

## **Officers Report**

### **Planning Application No: 145314**

**PROPOSAL:** Planning application for the construction of 22no. apartments and 11no. bungalows; including associated gardens, vehicle access and parking.

**LOCATION:** Land South of The Ridings Market Rasen Lincolnshire LN8 3EE

**WARD:** Market Rasen

**WARD MEMBER(S):** Cllr S Bunney, Cllr Mrs Cordelia McCartney, Cllr J McNeill

**APPLICANT NAME:** Lace Housing

**TARGET DECISION DATE:** Extension of Time to 1<sup>st</sup> December 2022

**DEVELOPMENT TYPE:** Major - Dwellings

**CASE OFFICER:** George Backovic

**RECOMMENDED DECISION:** To resolve to grant planning permission subject to conditions, and to defer back to officers for completion of a S106 Planning Obligation that provides a contribution of £20,872.50 towards expansion of existing medical facilities, and, ensures occupancy by over 55s.

---

This application has been referred to the planning committee, following objections by 3<sup>rd</sup> parties including the Town Council, on planning matters.

#### **Description:**

The site is located to the south of Market Rasen and forms part of a larger housing site with construction works currently underway. The site is allocated for residential development in the Central Lincolnshire Local Plan (site ref. CL1359). It is located at the north of this larger housing site where in total 150 dwellings were granted outline planning permission. On this part of the site 33 dwellings were granted approval by the Reserved Matters permission. It is proposed to erect 22 two-bedroom apartments and 11 two-bedroom bungalows. All the units are to be affordable for occupation by over 55s. The bungalows would have a shared ownership arrangement whilst the apartments would be for rent.

The main site access into the application site is taken from the east via a new junction onto the main access road serving the larger site, which is an extension of The Ridings. A 2m wide footpath around the perimeter of the site is proposed with a centrally located east west pedestrian link running through the site.

The apartments face north onto an area of public open space, and are in two staggered blocks linked by a projecting cube with a parapet roof and curtain walling. The bungalows comprise 4 pairs of semidetached dwellings and a

terraced block of 3 facing the road frontage with a parking court located to the rear.

**Relevant history:**

133156: Outline planning application for proposed residential development of up to 150 dwellings with associated amenity space, estate roads and surface water attenuation. Permission granted with conditions 20.12.2017.

140365: Approval of Reserved Matters considering access, appearance, landscaping, layout and scale following outline permission 133156. Approval given 05.11.2020.

**Representations:**

**Chairman/Ward member(s)**: No comments received.

**Market Rasen Town Council:**

The Town Council note residents' concerns regarding this application and the contrast with the previously granted permission for application 140365 on this site. It is felt that the large apartment building is not in keeping with the rural landscape, and that the residents of the bungalows on The Ridings and Stable Way will suffer from loss of privacy as the majority of the living accommodation on the 1st floor overlooks the neighbouring bungalows. Residents are concerned that this will be exacerbated as the ground level is currently being raised on which the foundations of the apartments will be built. The Town Council have also been made aware that following extreme heavy rainfall on the evening of the 16th August 2022, the existing attenuation pond, which would be shared with this new development, overflowed and caused surface flooding to nearby roads and properties. The Town Council recognise that good quality housing schemes are needed to support the elderly and vulnerable in Market Rasen. If West Lindsey District Council are minded to approve this application the Town Council would suggest that to minimise construction traffic on Beecher's Way a one-way system is introduced for construction traffic – approach from Linwood Road/ Beecher's Way and depart via The Ridings/ Legsby Road.

**Sir Edward Leigh MP**: I fully support my constituent's objections to the Planning Application.

**Local residents: Objections** have been received from; 5, 6 and 7 Stable Way; 3, 30, 32, 37, 43, 45 and 47 The Ridings and 27 Beechers Way:

**Summary of objections**

- Change from previous approval with a monolithic block is disrespectful to existing residents which will look like a city environment rather than a rural landscape.
- We were promised a single storey development
- Will lead to overlooking of dwellings on Stable Way and The Ridings
- Out of character
- More suited to a commercial site
- Will increase the risk of flooding to existing residents

