

Officers Report

Planning Application No: 139840

PROPOSAL: Application for approval of reserved matters for 60no. dwellings, considering appearance, landscaping, layout and scale, following outline permission 136309 granted 12th December 2018.

LOCATION: Land off Willingham Road Lea Gainsborough DN21 5EN

WARD: Lea

WARD MEMBER(S): Cllr Mrs J B Milne

APPLICANT NAME: Mrs Linda Bradley (Rippon Homes)

TARGET DECISION DATE: 06/11/2019 (Extension to 21/08/20)

DEVELOPMENT TYPE: Major - Dwellings

CASE OFFICER: Ian Elliott

RECOMMENDED DECISION: Grant Permission subject to conditions

Description:

The application seeks reserved matters permission for 60 dwellings, considering appearance, landscaping, layout and scale, following outline permission 136309 granted 12th December 2018.

The site is allocated within both the adopted Central Lincolnshire Local Plan, policy LP50 ref CL3044; and the made Lea Parish Neighbourhood Plan, policy 1 for housing. In both policies it has an indicative capacity of 68 dwellings.

The application site is located on the south of the village of Lea fronting Willingham Road. The site has an attractive parkland type character of roughly 3.04ha in area.

The site appears to be used for grazing horses and includes an access running to Keeper's Cottage to the south of the site. Ground levels fall almost immediately from the site frontage at Willingham Road (19m AOD) before falling more gently to the main part of the site and then again to the western section of the site 12m AOD. A drainage pond exists to the south eastern corner of the site. Although the character of the area is dominated by adjoining trees only one large mature tree grows within the body of the site, which is to the rear of 12 Willingham Road.

The character of the site is dominated by substantial tree cover immediately beyond the southern and western boundaries of the site. Further tree substantial cover is found the north of the site along with two residential properties, 10 and 12 Willingham Road. 10 Willingham Road is a large two storey detached dwelling in grounds backing onto the application site. The boundary is currently demarcated by a three bar open fence with some limited planting. 12 Willingham Road is a modern dormer bungalow type dwelling with

full glazed gables to the south western elevation. This property is located on raised ground compared to the application site and currently allows views across the site. It is also bounded by a three bar open fence. Also adjoining the site is 14 Willingham Road to the south eastern corner of the site. This detached house and garden is partially screened by trees to the site edge but also includes substantial open boundaries with post and wire fencing.

Bounding the site to the east is Willingham Road. A mixed hedgerow and a number of trees form a natural boundary to the road. Access to the site is also located at this point and is marked by a metal field gate.

The site, as is the village, is within an area designated as an Area of Great Landscape Value (AGLV) in the Central Lincolnshire Local Plan.

Relevant history:

134871 - Pre application for erection of residential development

136309 - Outline planning application to erect 61 no. dwellings - access to be considered and not reserved for subsequent applications – 12/12/18 - Granted with conditions

Representations

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

Lea Parish Council: Objections and Observations (summarised)

Policy 1 Criteria a) of the Lea Neighbourhood Plan:

Residential Amenity/Visual Impact

- The layout of the development will have an unacceptable outlook on 10 Willingham Road with an unbroken line of buildings with a mixture of windows, doors, patio doors and the rear walls of garages.
- The raised level of plot 20 will accentuate the visual impact issue on 10 Willingham Road
- The raised level of plot 58, 59 and 60 will accentuate the visual impact issue on 14 Willingham Road
- The proposed layout will impact severely on the residential amenity of 10 and 14 Willingham Road.

Supports the single storey dwellings for the closest neighbouring properties on Willingham Road and Park Close

The site layout plan does not comply with criteria a) of the Lea Neighbourhood Plan.

Policy 1 Criteria b) of the Lea Neighbourhood Plan:

Drainage

- This planning application cannot proceed until approval has been received from the Lead Local Flood Authority (LLFA) and other experts/authorities.
- The issue of flooding in several southern areas of Gainsborough Road, Park Close, Lea Park and Lea Green is of major concern. Serious flooding occurred here as recently as 2014.
- Sewer flooding is a high risk and there is also a high impact on the sewage pumping station (Lea Park) together with “capacity concerns” relating to Gainsborough Sewage Treatment Works.
- Therefore Condition 4 of the Reserved Matters which requires acceptance of the provision for mains foul sewage infrastructure on and off site has not been met.
- There must be a commitment from Severn Trent Water to make the necessary improvements in order to comply with Criterion b) in relation to foul sewage drainage within the village.

criteria b) of the Lea Neighbourhood Plan is not met.

Policy 1 Criteria c) of the Lea Neighbourhood Plan:

- An increase is now proposed in the number of bedrooms. The likelihood of more residents, compared with the indicative plans, may have an impact on facilities.

Policy 1 Criteria d) of the Lea Neighbourhood Plan:

- There is a small reduction in total number of dwellings proposed but there is a significant increase in the number of the larger family homes and bedrooms. This will mean more children of school age than the indicative plan suggested. The siting of the entrance on this new development overlaps Stainton Close to a significant extent forming a staggered crossroads. Children from the new development going to the primary school and the bus stop at Lea Green for senior schools will have to use the new short length of footpath to cross to the other side of Willingham Road in the vicinity of this crossroad.
- In the interests of safety and the prevention of accidents the pedestrian crossing positioned to the SE of the site entrance should be augmented by yellow lines to prohibit parking.
- Council questions why the proposed new footpaths at the entrance extends in NW direction more than the SE which is the direction towards the primary school.

Policy 1 Criteria e) of the Lea Neighbourhood Plan:

- No issues on height and scale of dwellings.
- The character of the site will change but the character of the village is not impacted.
- A footpath connection is proposed which will provide an essential access to Lea Park.
- No heritage assets are impacted by this proposal.

Policy 1 Criteria f) of the Lea Neighbourhood Plan:

- A detailed landscape plan has not been provided.

- Fencing does not extend for the whole length of the boundary with No14 Willingham Road and does not indicate what boundary treatment is proposed for the remainder and around the pond.
- Council accepts the majority view in favour of a 1.8 metre high fence in place of a green buffer but issues relating to boundary treatments urgently remain to be finalised with the owners of adjoining properties and the LPA.

Policy 1 Criteria g) of the Lea Neighbourhood Plan:

- 3 existing trees are to be retained and new trees/hedging are proposed.
- No details relating to perimeter boundary.

Policy 1 Criteria h) of the Lea Neighbourhood Plan:

- Objects to position of play area adjacent to Willingham Road and close to deep natural pond on safety grounds but can make a valuable contribution to the “Green Scene” which we strive to enhance in the village.
- In the Central area the large sycamore tree is not worth retaining. This is a generous open space area to the rear of No 12 Willingham Road but with no indication of possible functionality. Council requests that no building is erected on this area and that it is not used for car parking.
- Regarding the existing pond Council requires a proposal from the developer as to how the pond will be made safe.

The Council asks what is proposed for ongoing management/maintenance of all 4 open spaces as required in Condition 5f.

