is identified in the Neighbourhood Plan as a locally important heritage asset and as such, would be considered a Non-Designated Heritage Asset (NDHA). The site also lies within an area that has a mixed surface water flooding risk.

Planning permission is sought for the erection of 4no 3-bed single storey dwellings with detached garages, with a new access and associated works. The proposed dwellings would have a height to the eaves and ridge of approximately 2.8 metres and 5.8 metres respectively, with plots 1 and 4 being served by a double garage, and plots 2 and 3 being served by a single garage. The dwellings would all be situated to the east of the site, with the

access road and new pond with significant tree planting to the west. The dwellings would all be finished in red brick 'Verona' with grey Spanish slate roofing.

The proposal has been amended multiple times since submission following concerns raised by consultees, the LPA and local residents. As such, the proposed layout, form, design and appearance of the proposal has been amended, ultimately reducing the dwellings from 4no two-storey and 1no single storey, to 4no single storey dwellings with a significant amount of on-site planting. The amended proposals have been re-consulted on 3 times.

The most recent amendments (received 18/03/2025) which changed the finishing walling materials for plots 2 and 3 from render to brick and clarified a number of labels on the proposed site plan were minor in nature and therefore it wasn't considered necessary to re-consult on these amendments.

Relevant history: None.

Representations:

Chairman/Ward member(s): No representations received to date.

Sturton by Stow Parish Council:

06/02/2025 –

Sturton by Stow Parish Council objects to the following planning application WL/2024/00100 - Land at 31 Tillbridge Road due to insufficient time to make a constructive comment. Sturton by Stow Parish Council still stands by our previous observations.

30/01/2025 – Still has concerns:

- The Parish Council acknowledges improvements in the revised planning application but highlights several unresolved issues needing further detail or limitations. The development still does not meet the local housing needs outlined in the WLDC-adopted Neighbourhood Plan.
- Flood Risk: Concerns persist over the impact of increased impermeable surfaces and strain on an already overburdened wastewater system. Specific issues include the risk of sewage backflow due to suspected reverse pipe gradients on Tillbridge Lane and the disruption caused by proposed works. Proper flow direction and flood mitigation measures are essential.
- Height of Buildings: While all proposed dwellings are single-storey, requests binding covenants to prevent future roof extensions, ensuring privacy for nearby residents.
- Access Road: The single-track road raises safety concerns regarding vehicle movements, emergency access, and visitor parking.
- Biodiversity: Remain concerned about the ecological harm caused by site clearance. It calls for detailed mitigation measures and binding maintenance conditions for the undeveloped land, ensuring no future burden on the Parish Council.
- Consideration for Neighbouring Properties: Reiterates the need for respectful construction practices, including adherence to property boundaries, and stresses the importance of strict oversight.

12/07/2024 – Object as summarised below:

- Have reviewed the latest consultations submitted to this planning application, we still feel that it's still not taken into consideration any of the points raised by us which take into account our concerns and checked against the neighbourhood plan or the concerns of the local residents. We stand by our previous points raised and strongly object to this application and our previous comments still stand regarding the bio diversity issue.

11/06/2024 – Object to the proposal as summarised below:

- Concerns regarding a significant shortfall of 1.92 Biodiversity Net Gain (BNG) units and a 37.03% biodiversity loss. The developer conducted extensive site clearance, including the removal of ecologically valuable trees, prior to submitting the application. This reduced the site's biodiversity and influenced the Preliminary Ecological Appraisal (PEA). Although Arbtech attempted to estimate the original biodiversity baseline, the shortfall remains evident. The planning application was submitted prior to BNG becoming statutory in February 2024, but urges the council (WLDC) to refuse permission unless the applicant compensates for the biodiversity loss and meets the legal 10% BNG requirement. The Parish Council maintains its stance and continues to object.

07/05/2024 – Objects as summarised below:

- Have reviewed the latest updates submitted to this planning application. We feel that it has still not taken into consideration any of the points raised by us which take into account our concerns and checked against the neighbourhood plan or the concerns of the local residents. We stand by our previous points raised and strongly object to this application.

13/03/2024 – Objects as summarised below:

- Amended drawings changes nothing to address major concerns previously raised.
- Counting a garage space as general parking isn't resolving the problem as garages are not always used to park cars so shouldn't be included in the calculations.
- The footpath on the eastern boundary does not exist so it cannot connect to it, this shows a lack of local knowledge.
- The foul and surface water diagrams are welcomed however it doesn't show where the foul will connect to the overloaded system.
- The depth of the proposed water inverts will mean they will be full of water all year round.

13/02/2024 – Objects as summarised below:

- The application does not meet policies 5.1, 5.2, 5.4, 5.5, 5.9, 5.11, 5.12 and 5.13 of the Neighbourhood Plan.
- The properties are not in keeping with their surroundings and are not 1, 2 or 3 bed properties.
- The development would reduce privacy and amenities of neighbouring properties. The access is not fit for the volume and types of traffic that

the development requires and it will affect traffic flow on Tillbridge Road.

- Negative impact on biodiversity and extreme environmental damage has already occurred.
- Parking is not fit for purpose.
- Neighbouring properties will be more at risk of flooding. The site will no longer hold water and slowly release as a natural swale, run off will be significantly increased. There is also a risk of unwanted sewage being released after heavy rainfall. The sewage treatment works are already at capacity with a 1987 report concluding that no further building work should be allowed. No upgrades to the network have been achieved
- Rainwater harvesting is mandatory.
- The site is at risk of significant surface water flood risk and there is no drainage strategy. an
- The height of the new right lines are not in keeping with surrounding bungalows. This would change the look and give the wrong impression of the character of the housing type in Sturton by Stow.
- The removal of the existing habitat has already had a significant impact on green infrastructure and biodiversity. There is no viable plan to protect or reinstate any habitats that have been lost.

Local residents:

Objections from:

23 Saxilby Road, Sturton by Stow;
29 Tillbridge Road, Sturton by Stow;
12 Upper Close, Sturton by Stow.

Summary of comments on amended plans:

Late Documentation:

- The late submission of documents has made it difficult to fully review the proposal. Request an extension to allow proper evaluation.

Energy:

- The proposed solar panels are ineffective without sufficient battery storage and appropriate inverter specifications. Recommend including a G99 certificate, adequate battery capacity, and a 100A fuse to handle energy demands.

Access and Road Safety:

- The single-track road with poor visibility is hazardous for residents and emergency vehicles. Repositioning the road would improve safety and preserve existing hedges.
- The proposed narrow access road violates Highways standards, with insufficient width, no footpaths, and inadequate sightlines. Constructing the road will further reduce its width due to the preserved tree and the planned close-boarded fence. Alternative routes must be considered.

Environmental/Heritage Concerns:

- Strongly object to the loss of biodiversity and the filling in of the pond. There are no clear plans for hedge or green space maintenance.
- The site is listed as a Heritage Asset, and its destruction provides no community benefit. Significant biodiversity loss, exacerbated by prior land clearance and proposed tree removal, remains unresolved, failing to meet legal targets.

Building Restrictions:

- Binding covenants are necessary to prevent future roof extensions or dormers. Seek guarantees that green spaces will remain intact indefinitely.

Flooding and Drainage:

- Is the main issue with this development. Claims that flooding only occurs during storms is inaccurate; as a resident of Upper Close, I often face blocked drains and sewage overflows in all weathers. The outdated drainage system cannot support four new properties, worsening overflow issues for residents of Upper Close, Tillbridge Road, and 29 Tillbridge Road. The sudden inclusion of a pond in the plans suggests the developer recognizes these flooding problems. If it overflows, it will impact the development's green space and nearby gardens.
- The flood risk report by C2C, dated March 2024, is out of date and contains errors. It fails to address risks from standing water and inadequate drainage, with video evidence proving regular flooding in Eastfield and Sturton. Removing trees on-site has worsened these issues. Planting mature trees and shrubs would help mitigate this.
- Sturton's infrastructure cannot handle constant development. New builds don't provide affordable housing or necessary facilities like doctor's surgeries or shops. Adding oversized, expensive properties only increases pressure on existing systems. I urge the council to refuse this application, considering the community's needs and the evidence of recurring issues.
- Recent video evidence contradicts claims in the flood risk report, proving surface water flooding is a serious issue near Upper Close. The drainage system cannot cope with current demand, and additional properties will worsen sewage overflow. Removing mature trees has increased flood risks, while the planned removal of Holly and Yew trees for the access road will further harm biodiversity, already at a deficit.
- remain deeply concerned about the risk of surface and foul water flooding from this development, which will directly affect my property. The foul water system is already overloaded, and granting permission without addressing this issue disregards public health. Historic data in the flood risk assessment is flawed and ignores video evidence of severe flooding in the area, proving the report unreliable.
- Amended plans still fail to mitigate flooding risks, raising the likelihood of raw sewage flooding the village, a situation unacceptable in modern times. Until these issues are addressed, my objections to the development stand firm.
- The flood risk document acknowledges surface water flooding risks of up to 20cm, yet raising the finished floor levels fails to address or reduce this threat. The heavy clay soil is unsuitable for soakaways, as evidenced by water-filled ruts. The proposed foul connection at 29 Tillbridge Road will negatively impact the property, with risks ignored in the plan. The document's disclaimers undermine its reliability, and video evidence contradicts claims of no flooding. Flood Risk Policy 13 confirms surface water issues at this

location. These unresolved risks and insufficient drainage planning reinforce my objections to this development. My previous concerns remain valid.

Boundary and Fencing Concerns:

- The plan incorrectly states there is an existing boundary fence where none exists. My fence, built for my dogs, does not follow the boundary line and was installed sympathetically to preserve the Holly Hedge. Removing the hedge will uproot boundary posts that still mark the original line.

