

Officers Report

Planning Application No: 140042

PROPOSAL: Planning application for two and a half storey office building and associated car park

LOCATION: Deepdale Lane Enterprise Park Nettleham Lincoln LN2 2LL

WARD: Nettleham

WARD MEMBER(S): Cllr G McNeill, Cllr A White

APPLICANT NAME: Mr D Lui

TARGET DECISION DATE: 20/12/2019

DEVELOPMENT TYPE: Major - Other

CASE OFFICER: Ian Elliott

RECOMMENDED DECISION: Grant Permission subject to conditions

This application has been referred to the Planning Committee at the request of the Ward Member and following objections from the Parish Council that the development would be contrary to the Neighbourhood Plan.

Proposal:

The application seeks permission for a two and a half storey office building comprising five office units with associated meeting rooms and employee facilities. The building has public access to the rear only where the off street vehicle parking spaces (employee, visitor and disabled) and cycle storage are located.

An amended design in terms of the building's appearance has been submitted and a 14 day public reconsultation was undertaken.

Description:

The application site is an undeveloped plot of land which forms part of a local employment site to the north west of Nettleham and to the north of the Headquarters of Lincolnshire Police. The site is in an otherwise open countryside location detached from the developed footprint of Nettleham. The plot is at the front north east corner of the site facing Deepdale Lane. The site is flat and covered by compact earth and hardstanding. Vehicular access to the plot is off the sites road and not off Deepdale Lane. The site is screened to the north boundary by Lincolnshire post and rail fencing. The east boundary is screened by hedging with open boundaries to the south and west boundaries. The office/business buildings to the north, west and north west provide additional screening. To the east is an open field and footpath with Lincolnshire Police Headquarters to the south. The site is within a Limestone Minerals Safeguarding Area and tree 1 of Tree Preservation Order 1967 sits approximately 14 metres to the east of the site.

Ward Member Call in:

It has been requested by a ward member that the application goes to the planning committee on the grounds that the proposed design is contrary to the policies set out in the Nettleham Neighbourhood Plan and the design principles and policy of the Central Lincolnshire Local Plan.

Relevant history:

Site:

M04/P/1460 - Outline application to rural enterprise park – 17/03/05 - Granted time limit and other conditions

M06/P/0844 - Planning Application to construct B1 and B2 office units on plots 7-10 – 06/11/06 - Granted time limit and other conditions

131513 - Planning application for the erection of 4no. dwellings - 27/02/15 – Refused – Appeal Dismissed (APP/N2535/W/15/3014904) - 14/08/15

The other plots on the site have all received permission and been built out for B1 (business offices) and B2 (General Industrial) use of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Representations

Councillor A M White: Objects (summarised)

The proposed design is contrary to policy D-6 (a), (d), (e) and (g) of the Nettleham Neighbourhood Plan and the design principles and policy of the Central Lincolnshire Local Plan.

Nettleham Parish Council: Objects

The building is located in a very prominent location at the entrance to the village and the prestigious Enterprise Park on Deepdale Lane. It is the final site of the enterprise park to be completed in its 12 year park development program and we welcome that completion.

The original concept of the enterprise park was for the development to represent a collection of barn conversions to fit within a rural village setting. This has been achieved over the remainder of the park. The hedgerow along Deepdale Lane was to be retained to maintain the rural approach along Deepdale Lane but was unfortunately removed some years ago exposing the plot. It was expected that this would be corrected when the site was developed.

The Parish Council **strongly objects** to this PA on the following grounds.