Second part of Policy 1 of the Lea Neighbourhood Plan:

- Criteria (a) - Views towards historic parkland not unduly impeded.
- Criteria (b) - Footpath to Lea Park not match Section 106.
- Criteria (c) - provision met providing M4(2) provision can be increased.
- Criteria (d) – Satisfactory off street parking
- Criteria (e) – Condition 26 of Outline Permission must be adhered to.

Policy 4 of the Lea Neighbourhood Plan:

- Variety and interest introduced by 12 different dwelling designs.
- Plots sizes are reasonable and the layout is satisfactory.

Development meets Policy 4 if policy 1 (a) can be sorted.

Initially there were two points of objection raised but now there are three points of objections and some outstanding issues. Three objections are:

- The site layout plan does not comply with policy 1 criteria a) of the Lea Neighbourhood Plan.
- The site layout plan does not comply with policy 1 criteria b) of the Lea Neighbourhood Plan.
- Objects to position of play area adjacent to Willingham Road and close to deep natural pond on safety grounds

Local residents: Representations received from:

2 Park Close, Lea
The Byre, Station Road, Lea
The Old Schoolhouse, Lea Park
Church Croft, 10 Willingham Road, Lea
Keeper's Cottage, Willingham Road, Lea
Four Oaks, 12 Willingham Road, Lea
The Old Schoolhouse
14 Willingham Road, Lea

Objections (summarised):

Layout

- The number of dwellings increased to the rear of 10 Willingham Road from 2 to 3 bungalows. Should revert back to 2.
- Affordable Housing not evenly distributed. 8 are contiguous and 4 are separated by 2 small detached dwellings.
- Concerned there is not enough off street parking for residents and visitors.
- Open space to the front will become a car park.
- Safety of substation near open space.

Scale

- All dwellings adjacent existing dwellings are not single storey.
- Surprised at small scale of 4 bedroom dwellings when Lea typically has larger dwellings with good sized rooms.

Appearance/Landscaping

- Poorly planned development
- Retention of Sycamore is a significant improvement.
- No attempt to compliment village varied home style but simply imposes uniformity throughout the development estate.
- 1.8 metre fence panels are not attractive screening to mitigate visual impact.
- 1.8 metre fencing does not comply with green buffer requirement of policy 1 of the Lea Neighbourhood Plan.
- More screening needed between frontage of houses and new roads to maintain rural aspect.
- Clarity required on fencing/boundary treatment around pond.
- Disappointed to see that no 1.8 metre fencing has been considered to the South Western boundary of our property where it abuts the public open space.
- Object to development being completed surrounded by 1.8 metre high fence.
- The 1.8 metre high fence proposed around the boundary of the development does not include the pond. Security of 14 Willingham Road has not been considered.
- Dwellings are typical of every other housing estate being built across the country. We want quality new builds that reflect the setting and context of the site. This has been ignored.

- Landscape Management Plan lacks clarity and accuracy.
- The central green area must have sufficient boundary fencing to prevent its use as overspill parking for the site.

Drainage

- There is a long standing drainage problem and surface water will be a problem.
- Concerned over the capacity of flows. An improvement is required.
- Concerns over capacity of Gainsborough Sewage Treatment Works.
- Drainage system will not support a further 60 dwellings.
- Site is not suitable for soakaways.
- Drainage system falls short of meeting criteria in Lea Neighbourhood Plan.
- Pond to take additional drainage does not fulfil its drainage function.
- Maintenance of pond.

Highway Safety

- Traffic calming on Willingham Road either side of site is required.
- Lack of sufficient off street garages and parking provision.

Residential Amenity

- Street lighting impact on existing and adjoining properties.
- Three bungalows and one house will overlook 10 Willingham Road impacting on privacy.
- Impact on outlook of 14 Willingham Road by a continuous line of 3 buildings.
- Proposed three dwellings do not appear to follow the contour and will increase the height of the dwellings overlooking the house and garden of 14 Willingham Road.
- If the site is developed in phases it will cause an extended period of disruption and construction activity.

Flooding

- From overloading of the sewage system.
- Development will increase surface water run-off.
- Over past year on at least 5 occasions heavy rainfall has resulted in the sewage manhole in Gainsborough Road, leading to Lea Park and adjacent The Old Schoolhouse, lifting and caused the road to be flooded.

Ecology

- Street lighting impact on wildlife.
- Increase in wildlife use since the building of Lea Fields Crematorium.
- Deer have been increasingly seen on site.

Infrastructure

- Capacity of local doctors has been ignored.

Visual Impact

- The site is Historic Parkland and an Area of Great Landscape Value and should not be subject to development.

- WLDC should delay any video conference meetings of the planning committee until the covid-19 pandemic allows Lea Village residents to attend a public meeting in person.

Location

- This site should not be developed until dereliction/brownfield sites in Gainsborough are developed (LP50).

Engagement

- There has been no engagement with the Parish Council and wider community.

3 Park Close, Lea

Supports:

- Support the proposal of a 1.8m fence providing security for the new and existing properties along the boundary.
- Support the proposed layout of properties and property types as shown on the current plan along the boundary to my property.

Historic England: No representation received to date

WLDC Conservation Officer: No representation received to date

WLDC Tree and Landscape Officer: No objections to proposed landscaping scheme. Concerns raised in relation to Landscape Management Plan

20th July 2020

The Landscape Management Plan is a very poor one and is unacceptable as it gives very little information on what management tasks would be done and when.

The document give lots of information about their aims and objectives, what trees, plants, hedges etc. already exist, and there's a pond in the SW corner, and the benefits of open spaces, but there is barely any information on the intended management of it all. The nearest this document gets to providing any management information is on page 4 where it says the open space areas will be kept clear of litter.

A Landscape Management Plan needs to provide information on what tasks will be carried out, how often, when they will be done, by whom, etc..... i.e. a plan of works. For example grass cutting how many times a year and when?

Are clippings to be left or removed? Weeding – chemical or manual, how often and when, what chemicals would be used or what will be done with the weeds pulled out? New planting of shrubs, trees etc..... watering regime – how often, when, how much water per tree etc.... checking of tree stakes & ties, and replace is necessary, when will stakes & ties eventually be removed? Would any remedial pruning be done? Replacement of any dead, diseased or damaged plants and trees. Pond – is any future management

intended, as ponds generally get silted up over time or choked with grasses and reeds etc., and require clearing out every so often. Who will be responsible for this work, and contact details would be required in case any enforcement is needed. Further information is required.

20th January 2020:

Having looked at the revised landscaping proposals and associated details, I can confirm that these are suitable.

WLDC Strategic Housing: Comment

The planning application indicates the scheme will be compliant with the S106 and provide 20% affordable homes equating to 12. Looking at the plans these will meet the required spaces standards for affordable housing as set out in the Developer Contributions Supplementary Planning Document.

