

PROPOSAL: Outline planning application for residential development of up to 100no. dwellings, including new junction to Sykes Lane, estate roads and associated infrastructure with all matters reserved.

LOCATION: Land at Sykes Lane
Saxilby
Lincoln
Lincolnshire

WARD: SAXILBY Cllr Mrs Jackie Broadway and Cllr Paul Lee

WARD MEMBER(S):

APPLICANT NAME: Mr G Hotchkin

TARGET DECISION DATE: Extension of Time to 10.10.2024

CASE OFFICER: G. Backovic

Recommended Decision: Defer and delegate approval to officers subject to completion of a Section 106 legal agreement (that delivers affordable housing , plots for self-build and custom housing and financial contributions towards education, medical and highway safety measures) and imposition of planning conditions

Description and Proposal:

The application site covers approximately 7.17 hectares of agricultural land on the north western rural fringe of Saxilby. There are existing dwellings running along the entirety of the eastern and southern boundaries of the site. There is agricultural land to the west and north beyond Church Lane. The entirety of the site is allocated for residential development by the Central Lincolnshire Local Plan with an indicative capacity of 134 dwellings.

This application seeks outline planning approval for up to 100 dwellings. The means of access; appearance, scale, layout and landscaping are reserved for subsequent planning applications.

The following documents have been submitted in support of the application:

- Flood Risk Assessment.
- Ecological Appraisal.
- Arboricultural Impact Assessment
- Transport Assessment
- Travel Plan
- Landscape and Visual Statement
- Phase 1 Contamination Risk Assessment

- Energy Statement
- Geophysical Survey Report
- Drainage and Maintenance Strategy
- Biodiversity Net Gain Statement
- Biodiversity Metric Calculation Tool
- Earthwork Survey

Screening/EIA Assessment:

Town and Country Planning (Environmental Impact Assessment) Regulations 2017:

The development has been assessed in the context of Schedule 2 of the Regulations and after taking account of the criteria in Schedule 3 it has been concluded that the development is not likely to have significant effects on the environment by virtue of its nature, size or location. Neither is the site within a sensitive area as defined in Regulation 2(1). Therefore the development is not 'EIA development.

Representations

Saxilby with Ingleby Parish Council:

The application site is allocated in the Central Lincolnshire Local Plan (CLLP) which was adopted in 2023. Policy S80: Housing Sites in Large Villages identified Land off Sykes Lane, without any meaningful engagement with the community. Saxilby with Ingleby has already had 366 dwellings and further allocations have been identified without any detailed work on the impact to our infrastructure. The allocation is not accompanied by a detailed site-specific policy in the Local Plan therefore we believe that a community-led masterplan for the site is appropriate at a reserved matters stage.

Although this is an outline application, there is material supporting this application for those issues that normally accompany a full planning application. This is leading to some confusion within the community about what they should be commenting on. There are a number of unacceptable infrastructure impacts for the village. The outline planning application itself is not detailed enough in terms of how it seeks to resolve these impacts.

Highways and Access

Firstly, highway capacity and access to the development site is not sufficient in terms of providing a free-flowing and safe highway. The Transport Assessment document submitted highlights that by 2028, the A57/Mill Lane junction will be at, or near capacity, this is only four years away and does not include the other twelve dwellings and other possible infill sites over the next four years. This is not forward planning. It does not detail the required mitigation necessary to compensate for the direct traffic impact arising from the site.

Drainage The drainage report that accompanies the application is not detailed enough in terms of its direct impacts and any mitigation that is needed to reassure residents that there will be no flooding or drainage issues from this development. The recent developments of Ingleby View (133 dwellings) and Church Fields and Saxilby Heights (233 dwellings) and gives a total of 366 dwellings built in the village within the last five years. Since these developments, there has been no updated baseline assessment of the impact from these sites on the social infrastructure to the village including schools, healthcare, retail, and green spaces.