1. The proposed building would be very dominant at the entrance to the Enterprise Park and would not fit within the character of the remainder of the Enterprise Park. At height of 2 ½ floors would dominate the surrounding area, and would be the largest building in Nettleham village. This would be contrary to Nettleham Neighbourhood Plan policy d-6 a) relating to local rural character. This building looks like a modern office block and bears no relationship to a barn conversion.
2. The scheme shows the front of the building totally exposed to the rural Deepdale lane without the benefit of hedging as can be seen along the rest of the lane so contrary to Nettleham Neighbourhood Plan Policy D-6e).
3. Boundary conditions all around the other sites on the enterprise park include hedgerow plants to soften the landscape impact. This site does not have significant softening to the front or rear of the building. This is contrary to Nettleham Neighbourhood Plan policy-6 g).
4. Nettleham Neighbourhood Plan policy 6 also calls for sufficient external amenity space, refuse and recycling storage facilities. These are not apparent for the drawing provided.

Local residents: No representations received to date

LCC Highways/Lead Local Flood Authority: No objections subject to conditions and advice

Representation received 19th November 2019:

Conditions recommended:

- Construction Management Plan and Method Statement
- Surface water drainage scheme

Representation received 1st October 2019:

Require the following information:

- A Transport Statement outlining vehicle frequency of trips daily, weekly, monthly cycle or cycle of use relevant to the development.
- Drainage Strategy/Flood Risk Assessment in line with sustainable urban drainage principles along with the necessary supporting information.
- Can the applicant also consider a modification or removal of parking spaces to the proposed car parking layout as demonstrated in drawing no. 08-003 to allow the access to the Deepdale Enterprise Park to be kept clear ensuring the safe manoeuvring as part of the associated layout - parking spaces 47, 48, 49 to be considered.

Environment Agency: Comment

The Environment Agency does not wish to make any comments on this application. It does not appear to match any of the criteria on our consultation checklist.

Anglian Water: Comments (Summarised)

Waste Water Treatment

The Nettleham Water Recycling Centre does not have capacity to treat the flows but Anglian Water are obligated to accept the foul flows therefore would take the necessary steps to ensure that there is sufficient treatment capacity should the Planning Authority grant planning permission.

Used Water Network

The sewerage system at present has available capacity for these flows.

Surface Water Disposal

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 on the suitability of the surface water management.

LCC Archaeology: No objections

WLDC Tree and Landscape Officer: No representations received to date

LCC Minerals and Waste: No objections

Relevant Planning Policies:

Local Policy

Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The Development Plan in this location comprises the Central Lincolnshire Local Plan (April 2017); Nettleham Neighbourhood Plan (December 2015); and the Lincolnshire Minerals and Waste Local Plan (June 2016).

Under planning law¹, if to any extent a policy contained in a development plan for an area conflicts with another policy in the development plan the conflict must be resolved in favour of the policy which is contained in the last document

Central Lincolnshire Local Plan 2012-2036 (CLLP)

The policies considered most relevant are as follows:

- LP1 A presumption in Favour of Sustainable Development
- LP2 The Spatial Strategy and Settlement Hierarchy
- LP5 Delivering Prosperity and Jobs
- LP13 Accessibility and Transport
- LP14 Managing Water Resources and Flood Risk
- LP17 Landscape, Townscape and Views
- LP25 The Historic Environment
- LP26 Design and Amenity
- LP55 Developments in the Countryside

¹ S38(6) of the Planning and Compulsory Purchase Act 2004

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

Lincolnshire Minerals and Waste Local Plan (Core Strategy and Development Management Policies)

The site is within a Limestone Minerals Safeguarding Area. Policy M11 (Safeguarding of Mineral Resources) applies.

<https://www.lincolnshire.gov.uk/residents/environment-and-planning/planning-and-development/minerals-and-waste/>

Neighbourhood Plan

Nettleham Neighbourhood Plan was formally 'made' by West Lindsey District Council at a Full Council Committee meeting on the 3rd March 2016. As per Neighbourhood Plan Regulations 2012, this Neighbourhood Plan is now 'made' and should be used when determining planning applications within the identified Neighbourhood Area.