The plan doesn't indicate which of the properties are to be affordable rent and which are to be shared ownership. This can be determined with liaison with RP's but for clarity the S106 states 70% affordable rent and 30% shared ownership which equates to 8 affordable rent and 4 shared ownership.

WLDC Public Protection: No representation received to date

WLDC Economic Development: No representation received to date

LCC Highways: No objections subject to informatives

Representation received 24th July 2020:

As discussed, in terms of technical approval for the estate roads strategy, this will be done as part of a Section 38 application the developer will have to make formally to the Highway Authority. Only once technical approval has been granted may the planning conditions relating to these aspects be discharged. I would inform the developer that once the reserved matters layout application has been determined they should make a Section 38 application as soon as possible as this process will need to be completed prior to a start on site.

Representation received 16th July 2020:

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 is acceptable and accordingly, does not wish to object to this planning application.

Advice Note

Any plot with a driveway fronting a garage which has a length of less than 6m will require a vertically opening garage door installing.

The information submitted to support Condition 18 is unacceptable, this condition is still outstanding.

Representations received 18th June 2020:

All on plot parking provision as follows:

- 2/3 bedroom unit – 2 spaces
- 4 bedroom unit – 3 spaces

Garages are not included as provision unless they are a double or of sufficient length to accommodate parking and storage.

For example Plot 38 has a driveway length of approx. 4.6m, not enough to park clear of the highway boundary, Plot 52 has a driveway width of approx. 4.6m, barely enough to park two vehicles side by side.

Minimum driveway lengths:

- In front of a garage – 6m
- In front of a garage with a vertically opening door or a standard space – 5m

In terms of Plots 26 to 32 and the private areas within the proposed adoptable highway limits, this is a completely unacceptable solution.

The linear drain across the driveway is an unacceptable detail for the public highway. I have no issue with connecting the swales with solid pipes of sufficient size. Alternatively the swale design could change to the perforated pipe style.

Representations received 14th June 2020:

- A large number of the plots still have insufficient parking provision, too short a length driveway to park clear of the highway boundary or insufficient width. Parking provision will need to be in line with our guidance available on our website, requires addressing.
- Remove the very small sections of swale outside plots 28/29, 49 and 52.
- Remove footway sections on the turning head so that it may drain overland straight into the attenuation basin (attached plan).
- Swept path analysis is acceptable.
- Frontage footway link and tactile crossing points are acceptable. Drainage strategy and supporting information is acceptable in principle subject to the above changes.

In relation to Condition 18 only approximately a metre has been surveyed in the public highway due to a collapse in the pipe. The length of most concern is the section across private property. It is therefore requested that further efforts are made to survey and repair this section as this still outstanding.

Representations received 30th October 2019:

General layout is acceptable with the following amendments:

- Confirmation that the turning heads shown are in line with Lincolnshire County Councils Development Road Specification. Please provided swept paths for the largest vehicle expected to use the site.

- Site Layout Plan (DWG. No. 197.24.01) will require amending to include frontage footway and tactile crossing point.
- Increased parking provision for plots 49, 50, 51 and 52 to three spaces each (integral garage is not included as provision).

Any swale design drainage system is required to accept surface water via sheet flows from the carriageway. The applicant should consider this when designing the footway provision as the current layout shows a footway between the carriageway and the swale which would appear to prevent this.

LCC Lead Local Flood Authority: No Objections

Representation received 24th July 2020:

As discussed, in terms of technical approval for the drainage strategy, this will be done as part of a Section 38 application the developer will have to make formally to the Highway Authority. Only once technical approval has been granted may the planning conditions relating to these aspects be discharged. I would inform the developer that once the reserved matters layout application has been determined they should make a Section 38 application as soon as possible as this process will need to be completed prior to a start on site.

Representation received 16th July 2020:

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 is acceptable and accordingly, does not wish to object to this planning application.

The information submitted to support Condition 18 is unacceptable, this condition is still outstanding.

Representations received 30th October 2019:

Road side swales are an acceptable method for dealing with surface water run-off from the carriageway. Assessing the current strategy, due to the dwelling layout and private vehicle and pedestrian accesses, I would make the comment there are small areas of swale which due to adjacent construction (kerb and edgings with concrete backing) may not be feasible. The swale design will also need to be in line with Lincolnshire County Councils Development Road Specification.

Considering the above the following information will be required:

- A revised drainage strategy incl. adoption and/or maintenance proposals & sketch layout plans
- A detailed development layout showing surface water drainage infrastructure
- Detailed hydraulic calculations
- An updated Flood Risk Assessment
- Confirmation of ground water table levels
- Discharge and adoption agreements

Can the applicant provide details regarding Condition 18 of the outline permission for consideration at this stage?

LCC Public Rights of Way: Comments with advice

Aside from the existing public rights of way, it is suggested that the estate would benefit from a further and direct pedestrian/cycleway link from the northwest end of the development out into the Willingham Road within the developer's blue-line ownership. This would serve to encourage pedestrian permeability and sustainable travel to public transport and other Gainsborough facilities.

LCC Archaeology: No representation received to date

LCC Education: No comment

The County Council has no comments in relation to education on this reserved matters application as any matters arising should have been resolved at the outline stage.

NHS Lincolnshire: No representation received to date

Lincolnshire Police: No objections with advice

The advice provided is based on dwelling frontages, building regulations, door chains and viewers, letter plates, intruder alarms, footpaths, parking provision, gates, sheds/cycle storage (if provided) and communal areas (public open spaces)

Lincolnshire Fire and Rescue: No representation received to date

Ramblers Association: No representation received to date

Environment Agency: Do not wish to comment

It does not appear to match any of the criteria on our consultation checklist.

Scunthorpe and Gainsborough Water Management Board: No objections with advice

Natural England: No objections

Lincolnshire Bat Group: Comments

- The bat survey is out of date (23/08/17 – Over 2 years)
- Endorse bat boxes on trees

IDOX checked: 6th August 2020

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 2017), the

Lea Neighbourhood Plan (made 22nd January 2018) 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:

LP1 A presumption in Favour of Sustainable Development

LP13 Accessibility and Transport

LP14 Managing Water Resources and Flood Risk

LP17 Landscape, Townscape and Views

LP25 The Historic Environment

LP26 Design and Amenity

<https://www.west-lindsey.gov.uk/my-services/planning-and-building/planning-policy/central-lincolnshire-local-plan/>

- **Lea Neighbourhood Plan (LNP)**

The Lea Neighbourhood Plan has been examined with the examiner's report including modifications being approved on the 19th September 2017. Following approval from Prosperous Communities Committee (24th October 2017) a referendum was held on the 7th December 2017. Of those voting 73% voted in favour of the neighbourhood plan. The plan was presented to Full Council on 22nd January 2018 where the decision to make the plan was taken. In line with the Neighbourhood Planning Act 2017 the Lea Parish Neighbourhood Plan now forms part of the Development Plan and should be given full weight in the decision making process. The relevant policies are:

Policy 1 The Comprehensive Development of site 1 off Willingham Road

Policy 3 Housing Mix

Policy 4 Design and character

Policy 5 Wider green infrastructure

Policy 6 Lea Green Wheel

Policy 10 Flooding and drainage

Policy 11 Waste water and supply

Lea Design Guide

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

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

The site is within a Sand and Gravel Minerals Safeguarding Area and policy M11 of the Core Strategy applies. However this is a principle matter and allocated sites are exempt from a Minerals Assessment.