Design Concerns:

- The garage of Plot 4 is planned unreasonably close to my property's fence, and the entrance road borders 29 Tillbridge Road, whose residents have also strongly objected. The proposal disregards the impact on neighbours, reinforcing valid objections that must be considered.

Objections from:

23 Saxilby Road, Sturton by Stow;
12 Upper Close, Sturton by Stow;
15 Ashfield, Sturton by Stow;
Cragwood 20 Tillbridge Road, Sturton by Stow;
10 Eastfield, Sturton by Stow;
6 Eastfield, Sturton by Stow;
29 Tillbridge Road, Sturton by Stow;
2 Eastfield, Sturton by Stow;
High Street, Sturton by Stow;
24 Tillbridge Road, Sturton by Stow;

Summary of comments on original plans summarised below:

Housing Concerns and Design Issues The proposed 4- and 5-bedroom houses are inappropriate and fail to align with the Neighbourhood Plan, which prioritizes 1-, 2-, and 3-bedroom homes to meet local needs. Larger homes are unaffordable for first-time buyers and unsuitable for the area. This development does not enhance the character of the settlement or integrate with its rural feel. Instead, two-storey houses overlook surrounding bungalows, causing privacy loss and overshadowing. The site is part of the undeveloped footprint, and any changes contradict local planning policies. Existing plans disregard the heritage value of 31 Tillbridge Road and destroy the former orchard and cottage garden, which supported significant wildlife.

Environmental and Drainage Issues The site has suffered ecological destruction, with the removal of trees, hedgerows, and habitats for numerous species such as Smooth Newts, Grass Snakes, and various birds. The ecology report is flawed as it was completed after the clearance. Mitigation, like planting 18 trees, does not compensate for prior damage. Filling in the pond will further harm amphibians, while the loss of hedgerows impacts biodiversity and stability. There is no drainage strategy, despite the site's high water table and persistent waterlogging since November 2023. Surface water flooding and overloaded sewage systems already cause raw sewage to flood gardens during rainfall. This situation would worsen if the development proceeds, endangering public health.

Access and Infrastructure Problems The proposed single-lane access road is inadequate, causing safety risks, tailbacks, and no space for vehicles to pass. It fails to comply with highway standards and jeopardizes emergency vehicle access. Without a pedestrian footway, the road's impact on privacy and security for nearby homes is significant. Increased vehicle movements create safety hazards, particularly with speeding issues on Tillbridge Road. The permeable access road cannot handle surface water from heavy storms, worsening flooding risks. Parking provision is also insufficient, with only two spaces per property, leading to unacceptable on-street parking.

Health and Safety Concerns The broken Nissan hut, made of asbestos, poses health risks as harmful fibres were released during clearance. Proposed ASHPs near properties will cause noise disturbances, disrupting tranquillity. Light pollution is a concern, and the development includes no plans for vehicle wheel washing, potentially contaminating the highway. Construction will severely disrupt residents through noise and damage, with many properties losing light, views, and privacy due to the proximity of new buildings.

Planning and Policy Failures This proposal fails to comply with the NPPF 2023 and local policies. Key infrastructure, such as the sewage system, is at capacity, with no planned upgrades in 36 years. The repeated modifications disregard local concerns, showing a lack of consideration for residents. With 35 properties currently for sale in the village, additional housing is unnecessary and unwanted. Residents strongly oppose this development, and planning permission should be refused.

Make a general observation from: 24 Tillbridge Road

Comments summarised:

- A 1.8 metre high fence would surely only mean a fantastic view from the first floor.
- There is no Drainage Impact Assessment included.
- Architectural elevations would be helpful to review the impact.
- Would like to see an extension to the 30mph limit to the existing 40mph at the current location.

LCC Highways: 11/03/2025 - No Objections and request informatives. Having given due regard to the appropriate local and national planning policy guidance (in particular the National Planning Policy Framework), Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) has concluded that the proposed development would not be expected to have an unacceptable impact upon highway safety or a severe residual cumulative impact upon the local highway network and therefore does not wish to object to this planning application.

Comments: The proposal provides a suitable access point and has sufficient parking and turning within the site, therefore it would not have an unacceptable impact on the public highway.

31/01/2024 - Please request the applicant demonstrate turning within the site for a white goods vehicle, it's noted there is an area but is this intended for parking? Could turning be achieved if vehicles were parked there? It's noted the road narrows down, a minimum width of 3.7m should be maintained to allow safe access for emergency vehicles. Please request the applicant gives consideration to providing an internal link within the site to the PROW located to the north east of the site, this will give residents access to the park and provide permeable links to the village.

LCC Archaeology: The site is located just off Till Bridge Lane, which is a road of Roman origin. There are also Roman coins which have been found in a nearby field. There is some archaeological potential on the site pertaining to this period. The trees on the site were possibly planted at some point between 1885 and 1905 when 31 Till Bridge Lane was constructed. It is possible that rooting from these trees has impacted any potential archaeological remains and the removal of the trees will have a further impact on any potentially surviving archaeological remains. I think it would be impractical to adequately record any potential archaeology on the site prior to its destruction. Given the constraints of the site and that the archaeological potential is not very high I would not recommend an archaeological condition.

WLDC Strategic Housing: In accordance with Policy S22 of the Central Lincolnshire Local Plan, no affordable housing obligation is triggered by the proposed development.

WLDC Conservation Officer: 23/01/2025 – Objects - My previous comments still stand that I feel the NDHA should contain the entirety of the land as a single development created within the countryside as found in the historic mapping. The CLLP has a presumption in favour in retention of NDHAs and their significance with the retention and reinstatement of special features of the heritage asset. However, the harm to a NDHA must be balanced against the significance and the significance of the NDHA. In the Sturton by Stow and Stow Neighbourhood Plan only identifies the property as significant, not the grounds, which limits the weight afforded to it when considering the balance against other policies. I would request the planning officer considers the significance of the grounds in their balanced judgement as required in para 216 of the NPPF, even though this has not been identified within the Neighbourhood Plan.

If the proposal of development is deemed acceptable then the spatial quality of the development has improved by having four properties which has allowed more green space per property, I do not have a concern over this.

However, the quality of design of the bungalows offers limited architectural detail, creating a low-quality proposal within the grounds of a heritage asset. I would expect to see more architectural design that exceeds the low-quality 20th century bungalows to the west, not mimic it. Mitigation of harm can be assisted through high quality design and materials to respect the heritage asset, so I would expect to see a stronger design to better reduce the harm in

the proposal. The slate and red brick respects the material palette within the site however, the introduction of render is incompatible and should be entirely removed. The roof lines would also benefit from architectural features such as the dentil brick features and a brick chimney with some architectural design. The introduction of a chimney would enable the use of carbon neutral wood burners within the bungalows which can benefit the energy performance of the properties whilst aiding in mitigating harm through high quality architectural design.

Overall, I feel part of the heritage significance of the NDHA is being lost through the development, however, if this harm is deemed balanced then I would expect to see a higher quality design to better mitigate the harm of the development as detailed above.

03/07/2024 – Objects (as summarised below):

- The rear garden of 31 Tillbridge Road is an integral part of the Non-Designated Heritage Asset (NDHA) as it reflects the property's original, architecturally designed layout. Claims in the HIA that the development would cause "negligible" harm to the setting are incorrect; the impact is significant and irreversible. Both the rear and front gardens are part of the high-status property's intentional design, and their destruction will severely diminish the NDHA's significance. Mitigation strategies, such as additional trees or high-quality materials, fail to address this harm, as modern developments are incompatible with the late Victorian/early Edwardian character of the site.
- The proposed development cuts through the front garden for access and destroys the rear orchard, violating Policies S57 and S53 of the CLLP and Paragraph 209 of the NPPF. The modern, compact housing designs lack compatibility with the historical context and harm the NDHA's significance. Attempts to justify the scheme fail, as there are no benefits to the NDHA or its setting. The planned development, including visible two-storey homes and solar panels, harms the historical integrity of the site and its surroundings, particularly views from Tillbridge Road and the public right of way. The proposal must be rejected due to these significant negative impacts.

12/06/2024 – Objects (in summary)

- The site at 31 Tillbridge Road, identified as "Whitegates" in the Neighbourhood Plan, is a Non-Designated Heritage Asset (NDHA). Its historic significance, including the house, garden, and orchard designed as a cohesive plot circa 1900, is acknowledged in Policy S57 of the Local Plan and Paragraph 209 of the NPPF. This policy emphasizes the preservation of NDHAs, requiring any harm to their significance to be balanced against the proposal's benefits.
- The proposal, which seeks to remove trees, alter boundaries, and build dwellings within the garden space, undermines the integrity of the NDHA. The garden is intrinsic to the asset, with mapping records confirming its unaltered design since its creation. Recent clearance of the garden should not diminish its significance, as deliberate neglect or damage should not influence planning decisions (Paragraph 202, NPPF).
- The removal of trees has caused harm, and replanting is necessary. The development would destroy the character and significance of the NDHA and its setting, contrary to the NPPF and Policy S57 of the Local Plan. As such, I

object to the proposal and urge its refusal to protect this important heritage asset.

WLDC Building Control:

17/03/2025

- The storm water is shown discharging to an existing pond, attenuated eventually to 1.6 l/s
- There are provisions for fully porous roads and drives
- There does not appear to any provision for any over-flowing of the pond (if required)
- Some of the calculations note 'surcharged' and 'flood risk' – this should be clarified
- *The Engineer confirms the development will not be at risk from surface water etc.*
- The foul water is shown discharging to an existing foul water sewer
- This should be OK if all necessary permissions are granted

05/07/2024:

- The foul water is shown discharging to an existing sewer
- This should be OK if all necessary permissions are granted
- The storm water is shown discharging to an existing pond with a discharge rate of 1.6 l/s
- Suitable calculations are required to show this is suitable / acceptable
- Is not obvious if there are provisions for if the pond over-flows

Central Lincolnshire Ecology and Wildlife Officer:

05/12/2024 – Verbal conversation that the amended metric is acceptable and have reached a point where no further on-site gains could be achieved. The current proposals are acceptable, and the baseline is agreeable. The applicant will however need to purchase off site credits. A condition to show that the development has delivered 10% would be required on any decision.