Furthermore, there is also outline planning permission for twelve dwellings (also classed as major development) on another site identified in the Central Lincolnshire Local Plan (CLLP) with no change to the infrastructure of the village. The concentration of the development focuses on the northern part of the village where there are small rural 'lanes' not higher standard 'roads'. In addition, these sites are further away from the village centre, and they have no retail or community facilities to support the growing number of residents in this part of the village. Saxilby is classed as a 'larger village' in the CLLP and already acts as a hub to provide services to nearby smaller satellite villages

In the CLLP, Policy S35: Network and Hierarchy of Centres, Saxilby is identified as Tier 4, but does not have a sufficient quantum of community facilities in relation to the development of the area. The Saxilby with Ingleby Neighbourhood Plan is currently under review and the draft Design Code and Housing Need Assessment is due this month (February). Once these are available, we hope they can be used to further shape and influence the development of this site. The National Planning Policy Framework (2023) supports early engagement and encourages applicants to engage with the local community. So far, there has been no formal engagement with the community from the agents. The parish council would like to work with the developers to highlight the infrastructure concerns, in order for suitable mitigation to be planned.

We believe the proposed development conflicts with:

1. National Planning Policy Framework 2023 115 Impact on Highway Safety ,Saxilby with Ingleby Neighbourhood Plan polices:
2. NDP Policy 1 Housing Mix
3. NDP Policy 2 Design of New Developments including sub paragraph (i)incorporate flood resilience and resistance measures including, where appropriate Sustainable Urban Drainages Systems.
4. NDP Policy 11: Minimising the Impact of Development on the Natural Environment
5. NDP Policy 12: Green Infrastructure
6. NDP Policy 14: Open Spaces, Sports Facilities and Recreational Facilities
7. NDP Policy 16: Existing and New Non-Vehicular Routes
8. NDP Policy 17: Traffic and Movement around the village

Planning Obligations

The parish council requests a meeting with the applicant to discuss the application, s106, and facilities required at the north end of the village such as retail and recreational, if the application were to be approved.

Public Meeting

The parish council facilitated a public meeting on the 30 January 2024. Over fifty residents attended to share their views on the proposed development. The key issues raised from this meeting were:

- Heritage concerns. Previously a ridge and furrow field with an old 'well' in the centre
- The village cannot cope with anymore houses • Sewage capacity - with present issues at the Water Recycling Treatment Works how will it cope? • Flooding - more building will lead to more flooding
- Dykes are blocked
- Education- local children are not guaranteed a place at the primary school • Education - There is limited choice for secondary education due to schools being in Lincoln city
- Medical services – local GP's cannot register any new patients
- Hedgerows - should have been protected but have been cut down by some new residents
- The poor condition of Church Lane - road surface and footpaths
- Traffic around the village - the need to consider a one-way system
- Traffic assessment needed • Car parking and congestion around the village and school
- The Coop store car park is not sufficient for the number of residents using the store. During peak times it is very difficult to park.
- Play areas - only one play area in the centre of the village
- Lack of facilities in the north part of the village including retail and community facilities
- A57/ Mill Lane Junction capacity. Queues and congestion. Dangerous junction at peak times
- Church Lane junction and parking around the church/nursery

The outline application is not acceptable due to the overall impact on the existing infrastructure and lack of evidence and information to satisfactorily address issues raised by residents, the parish council, and other stakeholders. The strong concern highlighted by residents at a public meeting and the high number of online comments on the planning portal supports these concerns. Saxilby with Ingleby Parish Council

respectfully request for it to be called in to West Lindsey District Council Planning Committee for a decision. Saxilby with Ingleby Parish Council's position is this planning application should be refused.

Local residents:

Objections have been received from:

1a; 11, 14 39 43 Sykes Lane; 1 Kenilworth Lane

31, 102 Mill Lane, 66 Manor Road 14 West Bank 3 St Botolphs Close

7 Meadow Rise, 20 The Sidings, 6 South Parade, The Oaks, Broadholme Road,

6 Northfield Rise 1 New Cottages 18 Cecil Street Ingleby 17 Frank Ford Close:

3 Lambert Place 91 High Street 48 Meadow Rise

Summary of comments below with full details available to view on website

Sykes Lane has suffered significant flooding in the past 20 years, most recently this autumn. This flooding is due to drains being overwhelmed by rainwater and infrastructure not being maintained. New developments along Church Lane put too much strain on the dated sewage system which spills over from the drains onto low lying properties during adverse conditions. Another development would only make matters worse. We have to put up with Anglian water tankers emptying a not fit for purpose sewage works on a single track road.