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 February 2019.

Paragraph 213 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 (NPPG)**
- **National Design Guide (2019)**

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

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

Other

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990

<http://www.legislation.gov.uk/ukpga/1990/9/section/66>

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

<https://www.legislation.gov.uk/uksi/2015/596/contents/made>

Main issue:

- Scale and Appearance
- Layout
- Landscaping

Assessment:

Objections have been received from residents in relation to scale, appearance, layout and landscaping. The Parish Council have objected to the layout.

Scale and Appearance

Outline Planning permission 136309 includes condition 15 which restricts all proposed dwellings to the rear of existing dwellings off Willingham Road (No. 10, 12 and 14) to single storey dwellings. The remainder of the site is unrestricted. Objections have been received from residents in relation to the dwellings to the rear of the 10, 12 and 14 Willingham Road not being single storey. No objections to the scale and appearance has been received from the Lea Parish Council but they have commented on the outlook impact of the line of dwellings which sit adjacent the boundary with 10 Willingham Road.

Local policy LP17 states that *“To protect and enhance the intrinsic value of our landscape and townscape, including the setting of settlements, 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, such as (but not limited to) historic buildings and monuments, other landmark buildings, topography, trees and woodland, hedgerows, walls, water features, field patterns and intervisibility between rural historic settlements”*.

Developments should also *“be designed (through considerate development, layout and design) to preserve or enhance key local views and vistas”*.

*“The considerations set out in this policy are particularly important when determining proposals which have the potential to impact upon the Lincolnshire Wolds AONB and the **Areas of Great Landscape Value**”* (emphasis added).


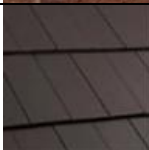
Local policy LP26(c) of the CLLP states that *All development proposals must take into consideration the character and local distinctiveness of the area (and enhance or reinforce it, as appropriate) and create a sense of place. As such, and where applicable, proposals will be required to demonstrate, to a degree proportionate to the proposal, that they:*

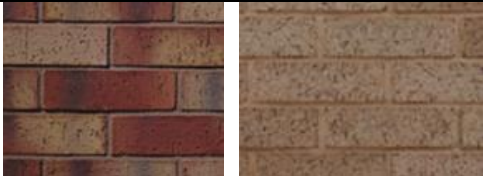
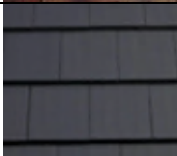
c. Respect the existing topography, landscape character and identity, and relate well to the site and surroundings, particularly in relation to siting, height, scale, massing, form and plot widths;

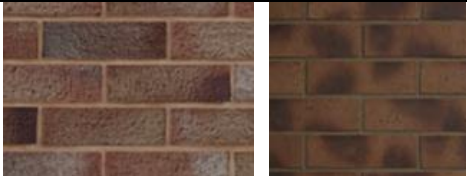

Criteria a)-h) and a)-e) of Policy 1 of the Lea Neighbourhood sets out criteria specifically for the site (site 1) including in terms of the design and character of any proposed development to make sure its visual appearance does not have an unacceptable harmful impact on the existing settlement.

Page 25 and 26 of The Lea Design guide identifies the adjacent settlement areas as loose grain linear and park edge character areas. Pages 41-44 provides more in-depth detail on each of the character areas.

The proposed dwellings and garages are proposed to be constructed from:

Plots	1, 3, 5, 6, 8, 10, 20, 21, 28, 29, 32, 36, 37, 39, 46, 48, 52, 53, 58, 59 (Coloured Red on Materials Plan 197.24.04 Rev C dated May 2019)	
Brick	Carlton Wolds Autumn Blend with Buff Dragwire Features or similar	
Tile	Sandtoft Dark Grey or similar	
Plots	2, 4, 7, 11, 12, 17, 18, 24, 25, 34, 35, 38, 42, 43, 47, 51, 54, 56, 60 (Coloured Blue on Materials Plan 197.24.04 Rev C dated May 2019)	

Brick	Carlton Crofton Blend With Buff Dragwire Features or similar	
Tile	Sandtoft Light Grey	

Plots	9, 13, 14, 15, 16, 19, 22, 23, 26, 27, 30, 31, 33, 40, 41, 44, 45, 49, 50, 55, 57 (Coloured Green on Materials Plan 197.24.04 Rev C dated May 2019)	
Brick	Carlton Flamborough Gold with Heather Dragwire Features or similar	
Tile	Sandtoft Dark Red Double Roman or similar	

The application additionally includes a materials schedule received 13th November 2019 which lists the materials for each individual plot to sit alongside the materials plan. The materials proposed are all considered acceptable.

The proposed dwellings will predominantly be two storey in scale with 7 bungalows on plots 20, 21, 22, 23, 58, 59 and 60. The positioning of the bungalows is important to meet the single storey restriction set out in condition 15 of outline planning permission 136309. Plot 20, 21 and 22 sit to the rear of 10 Willingham Road and are proposed to be bungalows. It could additionally be argued that plot 19 partially sits to the rear and shares a modest area of boundary with 10 Willingham Road and is proposed to be a two storey dwelling. However this dwelling does not directly sit behind the host dwelling (10 Willingham Road) and is further away than plot 20, 21 and 22. The positioning of a two storey dwelling on plot 19 is therefore considered acceptable and would not cause harm to 10 Willingham Road.

The dwellings are proposed to be (all approximate from submitted plans):

Design	Beds	Height	Length	Width
Haselmere (3B14V)	3	4.5	11.6	10.3
Detached Bungalow on plots 22, 23 and 60				

Design	Beds	Height	Length	Width
Salisbury (3B16)	2	5.2	9.1	10.8

Detached Bungalow on plots 20, 21, 58 and 59				
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Design	Beds	Height	Length	Width
Richmond (3D20 and 3D20G)	4	7.5	15	11.3
Detached Houses on plots 5 and 6				

Design	Beds	Height	Length	Width
Windsor (4D36G and 3D36S)	4	7.4	7.7	10
Detached Houses on plots 1, 3, 4, 9, 10, 33, 38, 47, 55 and 57				

Design	Beds	Height	Length	Width
Woodford (4D44X)	4	7.3	9	8.4
Detached Houses on plots 7, 8, 36, 37, 48, 53, 54 and 56				

Design	Beds	Height	Length	Width
Newton (4D50)	4	7.4	10.5	7.1
Detached Houses on plots 34, 35, 49, 50, 51 and 52				

Design	Beds	Height	Length	Width
Cranmore (3D8)	3	7.4	10.1	7
Detached Houses on plots 39 and 46				

