

## Officers Report

### Planning Application No: 142460

**PROPOSAL:** Application for approval of reserved matters to erect 43no. dwellings considering appearance, landscaping, layout and scale - following outline planning permission 134677 granted 19 December 2017.

**LOCATION:** Land West of North Moor Road Scotter Gainsborough DN21 3HT

**WARD:** Scotter and Blyton

**WARD MEMBER(S):** Cllr Mrs L Clews, Cllr Mrs L A Rollings and Mrs K Carless

**APPLICANT NAME:** Mr Shaun Hunt

**TARGET DECISION DATE:** 14/05/2021 (Extension until 14<sup>th</sup> July 2023)

**DEVELOPMENT TYPE:** Major - Dwellings

**CASE OFFICER:** Ian Elliott

**RECOMMENDED DECISION:** Grant permission subject to conditions

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#### **Planning Committee:**

This application has been referred to the Planning Committee following third party objections including the Ward Member and Scotter Parish Council.

The planning committee at its meeting on 31<sup>st</sup> May 2023 resolved to defer this planning application for a member site visit to take place. The planning committee site visit took place on 15<sup>th</sup> June 2023 commencing at 1pm. The site visit took in views of the site from North Moor Road and from within the site.

#### **Description:**

The application seeks approval of reserved matters for 43 dwellings, considering only the outstanding matters of **appearance, landscaping, layout and scale**, following outline permission 134677 granted 19th December 2017 with access considered.

The application site is a plot of agricultural land measuring 2.06 hectares adjacent the northern section of Scotter. The land is set just back from North Moor Road which has a 30mph speed limit. This increases to 60mph adjacent the Scotter Football Club vehicular access. The site has an existing wide access point to the east boundary adjacent 7 Arrandale which is effectively a gap in the hedging. The land slopes gently downwards from east to west.

The north boundary is screened by low hedging and a single tree with low hedging to both east boundaries. The south boundary shared with dwellings on Arrandale is screened by high hedging and fence panels. The southern-

most south boundary is screened by high hedging with some gaps. The west boundary is fairly open with some low hedging.

To the north of the site is Scotter Football Club (Northmoor Park Playing Field). Neighbouring dwellings of mixed scale and design sit opposite or adjacent the east and south boundaries. Additionally to the southern-most south boundary is an equestrian facility. Open fields sit to the west.

The site is located in flood zone 1 with flood zone 2/3 nearby to the west.

This application has been awaiting drainage and layout information from the agent for a number of months. On submission of the missing information the reserved matters application was increased to 43 dwellings and triggered a full re-consultation of 21 days commencing 23<sup>rd</sup> March 2023.

### **Relevant history:**

134677 - Outline planning application to erect up to 51no. dwellings with access to be considered and not reserved for subsequent applications – 19/12/17 - Granted time limit and other conditions

144062 - Planning application to erect 11no. dwellings – Yet to be determined

### **Representations**

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

Amended site plans received 23<sup>rd</sup> July 2021 and 23<sup>rd</sup> March 2023

### **Cllr L Rollings:** Objections (summarised)

#### Affordable housing

I believe that the application should be considered in terms of the original application. Scotter's Neighbourhood plan has identified that the village does not need any more large, executive housing and that promises, by the applicant to build affordable housing in an additional application that may not happen, should not be considered.

#### Flooding and drainage - setbacks

The particular site in question, adjacent to this site regularly suffers significant flooding. As it currently stands, properties in this location would be internally flooded. I find the response from the Environment Agency to be inadequate and would suggest that perhaps the right team has not been asked to respond. I would ask that the District council pursue a more meaningful response from the EA.

I am fearful that this application and its lack of attention and awareness of drainage and flooding issues, will add to what is a very precarious situation and only make matters worse, in Scotter, where downstream problems cause water to back up into the village.

### Safety of pedestrians and cyclists - Northmoor Road / Messingham Road.

The speed of traffic entering the village along Northmoor road need to be reduced significantly to allow children to turn right out of the proposed development, safely in order to cycle to school in the village.

A substantial footpath needs to be created on the same side of Northmoor Road up to Messingham Road and a crossing provided on Messingham Road to allow pedestrians to cross these roads safely, to access village amenities, as the current controls on speeding traffic are inadequate.

### Impact on neighbouring properties

I support the comments made by others regarding the proposed height of the bungalows. Does this height allow for future conversion of the upstairs space? I do not believe it is necessary to overshadow adjacent properties.

### Parking

The properties must have adequate parking for at least two cars. Less creates problems between neighbours.

Can I request that this application is considered at full planning committee.

### **Scotter Parish Council:** Objections

Representation received in relation to previous versions of the site plan can be viewed online. The most up to date comments are summarised below:

### Affordable Housing

The Parish Council are pleased to see that the affordable housing has now been included and welcome this amendment.

### Drainage

However there are still serious concerns for drainage, both surface water and sewerage. The plans now show the addition of a pumping station, but no information has been provided as to the suitability/effectiveness of the pumping station. The existing system already struggles for capacity as evidenced by existing residents having issues with flash flooding and gardens flooding with sewerage during heavy down pours. The Parish Council have previously requested a capacity survey of the full system, has this been considered or actioned?

There are concerns that the new plan shows plot 34 & 43 as 3 bed bungalows where the rest of the row is 2 bed bungalows. There is a lack of information in respect of roof heights of the 3 bed bungalows. The elevation documents do not specify the heights therefore raising queries about roof height and overlooking for the existing properties. The Parish Council would expect a bungalow to have a roof height of 5.6m as noted in previous comments, if the height of the 3 bed bungalows exceed this the Parish Council would find this unacceptable.

All our other comments that have not been addressed in this comment still stand and still need to be taken into consideration.

**Local residents:** Representations received from:  
(Representation received in relation to previous versions of the site plan can be viewed online) The most up to date comments are summarised below:

12 Messingham Road, Scotter  
11 Johnson Drive, Scotter  
22 North Moor Road, Scotter  
Maracuja, Messingham Road, Scotter  
Applegarth, Messingham Road, Scotter  
4 Arrandale, Scotter  
Cartmel, 10d Messingham Road, Scotter

#### Scale

- Property heights still too high.
- Height of bungalows needs to be addressed as too high at 5.7 metres.
- Should be a condition preventing properties from being increased in height.
- Height of Grasmere bungalows at 6.2 metres high should be conditioned.
- I am most concerned that 3 bedroom property at the rear of 10d Messingham Road will be wider than the two bedroom properties therefore been of a greater height of the roof.