Traffic flow through the village at peak times is already at standstill leading to a very dangerous junction on to the A57. The GP surgeries cannot cope with any more patients. it's virtually impossible to get an appointment The village school is at bursting point.

This threatens this tranquillity of one of the only remaining areas of the village to have not been built up. The local facilities are nowhere near adequate for a village the size of Saxilby - the local shops are constantly overwhelmed which is great for business but not so much for people using the facilities including the inadequate parking.

I've lived on Sykes Lane for over 25 years. I've seen do many changes in the village over that time. What I have failed to see is the improvement in the roads, the amenities, the congestion and the support for wildlife. I've failed to see the infrastructure support the thousands of people who now live here. The failure of first-time buyer homes. I've 5 children. None can afford to stay in the village.

The original beauty of the north side of the village has now gone, what compensation have we got for the long-term damage?

Loss of land to wildlife

Saxilby Health Centre 85 Sykes Lane:

Our services are already at breaking point and both surgeries cannot cope with the influx of patients into the area. The funding into primary care is dropping every day

and therefore the answer would not be to just employ more staff as there is no funding to allow

us to do so. This would also have a big impact on the road infrastructure at our surgery site. Our services are already overstretched, and we would not cope with an influx of potentially 400 additional residents in the area.

Active Travel England: Following a high-level review of the above planning consultation, Active Travel England has determined that standing advice should be issued and would encourage the local planning authority to consider this as part of its assessment of the application.

Lincolnshire Police: No objections with advice on: Layout; Footpaths, Dwelling Frontages, Perimeter; Gates; Landscaping; Parking provision; letter plates; intruder alarms; utilities; public open spaces; Reference is also made to Building Regulations and the Police Secured by Design Award Scheme.

LCC Highways and Lead Local Flood Authority:

10.06.2024 No Objections

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

Recommendation for no objection subject to the below conditions and S106 requests.

Metaling of the existing Public Right of Way on the southern boundary.

A frontage footway link on Sykes Lane, connecting to the site access.

A scheme of 3 passing places (local carriageway widening) along Church Lane.

A scheme of tactile crossing points at the following junction on Sykes Lane; Ashfield Grange, The Rowans, Western Avenue, Torksey Avenue and the junction with Sykes Lane and the High Street.

Section 106 requests:

- Speed limit alterations and signage works on Sykes Lane and Church Lane - £2300
- £125,424 to provide 2 x 6 month bus passes per household, 12 months of bus passes per household in total.

Comments:

There is no precise definition of "severe" with regards to NPPF Paragraph 115, which advises 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." Planning Inspector's decisions regarding severity are specific to the locations of each proposal, but have common considerations:

- The highway network is over-capacity, usually for period extending beyond the peak hours
- The level of provision of alternative transport modes
- Whether the level of queuing on the network causes safety issues

In view of these criteria, the Highways and Lead Local Flood Authority does not consider that this proposal would result in a severe impact with regard to NPPF. 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.

This application has an acceptable drainage strategy in principle subject to detailed design.

Therefore, the Lead Local Flood Authority does not consider that this proposal would increase flood risk in the immediate vicinity of the site.

Highway safety

Acceptable impact, subject to highway safety improvements and mitigation.

The proposed development triggers the need to extend the speed limit on Sykes Lane and Church Lane.

Highway capacity

Acceptable impact on the network, submitted transport assessment is a fair and reasonable representation of the developments impact on highway capacity, and it is not considered objectionable.

Travel Plan

Submitted as part of the application, requires a condition.

Site Layout

A reserved matter and not for consideration as part of this application.