Design	Beds	Height	Length	Width
Foxton (3D6)	3	7.7	8.8	7
Detached Houses on plots 2, 19, 24 and 25				

Design	Beds	Height	Length	Width
Bakewell (3D7)	3	7.1	8.1	6.9
Detached Houses on plots 42 and 43				

Design	Beds	Height	Length	Width
Romsey (327G)	3	7.4	6	9
Detached House on plot 32				

Design	Beds	Height	Length	Width
L3	3	8.1	9.1	5.7
Semi-Detached Housing on plots 17, 18, 26, 27, 40, 41, 44 and 45 plots 17, 18, 26 and 27 are Affordable Houses plots 40, 41, 44 and 45 are OSM (Off site Manufacture)				

Design	Beds	Height	Length	Width
L3 (Plot 1 and 12)	3	8.1	9.1	5.7
Semi-Detached Houses on plots 11 and 12 plots 11 and 12 are Affordable Houses				

Design	Beds	Height	Length	Width
L3 (Plot 30 and 31)	3	8.1	9.1	5.7

Semi-Detached Houses on plots 30 and 31 plots 30 and 31 are Affordable Houses
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Design	Beds	Height	Length	Width
L2	2	8.1	9.3	5.3
Semi-Detached Housing on plots 13, 14, 15, 16, 28 and 29 plots 13, 14, 15, 16, 28 and 29 are Affordable Houses				

The proposed development includes numerous house types in terms of scale and appearance. None of the two storey dwellings proposed are overly large in terms of height ranging from approximately 7.1 metres to 8.1 metres. The variety of designs and the concept of positioning the same design on different parts of the site is likely to provide a more appropriate development than if the designs were concentrated in one particular area.

It is therefore considered that the scale and appearance of the dwellings is acceptable and will not have a harmful impact on the site, the street scene or the area of great landscape value and accords to local policy LP17 and LP26 of the CLLP, policy 1 of the Lea Neighbourhood Plan and the provisions of the NPPF.

It is considered that policy LP17, LP26 and policy 1 are consistent with the design, character and visual amenity guidance of the NPPF and can be attached full weight.

Layout

Local policy LP17 and LP26 of the CLLP and policy 1 of the Lea Neighbourhood Plan again apply to the layout.

The proposed layout provides a main estate road with branch cul de sacs initially to the south and then to the north. The roads unless a private drive are served by pedestrian footpaths on at least one side providing safe access around the site and onto the Willingham Road pedestrian footpath network. All of the dwellings are highway/private drive facing dwellings with dwellings at the end of each cul-de-sac.

The different dwelling types are spread throughout the site to add visual interest. The proposed dwellings are positioned so that they are sufficiently separated from one another and are in most cases set back away from the pedestrian footpath. The plot sizes provide an acceptable amount of rear garden space and off street parking. The Highways Authority at Lincolnshire County Council have no objections to the proposed off street parking provision but advises that *“any plot with a driveway fronting a garage which has a length of less than 6m will require vertically opening garage door installing”*. This will be added to the permission as an advisory note.

The layout includes three areas of open space evenly spread out over the development to break up the built form of the site.

The impact of the development on the living conditions of adjoining residents will be discussed later in this report. The layout of the site notwithstanding the

objections received is acceptable and is considered to accord with local policy LP17 and LP26 of the CLLP, policy 1 of the Lea Neighbourhood Plan and the provisions of the NPPF.

It is considered that policy LP17, LP26 and policy 1 are consistent with the design, character and visual amenity guidance (Chapter 12) of the NPPF and can be attached full weight.

Landscaping

Local policy LP17 and LP26 of the CLLP and policy 1 of the Lea Neighbourhood Plan again apply to the landscaping of the site.

Details of landscaping have been submitted on the proposed landscaping layout plan (97.24.02 Rev E). The landscaping layout plan provides clear details of all boundary treatments and planting details including the species and planting information. The landscaping plan additionally provides information on the construction material of the public highway and private drives.

The Authority's Tree and Landscape Officer has assessed the landscaping layout plan and has no objections.

Outline Planning permission 136309 includes condition 6 which requires a landscape management plan to be submitted. The application has included the submission of a Landscape Management Plan & Biodiversity statement which will be assessed later in the report.

The landscaping of the site is therefore acceptable and accords to local policy LP17 and LP26 of the CLLP, policy 1 of the Lea Neighbourhood Plan and the provisions of the NPPF.

It is considered that policy LP17, LP26 and policy 4 are consistent with the landscaping guidance of the NPPF and can be attached full weight.

Other Considerations:

Heritage

The proposal has the potential to have an impact on the Church of St Helen's which is a Grade I Listed Building.

Local policy LP25 of the CLLP states that *'Development proposals should protect, conserve and seek opportunities to enhance the historic environment of Central Lincolnshire'* and provides a breakdown of the required information to be submitted as part of an application in a heritage statement.

In the Listed Building section of LP25 it states that *'Development proposals that affect the setting of a Listed Building will be supported where they preserve or better reveal the significance of the Listed Building'*.

Paragraph 193 states that *'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight*

should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'.

The impact of a development on the setting of a listed building is more than just its visual presence and annex 2 of the NPPF defines the setting of a heritage asset as:

'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral'.

The Authority's Conservation Officer (CO) has not officially commented on the development and neither has Historic England. A site visit with the CO did take place taking in views of the site from the south elevation of the church which is raised above Willingham Road and the site. The CO from this visit had concerns over the type of boundary treatments (1.8 metre fence panels) proposed to the rear of plots 18-22 which would be visible through the group of trees between the church and the site.

This concern is acknowledged however consideration has to be given to the fact that 2 metre boundary treatments could be installed on the site as it stands without the need for planning permission in accordance with Schedule 2 Part 2 (Minor Operations) Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The dwellings proposed to plots 18-22 will be set further away from the church than the rear boundary treatments but will still be in clear view therefore already domesticating the setting from an open countryside setting. The presence and retention of the group of trees to the south of the church is important and particularly at times of leaf provides good soft screening of the proposed development.

Therefore the development will at least preserve the setting of the Listed Building and accord to local policy LP25 of the CLLP, the statutory duty set out in Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, policy 1 of the Lea Neighbourhood Plan and the provisions of the NPPF.

It is considered that policy LP25 and Policy 1 are consistent with the heritage guidance of the NPPF and can be attached full weight.

Housing Mix and Affordable Housing

Policy 10 of the CLLP states that *"new residential development should maintain, provide or contribute to a mix of housing tenures, types and sizes to help support the creation of mixed, balanced and inclusive communities"*.

The second criteria c) of policy 1 of the Lea Neighbourhood Plan states that *“the provision of an appropriate mix of property types and tenures that help meet the needs of the local community, as set out in policy 3”*.