#### Landscaping

- Could you please ensure that the existing hedge is retained to allow for the existing wildlife to flourish over 25 years

#### Residential Amenity

- The height of the bungalows in particular need to be addressed so that they are not able to overlook the residences that are already there. They should not be allowed to convert to enable them to have a second storey.

#### Highways

- Should be considered with all other developments
- Safe access to and from the site is an issue as North Moor Road is already a fast and dangerous road, with a steady stream of traffic after the early morning and evening peaks.
- Traffic exceeds 30mph which makes crossing the road dangerous and difficult.
- Plot 1 has its own drive off North Moor Road and is not a sensible option on the bend into the village and should not be permitted.

#### Footpath

- Connection to existing footpath would not be possible due to crossing land in private ownership. Some form of crossing would be required.
- Footpath situation will be dangerous to people.
- no evidence provided in this application to demonstrate how pedestrians some of whom are highly likely to be children can safely walk from the site into the village centre where the school and other amenities are situated.

### Drainage

- Complete check of existing drainage system should be undertaken including CCTV.
- There needs to confidence that the design of the drainage considers all of the factors for all three developments.
- Need to reconsider the drainage for the site including a secure outfall, source control and attenuation.
- There is well documented drainage and sewerage problems at properties this side of the road (Johnson Drive) and the development will only compound the issue.
- Needs upgrading before all new dwellings built on two planned developments.
- Amount of dwellings will be a strain on the sewerage system.
- Taking account of the already recorded issues regarding the inadequacy of the current sewerage system, feasibility studies prior to this application being passed should be conducted

### Affordable Housing

- There is an underrepresentation of affordable housing in the application.

**LCC Highways/Lead Local Flood Authority:** No objections

Representation received 4<sup>th</sup> May 2023:  
No objections subject to conditions

Representation received 18th March 2021: Additional Information Required

### Drainage

With the evidence of clay identified within the on-site testing and the groundwater levels monitored and recorded at 0.80mbelow ground level, it is unlikely infiltration can be achieved on site in accordance with Lincolnshire Development Road Specification. Groundwater levels should be at least 1.0 metre below the base of the SuDs component. When infiltration forms the proposed strategy, soaked CBR testing is required to determine that the CBR is greater than 3%.

### Highways

- Please consider tree lined streets within the adoptable areas, this authority will consider the adoption of tress (subject to type and location)
- A service margin is proposed at 600mm. In accordance with the HAUC Specification a minimum of 2.0 metres is required and this should be a soft service margin.
- A drawing is to be submitted identifying the proposed tactile crossing points.

**Environment Agency:** Does not wish to comment

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

**WLDC Environmental Protection:** No objections subject to a condition.

Representation received 20th October 2021:

I've reviewed the Site Investigation Report (S200901 dated November 2020) by Solmek that has been submitted with this application.

I found the report confusing as it should be read in conjunction with other investigation reports which have not been submitted with this application.

Only 3 soil samples were analysed across the Phase 2 area for this report and although no contamination was found the report refers to cyanide contamination that was found during the testing of the Phase 1 area (in another report not provided) and advises caution and further testing.

In the circumstances I would suggest that you add the full contaminated land condition to ensure that the ground contamination investigation is revisited. Then the applicant can submit all of the relevant reports for the site and the further information that will be required (testing and remediation statement) moving forward.

Representation received 10th March 2021:

I've just had a quick look at this one and can't readily see even the basics of a surface water management strategy outside of permeable surfaces and foul sewers as set out in the Preliminary Drainage Strategy Drawing

Nothing is readily evident in these applicant documents as to how surface water will be managed, stored, attenuated or disposed of outside of reference to permeable surfaces that have no supporting information around capacity and infiltration and as such I can't readily see how 'appearance, landscaping, layout and scale' can reasonably be approved without knowing how the site is going to be drained or protect and be protected against flood impact.

Reference in the Design and Access Statement includes that of a Flood Risk Assessment (not included) and to changed (reduced) flood risk from that historically apparent and in relation to flood zones – however these matters need to be addressed as part of this application in order to provide assurance that 'appearance, landscaping, layout and scale' can be assured as having the best sustainably available drainage strategy.

**WLDC Tree and Landscape Officer:** Comment

Representation received 10th March 2021:

This plan is insufficient regarding the amount of proposed soft landscaping and the necessary details. Further tree and native hedge planting is required, with details on species, size and form of trees, and density and planting layout of hedges. Some adjustments are required in addition to further soft landscaping required. A landscaping plan should be clear on what is to be planted in which position.

**WLDC Senior Neighbourhood Planning Policy Officer:** Comment and advice

Appearance - H2/D5/T7  
Layout - H2/D5/T7/T8/T9/T10/013  
Scale of the buildings - H2/D5/T7  
Landscaping - H2/D5/T7/L10/010  
Accessible dwellings 30% - H3/D5  
Maximum of 51 dwellings - H2/H3?  
Two storey dwellings 20 meters from existing - H2/D5  
footway to football ground - H2/D5/T8/T10

I would also advise making reference to the Scotter Character Appraisal which is a supporting document to the NP. Although the application site does not fall within an identified character area it does border three of them. For each the Appraisal provides design guidance which you might like to refer to. The Areas are: B (page 68on), C (see page 74on), and L9 (page 138on).

I note on the amended layout that many dwellings no longer front on to North Moor Road as they did on previous layout. In this connection, I would also like to refer you to the Character Appraisal page 72 figure 117 with supporting text.

**Lincolnshire Police:** No objections

**NHS (North Lincolnshire CCG:** Comment

The Kirton Lindsey Practice is already under pressure due to limitations with space at both their practices in Scotter and Kirton in Lindsey, and any increase in new housing is likely to impact on requests for new patient registrations, potentially increasing the list size and demand for clinical services.

We suggest the methodology used to determine a suggested amount of S106 funding is used from the Local Plan Housing and Primary Care Analysis, which uses a rate of £723.16 per dwelling:  $£723.16 \times 42 \text{ housing units} = £30,372.72$  The Practice are already developing proposals for an extension and internal reconfiguration works to the surgery building, to provide additional space for delivery of primary care services, and to potentially provide space for the delivery of some wider community services, which will benefit local patients.