04/07/2024 - This site has been subject to preapplication degradation. The Ecologist has used satellite imagery to estimate the number and size of trees removed (they themselves have admitted that this is likely an underestimation). The felled trees have also been included in the baseline as having moderate condition; DEFRA guidance is that any degraded habitat (such as tree felling) should assume good condition where other evidence is not available. As such this would further inflate the baseline. A heavily precautionary approach to the baseline must be taken (and agreed by the LPA) if we were to consider the application (this would likely impact site viability)

The proposal itself does make effective use of urban greening (some of which would not be permitted unfortunately under Statutory BNG). However, the post development value is also inaccurate as trees added to hedgerows and forming lines of trees have been counted as individual trees rather than in the hedgerow module this is incorrect and would thus require further unit compensation. The loss of trees would need to also be compensated for not

only for BNG but also policy 66. It is likely that given an updated baseline and correct inclusion of trees that this application would show closer to -50% for area habitat. Such a low value would reflect a lack of adherence to both the NPPF mitigation Hierarchy and BNG hierarchy.

With the degree of pre application degradation it would not be appropriate for me to support such an application and every effort should be taken to reinstate the lost habitat.

WLDC Trees and Landscaping Officer

11/02/2025 – Request details to be provided as part of a landscaping condition:

- Some further information is required to clarify tree form and sizes.
- Some tree positions require moving further away from the edge of the access drive, to prevent the trees being damaged or them damaging the drive by lifting and distorting it as the trees grow in stem girth and roots increase in diameter. Specific trees are identified in above paragraphs 3 and 4.
- Some notes on the plan are covered by neighbouring houses, and the notes should be moved where they can be clearly read or made so they appear on top of the houses instead of behind them.
- The percentages of some hedge plant species needs to be altered, unless these percentages are specifically required for BNG, as detailed above in paragraph 5.
- Hedge planting layout and spacing/density is required.
- Some additional maintenance details are required, as detailed above in paragraphs 8 and 9.

12/02/2025 – Further details required:

- There is insufficient space for screen planting between the westerly plot and the new boundary, in particular alongside the section of boundary adjoining No8 Eastfield.
- Further information is required for the proposed landscape scheme to clarify size and form of intended trees.
- The details in the landscape specification on drawing RDS 11778/18 (D) should be followed to ensure the new planting has the best chances of survival.
- The installation of any underground services should be kept outside tree RPA,s. Where this cannot be avoided , and encroachment into any RPA of TPO trees should avoid mechanical excavations, and should be carried out using the NJUG Volume 4 guidance.
- It is vital that the details within the Arboricultural Method Statement are adhered to, and it should be conditioned so. Any activities relating to the development of this site should be carried out in accordance with the Arboricultural Method Statement dated 22nd December 2023, Ref: QU-942-23-EQUANS.
- Tree protection methods as detailed within the AMS and its Appendix A plan should be installed at the correct positions prior to any development activities commencing, and should be kept in position until complete, or until the driveway construction is started. Once tree protection measures have been moved to allow driveway creation, no heavy vehicles or machinery/plant should drive over the trees exposed RPAs before the driveway is constructed.

- Only the specific tree works as detailed in the AMS may be carried out if planning permission is granted, otherwise an additional tree application would be required for any further tree works intended. A condition should be included to specify any tree works must be carried out to British Standards for Tree Works, as detailed in document BS3998:2010, to ensure pruning works are carried out to current arboricultural standards.

Horizon: Checked 18/03/2025

Relevant Planning Policies:

Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. Here, the Development Plan comprises the provisions of the Central Lincolnshire Local Plan (adopted in April 2023); the Sturton by Stow and Stow Neighbourhood Plan Review (minor modifications) (adopted August 2022); and the Lincolnshire Minerals and Waste Local Plan (adopted June 2016).

Development Plan

- ***Central Lincolnshire Local Plan 2012-2036 (CLLP)***

Relevant policies of the CLLP include:

S1: The Spatial Strategy and Settlement Hierarchy

S2: Growth Levels and Distribution

S4: Housing Development in or Adjacent to Villages

S6: Design Principles for Efficient Buildings

S7: Reducing Energy Consumption – Residential Dwellings

S21: Flood Risk and Water Resources

S23: Meeting Accommodation Needs

S47: Accessibility and Transport

S49: Parking Provision

S53: Design and Amenity

S57: The Historic Environment

S60: Protecting Biodiversity and Geodiversity

S61: Biodiversity Opportunity and Delivering Measurable Net Gains

S66: Trees, Woodland and Hedgerows

<https://www.n-kesteven.gov.uk/central-lincolnshire>

- ***Sturton by Stow and Stow Neighbourhood Plan Review 2019 – 2036 (NP)***

Relevant policies of the NP include:

Policy 1: Sustainable Development

Policy 2: Residential Development Management

Policy 4: Housing Mix and Affordability

Policy 5: Delivering Good Design

Policy 6: The Historic Environment

Policy 12: Environmental Protection

Policy 13: Flood Risk

<https://www.west-lindsey.gov.uk/planning-building-control/planning/neighbourhood-planning/sturton-stow-stow-neighbourhood-plan>

- **Lincolnshire Minerals and Waste Local Plan (LMWLP)**

The site is not within a Minerals Safeguarding Area, Minerals or Waste site / area.

<https://www.lincolnshire.gov.uk/planning/minerals-waste>

National policy & guidance (Material Consideration)

- **National Planning Policy Framework (NPPF)**

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

The NPPF sets out the Government's planning policies for England and how these should be applied. It is a material consideration in planning decisions. The most recent iteration of the NPPF was published in December 2024. Paragraph 232 states:

"Existing [development plan] policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, 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)."

- **National Planning Practice Guidance**

<https://www.gov.uk/government/collections/planning-practice-guidance>

- **National Design Guide (2019)**

<https://www.gov.uk/government/publications/national-design-guide>

- **National Design Model Code (2021)**

<https://www.gov.uk/government/publications/national-model-design-code>

Main issues

- Principle of Development
- Heritage Impact
- Character and Visual Impact
Trees and Landscaping
- Residential Amenity
- Flood Risk
- Highways, Access and Parking
- Climate Change/Energy Efficiency
- Foul and Surface Water Drainage
- Biodiversity Net Gain

- Right of Way
- Other Matters

Assessment:

Principle of Development

Local Policy S1 sets out a spatial strategy and settlement hierarchy from which to focus housing growth. Policy S1 of the CLLP designates Sturton by Stow as a medium village. Policy S1 outlines that medium villages may receive some limited growth through allocations in this plan in order to achieve a balance between ensuring the vitality of the village and protecting the rural character. Policy S1 goes on to state that *'beyond site allocations made in this plan or any applicable neighbourhood plan, development will be limited to that which accords with Policy S4: Housing Development in or Adjacent to Villages or other policies relating to non-residential development in this plan as relevant'*.

Policy S4 states the following:

'Large, Medium and Small Villages, as defined in the Settlement Hierarchy in Policy S1, will experience limited growth to support their role and function through allocated sites of 10 or more dwellings in the Local Plan, sites allocated in neighbourhood plans, or on unallocated sites in appropriate locations within the developed footprint** of the village that are typically:*

- *up to 10 dwellings in Large Villages and Medium Villages; and*
- *up to 5 dwellings in Small Villages.*

Proposals on unallocated sites not meeting these criteria will not generally be supported unless there are clear material planning considerations that indicate otherwise.

2. Residential development proposals for unallocated sites within the size thresholds set out in part 1 of this policy and within the developed footprint of the village will only be supported where it would:

- a) preserve or enhance the settlement's character and appearance;*
- b) not significantly harm the character and appearance of the surrounding countryside or the rural setting of the village; and*
- c) be consistent with other policies in the development plan.*

It is therefore necessary to assess whether the proposed site is within the developed footprint of Sturton by Stow, and whether the site is an appropriate location.

The developed footprint of a settlement is defined in the Glossary of the CLLP as:

'Developed footprint of a settlement is defined as the continuous built form of the settlement and excludes:

- *individual buildings or groups of dispersed buildings which are clearly detached from the continuous built up area of the settlement;*
- *gardens, paddocks and other undeveloped land within the curtilage of buildings on the edge of the settlement where land relates more to the surrounding countryside than to the built up area of the settlement;*
- *agricultural buildings and associated land on the edge of the settlement; and*
- *outdoor sports and recreation facilities and other formal open spaces on the edge of the settlement.'*

The parcel of land is situated on the easternmost edge of Sturton by Stow and is bound to the north and west by residential dwellings and their garden areas, to the south by 31 Tillbridge Road with the highway beyond that, and residential dwellings beyond, and open agricultural fields to the east. The current use of the site is domestic garden land associated with the dwelling at 31 Tillbridge Road. It is therefore considered that the site is garden land within the curtilage of a building on the edge of the settlement, however it is considered that given the site is adjoined by residential uses to the north, west, and south, that the land relates more to the built-up area of the settlement rather than the countryside to the east. Therefore, the site is considered to be within the developed footprint of Sturton by Stow.

The proposal would accord with the scale of development of up to 10 dwellings permitted on an unallocated site in a medium village.