Policy 3 of Lea Neighbourhood Plan states that *“Proposals for residential dwellings should provide an appropriate type and mix of units, including styles and sizes that help address the needs of the community. Proposals of housing developments with 4 or more properties should also, where relevant, contribute to the provision of affordable housing as detailed within the most up-to-date statutory Local Development Plan.”*

The signed Legal Agreement dated 12th December 2018 requires the delivery of no less than 20% affordable housing on the site to meet the policy requirements of local policy LP11 of the CLLP and policy 3 of the Lea Neighbourhood Plan. As the tables identify in the scale and appearance section of this report the development will include 14 affordable dwellings on a site of 60 dwellings. This equates to 26.6% (27%) of the dwellings being affordable.

The proposed housing will provide the following mix of dwellings which includes 7 bungalows and 53 two storey dwellings.

- 10 two bedroom dwellings
- 24 three bedroom dwellings
- 26 four bedroom dwellings

This is considered an acceptable mix of dwelling types on the site to provide potential accommodation for families of varying sizes plus couples and single people.

Therefore the proposed development provides more than the required affordable dwellings and an acceptable mix of housing.

The housing layout plan identifies the 18 dwellings which will be constructed to meet the 30% requirement of dwellings to meet the Building Regulation Part M4(2) standards (see condition 12 of outline planning permission 136309).

Open Space

Local policy LP24 states that *“residential development will be required to provide new or enhanced provision of public open space, sports and recreation facilities in accordance with the standards set out in Appendix C and in compliance with the latest Central Lincolnshire Developer Contributions Supplementary Planning Document (or similar subsequent document).”*

Criteria h) of policy 1 of the Lea Neighbourhood Plan states that *“the layout of the scheme provides useable and functional open space to development plan standards.”*

The signed Legal Agreement dated 12th December 2018 provides a method of calculating the amount of open space required to meet policy once the bedroom size of all the dwellings is known. Using the calculation the development will accommodate 145 people based on the list identified in the housing mix and affordable housing section of this report. This number (145) then has to be individually divided by 1000 (per population) and times by the hectares in table 2 of the Legal Agreement. Therefore:

$145/1000 \times 1.1 \text{ hectare} = 0.1595 \text{ hectares (1595m}^2\text{)}$

$145/1000 \times 1.81 \text{ hectare} = 0.2610 \text{ hectares (2610m}^2\text{)}$

Combining the two totals together provides the required cumulative amount of open space on the site. Therefore the site requires 4,205m² (1595m² + 2610 m²) of open space.

The submitted layout and landscaping plan identifies three areas of open space with one including the attenuation basin. These three areas combined total 4,377m² (655m² + 1609m² + 2113m²) which is almost 200m² above the required amount.

It is acknowledged that the attenuation basin will not always be usable as open space for the residents to use but it does provide a softer appearance to the western end of the site and good relationship with Lea Park and the connecting footpath.

The proposed development will therefore meet the requirements for open space on the site.

Footpath connection to Lea Park

The second criteria b of policy 1 of the Lea Neighbourhood Plan states that *“the provision or the enhancement of existing connections to other parts of Lea through the creation of green infrastructure”*

The proposed layout drawing includes identifying the required footpath connection to Lea Park adjacent the tennis courts. Condition 14 of outline permission 136309 requires full details including construction details but this is not required at this stage and must be submitted prior to commencement on site for agreement by the local planning authority through a condition discharge application.

Residential Amenity

Local policy LP26 states that *“The amenities which all existing and future occupants of neighbouring land and buildings may reasonably expect to enjoy must not be unduly harmed by or as a result of development.”*

Policy 1 of the Lea Neighbourhood Plan supports development of the site subject to certain criteria. Criteria a] is that *“the layout respects the residential amenities of existing properties along Willingham Road and Park Close”*.

The proposed development will have adjacent neighbouring dwellings to the north (10 Willingham Road), east (12 Willingham Road), south east (14 Willingham Road) and west (3, 4, 5, 6, 7 and 8 Park Close). All approximate measurements identified are taken from the submitted layout plan.

10 Willingham Road:

Proposed plots 19-22 share a boundary with 10 Willingham Road. Plots 20-22 are bungalows with plot 19 a two storey dwelling. The proposed dwellings are approximately 11 to 18 metres from the shared boundary and approximately 33 to 40 metres from the rear elevation of 10 Willingham Road. The development will therefore not harm the living conditions of 10 Willingham Road.

12 Willingham Road:

Proposed plots 1-4 are two storey dwellings and share a boundary with 12 Willingham Road. Plots 3 and 4 are orientated so that their gable ends face 12 Willingham Road with plot 3 having a first floor bedroom window in its north gable end. The proposed dwellings are approximately 9 to 17 metres from the shared boundary and approximately 21 to 34 metres from the rear or south east side elevation of 12 Willingham Road. The development will therefore not harm the living conditions of 12 Willingham Road.

14 Willingham Road:

Proposed plots 58-60 share a boundary with 14 Willingham Road and are all bungalows. The proposed dwellings are approximately 10 to 15 metres from the shared boundary and approximately 26 to 31 metres from the north side elevation of 14 Willingham Road. The development will therefore not harm the living conditions of 14 Willingham Road.

3, 4, 5, 6, 7 and 8 Park Close:

Plots 22, 23 and 37 are the nearest dwellings to the dwellings off Park Close. Plots 22 and 23 are bungalows with plot 37 a two storey dwelling. The rear boundaries of the proposed dwellings and the dwellings off Park Close are separated by a footpath. The rear elevations of the dwellings off Park Close are at least 30 metres from the proposed dwellings. The development will therefore not harm the living conditions of 3, 4, 5, 6, 7 and 8 Park Close.

It is additionally important to assess the living conditions of the potential residents who would occupy the dwellings. Most of the dwellings apart from areas where bungalows are located will be overlooked to a certain degree from each other but will have adequate private rear garden space immediately outside their rear elevations.

Therefore overall the development will not harm the living conditions of the existing or future residents and will accord with local policy LP26 of the CLLP, policy 1 of the Lea Neighbourhood Plan and the provisions of the NPPF.

It is considered that policy LP26 and policy 1 are consistent with the residential amenity guidance of the NPPF and can be attached full weight.

Drainage

Criteria f of the flood risk section of local policy LP14 of the CLLP requires that *“they have incorporated Sustainable Drainage Systems (SuDS) in to the proposals unless they can be shown to be impractical.”*

Criteria m of the protecting the water environment section of local policy LP14 of the CLLP requires that *“that adequate foul water treatment and disposal already exists or can be provided in time to serve the development”*.

Criteria b) of policy 1 of the Lea Neighbourhood Plan requires that *“the technical design of the scheme does not have an unacceptable impact on surface water runoff and foul sewage drainage within the village”*.

Policy 11 of the Lea Neighbourhood Plan states that *“Developers will be required to demonstrate that there is adequate wastewater and water supply capacity or that it can be made available, both on and off the site to serve the development and that it would not lead to problems for existing or new users.”*

The application has included a Flood Risk Assessment (FRA) by Inspire dated April 2020. This includes details of foul and surface water drainage plus an indicative drainage strategy plan RHL-1480-01-DR-001 dated 30th April 2020. Section 4 of the FRA provides a description of the drainage strategy for foul and surface water drainage.