- The final height of the apartment block is not clear because ground levels are being raised by importation of lorry loads of earth to the site due to the high ground water table and will also lead to more flooding
- A lower age limit should be required because one can retire at any age should circumstances allow;
- 2 bungalows flooded when the holding lagoon on the Ridings overflowed
- An additional 33 dwellings will increase vehicle use and flow on an already overused road which is subject to traffic calming.
- Impact on wildlife with the removal of hedgerows and natural vegetation.
- To my knowledge not a single house has been built yet, but a roadway constructed has caused considerable flooding on the Ridings. So when houses and driveways etc. are complete that situation is going to be exacerbated.
- I think that all the concerns and fears expressed by the residents about the existing development have already been far exceeded and we have endured months of disruption of noise, convoys of HGVs and continual dirt and dust both outside and inside our properties.
- Anglian Water's comments that 'The sewerage system at present has available capacity for these flows. Perhaps they could explain why in that case our lavatories were unable to be flushed and water was not draining from sinks etc. during the heavy rain on 16th August.
- The sump ponds for both Fox Hollows and The Ridings were both overflowing on Tuesday night and there was considerable flooding at several places along The Ridings as the drainage system could not cope.
- Even after moderate rainfall the redirection from this site has caused blocking and backflow, but after the very heavy rainfall overnight, (16th August 2022 pictures enclosed) less than 12 hours, the sump lagoon on Fox Hollows has reached its capacity and the culvert has caused run off on to the Ridings.
- Our home is now a living nightmare to live in and we are frightened every time it rains but when you grant planning permission to this developer you do not take into consideration the impact it has on existing homeowners.
- Having survived 12 months of disruption, with as yet no properties apparently built, the prospect of this extending a further 12 months does not bear thinking about. We therefore look with horror at another Planning Application, 145314, being considered.
- Despite previous objections, there remains but one access/egress, immediately in front of our property and those of our close neighbours, & this remains one of the main points of contention
- The Lace development has some landscaping, but there is insufficient new screening shown on the application for a new public space in front of Lace properties, and any proposed screening has not been addressed.
- Since the development started the existing residents have been caused untold upset and distress by a developer with a general

disregard to any planning restrictions and directives. Even with a proposed new developer there will still be noise, dust and increased logistics to and from the site. Therefore, such planning directives for disturbance to existing residents and road users must be enforced when reported back to planning.

### 39 The Ridings: General Observation

Although I have no objection to such properties being built I would hope that they will be a sufficient distance from my bungalow (which I have recently purchased) and that there will be adequate screening.

**LCC Highways:** The County Council as Local Highway and Lead Local Flood Authority does not wish to restrict the grant of permission.

As Lead Local Flood Authority, Lincolnshire County Council is required to provide a statutory planning consultation response with regard to Drainage on all Major Applications. The drainage for this application has been agreed under RM application 140365 therefore the previously agreed surface water strategy is still suitable for this new application. Therefore, the Lead Local Flood Authority does not consider that this proposal would increase flood risk in the immediate vicinity of the site.

### Informatives recommended

08. Please contact the Lincolnshire County Council Streetworks and Permitting Team on 01522 782070 to discuss any proposed statutory utility connections and any other works which will be required within the public highway in association with the development permitted under this Consent. This will enable Lincolnshire County Council to assist in the coordination and timings of these works. For further guidance please visit our website via the following links: Traffic Management - <https://www.lincolnshire.gov.uk/traffic-management> Licences and Permits - <https://www.lincolnshire.gov.uk/licences-permits>

Highway Informative 03 The permitted development requires the formation of a new/amended vehicular access. These works will require approval from the Highway Authority in accordance with Section 184 of the Highways Act. The works should be constructed in accordance with the Authority's specification that is current at the time of construction. Relocation of existing apparatus, underground services or street furniture will be the responsibility of the applicant, prior to application. For application guidance, approval and specification details, please visit <https://www.lincolnshire.gov.uk/licences-permits/apply-dropped-kerb> or contact [vehiclecrossings@lincolnshire.gov.uk](mailto:vehiclecrossings@lincolnshire.gov.uk)

**LCC (Historic Services):** This site has been subject to a programme of archaeological evaluation as part of a previous proposal (application 133156), which did not reveal anything of archaeological interest. This evaluation has sufficiently demonstrated that there would be no archaeological impact from the proposed development.

**Anglian Water:**

Section 1 - Assets Affected. Our records show that there are no assets owned by Anglian Water or those subject to an adoption agreement within the development site boundary.

Section 2 - Wastewater Treatment The foul drainage from this development is in the catchment of Market Rasen Water Recycling Centre that will have available capacity for these flows.