Flood Risk and Drainage

Surface water flood risk is to be mitigated by an on-site sustainable drainage system subject to detailed design at a later stage. The submitted strategy is acceptable in principle and ensures that surface water discharge from site is at a limited rate and therefore reduces the impact on the receiving watercourse when compared to the current situation of unrestricted greenfield run-off.

Off-Site Improvements

Detailed above and in the below conditions.

Planning Conditions:

These require:

A construction management plan and method statement to be submitted for written approval; Details of surface water drainage to be approved; 2 metre wide frontage footway to connect to existing network; 3 passing places on Church Lane; Metaling of existing right of way; Tactile crossings on junctions with Sykes Lane; Commencement of proceedings with the Highways authority for a Traffic Regulation Order for a 30mph speed limit extension on Sykes Lane and Church Lane; roads and footways to be at finished surface level prior to occupation of dwellings; Travel Plan submission for written approval and subsequent implementation; A S106 sum of £2300 is requested for the speed limit alterations and signage works on Sykes Lane and Church Lane, in the interests of highway safety. A S106 sum of £125,424 is requested to provide 2 x 6 month bus passes per household, 12 months of bus passes per household in total, in the interests of promoting sustainable travel and to reduce the dependency on car travel.

Witham Internal Drainage Board

No development should be commenced until the Local Planning Authority, in consultation with the Lead Local Flood Authority has approved a scheme for the provision, implementation and future maintenance of a surface water system.

The Board has no objection to the proposed development provided it is constructed in accordance with the Flood Risk Assessment, noting the proposed attenuated discharge of 28.5l/s. Also as identified in section 4.1 the proposals must include appropriate future maintenance of the roadside watercourse to ensure the Syke Lane Flood Alleviation Scheme operates as intended.

Under the provisions of the Flood and Water Management Act 2010, and the Land Drainage Act. 1991, the prior written consent of the Lead Local Flood Authority (Lincolnshire County Council) is required for any proposed works or structures in any watercourse outside those designated main rivers and Internal Drainage Districts. At this location this Board acts as Agents for the Lead Local Flood Authority and as such any works, permanent or temporary, in any ditch, dyke or other such watercourse will require consent from the Board.

All drainage routes through the Site should be maintained both during the works on Site and after completion of the works. Provisions should be made to ensure that upstream and downstream riparian owners and those areas that are presently served by any drainage routes passing through or adjacent to the Site are not adversely affected by the development. Drainage routes shall include all methods by which water may be transferred through the Site and shall include such systems as "ridge and furrow" and "overland flows". The effect of raising Site levels on adjacent property must be carefully considered and measures taken to negate influences must be approved by the Local Planning Authority. This includes the surface water flood area identified in the Flood Risk Assessment.

Note on Flood Risk Assessment

In addition to being able to discharge via Hardwick Drain under gravity to Fosdyke Navigation the normal discharge is via Sykes Lane Branch to Torksey Syke Pumping Station where it is pumping into the Fosdyke Navigation.

Strategic Housing:

Should the proposal be acceptable, the application would trigger an affordable housing obligation of 20% under Policy S22 of the adopted Central Lincolnshire Local Plan (April 2023) as the site falls within Value Zone B. Given the indicative dwelling number, this would equate to 20 affordable housing units, and it is noted that the proposals include the provision of 20% affordable housing on the site. The details of the appropriate mix of affordable property types would require agreement with the Council at the reserved matters stage. The distribution of the affordable housing units across the site would also need agreement, and it should be noted that Policy S22 requires the affordable housing to integrate seamlessly into the site layout amongst the private housing.

A Section 106 agreement would be required in order to secure the affordable housing obligation. Following the introduction of the governments First Homes policy, the Councils preferred tenure split for a site is:

25% First Homes

15% Shared Ownership

60% Affordable Rent.

It should be noted that Policy S22 applies a maximum value price cap to a First Home of £179,000 after the necessary 30% discount is applied, with this figure being adjusted annually in April.

The proposal also includes the provision of 5% of the dwellings as serviced plots for self-build or custom build homes, as required by Policy NS24 of the Local Plan. The applicant is encouraged to have further discussions with Strategic Housing regarding the affordable housing requirement for the site as the proposals progress.