Should the request for S106 funding be successful, it would be used towards the proposed works at the Kirton Lindsey Surgery building, retaining services in the local community through maximising space for clinical service delivery within the existing building. Whilst the North Moor Road site is one housing development in the local area, the cumulation of all new housing proposed is adding to the pressures already faced by the Kirton Lindsey Practice. It is felt that the request is reasonable and at scale in relation to the application, and will provide necessary development of the local GP Surgery to continue delivery of primary care service for local patients.

**WLDC Developer Contributions and Enabling Officer:** Comment

The proposal provides in excess of the requirements of the S106 agreement associated with the outline permission, through the provision of 10 affordable housing units on the site. The proposed affordable tenures are also in line with those stated within the agreement, with 7 of the units being for Affordable Rent and 3 for Shared Ownership. The distribution of the affordable properties across the site is acceptable.

It is noted that all of the affordable housing units are proposed to be 3 bedroom houses, and that the proposed house type for these includes an en-suite bathroom. En-suite bathrooms are not normally required in affordable housing and so it would be advisable to obtain clarification from the Registered Provider seeking to acquire the affordable units, that the house type meets their requirements.

**LCC Education:** No comment to make.

**LCC Archaeology:** No representations received to date.

**Lincolnshire Fire and Rescue:** No representations received to date.

**LCC Minerals and Waste:** No representations received to date.

**ECM checked:** 27<sup>th</sup> June 2023

**Relevant Planning Policies:**

Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. Here, the Development Plan comprises the provisions of the Central Lincolnshire Local Plan (adopted in April 2023); the Scotter Neighbourhood Plan (made 22nd January 2018) and the Lincolnshire Minerals and Waste Local Plan (adopted June 2016).

Development Plan

- ***Central Lincolnshire Local Plan 2023 (CLLP)***

Relevant policies of the CLLP include:

S1 The Spatial Strategy and Settlement Hierarchy

S21 Flood Risk and Water Resources

S47 Accessibility and Transport

S49 Parking Provision

S53 Design and Amenity

S57 The Historic Environment

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

- ***Scotter Neighbourhood Plan (SNP)***

Scotter Neighbourhood Plan was formally made by West Lindsey District Council at a Full Council Committee meeting on the 22nd January 2018.



Relevant policies of the NP include:

H2 Housing Allocation on North Moor Road, Scotter  
H3 Housing Mix  
D5 Design of New Development  
T9 Parking Standards  
T10 Footpath and Cycle Routes  
L12 Landscape and Countryside

Scotter Character Assessment dated January 2017 – Site outside character areas but adjacent character area B and C.

It is considered that the listed policies of the Scotter Neighbourhood Plan are consistent with the relevant guidance of the National Planning Policy Framework

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

- **Lincolnshire Minerals and Waste Local Plan**

The site is within a Sand and Gravels Minerals Safeguarding Area. The site is an allocated site in the CLLP and SNP. This was considered at outline application stage and is not relevant to Reserved Matters. National policy & guidance (Material Consideration)

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

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

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

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

- **National Design Guide (2019)**

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

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

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

## **Main issue:**

Planning permission has already been granted. This application considers only whether to approve the reserved matters of scale, appearance, layout and landscaping.

- Scale and Appearance

In planning law<sup>1</sup>, these are defined as:

*‘Appearance’ – the aspects of a building or place within the development which determine the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture.*

*‘Scale’ – the height, width and length of each building proposed within the development in relation to its surroundings.*

- Layout

*‘Layout’ – the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development.*

- Landscaping

*‘Landscaping’ – the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes: (a) screening by fences, walls or other means; (b) the planting of trees, hedges, shrubs or grass; (c) the formation of banks, terraces or other earthworks; (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and (e) the provision of other amenity features;*

## **Assessment:**

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

### Scale and Appearance

Outline Planning permission 134677 includes condition “11: All dwellings proposed within 20 metres of the shared boundary with dwellings off Arrandale (No.3, 4, 5, 6 and 7) and Messingham Road (namely Applegarth, Maracuja and Rustlings) shall be single storey dwellings only”. The remainder of the site is unrestricted.

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<sup>1</sup> Article 2, The Town & Country Planning (Development Procedure) (England) Order 2015 (as amended)

Objections have been received from residents in relation to the height of the bungalows proposed to plot 30 to 43.

Local policy S53 states that *“all development, including extensions and alterations to existing buildings, must achieve high quality sustainable design that contributes positively to local character, landscape and townscape, and supports diversity, equality and access for all.”*

Local policy S53 includes 10 criteria most importantly criteria 1 (Context), 2 (Identity) and 3 (Built Form)

Criteria a) of Policy H2 of the Scotter Neighbourhood states that *“the height, scale, mass and layout of the new properties should respect the scale, character and location of adjacent properties in Arrandale to the south”*

The site is not within a character area set out in the Scotter Character Assessment dated January 2017 but it is adjacent area B and C. Area B is formed along the edges of several of the key routes which radiate from the village centre with varied dwelling styles and scales. Area C is a small residential cul-de-sac of bungalows build in the 2000's with repeated designs and front facing,

Page 20 of the design and access statement outlines the external materials to be used. It states the use of different red bricks and a buff variant with some render. Roofs to be covered in red clay and dark grey concrete tiles. Windows to be white UPVC. The application includes specific details on the external materials plan (12062 - WMS - ZZ - 00 - DR - A - 10005 - S8 - P7 dated May 2023 and 12062 - WMS - ZZ - 00 - DR - A - 10007 - S8 - P6 dated March 2023) specifying:

- the brick type
- roof tile
- window and doors
- rainwater goods

The type of materials proposed would be expected to be acceptable and provide some interest through the use of different materials alongside the different house type. The material plans would be conditioned to be accorded with on the reserved matters approval.

The proposed dwellings will predominantly be two storey in scale with 14 bungalows on plots 30-43 sharing a boundary with dwellings off Arrandale. The positioning of the bungalows is important to meet the single storey restriction set out in condition 11 of outline planning permission 134677.

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

Design	Beds	Height	Eaves Height	Length	Width	Type
Warwick	3	8.2	5.1	10.8	5.8	2 Storey
Mowbray	3	8	5.2	14.5	7.2	2 Storey

Coniston	3	7.8	5	13	8.8	2 Storey
Harrington	4	8.4	5.1	13.2	12.4	2 Storey
Grasmere	3	6.2	2.7	12.3	13.1	Bungalow
Buttermere	2	5.7	2.6	10.5	11.7	Bungalow
Harrington+	5	8.3	5.1	15.4	13.2	2 Storey

The proposed development includes house types of different scale and appearance. None of the two storey dwellings proposed are overly large in terms of height ranging from approximately 7.8 metres to 8.4 metres. The scale of the bungalows has been objected to and have subsequently been reduced from 7.1 metres high to 5.7 and 6.2 metres high.