Policy D-2 Pedestrian and Cycle Access
Policy D-4 Water Resource and Flood Risk
Policy D-6 Design of New Development
Appendix A Character Assessment
Appendix B Proposals Map (Settlement Area)
Nettleham Village Design Statement 2010

<https://www.west-lindsey.gov.uk/my-services/planning-and-building/neighbourhood-planning/all-neighbourhood-plans-in-west-lindsey/nettleham-neighbourhood-plan-made/>

National Guidance

National Planning Policy Framework (NPPF)

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

National Planning Practice Guidance (NPPG)

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

National Design Guide October 2019

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

Other

The [Town and Country Planning \(Use Classes\) Order 1987](https://www.legislation.gov.uk/ukxi/1987/764/contents/made) (as amended)

<https://www.legislation.gov.uk/ukxi/1987/764/contents/made>

Main issues

- Principle of the Development
Site History:
Central Lincolnshire Local Plan 2012-2036
Nettleham Neighbourhood Plan
National Planning Policy Framework

Assessment of local policy LP5 (Local Employment Sites) and LP55 (Part E) of the CLLP

Rural Economy

Minerals

Concluding Statement

- Drainage
 - Foul Water*
 - Surface Water*
- Archaeology
- Flood Risk

Assessment:

Principle of the Development

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

Site History:

In 2005 the overall business site was granted outline planning permission (M04/P/1460) for a rural enterprise park under the policies of the West Lindsey Local plan and the Emerging West Lindsey Local Plan First Review (Revised Deposit Draft 2004). Since 2005 the plots have been subject to reserved matters planning applications or full planning applications due to the expiration of the outline permission (M04/P/1460). All of the plots on the site have now been built out for B1 (business offices) and B2 (General Industrial) use of the [Town and Country Planning \(Use Classes\) Order 1987](#) (as amended). The plot subject of this application is the last to be developed.

Central Lincolnshire Local Plan 2012-2036:

Local policy LP5 (Local Employment Sites (LES)) of the CLLP sets out the criteria for the acceptability of proposed development on non-allocated but existing local employment sites.

Local policy LP55 Part E of the CLLP sets out the criteria for Non-residential Development in the Countryside.

Nettleham Neighbourhood Plan:

The Proposals Map in Appendix B designates the site as a business development area (NE(1)).

Policy D-2 (Pedestrian and Cycle Access) provides criteria for adequate access for pedestrians and cyclist.

Policy D-4 (Water Resources and Flood Risk) provides criteria for dealing with any flood risk issues and implementing suitable drainage facilities

Policy D-6 (Design of New Development) provides set out criteria to ensure development is designed in an appropriate manner to its location and setting.

Page 13 of the Nettleham Village Design Statement and Page 20 of the Character Assessment (Appendix A) set out the design style on the Deepdale Lane Employment site both stating:

'A new small (1Ha) business park has subsequently been constructed on Deepdale Lane. The buildings, located on approximately 0.15Ha plots, are in the barn conversion style to harmonise with the rural nature of the area.'

National Planning Policy Framework:

Guidance within paragraph 80 of the NPPF states that *'Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development'*.

Guidance within paragraph 83 of the NPPF states that *'planning policies and decision should enable:*

- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;

Paragraph 213 of the NPPF states that *'However, 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).'*

Assessment of local policy LP5 (Local Employment Sites) and LP55 (Part E) of the CLLP:

In summary these policies combined assess:

- The appropriateness and impact of the size and scale of the development on the rural character of the locality.
- The appropriateness of the location in terms of maintaining or enhancing the rural economy **or** by means of proximity to existing established businesses or natural features.
- Any conflict with neighbouring uses or amenity of neighbouring occupiers
- Any unacceptable impact on the highway network and accessibility

The appropriateness and impact of the size and scale of the development on the rural character of the locality.