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LCC Education and Cultural Services

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

Type	Children produced by scheme	Sufficient places available 2026/27 (Y/N/Partial)	Places to be mitigated	Contribution sought
Primary	30	N	30	£ 594,405
Secondary	16	N	16	£0
Sixth-form	6	N	6	£0
			Total	£ 594,405

Please note, where an application is outline, a formulaic approach will be taken in a section 106 agreement, this may result in a higher contribution if a high proportion of large houses are built. This would be finalised at the reserved matters stage. All section 106 agreements should include indexation using the Tender Price Index of the Royal Institute of Chartered Surveyors Building Cost Information Services (RICS BCIS TPI).

The above contributions would be spent on the following:

Type	Amount	Scheme
Primary	£594,405.00	Education provision at Saxilby primary school
Secondary	£436,021.44	N/A - CIL
Sixth-form	£163,508.04	N/A - CIL

Following the removal of Regulation 123 from the Community Infrastructure Levy Regulations on 01 September 2019, requests for items formerly on a Regulation 123 list are now permitted.

House Type (if known)	No of Properties	PPR Primary	Primary Pupils	PPR Secondary	Secondary Pupils	PPR Sixth Form	Sixth Form Pupils
Unknown	100	0.30	30	0.1611	16.11	0.060	6
Total (rounded down)	100	-	30	-	16	-	6

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

Type	Local School/School Planning Area	Pupils generated	Sufficient places available 2026/27 (Y/N/Partial)	Places to be mitigated
Primary	Saxilby Primary School	30	N	30
Secondary	Lincoln North Secondary planning area	16	N	16
Sixth-form	Lincoln North Secondary planning area	6	N	6

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

Type	Places to be mitigated	Contribution per place*	Sub-total	Local multiplier **	Lincolnshire contribution per place	Total contribution requested
Primary extension	30	£19,425	£582,750	2.00	£19,813.50	£594,405
Secondary extension	16	£26,717	£427,472	2.00	£27,251.34	£436,021.44***
Sixth-form extension	6	£26,717	£160,302	2.00	£27,251.34	£163,508.04***
Total	-	-	£1,170,524	-		£594,405

* Current cost multiplier per pupil place based on National Cost Survey ** to reflect Lincolnshire's average build cost compared to national average ***amounts for indicative purposes only, request reduced to £0 in line with Developer Contributions Supplementary Planning Document. We would suggest the s.106 monies are paid at the halfway point in the development to allow timely investment by the County Council whilst not adversely affecting the developer's viability. Please note the County Council retains the statutory duty to ensure sufficiency of school places and this includes capital funding provision of sufficient places at maintained schools, academies, and free schools. We would invest the funding at the most appropriate local school(s) regardless of their status but ensure the s.106 funding is used only to add capacity as this is the only purpose for which it is requested.

NHS Lincolnshire Integrated Care Board

Impact of new development on GP Practice

The development is proposing up to 100 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 230. The calculations below show the likely impact of this new population in terms of number of additional consultation time required by clinicians. This is based on the Department of Health calculation in HBN11-01: Facilities for Primary and Community Care Service.

Proposed population	230
Access rate	5260 per 1000 patients
Anticipated annual contacts	$0.230 \times 5260 = 1209.80$
Assume 100% patient use of room	1210
Assume surgery open 50 weeks per year	$1210/50 = 24.2$
Appointment duration	15 mins
Patient appointment time hrs per week	$24.2 \times 15/60 = 6$ hrs per week

Treatment room Practice Nurse	
Proposed population	230
Access rate	5260 per 1000 patients
Anticipated annual contacts	$0.230 \times 5260 = 1209.80$
Assume 20% patient use of room	242
Assume surgery open 50 weeks per year	$242 / 50 = 4.839$
Appointment duration	20 mins
Patient appointment time hrs per week	$4.839 \times 20/60 = 1.6$ hrs per week

Therefore an increase in population of 230 in the West Lindsey District Council area will place extra pressure on existing provisions, for example- extra appointments requires additional consulting hours (as demonstrated in the calculations above.) premises, with extra consulting/treatment room requirements.