Section 4 - Surface Water Disposal The preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer seen as the last option. Building Regulations (part H) on Drainage and Waste Disposal for England includes a surface water drainage hierarchy, with infiltration on site as the preferred disposal option, followed by discharge to watercourse and then connection to a sewer. From the details submitted to support the planning application the proposed method of surface water management does not relate to Anglian Water operated assets. As such, we are unable to provide comments in the suitability of the surface water management. The Local Planning Authority should seek the advice of the Lead Local Flood Authority or the Internal Drainage Board.

**Environment Agency:** The Environment Agency does not wish to comment on this application.

**NHS Lincolnshire Integrated Care Board:**

The above development is proposing 33 dwellings which, based on the average of 2.3 people per dwelling for the West Lindsey District Council area, would result in an increase in patient population of 76.

Due to the fact that patients can choose to register at any practice that covers the area of the development, and there are no waiting lists for patients, all practices that provide care for the region that the development falls within are obliged to take on patients, regardless of capacity. The development will impact Market Rasen Surgery, The Wragby Surgery and Binbrook Surgery as the development is within their catchment area.

This development would put additional demands on the existing GP services for the area and additional infrastructure would be required to meet the increased demands. Lincolnshire Integrated Care Board (LICB) wishes for the Section 106 contribution from the development of 33 dwellings on Land South of The Ridings, Market Rasen to contribute to the expansion in capacity through remodelling/changes to layout or extension to existing facilities within the East Lindsey Primary Care Network (PCN) at Market Rasen Surgery. Alternatively the funding may, where appropriate, be used to support expansion in capacity at an alternative general practice site as required to meet the local population health need.

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

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

The contribution requested for the development is £20,872.50 (£632.50 x 33 dwellings). Please note that the expectation is that the appropriate indexation rate and any late payment penalties would also be paid on top of the value specified above.

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

**Lincolnshire Police:** (Summary) This application indicates a well-designed and considered development that appears to make use of a cul-de-sac layout which has been proven to help reduce crime and disorder and enhance community cohesion.

#### **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) and the Lincolnshire Minerals and Waste Local Plan (adopted June 2016).

#### Development Plan

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

LP2: The spatial strategy and settlement hierarchy

LP10: Meeting accommodation needs  
LP12: Infrastructure to Support Growth  
LP13: Accessibility & transport  
LP14: Managing water resources and flood risk  
LP17: Landscape, townscape and views  
LP26: Design and amenity  
LP51: Residential allocations – Market Towns

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

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

- ***Neighbourhood Plan (NP)***

The site is not within a designated Neighbourhood Area. There is currently no neighbourhood plan for Market Rasen that may otherwise be taken into consideration.

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 July 2021. Paragraph 219 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***
- ***National Design Guide (2019)***
- ***National Design Model Code (2021)***
- ***Consultation Draft Central Lincolnshire Local Plan Review June 2021 (DCLLPR)***

Review of the Central Lincolnshire Local Plan commenced in 2019. The 1st Consultation Draft ("Reg 18") of the Local Plan was published in June 2021, and was subject to public consultation. Following a review of the public response, the Proposed Submission Draft ("Reg 19") of the Local Plan was published in March 2022, and was subject to a further round of consultation. On 8th July 2022, the Local Plan Review was submitted to the Planning Inspectorate in order for it to commence its examination. Examination of the Local Plan commenced on 15<sup>th</sup> November 2022.

The Draft Plan may be a material consideration, where its policies are relevant. Applying paragraph 48 of the NPPF, the decision maker may give some weight to relevant policies within the submitted "Reg 19" Plan, with the weight to be given subject to the extent to which there may still be unresolved objections to those policies (the less significant the unresolved objections, the greater the weight that may be given)

### **Main issues**

- Impacts from overlooking and loss of privacy to the closest dwellings (bungalows) from the apartments which are the closest and other impacts on existing residents
- Design and character and appearance of the site and wider area
- Drainage and Flooding
- Infrastructure requirements
- Highway Safety including parking provision
- Biodiversity

### **Assessment:**

The site is within an area allocated for residential development within the Local Plan (site CL1359). Planning law requires that planning decisions are made in accordance with the development plan, unless there are material considerations that indicate otherwise.

The site already benefits from planning permission for residential development. The wider development, under construction, proposed 33 dwellings within the confines of the specific application site. Consequently, there is a realistic fallback of residential development taking place on the site irrespective of this application. This is a very realistic fallback position that can be given considerable weight.