The variety of designs and the concept of positioning the same two storey dwelling 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. The bungalows have to be concentrated to plots 30-43 due to the single storey condition 11 of outline planning permission 134677.

It is therefore considered that the scale and appearance of the dwellings is acceptable and would not have an unacceptable harmful impact on the site, the street scene or the settlement edge and accords to local policy S53 of the CLLP, policy H2 of the Scotter Neighbourhood Plan and the provisions of the NPPF.

It is considered that policy H2 is consistent with the design, character and visual amenity guidance of the NPPF and can be attached full weight.

### Layout

Local policy S49 (appendix 2) and S53 of the CLLP and policy H2a) of the Scotter Neighbourhood Plan again apply to the layout as well as H2 criteria g). Criteria g) of policy H2 states that *“to provide adequate parking standards relevant to the size of the property”*. Policy T9 of the Scotter Neighbourhood Plan sets out parking standards for each dwelling based on the amount of bedrooms.

The layout submitted with the original application included a number of vehicle access points onto North Moor Road which were not on the approved plans in outline permission 143677. This triggered the submission of an amended layout to replicate the access points approved in the outline permission.

The proposed layout provides a main estate road with branch cul-de-sacs initially to the north and then to the south. A second private driveway is proposed to the north of the north east boundary. 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 North Moor Roads pedestrian footpath network. All of the dwellings are highway/private drive facing dwellings.

The different two storey dwelling types are spread throughout the site to add visual interest. The bungalows are concentrated in an area due to condition 11 of the outline permission as described below. The proposed dwellings are

positioned so that they are sufficiently separated from one another and are set back away from the pedestrian footpath. The plot sizes provide an acceptable amount of rear garden space. In accordance with local policy S49 of the CLLP and T9 of the SNP dwelling types Coniston (3 bed), Harrington (4 bed), Buttermere (2 bed) and Harrington Plus (5 bed) would have acceptable off street parking provision. House types Mowbray (3 bed) and Grasmere (3 bed) would have acceptable off street parking provision if you included the attached single garage. House type Warwick (3 bed) would be a parking space short having two and not three spaces therefore would not meet the parking standard set by local policy S49 (appendix 2) and neighbourhood plan policy T9.. Local policy S49 (appendix 2 – car parking standards) is a new addition to the CLLP 2023 and was not part of the revoked Central Lincolnshire Local Plan Review 2012-2036.

The Highways Authority at Lincolnshire County Council have not objected to the proposed level of off street parking provision.

The layout includes two areas of open space with natural surveillance from the proposed dwellings which breaks up the developments built form.

Condition 11 of outline permission 134677 requires any proposed dwellings within 20 metres of the listed properties have to be single storey. The development proposes bungalows to plots 30 to 43 which meets the condition.

The impact of the development on the living conditions of adjoining residents will be discussed later in this report. It is acknowledged that house type Warwick would not accord with the parking standards of local policy S49 (appendix 2) or policy T9 of the SNP. However weighed against this is the lack of objection from the Highways Authority.

it is therefore considered that the parking provision , on balance, is acceptable and the layout would accord with local policy S49 and S53 of the CLLP, policy H2 and T9 of the Scotter Neighbourhood Plan and the provisions of the NPPF.

It is considered that policy H2 and T9 are consistent with the design, character and visual amenity guidance (Chapter 12) of the NPPF and can be attached full weight.

#### Landscaping

Local policy S53 of the CLLP and policy H2 of the Scotter Neighbourhood Plan again apply to the landscaping of the site. Criteria h) of the Scotter Neighbourhood Plan states that *“boundary treatments and landscaping must be appropriate to its rural setting particularly in relation to the open countryside to the north and west.”*

Details of landscaping originally submitted were not comprehensive. The Authority’s Tree and Landscape Officer (TLO) assessed the landscaping details and stated in summary that:

- Insufficient regarding the amount of proposed soft landscaping and the necessary details.
- Further tree and native hedge planting is required, with comprehensive details.
- Some adjustments are required in addition to further soft landscaping required.

In the most up to date plans details of landscaping are spread over a number of plans namely plan 12062 10001 Rev P18 dated May 2023 (Site and Landscaping Plan), 12062 10005 Rev P7 dated May 2023 (External Materials Plan) and 12062 10007 Rev P7 dated May 2023 (Roof Tiling and Road Surfacing Plan).

Plan 12062 10007 Rev P7 dated May 2023 (Roof Tiling and Road Surfacing Plan) provides clear and acceptable details of all hardstanding including the entrance bell mouth and 2 metre wide pedestrian footpaths which are to be completed in tarmac to the highway authority's specification.

As stated by the TLO on the original plans the soft landscaping detail still lacks detail in terms of planting details.

The landscaping details on site and landscaping plan (12062 - WMS - ZZ - 00 - DR - A - 10001 - S8 - P18 dated May 2023) provides details of all boundary treatments dividing the plots and on the outer boundaries of the site. The plots would be divided by fence panels and walls. The outer boundaries of the site would be screened by the following:

- North boundary by fence panels along the left half screening the rear garden of plot 1 and open along the right half.
- North east boundary adjacent North Moor Road would be open to the front of plot 1 and screened by fence panels to the rear of plots 2-16 and the side rear garden of plot 17. The front side boundary of plot 17 and 30 would be open. Fence panels would screen the rear side garden of plot 30.
- The south east boundary and east boundary shared with plots 30-34 and 36-43 would be screened by retained hedging.
- The south boundary would be screened by a mix of retained hedging and fence panels to the south rear garden boundary to plot 43.
- The west boundary would be screened by timber knee rail.

It is considered that the amended plan provides sufficient information on boundary treatments including the retention of hedging and the position of new trees. However as already advised the plan lacks details of the tree species and aftercare..

The outer north west boundary is within the street scene of North Moor Road but due to the approved access points in outline permission 134677 and the awkward shape of the site most of the dwellings rear elevation/garden space

on this section of the site would face this North Moor Road boundary. Therefore there is a conflict between retaining the street scene and privacy to the rear garden of plots 2 to 17. To retain the privacy of plots 2-17 substantial boundary treatments would be required up to 1.8 to 2 metres high. Whilst it would be preferred if a mix of hard and soft landscaping was introduced to the boundary adjacent North Moor Road it is not considered that fence panels are unacceptably harmful to the area.