GP practice(s) most likely to be affected by the housing development

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 The Glebe Practice and Trent Valley Surgery as the development is within their catchment area.

Issues to be addressed to ensure the development is acceptable

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. NHS Lincolnshire Integrated Care Board (LICB) wishes for the Section 106 contribution from the development of up to 100 dwellings on Land at Sykes Lane, Saxilby, Lincoln to contribute to the expansion in capacity through remodelling/changes to layout or extension to existing facilities within the Trent Primary Care Network (PCN) at The Glebe Practice and/or Trent Valley 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.

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The strategic direction both nationally through the development of PCNs and locally through the Sustainability Transformation Plan is to provide primary care at scale, facilitating 100% patient population primary care and services delivered in the community in an integrated way. Included within the PCNs this is the introduction of additional roles to enhance the delivery of primary care, including a Clinical Pharmacist, Physiotherapist and Social Prescriber. Nationally the NHS Long Term Plan, published in January 2019, seeks to improve the quality of patient care and health outcomes. The plan builds on previous national strategies, including the General Practice Forward View (2016), includes measures to:

- Improve out-of-hospital care, supporting primary medical and community health services.
- Ensure all children get the best start in life by continuing to improve maternity safety including halving the number of stillbirths, maternal and neonatal deaths and serious brain injury by 2025.
- Support older people through more personalised care and stronger community and primary care services.
- Make digital health services a mainstream part of the NHS, so that patients in England will be able to access a digital GP offer.

The Glebe Practice and Trent Valley Surgery are within the LICB Trent PCN where the housing is being developed; there is a huge variation in the type; age and suitability of premises within the PCN of the planned development.

Fairly and reasonably related in scale and kind to the development

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

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

Financial Contribution requested

The contribution requested for the development is £63,250.00 (£632.50 x 100 dwellings). Please note that the expectation is that the appropriate indexation rate and any late payment penalties would also be paid on top of the value specified above.

Trigger Point

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

Lincolnshire Wildlife Trust:

The Preliminary Ecological Appraisal that accompanies the proposal gives several recommendations for subsequent ecological documents to ensure the development meets the relevant local and national legislation for environmental protection and enhancement.

Section 6.2 covers elements related to Biodiversity Net Gain (BNG), now a requirement under the Environment Act 2021 and Policy S61 of the Local Plan. The baseline, pre-development habitat units, including any and all existing trees and hedges would need to be assessed using the latest DEFRA Biodiversity Metric and the UK Habitat assessment required by the metric. A habitat management and monitoring plan will also be required to ensure created habitats meet the conditions need to attain the required biodiversity units and managed for the full 30-year period. This is additional to the species-specific mitigation and enhancement measures described in 6.2.5-6.2.9 which would be included in a subsequent Construction Ecological Management Plan (CEMP) or equivalent document.

The proposed site plan includes large areas to use used for surface water attenuation. This area can contribute to the above requirements and may be seeded with an appropriate wetland mix to reflect the damper soil conditions. Details for this should be included in a Landscape Ecological Management Plan (LEMP) or equivalent document as well as details of native planting throughout the site.

Sustrans (“Walking, wheeling and cycling charity, and the custodian of the National Cycle Network”)

Sustrans have been in consultation with Saxilby and Ingleby Parish Council following on from an Active Travel Feasibility Study between Lincoln and Torksey to improve all aspects of Active Travel along this corridor. Sykes Lane was highlighted as a candidate for Quiet Lanes treatment due to the quiet nature of its design, its recreational use by many people, the two existing nature reserves and the low traffic and speed count of motorised vehicles. Lincolnshire CC and the Parish Council have also shown initial support of this desire. It is Sustrans opinion that Section 106 monies could be utilised to pay for this Quiet Lanes desire and cover the consultation, detailed designs and interventions required to create this re-appropriation of Sykes Lane into a Quiet lane.