The principle of residential development for 33 units on an allocated site with an extant consent is therefore considered to be established. It is important to note that additional development is not being proposed, rather a new type of development on a site with planning permission for 33 dwellings. A consideration of the details is set out below.

### **Impacts from overlooking and loss of privacy to the closest dwellings (bungalows) from the apartments which are the closest and other impacts on existing residents.**

Policy LP26 requires that 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. This is consistent with section 12 of the NPPF Achieving well-designed places and in particular paragraph 130 f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime,



do not undermine the quality of life or community cohesion and resilience.  
(2021)

Distances to existing dwellings - These are set out below and are approximate measured to the elevations (closest) specified:

- 30 metres to the side elevation of 39 The Ridings;
- 35 metres to the side elevation of 37 The Ridings;
- 48 metres to the front of 7 Stable Way;
- 60 metres to the front of 6 Stable Way;
- 70 metres to the front of 5 Stable Way;

At these distances, overlooking and attendant loss of privacy from a two storey building, whilst alleged by the existing residents, is unlikely and does not represent a reason to withhold permission. Objections are raised that no screening of the development is proposed. This is noted but not considered necessary given the design discussed below and the existing distance separation set out above. Concerns have been raised that the final height of the apartments cannot be known because of alleged importation of material onto the site. Whilst site sections have been submitted as part of the application these do not contain site levels and this can be resolved by requiring submission of existing and proposed floor levels. Given distance separation to existing dwellings this is not considered a serious issue.

As a self-contained application it will also be necessary to impose a requirement for a Construction Method Statement to be submitted to and approved in writing by the local planning authority to minimise impacts caused by construction works on existing residents. Subject to this impacts on amenities of existing residents are not considered to represent a reason to withhold consent. It would be in accordance with LP26.

#### Amenities of occupants

The apartments and bungalows have been designed in accordance with the LACE Housing Design Guide, and to meet the requirements of Lifetime Homes Standards, HAPPI (Housing our Aged Population: Panel for Innovation) recommendations and Building Regulations M4(2). The bungalows are all two bed 3 person ones, each with a rear garden area, set slightly back into their plots, with a small front garden, which will look out onto housing previously approved across the road that runs around the site. The level of privacy and amenity is appropriate with no adverse impacts expected on the occupants of the proposed development in accordance with LP26.

#### **Design and character and appearance of the site and wider area**

Policy LP26 requires high quality design that that contributes positively to local character, landscape and townscape. This is consistent with section 12 of the NPPF Achieving well-designed places.

Objections have been raised to the appearance of the apartments which have been described as a “*monolithic 2 storey block of 22 apartments*”. Monolithic can be taken to mean huge, excessively high, colossal, and a single uniform block constructed of a single material.

This is noted. However it is not accepted. It provides visual interest at the main entrance to the wider site. As the submitted design and access statement sets out:

*“The elevations propose a contemporary architectural language and variety of interest through the use of projecting bays, changes in material, and breaks in the solid form. To emphasise the main entrance and signify the central circulation zone a break in the roof line has been introduced, with a projecting cube form inserted which would have a parapet roof and curtain walling. The apartment wings are also broken down visually by the incorporation of curtain walling breaks to the front and rear of the building where the two end wings are located.”*



This is considered a successful design approach with the elevation that faces the entrance to the wider site (above) assisting in the creation of a suitable “gateway building”. It is not “excessively high” with an eaves height of 5.6m rising to a maximum height of 9.5m to the highest ridge with the roof sloping away from the front . It is a two storey building. The design of the apartment block is considered acceptable and appropriate in its context in accordance with policy LP26.

The semi-detached and terraced bungalows have a simple and cohesive design with a small palette of materials and projecting brick clad gables used to add visual interest.



Overall the design and scale is considered to be appropriate and therefore acceptable in this location and does not represent a reason to withhold consent. Conditions will be imposed to ensure specific details of materials will need to be submitted to and approved in writing by the local planning authority with subsequent implementation in accordance with the details approved.

Whilst indicative plans have been submitted showing areas of landscaping conditions will be imposed to requiring submission of details to be approved in writing and subsequently implemented.