Objections have been received from the Parish Council, and Ward Member (Councillor White) in relation to the scale of the building to the front of the site and the boundary screening to the front. Deepdale Lane Business Park is a modest but established business site to the north west of Nettleham. It currently accommodates a number of

large two storey business use buildings which have been designed with an agricultural barn conversion style concept in mind. The existing buildings are generally long narrow buildings with pitched gable end roofs and the highest building approximately 9 metres in height. The proposed office building will be three storeys which includes space used within the roof and will be approximately (measurements taken from elevation plans):

- 12 metres in height (main section)
- 10.5 metres in height (lower set down section)
- 43.5 metres in width
- 12.5 metres in length

The height of the building is approximately 3 metres higher than the existing buildings on the site but generally most farmsteads include buildings of different heights and appearances.

Local policy L17 of the CLLP states that *“proposals should have particular regard to maintaining and responding positively to any natural and man-made features within the landscape and townscape which positively contribute to the character of the area”*.

Criteria c) of local policy LP26 of the CLLP states that proposals should demonstrate that they *“Respect the existing topography, landscape character and identity, and relate well to the site and surroundings, particularly in relation to siting, height, scale, massing, form and plot widths”*

Policy D-6 criteria a) of the NNP states that *“Recognising and reinforcing the district local character (as set out in the character assessment and the Village Design Statement) in relation to height, scale, density, spacing, layout orientation, features and materials of buildings”*

As previously stated the NNP Character Assessment and the Nettleham Village Design Guide confirms that the identity and/or character of the site is of *“barn conversion style”* buildings *“to harmonise with the rural nature of the area”*. 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 appearance of the originally submitted building was of a mixed barn conversion and contemporary design. This has subsequently been amended to better reflect the rural position of the site and to compliment the identity of the existing buildings already built on the site to a barn conversion style. The materials listed on the proposed elevation plans are considered to be acceptable. These are in summary:

- Western Red Cedar Timber Cladding
- Natural Limestone
- Red Multi Facing Brick
- Natural Slate Roof
- Blue Engineering Brick String Course Coping

The application site is a highway frontage plot with the building located approximately 7 metres from Deepdale Lane, and will accordingly have a greater street presence than the remainder of the business park to the rear. Given the orientation and layout of the Deepdale Lane Business Park, for the building to be in keeping with the existing frontage building to the west and to provide sufficient separation from the existing building to the north, it has to be positioned to the front of the plot. It is also more appropriate to have the car parking to the rear of the building hidden from the street scene.

The building is proposed to be prominently located and although 12 metres in height it is not considered that it would harmfully impose on the street scene or the surrounding area. From all public viewpoints the site will be viewed in context with its business park setting.

Objections have been received from the Parish Council in relation to the installation of fencing to the front boundary instead of re-instating a former hedgerow.

The application has included the submission of landscaping plan 08-015 Rev 6 dated 14th November 2019. The landscaping plan clearly identifies all areas of hard and soft landscaping. The initial landscaping plan included the installation of Lincolnshire Post and Rail fencing to the front of the site. The boundaries along this section of Deepdale Lane are dominated by soft landscaping (hedging/trees) therefore it is agreed that the use of fencing can be considered out of character with the Deepdale Lane street scene. The agent therefore alongside the amended landscaping plan submitted an amended site plan (08-003 Rev 4 dated 4th November 2019) to remove the fencing and replace it with a hedgerow.

The landscaping details are therefore considered acceptable and accord to local policy LP17 and LP26 of the CLLP, D-6 of the Nettleham Neighbourhood Plan and the provisions of the NPPF. A condition will be required to ensure the landscaping scheme is established and maintained.

It is considered that policy LP17, LP26 and D-6 are consistent with the historic visual impact guidance of the NPPF and can be attached full weight.

Whilst the concerns of the Parish Council and Ward Member are recognised, it is considered that following revisions, the building would appropriately reflect the local character established by the business park, and the development would not run contrary on design grounds to local policy LP17 and LP26 of the CLLP, D-6 of the Nettleham Neighbourhood Plan and the provisions of the NPPF.

The appropriateness of the location in terms of maintaining or enhancing the rural economy or by means of proximity to existing established businesses or natural features.