Guidance within paragraph 131 of the NPPF states that unless there are clear, justifiable and compelling reasons not to “*planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards)*”. It is considered that local and neighbourhood plan policy does not specifically refer to tree-lined streets but they do encourage appropriate landscaping to be submitted. Some of the proposed trees on the site plan line the streets adjacent the open spaces but tree-lined streets would not be present throughout the development.

Whilst most of the landscaping detail is considered acceptable it lacks clarification of soft landscaping in relation to species, planting height and aftercare .

Therefore subject to further details through an additional condition the landscaping of the site would be expected to accord to local policy S53 of the CLLP, policy H2 of the Scotter Neighbourhood Plan and the provisions of the NPPF.

It is considered that whilst policy H-2 is not wholly consistent with the landscaping guidance of the NPPF and can be attached some limited weight.

### **Other Considerations:**

#### Housing Mix and Affordable Housing

The Legal S106 Agreement dated 14th December 2017 signed in outline planning permission 134677 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 H2 (j) of the Scotter Neighbourhood Plan. Schedule 5 paragraph 8 (pg23) of the S106 Agreement required:

8. The Reserved Matters Application shall specify the following matters(collectively referred to as “the Details”) namely the physical location, layout and specification (including that of any common parts serving the Dwellings), and whether the Dwelling has a parking space or garage, as well as the type and tenure of individual Dwellings.

The application includes plan 12062 - WMS - ZZ - 00 - DR - A - 10001 - S8 - P18 dated May 2023 which identifies the position and layout of the affordable houses on:

Plot 4, 14, 15, 23, 24, 27 and 28 – Affordable Rent Units  
Plot 5, 7 and 8 – Shared Ownership Units

The elevation plans additionally identify the specification of the proposed affordable houses.

20% of the 42 dwellings (9 dwellings) would need to be affordable housing otherwise a breach of the Section 106 agreement would occur. This development would provide 10 affordable dwellings on a site of 43 dwellings. This equates to a percentage of 23.25% which meets the 20% policy requirement.

The Contributions Officer has raised concerns over the potential of a registered provider taking on housing with en-suite bathrooms. The Contributions Officer states that “*clarification from the Registered Provider seeking to acquire the affordable units, that the house type meets their requirements*” would be advised.

Schedule 5 paragraph 3 (pg22-23) of the S106 Agreement

3. Prior to the first Occupation of the first Open Market Unit to be constructed on the Site the Owner shall have entered into a contract for sale and purchase in writing with a Registered Provider (subject to the prior approval in writing by the Council or another Affordable Housing provider approved in writing by the Council) in respect of the Affordable Housing Units which the Owner is obliged to construct under paragraph 1 above and the Owner shall supply to the Council a certified copy of such agreement within 5 Working Days of it being completed

Whilst the comment of the Contributions Officer is acknowledged the Local Planning authority can only advise the applicant as it is their responsibility to enter into a contract with a registered provider prior to first occupation of the first open market house on the site.

The proposed housing on the site would provide:

- 19 three bedroom two storey dwellings
- 2 three bedroom single storey bungalows
- 12 two bedroom single storey bungalows
- 9 four bedroom two storey dwellings
- 1 five bedroom two storey dwelling

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

Amended site and landscaping plan 12062 - WMS - ZZ - 00 - DR - A - 10001 - S8 - P18 dated May 2023 identifies the 16 dwellings (37.2%) which will be constructed to meet the 30% requirement of dwellings to meet the Building

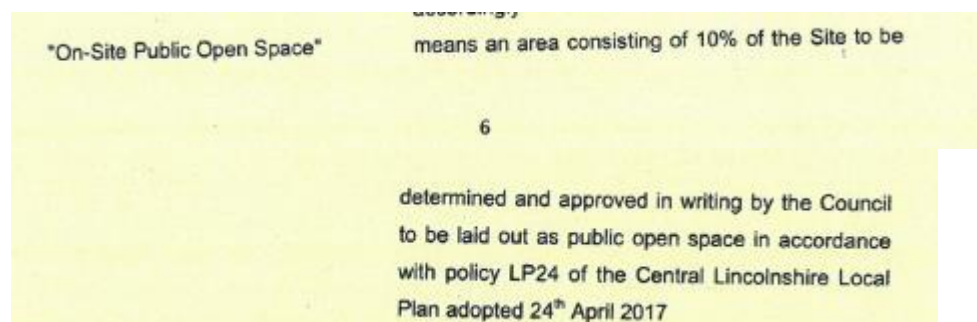


Regulation Part M4(2) standards (see condition 6 of outline planning permission 134677).

Therefore it is considered that the mix of housing is acceptable and the development would meet the 30% requirement of dwellings to meet the Building Regulation Part M4(2) standard.

### Open Space

In the definitions and interpretation section of the signed Legal Agreement dated 14th December 2017 it defines on-site public open space to be:



The site is 20600m<sup>2</sup> (2.06 hectares) therefore the site is required by the legal agreement to provide 2060m<sup>2</sup> of open space on the site. Plan 12062 - WMS - ZZ - 00 - DR - A - 10001 - S8 - P16 dated February 2023 identifies two areas of open space. These are:

1. 2135m<sup>2</sup> centrally located to the north of plot 19-22 and adjacent the north west boundary.
2. 897m<sup>2</sup> to the south west corner of the site to the west of plots 35-43.

This equates to a total of 3032m<sup>2</sup> of open space on the site which is afforded natural surveillance by the dwellings which face them. The larger area would be the main open space and individually it meets the 10% requirement identified in the Section 106 Legal Agreement.

### Residential Amenity

Local policy S53 section 8 criteria d) states that *"Not result in harm to people's amenity either within the proposed development or neighbouring it through overlooking, overshadowing, loss of light or increase in artificial light or glare."*

There is no direct reference to residential amenity in the Scotter Neighbourhood Plan but Policy H2 criteria a) states that *"the height, scale, mass and layout of the new properties should respect the scale, character and location of adjacent properties in Arrandale to the south"*.

It is reminded that condition 11 of outline permission 134677 requires any proposed dwellings within 20 metres of the listed properties have to be single storey in scale.