When considering if the site is an appropriate location, it must comply with Part 2 of Policy S4 above and the below definition contained within the Glossary of the CLLP:

'Appropriate locations means a location which does not conflict, when taken as a whole, with national policy or policies in this Local Plan. In addition, to qualify as an 'appropriate location', the site, if developed, would:

- *retain the core shape and form of the settlement;*
- *not significantly harm the settlement's character and appearance; and*
- *not significantly harm the character and appearance of the surrounding countryside or the rural setting of the settlement.'*

The proposed development is considered to retain the core shape and form of the settlement as it would not result in any sprawl into the open countryside to the immediate east of the site. Following significant revisions during the determination of this application, it is considered that the development of this site would not significantly harm the settlement's character and appearance nor that of the surrounding countryside/rural setting of the settlement. The development would therefore be an appropriate location for housing development. Overall, the proposal would accord with Policy S1 and S4 of the CLLP.

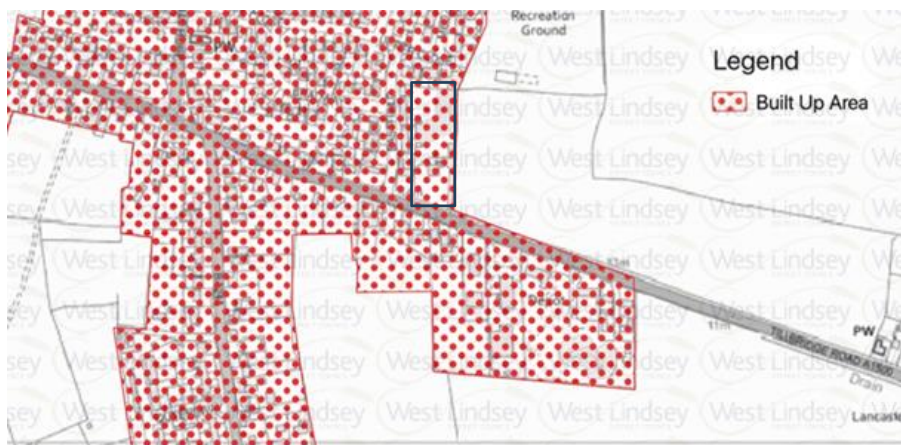
Policy 2: Residential Development Management of the NP states that (in regards to the principle of new dwellings):

'Proposals for residential development of up to nine dwellings in Sturton by Stow or four dwellings in Stow, on infill and redevelopment site will be supported where they meet the following criteria:

a) they fill a gap in an existing frontage, or on other sites, within the existing or planned built-up area of the villages (as shown in Policy Map 2.1 and Policy Map 2.2);*

*f) the proposed development does not result in back-land development, unless it is demonstrated that a particular back-land development will not unacceptably reduce the amenities** which neighbouring residents may reasonably expect to enjoy;'*

Below is a screenshot from Policy Map 2.1 of the NP showing the southern area of the Sturton by Stow Built Up Area. The black rectangle roughly indicates the site that is the subject of this application. The proposed site is considered to sit within the existing built up area of the village and would 'fill a gap' within this built up area.



In regards to criteria f) of the Policy 2 of the NP, the NP does not provide a definition of back-land development however it can reasonably be assumed that back-land development is development that sits behind an established building line of existing housing or other development, on land that is often used as garden land. The proposed development would be in the large rear garden area of 31 Tillbridge Road however there is not an established building line given dwellings forming Eastfield and Upper Close adjoin the site to the west and north. Notwithstanding this, it is not considered that the amenities of the nearby properties would be unacceptably harmed by the proposed development. The proposal is therefore considered to accord with Policy 2 of the NP.

Conclusion

Overall the principle of the development is considered to accord with Policies S1 and S4 of the CLLP and Policy 2 of the NP and would therefore be acceptable subject to satisfying other material considerations.

Heritage Impact

The dwelling at 31 Tillbridge Road known as 'Whitegates' to the front of the site (not within the red line of this application) is identified in the NP as a locally important heritage asset and as such, would be considered a Non-Designated Heritage Asset (NDHA). The dwelling lies to the south of the site however it is not within the red line application site boundary, nor is it within the ownership of the applicant.

The NP notes the following in regard to the dwelling:

'Good quality red brick with a slate roof and dentil course. Original fenestration pattern, windows and fittings. Original veranda. Several outbuildings of red brick with pantile roof. 20th C Built by a Quaker businessman in 1900 and largely unaltered externally. Outbuildings include granary/apple store and pony stable.'

Policy S57 of the CLLP states the following in regards to development that would affect a NDHA:

'Where a non-designated heritage asset is affected by development proposals, there will be a presumption in favour of its retention, though regard will be had to the scale of any harm or loss and the significance of the heritage asset. Any special features which contribute to an asset's significance should be retained and reinstated, where possible.'

Policy 2 of the NP states that residential development will be supported where *"h) there are no adverse impacts on locally important heritage assets and/or wildlife features."*

Policy 5 (2)(d) states that development proposals will be supported, that *"avoid adversely impacting on Heritage Assets listed in Policy 6 and/or the Protected Views of Policy 9"*.

Policy 6 of the NP states that *'When considering the impact of a proposed development on the significance of a designated and non-designated heritage asset (as shown on Policy Map 6), great weight will be given to the asset's conservation. The more important the asset, the greater the weight will be.'*

Paragraph 216 of the NPPF states that: *"The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset."*

A Heritage Statement was requested during the determination of the application, in accordance with the requirement within Policy S57 of the CLLP.

It concludes the following:

“The site clearly has capacity for additional development. The proposed layout has sought to protect the primary setting of the existing house, namely the front garden. The visual impact of the new housing on the setting of these non-designated heritage assets is limited due to the separation distances involved. This could be further mitigated by a comprehensive landscape planting scheme. This would be in accord Step 4 of the GPA 3 ‘to maximise enhancement and minimise harm to the setting of heritage assets’.

In addition to this, what limited impact there may be because of the proposals could be compensated for by mitigation measures which include high-quality materials, appropriate massing, architectural detailing which hopefully combine to create a coherent and well-ordered estate layout.

The impetus of the proposed development could help to ensure the timely refurbishment and reuse of the existing buildings which are of local interest and significance. In addition to this, the gardens, hedgerows and trees could all be managed, augmented and improved.”

The WLDC Conservation Officer has been consulted on the proposal throughout and has maintain an objection throughout. Their comments on the most recent amendment to the proposal are as follows:

“My previous comments still stand that I feel the NDHA should contain the entirety of the land as a single development created within the countryside as found in the historic mapping. The CLLP has a presumption in favour in retention of NDHAs and their significance with the retention and reinstatement of special features of the heritage asset. However, the harm to a NDHA must be balanced against the significance and the significance of the NDHA. In the Sturton by Stow and Stow Neighbourhood Plan only identifies the property as significant, not the grounds, which limits the weight afforded to it when considering the balance against other policies. I would request the planning officer considers the significance of the grounds in their balanced judgement as required in para 216 of the NPPF, even though this has not been identified within the Neighbourhood Plan.

If the proposal of development is deemed acceptable then the spatial quality of the development has improved by having four properties which has allowed more green space per property, I do not have a concern over this.

However, the quality of design of the bungalows offers limited architectural detail, creating a low-quality proposal within the grounds of a heritage asset. I would expect to see more architectural design that exceeds the low-quality 20th century bungalows to the west, not mimic it. Mitigation of harm can be assisted through high quality design and materials to respect the heritage asset, so I would expect to see a stronger design to better reduce the harm in the proposal. The slate and red brick respects the material palette within the site however, the introduction of render is incompatible and should be entirely removed. The roof lines would also benefit from architectural features such as the dentil brick features and a brick chimney with some architectural design.

The introduction of a chimney would enable the use of carbon neutral wood burners within the bungalows which can benefit the energy performance of the properties whilst aiding in mitigating harm through high quality architectural design.

Overall, I feel part of the heritage significance of the NDHA is being lost through the development, however, if this harm is deemed balanced then I would expect to see a higher quality design to better mitigate the harm of the development as detailed above.”

In accordance with policy S57 of the CLLP and paragraph 216 of the NPPF, the balance in this decision is the scale of any harm or loss against the significance of the heritage asset.

Whilst the comments of the Conservation Officer are noted, the non-designated heritage asset including the outbuilding would remain as a result of the development. There would be no loss of any element except from the removal of a more modern addition at the rear constructed out of breeze block, the removal of which would be considered as an enhancement to the NDHA. It is not considered that the garden area to the rear would be encompassed within the NDHA, given the assets description within the neighbourhood plan does not detail this.

The description contained within the NP is very narrow and doesn't make reference to the grounds of the building, however it does acknowledge that there are outbuildings within the site (which are being retained albeit with the loss of the modern breeze block extension as below). Therefore, the only consideration is the impact of the proposal on the setting of the NDHA.



The existing NDHA is read within the context of the surrounding development which consists largely of single storey dwellings, with the occasional two-storey dwelling, all finished in a variety of materials including red brick, buff brick and render. Whilst there would be some impact to the setting of the NDHA, as identified within the Heritage Statement, however the dwellings have been reduced in size and numbers (from 4no two-storey and 1no single storey, to 4no single storey). Since the Conservation Officers most recent comments, the dwellings have all been changed to be finished in red brick.

This Officer acknowledges that there would be some harm caused by the introduction of dwellings to the rear of the existing NDHA, however the

proposal has been significantly altered to minimise the impacts on the NDHA and the NDHA would retain sufficient amenity space. Therefore overall, it is considered that this harm would be indirect and is outweighed by the provision of 4no market dwellings in a sustainable location for development. The proposal would therefore accord with policy S57 of the CLLP, Policy S6 of the NP, and the guidance contained within the National Planning Policy Framework, in particular paragraph 216.

Character and Visual Impact

Local Plan Policy S53 states that all development must achieve high quality sustainable design that contributes positively to local character, landscape and townscape, and supports diversity, equality and access for all. Development must relate well to the site, its local and wider context and existing characteristics including the retention of existing natural and historic features wherever possible and including appropriate landscape and boundary treatments to ensure that the development can be satisfactorily assimilated into the surrounding area.