The plot is located on an existing established business park for B1 (business offices) and B2 (General Industrial) use as set out in the Town and Country Planning (Use

Classes) Order 1987 (as amended). The site is also allocated as a business development area (NE(1)) in the The Proposals Map in Appendix B of the NNP.

Any conflict with neighbouring uses or amenity of neighbouring occupiers

The plot is located on a modest business park with Lincolnshire Police Headquarters to the south and the nearest residential dwelling sits approximately 72 metres to the east. It is on an existing Local Employment Site and is not expected to conflict with any neighbouring uses.

Any unacceptable impact on the highway network and accessibility

All vehicles travelling to the proposed building would access the car park from the existing Deepdale Lane junction and then a vehicular access off the business park road. A new access will be created off Deepdale Lane to provide access to the substation by Western Power.

The site is to the north west of Nettleham close to the Deepdale Lane and A46 (Welton/Lincoln Road) junction. It is presumed that a high percentage of traffic will travel to and from the site using this junction reducing the volume of traffic travelling through the Nettleham.

In accordance with recommendations of the Highways Authority the rear parking area has been reduced from 49 parking spaces to 46 parking spaces including 2 disabled spaces adjacent the buildings entrance to reception. The building includes a lift and disabled facilities to ensure accessibility is open to everyone.

The proposal includes bike storage adjacent the car park and can be accessed on foot from the village by a footpath on the south side of Deepdale Lane. The nearest bus stop is outside 1 Deepdale Lane which is a short 500 metre walk to the east of the site.

The application has included the submission of a Transport Statement stating in paragraph 6.1.9 that the *“the additional traffic generation of the site would be modest as the proposals would generate less than 20 vehicular trips per peak and 120 per day. A maximum of 12 cyclists per day could also travel to site”*. It concludes in paragraph 6.2.1 *“that there are no reasons from a traffic and transportation perspective why the development proposals should not be granted planning approval”*.

The Highways Authority at Lincolnshire County Council have no objections to the development subject to conditions.

Rural Economy:

The submitted design and access statement concludes that *“the new building will support and encourage additional local businesses with new, up-to-date facilities allowing employment opportunities in the area to grow”*.

The application form does include some information on employment opportunities but only based around the relocating of LK2 Architects Ltd (agent) to one of the offices. The re-location will allow LK2 to increase its employment from 16 full time and 2 part time jobs to 20 full time and 2 part time jobs. The other four offices will allow either new

or expanding small businesses to rent the spaces. Therefore the development would create some job opportunities for the local area.

Minerals:

Guidance contained within paragraph 203-211 of the NPPF sets out the needs to safeguard mineral resources through local plan policies *'to support sustainable economic growth and our quality of life'*. Policy M11 of the Lincolnshire Minerals and Waste Local Plan (Core Strategy and Development Management Policies) states that:

'Applications for non-minerals development in a minerals safeguarding area must be accompanied by a Minerals Assessment. Planning permission will be granted for development within a Minerals Safeguarding Area provided that it would not sterilise mineral resources within the Mineral Safeguarding Areas or prevent future minerals extraction on neighbouring land. Where this is not the case, planning permission will be granted when:

- *the applicant can demonstrate to the Mineral Planning Authority that prior extraction of the mineral would be impracticable, and that the development could not reasonably be sited elsewhere; or*
- *the incompatible development is of a temporary nature and can be completed and the site restored to a condition that does not inhibit extraction within the timescale that the mineral is likely to be needed; or*
- *there is an overriding need for the development to meet local economic needs, and the development could not reasonably be sited elsewhere; or*
- *the development is of a minor nature which would have a negligible impact with respect to sterilising the mineral resource; or*
- *the development is, or forms part of, an allocation in the Development Plan.*

The site is in a Limestone Minerals Safeguarding Area. The application has included the submission of a Minerals Assessment and the Minerals and Waste team at Lincolnshire County Council have confirmed that they have no objections to the development.