If this request were to be ignored then Sykes Lane could risk becoming a 'Rat Run' for the new residents wishing to travel towards Torksey and Gainsborough and the

tranquility of the road would be ruined for the current, and any future users. Saxilby with Ingleby Parish Council will be making direct representation regarding this request, and it should be included in any planning meetings and consultations moving forward.

Saxilby Sports Hub: I am writing to you as a volunteer of Saxilby Sports Hub.

Saxilby Sports Hub is a volunteer-run non-profit unincorporated association along with the Saxilby Recreation Charity, that is responsible for the upkeep and maintenance of the Memorial Recreational Field in Saxilby, which has been the main sports facility in the Village since it opened in 1921.

Saxilby is a very active community with a great sporting history and the Field is the central 'hub' to the Village which offers facilities for all age groups. The Field plays host to the Village Tennis Club, Bowls Club, football teams, cricket teams and also a children's equipped play area, skate park as well as being a large green open amenity space for everyone to enjoy. As well as hosting our neighbouring village Spaandam from The Netherlands every other year for a fun filled football weekend.

The benefits of sporting activities are well known and increasingly recognised, including social, mental and physical health. Everyone here involved in Saxilby Sports Hub is passionate about retaining the sporting facilities within the village and ensuring they remain available for future generations and new residents to enjoy, as they have for years.

The Parish Council is the consultee for the Village for new planning applications, however Saxilby Parish Council are no longer involved in the running of the Memorial Recreation Field. We do not receive any regular funding to cover the costs of maintaining the Field or assets the sports teams need, and are continually exploring potential funding avenues and grants. We have recently started to operate the Pavilion Sports Bar for a few hours on Friday afternoon/early evening for local school children and their parents to enjoy refreshments while playing in the park, and multiple sports training nights on Fridays, as well as a social gathering for the retired and those after a working week. This is staffed entirely by unpaid volunteers, to raise funds to help keep the sporting facilities available for the benefit of the community.

As sporting facilities are a vital part of our community and these will be available and enjoyed by residents of the new development off Sykes Lane, I would like to request that some of the s106 planning gain is made available to the Saxilby Sports Hub for the future upkeep of the Field and its facilities. This will go towards multiple projects. We need cricket nets, a lawn mower to be able to cut the football field and also the cricket wicket, football goals, the tennis club needs new fencing due to safety, resurfacing the courts, floodlights and a new clubhouse. All quotes are available for your viewing if required.

Environment Agency: The Environment Agency does not wish to make any comments on this application. It does not appear to fit any of the criteria on our consultation checklist, 'When to consult the Environment Agency'

Principal Ecology and Wildlife Officer: The BNG can be delivered by the suggested condition.

LCC Archaeology:

07.06.2024: I can confirm that the results of the archaeological evaluation have demonstrated that it is unlikely that any significant archaeological remains will be impacted by the proposed development. No further archaeological input is required for the proposed development.

04.03.2024: I am happy with the geophysics report provided, it does not indicate the presence of any archaeological remains besides the medieval ridge and furrow. However, the applicant will need to undertake predetermination archaeological evaluation by trial trenching to confirm the reliability of the geophysics results and to establish the presence/absence, significance, character, depth and date of any potential archaeology present. The archaeological contractor will have to provide our department a Written Scheme of Investigations (WSI) which we will need to approve before works commence.

29.12.2023: The site lies in an area of known ridge and furrow earthworks, which are remnants of a medieval form of cultivation. There is also evidence of an enclosure (HER: MLI124920) on the western edge of the site, the function of which is unknown. The earthwork survey supplied with the planning application provides a record of the ridge and furrow earthworks but does not give a definitive answer to the function of the enclosure and its relationship with the ridge and furrow earthworks. The origin and function of this enclosure will need to be investigated further.

The ridge and furrow earthworks may also be masking evidence of earlier archaeological features. The proposed development comprises residential development consisting of 100 dwellings and associated works including landscaping, drainage, roads and services. Groundworks associated with the development will have a significant impact on any surviving archaeological remains, resulting in total or partial loss.