It further states that development should contribute positively to the sense of place, reflecting and enhancing existing character and distinctiveness, and should be appropriate for its context and its future use in terms of its building types, street layout, development block type and size, siting, height, scale, massing, form, rhythm, plot widths, gaps between buildings, and the ratio of developed to undeveloped space both within a plot and within a scheme. In addition, development must achieve a density not only appropriate for its context but also taking into account its accessibility.

Policy 2 of the NP states that development should be well designed and in keeping with their local surroundings, and respect the character of the area - including any heritage assets.

The dwellings forming Eastfield to the west of the site are single storey in height, as are the bungalows forming Upper Close to the north of the site. 29 Tillbridge Road to the south west is two storey in height, as is the existing dwelling to the immediate south (31 Tillbridge Road). The approach into the settlement of Sturton by Stow when travelling along Tillbridge Road looking towards the application site in a westerly direction is largely green and verdant, despite a significant number of non-protected trees being removed prior to the submission of this application.

The proposed development would consist of 4no single storey dwellings that have a height to the eaves and ridge of approximately 2.8 metres and 5.8 metres respectively, with plots 1 and 4 being served by a double garage, and plots 2 and 3 being served by a single garage. The dwellings would all be situated to the east of the site, with the access road and new pond with significant tree planting to the west. Existing hedging and fencing along the northern boundary would be retained, with new fencing proposed along the western and southern boundary. New fencing is proposed to the east of the dwellings, however this would be inset from the existing boundary line by

approximately 2m to allow a modified grassland buffer strip between the existing hedge line (which is sparse in parts) and the proposed fencing.

The proposed dwellings would be all be finished in Verona brickwork with slate tiles, black guttering and dark grey windows and doors. An example of Verona Multi brick as supplied within this application below:



The proposed materials will be conditioned were it minded to grant planning permission to ensure they are completed in accordance with the details provided.

The dwellings all being single storey and finished in brickwork would assimilate with the surrounding character being largely bungalows. Overall, it is considered that the development would not appear incongruous when read within the street scene context and the surrounding character of the area, and would therefore respect the surrounding scale and massing of development.

Trees and Landscaping

Policy S66 of the CLLP states that *'development proposals should be prepared based on the overriding principle that:*

- *the existing tree and woodland cover is maintained, improved and expanded; and*
- *opportunities for expanding woodland are actively considered, and implemented where practical and appropriate to do so.'*

Policy 2 of the NP states that development should not have an unacceptably impact on the natural environment.

As briefly stated in the Biodiversity Net Gain section, and as detailed in the full comments of the WLDC Trees and Landscape Officer, substantial tree clearance took place on the site in 2023 to remove many non-protected trees and shrubs. Following a request for a Tree Preservation Order (TPO) from local residents, and following consideration by the WLDC Tree Officer, a TPO was created (Sturton by Stow No1 2023) for certain trees along the southern and eastern boundaries of 31 Tillbridge Road. Trees in the rear garden did not provide sufficient prominence or feature when viewed from surrounding public vantage points for their amenity value to meet the criteria for a TPO. They have additionally stated that the non-TPO trees remaining on the site are all category C trees which should not pose a constraint to development.

The WLDC Trees and Landscaping Officer has been consulted on the proposal throughout. Amendments have been made to the proposal since submission which include the planting of a significant number of trees across the site. The Tree Officer has stated that they are happy with submitted information however they do require further information in the form of a comprehensive landscaping plan to ensure full details are secured with regard to the proposed planting, were it minded to grant planning permission on the site. They have also requested a condition to ensure that development proceeds in accordance with the submitted tree protection measures. It is therefore considered that subject to these conditions, the proposed development is acceptable in this regard and would accord with Policy S66 of the CLLP, Policy 2 of the NP, and the provisions of the NPPF in this regard.

Overall, it is considered that the proposal, subject to conditions, would accord with Policies S53 and S81 of the Central Lincolnshire Local Plan, Policy 2 of the NP, and the provisions of the NPPF.

Residential Amenity

Criteria 8 Homes and Buildings of Policy S53 states that development proposals will:

- a) Provide homes with good quality internal environments with adequate space for users and good access to private, shared or public spaces;*
- b) Be adaptable and resilient to climate change and be compatible with achieving a net zero carbon Central Lincolnshire as required by Policies S6, S7 and S8;*
- c) Be capable of adapting to changing needs of future occupants and be cost effective to run by achieving the standards set out in Policy S20;*
- d) Not result in harm to people's amenity either within the proposed development or neighbouring it through overlooking, overshadowing, loss of light or increase in artificial light or glare;*
- e) Provide adequate storage, waste, servicing and utilities for the use proposed;*

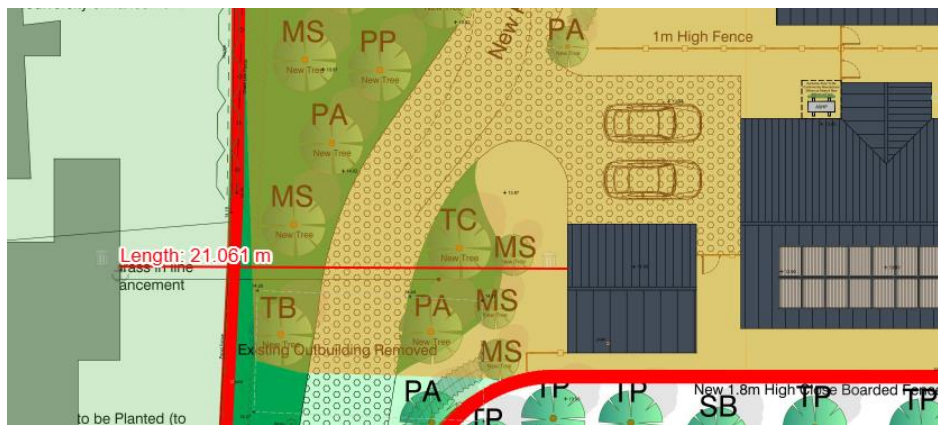
Policy 2 of the NP states the following in regard to proposals for new residential development:

'c) they do not unacceptably reduce the privacy and/ or amenity of nearby properties;'

The proposed site would be adjoined by residential dwellings to the north, east and south. The separation distance between plot 4 and the rear elevation of the dwelling to the north '14 Upper Close' would be approximately 10.1 metres, with the dwelling being situated approximately 3 metres from the shared boundary. The garage serving plot 4 would be approximately 12.7 metres from the rear elevation of No 12 Upper Close. The proposed bungalow and garage at plot 4 would have a height to the eaves of approximately 2.8 metres and 2.7 metres respectively, and the ridges of both would slope away from the dwellings to the north.



The separation distance between the garage of plot 1 (the most westerly built structure) and the rear elevation of '2 Eastfield' to the west is approximately 21 metres.



All of the bungalows are positioned within the eastern-most area of the site and are positioned as such to allow sufficient separation distance between the proposed and existing neighbouring dwellings. The proposed dwellings would all be single storey in height and therefore would not overlook or over dominate the other proposed dwellings or existing neighbouring dwellings. Given the separation distances, and the design of the dwellings, the proposed development would not be expected to have an adverse impact through overdominance, overlooking or overshadowing.

Access Road

Concerns have been raised in regard to the private access road and the impacts on the rear amenity areas of the dwellings to the west of the site.

The proposed access would serve 4no 3-bed dwellings. The private driveway serving the dwellings would run close to the shared boundary with the

dwellings to the east of the site, in particular 29 Tillbridge Road and No2, 4 and 6 Eastfield. It is considered that a proposal of this size would not generate a significant number of comings and goings to the detrimental harm of the amenities of the occupiers of neighbouring dwellings, however given the application proposes a new 2.1 metre high close boarded fence to be erected inside existing boundary fence, in the interests of minimising any impact on the amenities of the occupiers of neighbouring dwellings, it is considered to be reasonable and necessary to include a condition to ensure that the fencing is acoustic fencing, to reduce any noise caused by the vehicles serving the 4no dwellings. Subject to this condition, the proposal would not be expected to have an unacceptably harmful noise impact or headlight glare disturbance on the dwellings to the east of the site.

Private Amenity Space

The proposed dwellings are considered to have sufficient private amenity space to the rear, with an average rear garden length of approximately 9.5 metres by 13 metres.

Construction

Although the construction phase is temporary, it can last a number of months when constructing 4 dwellings. To ensure the construction phase would not have an overly disturbing impact on the existing residents, it is considered relevant, reasonable and necessary to attach a construction management plan condition to the permission.

To conclude, it is considered that the proposed development, subject to conditions, would not have any unacceptably harmful impacts on the living conditions of existing or proposed neighbouring dwellings. The proposed development would therefore accord with Policy S53 of the CLLP, Policy 2 of the NP, and the provisions of the NPPF.

Flood Risk

Policy S21 of the Central Lincolnshire Local Plan states that:

‘Through appropriate consultation and option appraisal, development proposals should demonstrate:

- a. that they are informed by and take account of the best available information from all sources of flood risk and by site specific flood risk assessments where appropriate;*
- b. that there is no unacceptable increased risk of flooding to the development site or to existing properties;*
- c. that the development will be safe during its lifetime, does not affect the integrity of existing flood defences and any necessary flood mitigation measures have been agreed with the relevant bodies;’*

Policy 13 of the NP states the following in regards to flood risk:

1. *‘Development proposals, including those within areas that have experienced flooding, as shown on accredited flood risk maps, should demonstrate that the proposal has considered the risk of flooding from all sources and will not have an unacceptable impact on existing foul and surface water drainage infrastructure. Development proposals should make use of sustainable drainage systems to manage surface water, wherever practicable.*
2. *Development proposals should not increase the rates of surface water runoff or increase flood risk in the area.’*

The application site is located within Flood Zone 1 which is sequentially preferable, however Gov.uk¹ mapping indicates that part of the central area of the site is identified as being at low and medium risk of surface water flooding as well as the southern-most part at the entrance of the site.