## **Drainage and Flooding**

Applying Environment Agency mapping, the site is located in flood zone 1 (being at low risk of coastal and fluvial flooding), and follows the Government policy of a sequential approach to locating new developments to those areas identified at a lower risk of flooding). National policy is clear (NPPF paragraph 166) that “Where planning applications come forward on sites allocated in the development plan through the sequential test, applicants need not apply the sequential test again.”

A large number of objections refer to recent flooding events in the vicinity which it is alleged point to the inadequacy of the drainage arrangements for the wider site which must now be revisited. The site is currently under construction, it is not complete and the drainage system is not yet fully installed. Hence all proposed water storage areas such as the cellular storage areas and swales are not yet in place – on-site water storage is not yet built to full capacity. However, despite being incomplete, it is noted that the attenuation pond is in situ and did hold surface water, which would have run off an otherwise undeveloped site. The drainage details were approved under the reserved matters application which is noted by the Lead Local Flood Authority who raise no objections on drainage or flood risk grounds. It must be noted that the development proposed is not an addition to the previously approved wider development but a replacement of the 33 dwellings approved on this part of the larger application site, and will tie into the approved drainage scheme. On this basis drainage and flood risk does not represent a reason to withhold consent and would be in accordance with LP 14.

## **Infrastructure requirements**

Policy LP12 indicates all development should be supported by and have good access to, all necessary infrastructure and permission will only be granted if it can be demonstrated that there is or will be sufficient infrastructure capacity for the proposal. Similarly developers are expected to contribute towards the delivery of infrastructure required by the development or cumulatively with other developments.

In this application, health providers have indicated that contributions will be required to mitigate the impact of the development on local health facilities. The NHS has requested a contribution of £20,872.50 (£632.50 x 33 dwellings) which has been agreed and delivery will be secured by a Section 106 Legal agreement. The education authority initially requested a contribution towards education facilities which was subsequently withdrawn once the nature of the scheme with provision for over 55s was recognised. On this basis the section 106 will also control the occupancy of the proposed development ensuring it is restricted to persons aged over 55.

The development would meet all of the infrastructure requirements in accordance with policy LP12.

### **Highway Safety including parking provision**

Policy LP13 requires well designed, safe and convenient access for all and that appropriate vehicle parking provision is made for development users. This is consistent with NPPF paragraph 110 requiring proposals ensure safe and suitable access for all users and paragraph 111 requiring development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety or the residual cumulative impacts, on the road network would be severe. The policy is therefore attributed full weight.

The new junction serving the application site will have a 5.5m wide highway with 2m footpaths to both sides. A 2m wide footpath would also continue around the whole perimeter of the application site to facilitate safe pedestrian movement to the front of all properties. The apartment block has 26 parking spaces, with 22 designated for residents and 4 visitor/staff parking bays. Out of the 26, four will be designed as accessible parking bays. The 2 bed bungalows will have 1 designated parking space each, with an additional 3 visitor parking bays in the central parking area. No objections are raised by Highways to the new access or level of parking provision. On this basis Highway Safety does not provide a reason to withhold permission as the development would be in accordance with LP13.

### **Biodiversity**

Policy LP 21: Seeks to protect and enhance biodiversity. This is in accordance with section 15 of the NPPF “Conserving and enhancing the natural environment” and is therefore afforded full weight in the determination of this application. The applicants have indicated their willingness to provide ecological enhancements on the site including the provision of bird and bat boxes. Subject to the imposition of a condition requiring details to be submitted for written approval and subsequent implementation the development would be in accordance with LP21.

### **Conclusion and planning balance**

This is an application to provide 33 units of affordable accommodation for over 55s on a site which has planning permission for 33 dwellings. Notwithstanding the objections received it is considered that subject to the imposition of the conditions discussed above and the completion of a section 106 agreement that provides a contribution of £20,872.50 towards expansion of existing medical facilities, and, ensures occupancy by over 55s, no significant adverse impacts will arise, and a grant of conditional planning permission is recommended.

**Recommendation** To resolve to grant planning permission subject to conditions, and to defer back to officers for completion of a S106 Planning Obligation that provides a contribution of £20,872.50 towards expansion of existing medical facilities, and, ensures occupancy by over 55s.

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

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

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

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

2. No development shall take place until details of the existing and proposed finished ground levels have been submitted to and approved in writing by the local planning authority with subsequent implementation in accordance with the approved details.

**Reason:** In the interests of the character and appearance of the site and wider area and the amenities of existing residents and in accordance with policy LP26 of the Central Lincolnshire Local Plan.