Objections have been received in relation to residential amenity particular in relation to the height of the bungalows which share a boundary with the dwellings off Arrandale.

The bungalows (Grasmere) proposed to plot 30 to 43 were originally submitted to have a height to the roof ridge of 7.1 metres which is relatively high for a single storey bungalow. Following negotiation with the agent new plans were submitted reducing the height to 6.2 metres (Grasmere) and 5.7 metres (Buttermere). The bungalows proposed would be between 12 to 13 metres from the shared boundary with dwellings off Arrandale and the height would be reduced further by the higher position of most of the Arrandale dwellings. It is therefore considered that the proposed bungalows due to their scale and position would not have an unacceptable harmful impact on the living conditions of the Arrandale residents.

Concerns have been raised in relation to the roof accommodation of the bungalows being converted to living accommodation. Condition 11 of outline planning permission 142460 requires all the bungalows to be single storey for reasons of residential amenity and separation distance. If approved and built the roof accommodation of the single storey bungalows could subsequently be converted into living accommodation without the need for planning permission in accordance with Schedule 2 Part 1 Class B (additions etc. to the roof of a dwellinghouse) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Given the separation distance it is not considered that removing this permitted development from plots 30-43 would be reasonable or necessary.

In response to a comment from the resident of the Rustlings the agent has submitted a section plan. This illustrates land levels plus the height of the eaves level, the height of the roof ridge and the separation distance between proposed plot 43 (3 bed, bungalow) and the Rustlings to the rear. This identifies plot 43 to be on slightly lower ground with an acceptable separation distance.

However given condition 11 of outline planning permission 142460 it would be considered reasonable and necessary to remove Schedule 2 Part 1 Class AA (enlargement of a dwellinghouse by construction of additional storeys) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The only other existing neighbouring dwellings are on the other side and to the east of North Moor Road. These dwellings are a considerable distance from the nearest dwellings therefore their living conditions would not be harmed.

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 or from dwellings off Arrandale but they would have adequate private rear garden space immediately outside their rear elevations.

Therefore overall the development would not have an unacceptable harmful impact on the living conditions of the existing or future residents and would accord with local policy S53 of the CLLP, policy H2 of the Scotter Neighbourhood Plan and the provisions of the NPPF.

It is considered that policy H2 is consistent with the residential amenity guidance of the NPPF and can be attached full weight.

### Drainage

Objections have been received in relation to drainage from the site.

Criteria k of the flood risk section of local policy S21 of the CLLP requires that:

*“they have followed the surface water hierarchy for all proposals:*

- i. surface water runoff is collected for use;*
- ii. discharge into the ground via infiltration;*
- iii. discharge to a watercourse or other surface water body;*
- iv. discharge to a surface water sewer, highway drain or other drainage system, discharging to a watercourse or other surface water body;*
- v. discharge to a combined sewer;*

Criteria e) of policy H2 of the Scotter Neighbourhood Plan requires that *“appropriate flooding and surface water drainage are mitigated and the development must not lead to further issues elsewhere. The applicant will also be required to submit a foul and surface water drainage strategy”*.

The application has included a Preliminary Drainage Layout Plan (PDLP) 12062 - WMS - ZZ - XX - DR - C - 39200 - S3 - P5 dated May 2023 and a Soaked CBR Letter Report dated 17<sup>th</sup> November 2022.

### *Surface Water:*

Paragraph 169 of the NPPF guides that *“Major developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate. The systems used should:*

- a) take account of advice from the lead local flood authority;*
- b) have appropriate proposed minimum operational standards;*
- c) have maintenance arrangements in place to ensure an acceptable standard of operation for the lifetime of the development; and*
- d) where possible, provide multifunctional benefits.”*

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

- 1. into the ground (infiltration);*
- 2. to a surface water body;*

3. to a surface water sewer, highway drain, or another drainage system;
4. to a combined sewer.”

*Particular types of sustainable drainage systems may not be practicable in all locations. It could be helpful therefore for local planning authorities to set out those local situations where they anticipate particular sustainable drainage systems not being appropriate.”*

The PDLP states in summary that all roof drainage to be discharged to the plots permeable driveway and utilise the sub base of the permeable driveway to infiltrate into the ground. Roof water is to be connected to the driveways via a perforated distributor pipe. The highways would be drained via infiltration basin or infiltration strip with filter strip.

The Soaked CBR testing included excavating 5 machine trial pits and the report provides a summary of the ground conditions. These are:

**Topsoil:**

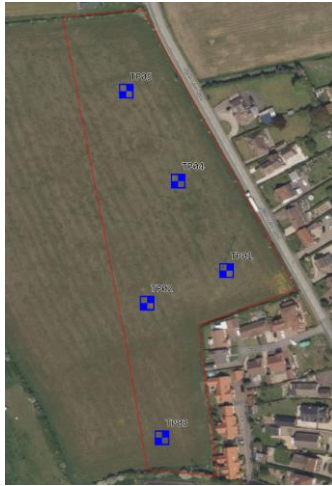
Within the trial pits slightly sandy gravelly clayey topsoil was proven to depths of between 0.25mbgl (TP05) and 0.40mbgl (TP01).

**Natural Deposits:**

Natural deposits underlying the topsoil generally comprised gravelly clayey sandy to a depth of between 0.50mbgl and 0.70mbgl with TP02 to TP05 underlain by sand to a termination depth of 0.70mbgl.

Table 1 summarises the testing results

Location	Position	Result (CBR%)	Average CBR %
TP01, 0.60m	Top	0.10%	0.15%
	Base	0.20%	
TP02, 0.60m	Top	0.50%	0.45%
	Base	0.40%	
TP03, 0.60m	Top	0.50%	0.50%
	Base	0.50%	
TP04, 0.60m	Top	0.60%	1.10%
	Base	1.60%	
TP05, 0.60m	Top	4.70%	2.90%
	Base	1.10%	



The Lead Local Flood Authority (LLFA) have previously raised concerns that infiltration would be unlikely to work on the site. However following receipt of additional information including percolation tests the Lead Local Flood Authority have not objected to a surface water scheme using infiltration methods.

*Foul Water:*

Paragraph: 020 (Reference ID: 34-020-20140306) of the water supply, wastewater and water quality section of the NPPG states:

*“When drawing up wastewater treatment proposals for any development, the first presumption is to provide a system of foul drainage discharging into a public sewer to be treated at a public sewage treatment works (those provided and operated by the water and sewerage companies). This will need to be done in consultation with the sewerage company of the area.”*

The PDLP states that due to the site levels and the existing foul sewer levels it is necessary for a portion of the development to be served by a pumping station. The pumping station will discharge into new S104 foul sewers connecting to the existing sewer to the south of the site.