Surface Water:

Paragraph 4.1.7 of the FRA proposes to drain surface water:

- from Plot 19 to 37 (19 units) in the north west section of the site to house soakaways in their respective gardens at an infiltration rate of 9×10^{-5} m/s.
- From plot 56 to 60 (5 units) in the south east section of the site to house soakaways in their respective gardens at an infiltration rate of 3×10^{-5} m/s.
- Plots 1 to 18 and 38-55 (36 units) in the central section of the site together with the access road serving this part of the site will drain surface water by underground pipework and roadside under-drained swales to an infiltration basin. infiltration rate is 3×10^{-5} m/s.

Paragraph 4.1.8 of the FRA clarifies the size of the soakaways and infiltration basins:

- *“House soakaways – 12m² in plan by 1.5m deep*
- *Western infiltration basin - 440m² in plan by 1.0m deep*
- *Eastern infiltration basin - 50m² in plan by 1.0m deep*

Some of the house soakaways might be reduced in size due to individual plot area differences. This may be confirmed at the detailed design stage.”

Exceedance flows will be directed away from the dwellings to the infiltration basins and open space.

The Lead Local Flood Authority at Lincolnshire County Council have no objections to the surface water drainage strategy in principle, however it still requires technical approval through a Section 38 Agreement to discharge condition 3 of outline permission 136309.

Foul water:

Foul water will be disposed of to an existing sewer at various connections and the existing sewer will be diverted at various points along its length. The application includes a Sewer Capacity Assessment by Severn Trent dated Nov 2017. This concludes that in section 4.1 that:

“The proposed development is predicted to have the following impacts:

- *Sewer Flooding: High*
- *Combined Sewer Overflows: Low*
- *Sewage Pumping Stations: High*
- *Treatment Works There are concerns over capacity.*

It is envisaged that capacity improvements are likely to be required to accommodate foul flows from the entire proposed development.”

Section 4.2 recommends *“that capacity improvements are constructed to accommodate flows arising from the entire proposed development.”*

The proposed use of a Sustainable Urban Drainage system for surface water is acceptable as is connection to the foul sewer for foul water.

The application has included a foul drainage plan 197.24.21 Revision C dated 17th June 2020 and a surface water drainage plan 197.24.30B dated 19th May 2020.

The application has not provided any details that the required capacity improvements have been delivered.

Condition 3 (surface water) of outline planning permission 136309 is a pre-commencement condition and condition 4 (foul water) of outline planning permission 136309 is a condition requiring details prior to any building works to a water services building which needs to be completed before any constructed dwelling can be occupied. Therefore more comprehensive foul and surface water drainage details will need to be submitted for assessment through a condition discharge application at a later date.

Highway Safety

Local policy LP13 of the CLLP States that *“development proposals which contribute towards an efficient and safe transport network that offers a range of transport choices for the movement of people and goods will be supported.”*

Criteria d) of policy 1 of the Lea Neighbourhood Plan states that *“the proposal takes account of the existing capacity of the highway network and provides for a satisfactory vehicular access to Willingham Road in particular”*.

The application has included the submission of a highway layout plan (197.24.20 Revision D dated 25th June 2020) and other details which have been assessed by the Highways Authority at Lincolnshire County Council as acceptable. As noted on the plan all these will need to be legally outlined and submitted to a Section 38 Legal Agreement with the Highways Authority.

Ecology

Guidance contained within paragraph 175 of the NPPF states that '*When determining planning applications, local planning authorities should apply the following principles*'. The applicable ones to the development are:

a) '*if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;*

c) '*development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and*

d) '*development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity*'.

Local Policy LP21 of the CLLP states that '*All development should:*

- '*protect, manage and enhance the 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 geodiversity; and*
- '*seek to deliver a net gain in biodiversity and geodiversity.*

The application has included the submission of an updated Preliminary Ecological Appraisal prepared by CGC Ecology dated January 2020. This is an update from the Bat Survey by Andrew Chick dated August 2017, Ecological Appraisal by Andrew Chick dated March 2017 and the Great Crested Newt Survey by Andrew Chick dated April-June 2017. Section 5 evaluates the site and makes recommendations for protected species. In summary it states:

Great Crested Newts

- Pond 1 is still considered to have good suitability to support breeding great crested newts and it is therefore recommended that an environmental DNA (eDNA) test is carried out on the pond to determine whether this species is present or absent. The test can be carried out between mid-April and the end of June.

- Previous Edna testing in 2017 concluded a low population as no great crested newts were recorded but this was 3 years ago.
- If they are present then a European Protected Species license from Natural England must be sought.

Reptiles

- A precautionary pre-works check of any debris along the grass margins or around the pond should be carried out, in accordance with the original ecological appraisal (Andrew P. Chick, 2017).

Badger

- Vigilance should be maintained for signs of badger activity during the works, as per the recommendations in the ecological appraisal by Andrew P. Chick (2017).
- If signs of badger are noted on or within 30m of the site, advice must be sought by a suitably experienced ecologist.
- To safeguard ground mammals, including badgers and hedgehogs during the development phase, it is essential that no trenches or pipes are left uncovered overnight unless a suitable escape ramp is provided. No pipes should be left uncapped overnight.

Bats

- No further work in relation to bats is considered necessary on the mature sycamore prior to felling or management.
- The recommendations for installation of bat boxes in the bat survey report (Andrew P. Chick, 2017) should be adhered to, as well as the lighting recommendations detailed in the original ecological appraisal (Andrew P. Chick, 2017).

Birds

- As per the recommendations in the original ecological appraisal, any site clearance works should commence outside the active nesting season which typically runs from early March through to late August. If work commences during the bird breeding season, a search for nests should be carried out beforehand, and active nests protected until the young fledge.

The application has latterly included the submission of a Great Crested Newt survey by CGC Ecology dated June 2020 to survey the pond off Willingham Road and close to 14 Willingham Road. The delay in the submission of the report is due to the specific timing requirements of such Great Crested Newt surveys. The report states that positive Edna testing took place in April 2020 with evening surveys through May and June 2020 by a qualified professional person.

The Great Crested Newt Survey concludes that

“Although the surveys revealed no great crested newts, the positive eDNA test result indicates that they are present, and that Pond 1 supports a ‘small’ population of great crested newts. Small numbers of various aquatic invertebrates were also recorded within the pond.

The destruction of terrestrial habitat in close proximity to the pond, together with the risk of killing and injuring individual animals on the development site would constitute an offence, and therefore the development cannot legally proceed without a European Protected Species License.

The license application will require a mitigation strategy to be implemented, to ensure the population of great crested newts will be maintained at a favourable conservation status during and after the development. This will involve fencing off the development area, trapping and relocating any great crested newts on the site, provision of compensatory habitat and appropriate timings in relation to the works.”