Concluding Statement:

The design, position and scale of the development will not have a harmful impact on the character of the existing established business park or the surrounding area and will not conflict with neighbouring uses. The site is allocated in the Nettleham Neighbourhood Plan as business development area. The development will not harm the highway network whilst providing access to all and job opportunities in the district. The development would sterilise a modest minerals resource but not to such a degree as to be unacceptably harmful.

The principle of the development is therefore acceptable and accords to local policy LP5, LP13, LP17, LP26 and LP55 of the Central Lincolnshire Local Plan, policy D-2 and D-6 of the Nettleham Neighbourhood Plan, policy M11 of Lincolnshire Minerals and Waste Local Plan and the provisions of the NPPF.

It is considered that policy LP5, LP13, LP17, LP26, LP55, D-2 D-6 and M11 are consistent with the business, highway safety, visual amenity, residential amenity, open countryside and minerals guidance of the NPPF and can be attached full weight.

Other Considerations:

Drainage

Foul Water:

The application states that foul water will be disposed of to an existing foul sewer which is acceptable.

Surface Water:

Surface water will be disposed of to a soakaway which is encouraged as a form of sustainable urban drainage. No objections have been received by the Lead Local Flood Authority subject to a condition.

It appears that foul and surface water can be appropriately dealt with from the site, however further details and evidence will need to be submitted and agreed through a condition on the outline permission.

Therefore subject to a condition the development would accord with local policy LP14 of the CLLP, policy D-4 and D-6 of the Nettleham Neighbourhood Plan and the provisions of the NPPF.

It is considered that policy LP14, D-4 and D-6 are consistent with the drainage guidance of the NPPF and can be attached full weight.

Archaeology

The Historic Environment Officer at Lincolnshire County Council has no objections therefore the development will not have a significant adverse archaeological impact and accords to local policy LP25 of the CLLP and guidance contained within the NPPF.

It is considered that policy LP25 is consistent with the historic environment guidance of the NPPF and can be attached full weight.

Flood Risk

The site is located in flood risk 1 therefore has the lowest risk of flooding. Therefore the development would accord with local policy LP14 of the CLLP, policy D-4 of the Nettleham Neighbourhood Plan and the provisions of the NPPF.

It is considered that policy LP14 and D-4 are consistent with the flood risk guidance of the NPPF and can be attached full weight

Other Considerations:

Community Infrastructure Levy

The proposed development will not be liable for a CIL payment.

Pre-commencement condition

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

Conclusion and reasons for decision:

The decision has been considered against local policy LP1 A Presumption in Favour of Sustainable Development, LP2 The Spatial Strategy and Settlement Hierarchy, LP5 Delivering Prosperity and Jobs, LP13 Accessibility and Transport, LP14 Managing Water Resources and Flood Risk, LP17 Landscape, Townscape and Views, LP25 The Historic Environment, LP26 Design and Amenity and LP55 Development in the Countryside of the Central Lincolnshire Local plan 2012-2036, Policy M11 of the Lincolnshire Minerals and Waste Local Plan (Core Strategy and Development Management Policies) and Policy D-2 Pedestrian and Cycle Access, Policy D-4 Water Resource and Flood Risk and Policy D-6 Design of New Development of the Nettleham Neighbourhood Plan. Furthermore consideration has been given to guidance contained within the National Planning Policy Framework, National Planning Practice Guidance and the National Design Guide.

In light of this assessment it is considered that the principle of the proposal is acceptable in an open countryside location and will benefit the rural economy. The plot of land is part of an existing established business park which is allocated as a business development area in the Nettleham Neighbourhood Plan. The development would provide an appropriate completion to the business park and provide future job opportunities. It will not significantly harm the character and appearance of the site, the surrounding area or the street scene nor conflict with neighbouring uses. Furthermore the proposal will not have an adverse impact on highway safety, minerals resource archaeology, flooding or drainage.