It is considered following comment from the LLFA that the layout submitted would be able to accommodate a suitable drainage scheme which is the main consideration at Reserved Matters. Outline permission 134677 includes a separate condition for surface water drainage and foul water drainage. These conditions require the submission of detailed information and plans for assessment by the relevant parties prior to commencement of works on the site.

The discharge of foul water to the existing sewer is acceptable but a final plan is required in line with the latest plan.

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

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.

It is considered that the proposed development would not be expected to have an unacceptable harmful impact on drainage and accord to local policy S21 of the CLLP, policy H2 of the Scotter Neighbourhood Plan and the provisions of the NPPF.

It is considered that policy H2 is consistent with the drainage guidance of the NPPF and can be attached full weight.

### Highway Safety

Local policy S47 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 H2 of the Scotter Neighbourhood Plan states that the site needs to *“provide new well connected and integrated public footpaths and cycle ways that link into the existing settlement”*.

Criteria g) of policy H2 of the Scotter Neighbourhood Plan states that the site needs to *“to provide adequate parking standards relevant to the size of the property”*.

Policy T8 and T9 of the Scotter Neighbourhood Plan sets out criteria for the highways and off street parking spaces required for each dwelling based on its individual number of bedrooms.

Paragraph 111 of the NPPF states that *“Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe”*.

Condition 13 of outline permission 134677 requires a 1.8 metre footpath along the frontage of the site prior to first occupation.

Condition 14 of outline permission 134677 requires the roads and footpaths to be constructed to a specification to enable them to be adopted as Highways Maintainable at the public expense.

Objections have been received in relation to highway safety and safe pedestrian access to the village centre from the main access. The amended site and landscaping plan (P12062 - WMS - ZZ - 00 - DR - A - 10001 - S8 - P18 dated May 2023) demonstrates acceptable roads and footpaths within the site and driveways for off street parking. The provision of off street parking for each dwelling has previously been assessed earlier in the layout section of this report. This concluded that in accordance with local policy S49 of the CLLP and T9 of the SNP house types Coniston, Harrington, Buttermere and Harrington Plus would have acceptable off street parking but house type

Warwick (3 bed) would be a parking space short. However on balance with weight afforded to the lack of objection from the Highways Authority the off street parking provision for the development would be considered acceptable.

The condition requires the roads and footpaths to be constructed to an adopted standard and this would be considered through a Section 38 Agreement application with the Highways Authority at Lincolnshire County Council.

The site plan additionally demonstrates a pedestrian footpath adjacent the north east boundary which allows safe pedestrian access from plot 1 to plot 43 and terminates at 7 Arrandale. The footpath meets the 1.8 metre width. However details of specification are not submitted therefore are considered relevant and necessary to be conditioned. The grassed area between 7 Arrandale and North Moor Road is within the ownership of 7 Arrandale therefore cannot be used to extend the footpath without their consent.

The Highways Authority at Lincolnshire have requested a condition demonstrating a 1.8 metre footpath/tactile crossing connecting the development to the existing footway network. Whilst a footpath is identified on the site and landscaping plan it has no tactile crossing and there are no specification details. This is considered as reasonable and necessary and would be attached to any permission.

It is considered that the proposed development would not cause a severe impact on highway safety and accords to local policy S47 and S49 of the CLLP, policy T8 and T9 of the Scotter Neighbourhood Plan and the provisions of the NPPF.

It is considered that policy T8 and T9 are consistent with the highway safety guidance of the NPPF and can be attached full weight.

### Flood Risk

The site is located within flood zone 1 but within close proximity to an area of flood zone 3 to the west. Condition 15 of outline permission 134677 requires the ground floor levels of the dwellings to be 150mm above ground level.

A Preliminary Levels Strategy Plan (39010-S3-P2) dated 1st February 2021 states the proposed level of the ground as 7.100. The plan identifies the ground level of each dwelling as meeting the condition which must be adhered to.

In email dated the 16<sup>th</sup> July 2021 the agent stated *“regardless of the requirements of the condition, it is standard design practice to set external ground levels at 150mm below the DPC (which is typically laid at floor level) in any case”. We have not developed full technical details at this stage, nor a full and exhaustive levels strategy, but if there are any instances where the ground level would be less than 150mm below FFL, we would look to incorporate a localised gravel strip/channel or similar adjacent to the house, set at 150mm below the floor level, in order to maintain this requirement”.*

Condition 15 of 134677 is a condition to be adhered and does not require any information to be submitted as part of a reserved matters planning application.

Community Infrastructure Levy (CIL)

The development is not liable to a CIL payment as the outline planning permission was granted before CIL came into force.

**Conclusion and reasons for decision:**

The decision has been considered against local policies S1 The Spatial Strategy and Settlement Hierarchy, S21 Flood Risk and Water Resources, S47 Accessibility and Transport, S49 Parking Provision, S53 Design and Amenity, and S57 The Historic Environment of the Central Lincolnshire Local Plan 2023, Policy H2 Housing Allocation on North Moor Road, Scotter, H3 Housing Mix, D5 Design of New Development, T9 Parking Standards, T10 Footpath and Cycle Routes and L12 Landscape and Countryside H2 Housing Allocation on North Moor Road, Scotter of the made Scotter Neighbourhood Plan. Furthermore consideration has been given to guidance contained within the National Planning Policy Framework, National Planning Practice Guidance, National Design Guide and National Design Model Code. In light of the assessment the scale, appearance, landscaping and layout of the development is acceptable. The development would not have an unacceptable harmful visual impact on the site, the street scene or the surrounding area. The proposal would not have an unacceptable harmful impact on the living conditions of neighbouring dwellings, highway safety or 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:** 27th June 2023



## **Recommended Conditions**

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

See Outline Permission 134677

### **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:

- 12062 10001 Rev P18 dated May 2023 – Site and Landscaping Plan
- 12062 10005 Rev P7 dated May 2023 – External Materials Plan
- 12062 10007 Rev P7 dated May 2023 – Roof Tiling and Road Surfacing Plan
- 12062 39200 Rev P5 dated 3rd May 2023 – Drainage Plan