A site-specific flood risk assessment (FRA) (most recent received 11/03/2025) was requested during the determination of the application due to areas of the site being at risk from surface water flooding.

The FRA states that:

“The proposed drainage strategy proposes to incorporate a lined porous paved access road and driveways in this location. The permeable paved access road and driveways will allow all surface water run-off from the development to enter the drainage system, control and treat the flows, and convey them to the existing pond located on site. The surface water flood risk will be mitigated, therefore, reducing the site-wide flood risk. The risk of post development surface water flooding will be reduced from the pre-development risk.

As the surface water flood maps show the maximum depth of surface water flooding within the high-risk area is 0.2m, although the dwellings are situated outside of this high-risk zone, finished floor levels of the dwellings have been increased to be 300mm above external site levels to provide additional protection.

The permeable paved access road will also provide treatment for all surface water intercepted and conveyed into the pond.”

Whilst a small proportion of the proposed dwellings would be constructed in an area at risk of surface water flooding, a significant portion of the proposed dwellings would lie outside of the area at risk of surface water flooding. The FRA has made it clear that the permeable paved access road would be largely in the area where the highest risk of surface water flooding occurs on the site. In the absence of an existing drainage scheme for that area of the site, and whilst the permeable area of the site would be increased as a result of the proposal, the FRA demonstrates that there would actually be a betterment on site in terms of surface water drainage with the risk being

¹ <https://check-long-term-flood-risk.service.gov.uk/map>

reduced from the pre-development risk due to the implementation of a site wider drainage scheme. In addition to this, the floor levels of the proposed dwellings would be set at 300mm above external site levels to provide additional protection to occupiers of the proposed dwellings.

It is considered that with a positive drainage scheme in place, the proposed development would not increase the risk of flooding elsewhere.

As such, it is considered that the proposal would accord with the aims of Policy S21 of the CLLP, policy 13 of the NP and the provisions of the NPPF.

Highways, Access and Parking

Local Plan Policy S47 and S49 requires well designed, safe and convenient access for all, and that appropriate vehicle parking provision is made for development users. Policy S49 of the CLLP states that for a dwelling with either 3, 4 or 5+ bedrooms in a village location, there should be off-street parking provision for 3 cars.

Policy 2 of the NP states that development should provide appropriate access, off street parking and turning arrangements and should not unacceptably affect the free and safe flow of traffic on Tillbridge Road, Stow Road, Ingham Road and Sturton Road including all junctions. In addition, development should ensure that there is safe foot and cycle path access to the centre of the closest village.

The proposed development would create a new vehicular access point off Tillbridge Road and would be a private driveway. There would be a separate pedestrian access point to the site which is existing and is located at the south-western corner of the site. The Highways Authority at Lincolnshire County Council have no objections to the proposal, commenting that:

“The proposal provides a suitable access point and has sufficient parking and turning within the site, therefore it would not have an unacceptable impact on the public highway.”

Taking account of the comments made by LCC Highways, it is considered that the proposed access is appropriate and that the proposal would not have an unacceptable impact on highway safety along Tillbridge Road.

It is noted that the original highways comments requested a connection to the public right of way to the north east of the site, however the right of way does not connect to the site therefore it is not feasible for the development to connect to it, therefore this request has been removed from their final comments.

Parking

Policy S49 sets the following car parking standards for dwellings in Villages and Rural Areas:

3 bed dwelling – 3 parking spaces;

The applicant has provided a site layout that demonstrates that each of the plots provides sufficient parking in line with the required parking standards. Plots 2 and 3 have provision for 3no spaces and Plots 1 and 4 have provision for 2no spaces with a double garage. The proposal is therefore considered to comply with the requirements of Policy S49 of the CLLP.

Overall, it is considered that the proposal would accord with Policies S47 and S49 of the CLLP, Policy 2 of the NP, and the provisions of the NPPF.

Climate Change/Energy Efficiency

The CLLP sets specific standards that are required by new residential and non-residential development in relation to site average space heating demand and total energy demand. Policy S6 states a set of design expectations that should be considered when formulating development proposals. This includes the orientations of buildings, form of buildings, fabric of buildings, heat supply and renewable energy generated. Policy S7 requires that all new residential buildings are accompanied by an Energy Statement and in addition to the requirements of policy S6, must meet the following criteria:

1. *'Can generate at least the same amount of renewable electricity on-site (and preferably on-plot) as the electricity they demand over the course of a year, such demand including all energy use (regulated and unregulated), calculated using a methodology proven to accurately predict a building's actual energy performance; and*
2. *To help achieve point 1 above, target achieving a site average space heating demand of around 15-20kWh/m²/yr and a site average total energy demand of 35 kWh/m²/yr, achieved through a 'fabric first' approach to construction. No single dwelling unit to have a total energy demand in excess of 60 kWh/m²/yr, irrespective of amount of on-site renewable energy production. (For the avoidance of doubt, 'total energy demand' means the amount of energy used as measured by the metering of that home, with no deduction for renewable energy generated on site).'*

Policy 2 of the NP states the following with regard to energy efficiency:

'j) appropriate mitigation measures are incorporated in the design of the proposal where any potentially negative impacts from a development on climate change are identified;

k) the proposal demonstrates clear measures for adaptation and resilience to climate change;'

In addition to this, criteria 2 (c) of Policy 5 states the following:

'minimise the waste of resources (e.g. electricity, gas and water) and promote renewable energy generation and energy efficiency, minimise risk of flooding, the design of all aspects of the development should mitigate for climate change impacts and incorporate climate change adaption and resilience

measures that ensure there is no increase in carbon emissions (preferably a reduction), they promote renewable energy generation and energy efficiency and do not increase the risk of local and nearby flooding (including the use of Sustainable Urban Drainage Solutions, permeable surfaces etc).;'

The application has been accompanied with an Energy Statement (most recent received 4th February 2024) and accompanying SAP calculations, spreadsheet and overheating calculations. The energy statement has been amended throughout the application process during the change of design of the dwellings to ensure compliance with policies S6 and S7.

The Energy Statement justifies policy S6 as follows:

Orientation – The orientation of the building is rather set by the Planning constraints and prevailing character, to follow the historic patten of the area. However, the window proportions do generally comply with the supplementary planning guidance and although not optimal orientation to maximize solar gain, the site is relatively narrow, adjoining other residential developments, which would limit solar gains and increase overshadowing, leading to a poor outlook to the new dwelling. The dwelling orientated as submitted will benefit from late afternoon and early morning sun into the family areas, both internally and externally. The orientation also allows, in the large gardens for natural drying of washing, which reduces the need for the use of electricity.

Form – The design complies with part O of the 2021 building regulations for over-shadowing and over-heating.

Fabric – The u values present a betterment over current Part L building regs of 26%. The dwelling has been designed in line with the recommendations put forward by the CLLP Joint Strategic Planning committee – energy efficiency guidelines with u values set in table S6.3

Heat Supply – All plots would use an air source heat pump (below 45 degrees C flow temperature) and combined cylinder flow rate.

Renewable Energy – Total of 60 number 400watt photovoltaic panels across the development with inverters and battery storage.

In regards to policy S7, the applicant has submitted a full Energy Statement which outlines that the proposed site would have an average space heating demand of 3.6 kWh/m²/yr, and a total energy demand of 32.2 kWh/m²/yr. Solar PV Panels would generate an average of 56.97 kWh/m²/yr through the installation of an average 6KW photovoltaic array.

The plot by plot breakdown is as follows:

	Average Space Heating Demand (kWh/m ² /yr)	Total Energy Demand (kWh/m ² /yr)	PV Panel Generation (kWh/m ² /yr)	Photovoltaic Array (KW)
Plot 1	3.86	30.91	58.66	6.4
Plot 2	3.61	31.68	55.28	5.6
Plot 3	3.56	32.52	55.28	5.6
Plot 4	3.46	30.61	58.66	6.4

The proposal would therefore generate at least the same amount of renewable electricity on-site as the electricity the dwellings demand over the course of a year and comply with the requirements of S7.

Were it minded to grant planning permission, the standard conditions would be imposed relating to the development being completed in accordance with the details in the Energy Statement, the removal of national permitted development rights with respect to fuel tanks, and a pre-occupation condition requiring a verification statement to ensure the approved scheme has been implemented in full. It is therefore considered that subject to conditions, the proposal would accord with the aims of policies S6 and S7 of the Central Lincolnshire Local Plan and policies 2 (j) (k) and 5 (2) of NP.

Foul and Surface Water Drainage

Policy S21 of the CLLP requires proposals demonstrate that they have incorporated Sustainable Drainage Systems (SUDS) in to the proposals unless they can be shown to be inappropriate; to show that there is no unacceptable increased risk of flooding to itself or existing land or buildings; and that adequate foul water treatment and disposal already exists or can be provided in time to serve the development.

Policy 13 of the NP states the following in regards to surface water drainage:

4. *Development proposals for new dwellings should be designed to minimise the discharge of surface water. Proposals that include the provision of permeable parking spaces and driveways will be particularly supported.*
5. *Drainage strategies for the management of surface water run-off from new development should incorporate Sustainable Drainage Systems and be designed to incorporate ecological benefits where practicable.'*

Foul Water

The application proposes that foul water would be disposed of via mains sewer, which is the most preferred method as set out within the NPPG. The WLDC Building Control Team have commented on this proposal and have stated that this should be acceptable in principle subject to all necessary permissions being granted.