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

Representors to be notified -

(highlight requirements):

Standard Letter

Special Letter

Draft enclosed

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 a Construction Management Plan and Method Statement has been submitted to and approved in writing by the Local Planning Authority which must indicate measures to mitigate against traffic generation and drainage of the site during the construction stage of the proposed development. The Construction Management Plan and Method Statement must include;

- the parking of vehicles of site operatives and visitors;
- loading and unloading of plant and materials;
- storage of plant and materials used in constructing the development;
- wheel washing facilities;
- the routes of construction traffic to and from the site including any off site routes for the disposal of excavated material and;
- strategy stating how surface water run off on and from the development will be managed during construction and protection measures for any sustainable drainage features. This should include drawing(s) showing how the drainage systems (permanent or temporary) connect to an outfall (temporary or permanent) during construction.

The Construction Management Plan and Method Statement must be strictly adhered to throughout the construction period.

Reason: To ensure that the permitted development is adequately drained without creating or increasing flood risk to land or property adjacent to, or downstream of, the permitted development during construction and to ensure that suitable traffic routes are agreed to accord with the National Planning Policy Framework, LP13 and LP14 of the Central Lincolnshire Local Plan 2012-2036 and Policy D-4 and D-6 of the Nettleham 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:

- 08-003 Rev 4 dated 4th November 2019 – Site Plan

- 08-005 Rev 2 dated 4th November 2019 – Ground Floor Plan
- 08-006 Rev 2 dated 4th November 2019 – First and Second Floor Plan
- 08-007 Rev 2 dated 4th November 2019 – Roof Plan
- 08-008 Rev 1 dated 4th November 2019 – South and West Elevation Plans and Materials Schedule
- 08-009 Rev 2 dated 4th November 2019 – North and East Elevation Plans and Materials Schedule
- 08-010 Rev 2 dated 4th November 2019 – Sections
- 08-015 Rev 6 dated 14th November 2019 – Landscaping Plan

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 LP17, LP26 and LP55 of the Central Lincolnshire Local Plan 2012-2036 and policy D-6 of the Nettleham Neighbourhood Plan.

4. No construction works above ground level must take place until details of a scheme for the disposal of foul/surface water (including any necessary soakaway/percolation tests) from the site and a plan identifying connectivity and their position has been submitted to and approved in writing by the local planning authority. The surface water scheme shall:

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

No occupation of the offices must occur until the approved scheme has been completed in accordance with the approved phasing and the approved scheme must be retained and maintained in full, in accordance with the approved details.

Reason: To ensure that the development is adequately drained without creating or increasing flood risk to land or property adjacent to, or downstream of, the development to accord with the National Planning Policy Framework, local policies

LP13, LP17 and LP26 of the Central Lincolnshire Local Plan 2012-2036 and policy D-4 and D-6 of the Nettleham Neighbourhood Plan.

5. No operation of the offices must occur the vehicular access to the rear car park, the 46 parking spaces and bicycle storage have been completed in accordance with the details shown on plan 08-003 Rev 4 dated 4th November 2019. The car parking spaces and bicycle storage must be retained as such thereafter.

Reason: In the interests of safety of the users of the public highway, the safety of the users of the site and to provide an acceptable level of on site parking spaces to accord with the National Planning Policy Framework, local policies LP13, LP17 and LP26 of the Central Lincolnshire Local Plan 2012-2036 and Policy D-6 of the Nettleham Neighbourhood Plan.

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

6. All planting and/or turfing comprised in the approved landscaping plan 08-015 Rev 6 dated 14th November 2019 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 must be retained thereafter.

Reason: To ensure the landscaping is completed in accordance with the plan and to reinstate the removed hedging to the front of the site to accord with the National Planning Policy Framework, local policies LP17 and LP26 of the Central Lincolnshire Local Plan 2012-2036 and Policy D-6 of the Nettleham Neighbourhood Plan.