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

- 10400 Rev P2 dated July 2021 – Warwick Floor Plans (3B5P)
- 10600 Rev P3 dated July 2021 – Warwick Option A Elevation Plans (3B5P)
- 10601 Rev P4 dated July 2021 – Warwick Option C Elevation Plans (3B5P)
- 10401 Rev P2 dated September 2020 - Mawbray Floor Plans (3B6P)
- 10407 Rev P1 dated April 2021 – Mawbray Floor Plans (Handed) (3B6P)
- 10615 Rev P1 dated April 2021 – Mawbray Option A Elevation Plans (3B6P)
- 10616 Rev P1 dated April 2021 – Mawbray Option B Elevation Plans (3B5P)
- 10402 Rev P3 dated October 2020 – Grasmere Floor Plans (3B6P)
- 10604 Rev P3 dated July 2021 – Grasmere Option A Elevation Plans (3B6P)
- 10612 Rev P3 dated July 2021 – Grasmere Option C Elevation Plans (3B6P)
- 10410 Rev P1 dated April 2021 – Coniston Floor Plans (Handed) (4B7P)
- 10403 Rev P4 dated October 2020 – Coniston Floor Plans (4B7P)
- 10621 Rev P1 dated April 2021 – Coniston Option A Elevation Plans (4B7P)

- 10622 Rev P1 dated April 2021 – Coniston Option B Elevation Plans (4B7P)
- 10404 Rev P2 dated September 2020 – Harrington Floor Plans (4B8P)
- 10606 Rev P2 dated September 2020 – Harrington Option A Elevation Plans (4B8P)
- 10607 Rev P3 dated October 2020 – Harrington Option C Elevation Plans (4B8P)
- 10405 Rev P4 dated October 2020 – Harrington Plus Floor Plans (5B10P)
- 10609 Rev P4 dated October 2020 – Harrington Plus Option C Elevation Plans (5B10P)
- 10415 Rev P1 dated March 2023 – Buttermere Floor Plans (2B4P)
- 10630 Rev P1 dated March 2023 – Buttermere Option A Elevation Plans (2B4P)
- 10631 Rev P1 dated March 2023 – Buttermere Option C Elevation Plans (2B4P)

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 S53 of the Central Lincolnshire Local Plan 2012-2036 and policy H3, D5 and T9 of the Scotter Neighbourhood Plan.

2. No development above ground level must take place until the following additional landscaping details have been submitted to and approved in writing by the Local Planning Authority. Details must include:

- Species, planting height and aftercare of all new trees.

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

Reason: To ensure that appropriate landscaping is introduced and would not harm the character and appearance of the site or the surrounding area to accord with the National Planning Policy Framework, local policies S53 of the Central Lincolnshire Local Plan 2023 and D5 of the Scotter Neighbourhood Plan.

3. No development above ground level must take place until a detailed specification and plan for:

- a 1.8 metre wide footway with tactile crossing to connect the development hereby approved to the existing footway network to the north east and/or south east **and**

- a 1.8 metre wide footway to the front of the site to connect development hereby approved to Northmoor Park Playing Field to the north.

has been submitted to and approved in writing by, the Local Planning Authority. The works shall also include appropriate arrangements for the management of surface water run-off from the highway. No occupation of the development must take place until the connecting footway and tactile crossing has been fully completed in strict accordance with the approved scheme.

Reason: To ensure the provision of safe and adequate pedestrian access to the permitted development, without increasing flood risk to the highway and adjacent land and property to accord with the National Planning Policy Framework, local policies S47 and S53 of the Central Lincolnshire Local Plan 2023 and T10 of the Scotter Neighbourhood Plan.

4. No occupation of a dwelling hereby approved must take place until, all of that part of the estate road and associated footways that forms the junction with the main road and which will be constructed within the limits of the existing highway, must be laid out and constructed to finished surface levels in accordance with details to be submitted to, and approved in writing by, the Local Planning Authority.

Reason: In the interests of safety, to avoid the creation of pedestrian trip hazards within the public highway from surfacing materials, manholes and gullies that may otherwise remain for an extended period at dissimilar, interim construction levels to accord with the National Planning Policy Framework, local policies S47 and S53 of the Central Lincolnshire Local Plan 2023 and D5 of the Scotter Neighbourhood Plan.

5. No development above ground level must take place until an Estate Road and Phasing Plan for the development hereby approved has been submitted to and approved in writing by the Local Planning Authority. The Plan must set out how the construction of the development will be phased and standards to which the estate roads on each phase will be completed during the construction period of the development. The development must be completed in strict accordance with the approved details.

Reason: To ensure that a safe and suitable standard of vehicular and pedestrian access is provided for residents throughout the construction period of the development to accord with the National Planning Policy Framework, local policies S47 and S53 of the Central Lincolnshire Local Plan 2023 and D5 of the Scotter Neighbourhood Plan.

6. 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 12062 Rev P17 dated May 2023 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 S47 and S53 of the Central Lincolnshire Local Plan 2023 and policy D5 and T9 of the Scotter Neighbourhood Plan.

7. The development must be completed in accordance with the external materials plan 12062 Rev P7 dated May 2023 and Roof Tiling and Road Surfacing Plan 12062 Rev P7 dated May 2023.

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 policies S53 of the Central Lincolnshire Local Plan 2023 and policy D5 and T9 of the Scotter Neighbourhood Plan.

8. As identified on site plan 12062 Rev P17 dated May 2023 plots 23, 24 and 30 to 43 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 S23 of the Central Lincolnshire Local Plan 2023.

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

9. All planting or turfing comprised in the approved details of landscaping must be carried out in the first planting and seeding season following the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed, or become seriously damaged or diseased must be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. The landscaping should be retained thereafter.

Reason: To ensure that additional trees are provided within the site to mitigate for the trees which are to be removed to accord with the National Planning Policy Framework, local policies S53 of the Central Lincolnshire Local Plan 2023 and policy D5 of the Scotter Neighbourhood Plan.

10. Notwithstanding the provisions of Classes AA of Schedule 2 Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification) the bungalows hereby approved on plots 30-43 must not be extended in the form of an additional storey (not including the conversion of the roof accommodation) unless planning permission has first been granted by the Local Planning Authority.

Reason: To enable any such proposals to be assessed in terms of their impact on the resulting amount of space around the dwelling to accord with the National Planning Policy Framework and local policy LP26 of the Central Lincolnshire Local Plan 2012-2036.