Surface Water

The National Planning Practice Guidance advises that *“generally, the aim should be to discharge surface run off as high up the following hierarchy of drainage options as reasonably practicable:*

1. *into the ground (infiltration);*
2. *to a surface water body;*
3. *to a surface water sewer, highway drain, or another drainage system;*
4. *to a combined sewer.*

Particular types of sustainable drainage systems may not be practicable in all locations. It could be helpful therefore for local planning authorities to set out those local situations where they anticipate particular sustainable drainage

systems not being appropriate". (Paragraph: 080 Reference ID: 7-080-20150323)

The drainage strategy for the site has been amended since submission due to the amendments to the application, with the most recent strategy received on 11th March 2025.

The accompanying information within the application states that *"Infiltration testing has been carried out on site and confirms infiltration is not a viable option for storm water disposal. Therefore, a full surface water strategy has been proposed which discharges into the existing pond to the southeast of the development site. Proposed discharge rates from the proposed surface water drainage system into the pond will be 1.6 l/s, which is the equivalent of the pre-development QBar rate."*

Under the aforementioned hierarchy, discharge to a watercourse may be acceptable where discharge into the ground via infiltration is not feasible. It has been shown that in this instance, infiltration is unviable and therefore, discharge into a watercourse can be accepted.

WLDC Building Control have been consulted on the amended drainage scheme and they have commented as follows:

1. The storm water is shown discharging to an existing pond, attenuated eventually to 1.6 l/s
2. There are provisions for fully porous roads and drives
3. There does not appear to any provision for any over-flowing of the pond (if required)
4. Some of the calculations note 'surcharged' and 'flood risk' – this should be clarified
5. *The Engineer confirms the development will not be at risk from surface water etc.*

The applicant has responded to points 4 and 5 as below:

(4) Not required, the storm water outfall rates match the existing, therefore, the same volume of water will enter ad pre-development. The pond is also being extended from the original size and therefore, the pond will operate the same as pre-development.

(5) Surcharge means the water level is above the top of drain and within the manhole. Flood Risk means the water levels is below but within 300mm of the manhole cover level. In both cases, flooding does not occur. Surcharge requirements only need to be met for adoptable drainage systems. This drainage system is private, and therefore, surcharging is acceptable for this development.

Given the comments, the principle behind the submitted drainage strategy is not considered to be acceptable. It is also noted that the development of the

site would secure a positive drainage strategy within the site where presently there is an absence of such.

It is also noted that the proposal incorporates a mix of grass crete and permeable paving for a significant portion of the access drive as well as the parking spaces, which is supported in particular by criteria 4 of Policy 13 of the NP.

Policy S12 requires that a rain harvesting water-butt with a minimum capacity of 100l be included for all residential development. The proposed elevation drawings show water-butts and a condition would be included in this regard to ensure the development includes them at the required capacity.

Foul and surface water drainage matters are considered acceptable in principle, subject to a condition to ensure that the drainage proposals are completed in accordance with the submitted information, and would be not be expected to have a harmful impact. As such it is considered that the proposal would accord with policy S21 of the CLLP, Policy 13 of the NP, and the provisions of the NPPF.

Biodiversity Net Gain

Biodiversity Net Gain (BNG) is now mandatory on minor developments submitted from 2nd April 2024 under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). It requires that development must deliver a net gain of 10% to ensure that habitats for wildlife are left in a measurably better state than they were before the development. This application was submitted in January 2024 before BNG became mandatory, however it is a policy requirement under policies S60 and S61 to achieve a net gain on site, as below.

Local policy S61 of the CLLP requires *“all development proposals should ensure opportunities are taken to retain, protect and enhance biodiversity and geo-diversity features proportionate to their scale, through site layout, design of new buildings and proposals for existing buildings with consideration to the construction phase and ongoing site management”*.

Local policy S61 goes on to state *that “All qualifying development proposals must deliver at least a 10% measurable biodiversity net gain attributable to the development. The net gain for biodiversity should be calculated using Natural England’s Biodiversity Metric”*.

Policy 12 of the NP states that development should conserve or enhance biodiversity or geodiversity of the environment.

The Central Lincolnshire Ecology Officer has been consulted on the proposal and has been subject to extensive discussions between the applicant and the Ecology Officer to overcome the issues with Biodiversity Net Gain on site due to significant degradation (felled trees) on the site prior to the submission of this application. Amended BNG documents and plans have been received.

In summary, the proposal would deliver a 53.08% gain in hedgerow units, and a minus 11.52% loss in habitat units. This would include a neutral grass meadow to the north-western corner of the site, 92 proposed small native trees, grass crete access drives and parking areas as well as a pond in the northwestern corner of the site also.

The Ecology Officer has commented that with the application being pre-statutory, they have pushed the boundaries for on-site delivery therefore cannot legitimately create any more BNG delivery on-site, therefore the current proposals are acceptable, and the baseline is agreeable.

The applicant will however need to purchase off site credits. He has stated that a condition to show that the development has delivered 10% would be required were it minded to approve the application. Subject to conditions, it is considered that the proposal would accord with the policy requirements of Policy S61 of the CLLP and Policy 12 of the NP, and the provisions of the NPPF in this regard.

Ecology/Protected Species

The application has been accompanied by a Preliminary Ecological Appraisal and Preliminary Roost Assessment completed by Arbtech dated December 2023, as well as an Ecological Mitigation, Enhancement and Management Plan dated December 2023, the latter of which contains a Construction Ecological Management Plan (CEMP). The Central Lincolnshire Principal Ecology and Wildlife Officer has requested a condition to ensure faunal enhancements are delivered on site. This request has been amalgamated with a condition for a full CEMP given the current CEMP is based on the original proposal, which has since been amended. Overall, subject to conditions, the proposal would accord with Policy S60 and S61 of the Central Lincolnshire Local Plan, and the provisions of the NPPF.

Right of Way

A definitive Right of Way, namely Stur/79/2 lies to the east of the site. Whilst the proposal would be visible from the Right of Way, it is not considered that the proposal would unacceptably harm future users of the Right of Way.

Other Matters

Removal of Permitted Development Rights

Unrestricted, the development would benefit from householder permitted development rights. In view of the development proposed, considering the setting of the NDHA to the south, the edge of settlement location, and in the interests of protecting the amenity of the occupiers of neighbouring dwelling, it is recommended that a condition is applied to remove permitted development rights covering the erection of extension, outbuildings, and any alterations or additions to the roofs of the dwellings, in order to ensure the residential amenity of the neighbouring dwellings and character of the area is protected.

Conclusion and Reasons for Decision

This decision has been considered against policies S1: The Spatial Strategy and Settlement Hierarchy, S2: Growth Levels and Distribution, S4: Housing Development in or Adjacent to Villages, S6: Design Principles for Efficient Buildings, S7: Reducing Energy Consumption – Residential Dwellings, S21: Flood Risk and Water Resources, S23: Meeting Accommodation Needs, S47: Accessibility and Transport, S49: Parking Provision, S53: Design and Amenity, S57: The Historic Environment, S60: Protecting Biodiversity and Geodiversity, S61: Biodiversity Opportunity and Delivering Measurable Net Gains and S66: Trees, Woodland and Hedgerows of the Central Lincolnshire Local Plan in the first instance, as well as policies 1: Sustainable Development, 2: Residential Development Management, 4: Housing Mix and Affordability, 5: Delivering Good Design, 6: The Historic Environment, 12: Environmental Protection and 13: Flood Risk of the Sturton by Stow and Stow Neighbourhood Plan Review. Guidance contained in the National Planning Policy Framework, National Planning Practice Guidance, National Design Guide and the National Model Design Code has also been taken into consideration.

In light of this assessment, it is considered that the principle of the proposal would be acceptable and would provide 4no dwellings in an appropriate location for housing within the developed footprint of Sturton by Stow. The proposed development would not have an unacceptable harmful visual impact or have a harmful impact on the living conditions of existing and future neighbouring dwellings. The harm to the NDHA would be indirect and would be outweighed by the provision of 4no market dwellings in a sustainable location for development.

In addition, the proposal would not have a harmful impact on highway safety, biodiversity, drainage, trees and would not increase the risk of flooding. It would also provide dwellings which are energy efficient and incorporate renewable energy sources. The proposal is therefore acceptable and recommended for approval, subject to the satisfying a number of conditions.

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

Conditions

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

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To conform with Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

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

2. No development shall take place until a scheme to include a Biodiversity Gain Plan and a Habitat and Management Monitoring Plan to ensure that there is a 10 percent net gain in biodiversity within a 30 year period as a result of the development has been submitted to and approved by the Local Planning Authority.

The Biodiversity Gain Plan should provide:

- the biodiversity unit values before and after development for on-site and off-site areas;
- explanation as to how the 10% BNG will be delivered
- a completed biodiversity metric calculation (macro enabled), including any off-site areas; and
- plans before and after development showing the location of on-site habitat.

In addition, evidence that any off-site gains in the plan have been allocated on the Biodiversity Gain register must be provided prior to the occupation of any of the dwellings approved by this permission.

Reason: To ensure the development compensates for the on-site biodiversity loss, and achieves an overall biodiversity net gain of 10%, to accord with Policy S61 of the Central Lincolnshire Plan.

3. No development shall take place until a CEMP has been submitted to and approved in writing by the local planning authority. It shall include details of faunal species enhancements including their positions, types and specifications are submitted to and approved by the Local Planning Authority. Enhancements must include:

- A minimum of a single bat roost accessed via bat roof tiles incorporated into each structure.
- A minimum of a single bird nesting brick unit incorporated into each structure
- A minimum of a single bee brick unit incorporated each structure
- Hedgehog appropriate fencing
- Amphibian friendly drain and curb treatments

The CEMP shall be implemented in accordance with the approved plan. All features to be installed within private dwellings shall be installed prior to occupation and retained as such thereafter.

Reason: In the interest of nature conservation and to accord with the National Planning Policy Framework and local policy S60 of the Central Lincolnshire Local Plan 2023.