3. No development shall take place, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- (i) the routing and management of construction traffic;
- (ii) the parking of vehicles of site operatives and visitors;
- (iii) loading and unloading of plant and materials;
- (iv) storage of plant and materials used in constructing the development;
- (v) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- (vi) wheel cleaning facilities;
- (vii) measures to control the emission of dust and dirt during construction;
- (viii) details of noise reduction measures;
- (ix) a scheme for recycling/disposing of waste resulting from construction works;
- (x) the hours during which machinery may be operated, vehicles may enter and leave, and works may be carried out on the site;
- (xi) Measures for tree and hedgerow protection;

**Reason:** In the interests of the amenities of existing residents and in accordance with policy LP26 of the Central Lincolnshire Local Plan.

4. No development shall take place above ground level until details of all external materials have been submitted to and approved in writing by the Local Planning Authority and shall be accompanied by written details of the materials including source and manufacturer. The details of the external

materials shall be approved in writing by the local planning authority before their use in the development

**Reason:** In the interests of securing a satisfactory visual appearance in the interests of the character and appearance of the site and wider area in accordance with policy LP26 of the Central Lincolnshire Local Plan

5. No development shall take place, above ground level, until details of hard landscape works have been submitted to and approved in writing by the local planning authority. The details shall include:

- Car parking areas;
- Surface materials for pedestrian and vehicular access

**Reason:** In the interests of securing a satisfactory visual appearance in the interests of the character and appearance of the site and wider area in accordance with policy LP26 of the Central Lincolnshire Local Plan

6. No development shall take place, above ground level, until details of soft landscape works have been submitted to and approved in writing by the local planning authority. The details shall include:

- planting plans;
- Written specifications including cultivation and other operations associated with plant and grass establishment;
- Schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate;
- Tree pits including root protection details;

**Reason:** To ensure a satisfactory landscape scheme is provided that complements the character and appearance of the site and wider area in accordance with policy LP 26 of the Central Lincolnshire Local Plan.

7. No development shall take place above ground level until details of biodiversity enhancements, including bat and bird nesting boxes and native planting, have been submitted to and approved in writing by the local planning authority. The scheme be implemented prior to occupation.

**Reason:** In the interests of biodiversity in accordance with policy LP21 of the Central Lincolnshire Local Plan

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

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

Drainage Layout 10-5830 500;

LACE Site - 1683-SBA -XX -XX-DR -A -0506;  
Apartment Ground Floor Plan: 1683-SBA -XX -00 -DR -A -010;  
Apartment First Floor Plan: 1683-SBA -XX -01 -DR -A -011;  
Apartment Plans: 1683-SBA -XX -ZZ -DR -A -0020;  
Apartment Block – Elevations; 1683 –SBA-XX-XX-DR-A -0202;  
Bungalow Plans & Elevations (Semi); 1683 –SBA-XX -XX-DR-A -0203  
Bungalow Plans & Elevation (Terrace): 1683 –SBA-XX -XX-DR-A -205  
Parking Plan; 1683-SBA -XX -XX-DR -A -0507;  
Boundary Treatment Plan; 1683-SBA -XX -XX-DR -A -0508;  
Materials Plan; 1683-SBA -XX -XX-DR -A -0510;

The works shall be carried out in accordance with the details shown on the approved plans and in any other approved documents forming part of the application.

**Reason:** To ensure the development proceeds in accordance with the approved plans in the interests of proper planning.

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

**9.** No occupation of the units shall take place until the approved surface water and foul water drainage is in place which shall be retained and maintained thereafter.

**Reason:** To ensure a satisfactory scheme of drainage is provided in accordance with policy LP14 of the Central Lincolnshire Local Plan

**10.** All hard landscape works shall be carried out prior to the occupation of the development.

**Reason:** In the interests of securing a satisfactory visual appearance in the interests of the character and appearance of the site and wider area in accordance with policy LP26 of the Central Lincolnshire Local Plan

**11.** All soft landscape works shall be carried out in the first planting season following completion of development or occupation, whichever is the sooner. Any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation.

**Reason:** To ensure that an approved landscaping scheme is implemented in a speedy and diligent way and that initial plant losses are overcome, to ensure that a satisfactory landscape scheme is provided that complements the character and appearance of the site and wider area in accordance with policy LP 26 of the Central Lincolnshire Local Plan.