All of the recommendations suggested are necessary and can be incorporated into an appropriate Biodiversity Protection, Enhancement & Mitigation Scheme as required to be submitted at the reserved matters stage by condition 6 of outline planning permission 136309. As stated in the landscaping section of this report Outline Planning permission 136309 includes condition 6 which requires a landscape management plan to be submitted. The application has included the submission of a Landscape Management Plan & Biodiversity statement which will be assessed later in the report.

Therefore subject to a condition the proposal will not have an adverse impact on any protected species and will enhance biodiversity by introducing bat boxes. The proposal will accord with local policy LP21 of the CLLP and guidance contained within the NPPF subject to conditions.

It is considered that policy LP21 is consistent with the natural environment guidance of the NPPF and can be attached full weight.

Landscape Management Plan & Biodiversity Statement

The landscaping plan and results/recommendations within the ecology/great crested newt surveys have already been accepted earlier in this report.

The Landscape Management Plan and Biodiversity Protection, Enhancement & Mitigation Scheme required as part of condition 6 of outline planning permission 136309 has been submitted but to date lacks sufficient information to be acceptable. The applicant is aware of this and is currently creating a more comprehensive document but to date this has not been submitted for assessment.

However these details are not required to determine the acceptability or otherwise of this reserved matters application.

Off-site CCTV drainage inspection

Condition 18 requires a CCTV survey of an off-site surface water drainage pipe. Some survey work has taken place on the drainage pipe but not to the requirements of the Lead Local Flood Authority. However this condition is a pre-commencement condition and will be dealt with through a condition discharge application

Community Infrastructure Levy (CIL)

The development is liable to a CIL payment as the outline planning permission was granted after to CIL came into force.

Conclusion and reasons for decision:

The decision has been considered against local policies: LP1 A Presumption in Favour of Sustainable Development, LP13 Accessibility and Transport, LP14 Managing Water Resources and Flood Risk, LP17 Landscape, Townscape and Views, LP25 The Historic Environment and LP26 Design and Amenity of the Central Lincolnshire Local Plan 2012-2036, Policy 1 The Comprehensive Development of site 1 off Willingham Road, Policy 3 Housing Mix, Policy 4 Design and character, Policy 5 Wider green infrastructure, Policy 6 Lea Green Wheel, Policy 10 Flooding and drainage and Policy 11 Waste water and supply of the made Lea Neighbourhood Plan and Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Furthermore consideration has been given to guidance contained within the National Planning Policy Framework and National Planning Practice Guidance. In light of the assessment the scale, appearance, landscaping and layout of the development is acceptable. The development will not have a harmful visual impact on the site, the street scene or the Area of Great Landscape Value. The proposal will not have a harmful impact on living conditions of neighbouring dwellings highway safety, drainage or biodiversity.

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**

Prepared by: Ian Elliott

Date: 6th August 2020

Proposed Conditions

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

NONE

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

NONE

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

1. 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:

- 197.24.01 Rev H dated 14th July 2020 – Site Layout Plan
- 197.24.04 Rev E dated 25th June 2020 – Materials Layout
- 194.24.02 Rev F dated 25th June 2020 – Landscaping Plan
- 197.24.35 dated May 2020 – Vehicle Tracking
- 197.24.25 dated January 2019 - Highway Construction Details
- 197.24.34 dated January 2019 – Highway Construction Details (Sheet 2)
- 197.24.27 Rev C dated 25th June 2020 – Kerbing Layout
- 197.24.21 Rev C dated 17th June 2020 – Sewer Layout
- 197.24.20 Rev D dated 25th June 2020 – Highway Layout
- 197.24.26 dated January 2019 – Adoptable Drainage Details
- 197.24.28 dated January 2019 – Outfall Details

Elevation and Floor Plans (unless stated all dated September 2018)

- 197.24.300 – Haselmere (3B14V)
- 197.24.301 – Salisbury (3B16)
- 197.24.302 – Foxtton (3D6)
- 197.24.303 – Bakewell (3D7)
- 197.24.304 – Cranmore (3D8)
- 197.24.305 – Romsey (3S27G)
- 197.24.306 – Richmond (4D20)
- 197.24.307 – Richmond (4D20G)
- 197.24.308 – Winsor (4D36G)
- 197.24.309 – Winsor (4D36S)
- 197.24.310 – Woodford (4D44X)
- 197.24.311 – Newton (4D50)
- 197.24.312 dated September 2017 – L2
- 197.24.313 dated September 2014 – L3

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 and LP26 of the Central Lincolnshire Local

Plan 2012-2036 and policy 1, policy 3 and policy 4 of the Lea Neighbourhood Plan.

2. No occupation of each individual dwellings must take place until its individual driveway or parking space(s) has been completed in accordance with site layout plan 197.24.01 Rev H dated 14th July 2020 and retained for that use thereafter.

Reason: In the interests of safety of the users of the public highway and the safety of the users of the site to accord with the National Planning Policy Framework, local policies LP13 and LP26 of the Central Lincolnshire Local Plan 2012-2036 and policy 1 of the Lea Neighbourhood Plan.

3. No occupation must take place until details of the type and position (including a plan) of bat boxes has been submitted to and approved in writing by the Local Planning Authority. The approved must bat boxes must be retained thereafter.

Reason: In the interest of nature to accord with the National Planning Policy Framework and local policy LP21 of the Central Lincolnshire Local Plan 2012-2036.

4. Apart from bat boxes described in condition 3 of this permission the development must be completed in accordance with all the recommendations set out in the submitted ecological appraisals and great crested newt surveys.

Reason: In the interest of biodiversity to accord with the National Planning Policy Framework and local policy LP21 of the Central Lincolnshire Local Plan 2012-2036.

5. The development must be completed in accordance with the materials layout plan 197.24.04 Rev E dated 25th June 2020.

Reason: To safeguard the character and appearance of the site, the area and the area of great landscape value and to ensure the proposal uses materials and components that have a low environmental impact to accord with the National Planning Policy Framework, local policy LP17 and LP26 of the Central Lincolnshire Local Plan 2012-2036 and policy 1 and 4 of the Lea Neighbourhood Plan.

6. As identified on site 197.24.01 Rev H dated 14th July 2020 dwelling type L2 and L3 must be completed to accord with standard M4(2) of the Building Regulations (access to and use of buildings) and retained as such thereafter.

Reason: To accord with the policy requirement to comply with the 30% M4(2) standard to accord with the National Planning Policy Framework and local policy LP10 of the Central Lincolnshire Local Plan 2012-2036.

7. Any dwelling with a driveway fronting a garage which has a length of less than 6m will must have a garage with a vertically opening garage door and retained thereafter.

Reason: To ensure best use of the applicable driveways by ensuring they are not hindered by the opening method of the garage doors to accord with the National Planning Policy Framework, local policy LP13 of the Central Lincolnshire Local Plan 2012-2036 and policy 1 of the Lea Neighbourhood Plan.

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

NONE