4. No development must take place until details (including the colour) of the position, type and height of acoustic fencing along the western have been submitted to and approved by the Local Planning Authority. The acoustic fencing must be installed in strict accordance with the approved details and retained as such thereafter.

Reason: To protect the amenity of the adjacent neighbour's from undue noise to accord with the National Planning Policy Framework and local policy S53 of the Central Lincolnshire Local Plan 2023.

5. No development must take place until a construction method statement has been submitted and agreed in writing by the local planning authority. The approved statement(s) must be adhered to throughout the construction period. The statement must provide for:

- (i) the routing and management of traffic;
- (ii) the parking of vehicles of site operatives and visitors;
- (iii) loading and unloading of plant and materials;
- (iv) storage of plant and materials used in constructing the development;
- (v) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- (vi) wheel cleaning facilities;
- (vii) measures to control the emission of dust and dirt;
- (viii) details of noise reduction measures;
- (ix) a scheme for recycling/disposing of waste;
- (x) the hours during which machinery may be operated, vehicles may enter and leave, and works may be carried out on the site;

Reason: To restrict disruption to the living conditions of the neighbouring dwelling and surrounding area from noise, dust and vibration and to accord with the National Planning Policy Framework and local policy S53 of the Central Lincolnshire Local Plan 2023.

6. No development shall take place until the works to extend the pond for surface water drainage as detailed on drawing RDS 11778 / 18 Rev V have been completed and evidence submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure adequate drainage facilities are provided to serve the dwellings, to reduce the risk of flooding and to prevent the pollution of the water environment to accord with the National Planning Policy Framework and Policy S21 of the Central Lincolnshire Local Plan.

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

7. The proposed biodiversity landscaping and planting details as detailed in the submitted Biodiversity Metric received 16/01/2025, RDS 11778 / 16 Rev V dated 18/03/2025 and RDS 11778 / 18 Rev V dated 18/03/2025 shall be completed prior to the occupation of any dwelling and retained in perpetuity for the lifetime of the development.

Reason: To protect and enhance the biodiversity value of the site to accord with the National Planning Policy Framework and policy S60 of the Central Lincolnshire Local Plan.

8. 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 and materials:

Site Wide Plans – RDS 11778 / 01 Rev E dated 23/02/2024, RDS 11778 / 18 Rev V dated 18/03/2025, RDS 11778 / 16 Rev V dated 18/03/2025, RDS 11778 / 03 Rev X dated 18/03/2025, Proposed Brickwork Email received 17/03/2025.

Plot 1 – Elevations RDS 11778 / 05 Rev H dated 17/03/2025, Floor Plans RDS 11778 / 04 Rev G dated 27/01/2025, Garage RDS 11778 / 19 received 16/01/2025

Plot 2 – Elevations RDS 11778 / 08 Rev F dated 17/03/2025, Floor Plans RDS 11778 / 07 Rev F dated 27/01/2025, Garage RDS 11778 / 17 Rev E received 16/01/2025

Plot 3 – Elevations RDS 11778 / 10 Rev F dated 17/03/2025, Floor Plans RDS 11778 / 09 Rev F dated 27/01/2025, Garage RDS 11778 / 17 Rev E received 16/01/2025

Plot 4 – Elevations RDS 11778 / 12 Rev H dated 17/03/2025, Floor Plans RDS 11778 / 11 Rev G dated 27/01/2025, Garage RDS 11778 / 20 received 16/01/2025

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 Policy S53 of the Central Lincolnshire Local Plan.

9. The development hereby permitted shall be carried out in full accordance with the details set out in the submitted Energy Statement received 04/02/2025, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development takes place in accordance with the approved details and in accordance with the provisions of Policies S6 and S7 of the Central Lincolnshire Local Plan.

10. Prior to occupation of the building, a written verification statement shall be submitted to demonstrate that the approved scheme has been implemented in full, in accordance with the submitted Energy Statement received 04/02/2025, and approved in writing by the Local Planning Authority.

Reason: To ensure that the development takes place in accordance with the approved details and in accordance with the provisions of Policies S6 and S7 of the Central Lincolnshire Local Plan.

11. The development must be completed in strict accordance with the drainage strategy as detailed on drawing C2C-XX-XX-DR-C 500 Rev P02 dated 06/03/2025 and on drawing C2C-XX-XX-DR-C 501 Rev P01 dated 27/02/2025. No occupation must occur until the approved scheme has been installed and retained as such thereafter.

Reason: To ensure adequate drainage facilities are provided to serve the dwellings, to reduce the risk of flooding and to prevent the pollution of the water environment to accord with the National Planning Policy Framework and Policy S21 of the Central Lincolnshire Local Plan.

12. No occupation of the dwellings hereby approved must take place until a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. Details to include (but not limited to):

- Type, height, specification and position of all boundary treatments.
- Material finish of all any access roads, driveways, patios and paths.
- Species, planting height, formation and position of new trees and hedging.

The development must be completed in strict accordance with the approved landscaping scheme.

Reason: To ensure that appropriate landscaping is introduced and would not unacceptably impact on the character and appearance of the site and the surrounding area or the amenity of nearby residents to accord with the

National Planning Policy Framework and local policies S53 of the Central Lincolnshire Local Plan 2023.

13. Any new hardstanding shall be constructed from a porous material or shall be appropriately drained within the site and shall be retained as such thereafter.

Reason: To ensure appropriate drainage to accord with the National Planning Policy Framework and Policy S21 of the Central Lincolnshire Local Plan.

14. Prior to occupation of the approved dwelling, evidence must be submitted to the local planning authority that a rainwater harvesting butt of a minimum 100 litres has been installed.

Reason: In the interests of sustainable water management in accordance with policy S12 of the Central Lincolnshire Local Plan.

15. The dwellings hereby approved shall be constructed to ensure that the consumption of wholesome water by persons occupying the dwellings is in accordance with the Building Regulations Approved Document G, Requirement G2/Regulation 36 Optional Technical Requirement of 110 litres per person per day.

Reason: To minimise impacts on the water environment and to accord with Optional Technical Housing Standards to accord with Policies S12 and S53 of the Central Lincolnshire Local Plan.

16. The development shall be carried out in accordance with the submitted flood risk assessment undertaken by C2C Consulting Engineers Limited dated 7th March 2025 including the following mitigation measure it details:
 - Finished floor levels shall be set no lower than 300mm above existing ground level.

These mitigation measures shall be fully implemented prior to occupation and subsequently shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: To reduce the risk of flooding to the proposed development and future occupants in line with Policy S21 of the Central Lincolnshire Local Plan.

17. The development hereby approved must only be carried out in accordance with the tree protection measures set out in the Arboricultural Method Statement dated 22nd December 2023 completed by Equans. All tree protection measures identified on Tree Protection Plan TPP-211223-02 dated 21st December 2023 must be erected prior to commencement of the development and retained in place until the development is fully completed.

Reason: For the avoidance of doubt and to ensure all parties are aware of the approved operations, whilst ensuring the continued well-being of the trees in the interest of the amenity of the locality in accordance with Policy S66 of the Central Lincolnshire Local Plan, and the provisions of the NPPF.

18. Any tree works must be carried out to British Standards for Tree Works, as detailed in document BS3998:2010, to ensure pruning works are carried out to current arboricultural standards.

Reason: To ensure the continued well-being of the trees in the interest of the amenity of the locality in accordance with Policy S66 of the Central Lincolnshire Local Plan, and the provisions of the NPPF.

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

19. All planting, seeding or turfing comprised in the approved details of landscaping as required by conditions 6 and 11 shall be carried out in the first planting and seeding season following the occupation of the building(s) 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 become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

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 occupiers of adjacent buildings and in accordance with Policies S53, S60 and S61 of the Central Lincolnshire Local Plan.

20. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no oil tanks or gas tanks shall be placed within the curtilage of the building hereby approved.

Reason: In the interests of energy efficiency to accord with policies S6 and S7 of the Central Lincolnshire Local Plan.

21. Notwithstanding the provisions of Classes A, AA, B, C, E, F, G and H of Schedule 2 Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification) the dwellings hereby permitted must not be extended and no buildings or structures must be erected within or on the curtilage of the dwellings, or alterations made to the roof of each respective dwelling unless

planning permission has first been granted by the Local Planning Authority.

Reason: To enable any such proposals to be assessed in terms of their impact on the character of the area, the setting of the non-designated heritage asset, and the amenities of neighbouring dwellings, to accord with the National Planning Policy Framework and Policies S53 and S57 of the Central Lincolnshire Local Plan 2023.

Notes to the Applicant:

HIGHWAYS

The permitted development requires the formation of a new/amended vehicular access. These works will require approval from the Highway Authority in accordance with Section 184 of the Highways Act. Any traffic management required to undertake works within the highway will be subject to agreement. The access must be constructed in accordance with a current specification issued by the Highway Authority. Any requirement to relocate existing apparatus, underground services, or street furniture because of the installation of an access will be the responsibility, and cost, of the applicant and must be agreed prior to a vehicle access application. The application form, costs and guidance documentation can be found on the Highway Authority's website, accessible via the following link:
<https://www.lincolnshire.gov.uk/licences-permits/apply-dropped-kerb>.

Please contact the Lincolnshire County Council Streetworks and Permitting Team on 01522 782070 to discuss any proposed statutory utility connections, Section 50 licences and any other works which will be required within the public highway in association with the development permitted under this Consent. This will enable Lincolnshire County Council to assist in the coordination and timings of these works. For further guidance please visit the Highway Authority's website via the following link: Traffic Management - <https://www.lincolnshire.gov.uk/traffic-management>

LANDSCAPING SCHEME

Please see the comments of the WLDC Trees and Landscaping Officer for full details on what we would expect to see in this scheme.

By virtue of paragraph(s) 2 of Part 1 of Schedule 12A of the Local Government Act 1972.

Document is Restricted