Recommendation: Currently there is insufficient site-specific archaeological information on the site and given the scale of the development, I would recommend that further evaluation is necessary to inform an appropriate planning recommendation and if necessary, a fit for purpose mitigation strategy for this site. I recommend that applicant provide the results of a geophysical survey for the full site area. The results of this will inform a trial trench evaluation which will be required prior to determination. This will aim to identify the presence/absence, significance, character, depth and date of any archaeology present within the site and provide clear evidence for an appropriate mitigation strategy if necessary and if consent is subsequently granted. Trenching results are necessary to test the reliability of the geophysics results and are also essential for effective project risk management if permission is granted. Failing to adequately evaluate a site of this nature at an early stage could lead to unnecessary destruction of heritage assets, potential programme delays and excessive cost increases that could otherwise be avoided. I believe that this is necessary to allow an informed planning recommendation and should be

undertaken to meet the requirements of the National Planning Policy Framework (NPPF) paragraphs 200 and 211.

Anglian Water:

Assets Affected There are assets owned by Anglian Water or those subject to an adoption agreement within or close to the development boundary that may affect the layout of the site. Anglian Water would ask that the following text be included within your Notice should permission be granted. Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore, the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991. or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.

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

Used Water Network

This response has been based on the following submitted documents: FRA Nov 23 The sewerage system at present has available capacity for these flows. If the developer wishes to connect to our sewerage network they should serve notice under Section 106 of the Water Industry Act 1991. We will then advise them of the most suitable point of connection.

Surface Water Disposal

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

Relevant Planning Policies:

Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Here, the Development Plan comprises the provisions of the Central Lincolnshire Local Plan (adopted in April 2023), the Lincolnshire Minerals and Waste Local Plan (adopted June 2016) and the Saxilby With Ingleby Neighbourhood Plan (Made 8 May 2017).

Development Plan:

- ***Central Lincolnshire Local Plan 2023***

Relevant policies of the CLLP include:

S1: The Spatial Strategy and Settlement Hierarchy

S2: Growth Levels and Distribution

S4: Housing Development in or Adjacent to Villages

S6: Design Principles for Efficient Buildings

S7: Reducing Energy Consumption – Residential Development

S12: Water Efficiency and Sustainable Water Management

S21: Flood Risk and Water Resources

S22: Affordable Housing

S23: Meeting Accommodation Needs

NS24: Custom and self-build Housing

S45: Strategic Infrastructure Requirements

S47: Accessibility and Transport

S51: Creation of Open Space, Sports and Leisure Facilities

S53: Design and Amenity

S60: Protecting Biodiversity and Geodiversity

S61: Biodiversity Opportunity and Delivering Measurable Net Gains

S80: Housing Sites in Large Villages

- ***Saxilby with Ingleby Neighbourhood Plan (NP)***

Relevant policies of the NP include:

Policy 1 Housing Mix

Policy 2 Design of New Developments

Policy 4 Allocation of Affordable Housing

Policy 11: Minimising the Impact of Development on the Natural Environment

Policy 12: Green Infrastructure

Policy 14: Development along the Fosdyke Canal

Policy 16: Existing and New Non-Vehicular Routes

Policy 17: Traffic and Movement around the village.

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

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

National policy & guidance (Material Consideration)

National Planning Policy Framework (NPPF)

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

The NPPF sets out the Government's planning policies for England and how these should be applied. It is a material consideration in planning decisions. The most recent iteration of the NPPF was published in December 2023.. Paragraph 225 states:

However, existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, according to their degree of consistency with this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).

A review of the existing Saxilby with Ingleby Neighbourhood Plan is currently being prepared by the Saxilby with Ingleby Parish Council. The review is expected to conclude in 2025 and at this stage with no draft policies to examine no weight can be attached to it.

Main Considerations:

- Principle of Development:
- Highway Safety:
- Drainage
- Visual impacts on site and wider landscape
- Affordable Housing
- Infrastructure Requirements and Contributions:
- Open Space
- Custom and Self Build Housing:

- Biodiversity and Net Gain:
- Climate Change
- Historic Assets:

Assessment:

Principle - Policy S80 Housing Sites in Large Villages of the Central Lincolnshire Local Plan (Adopted in April 2023) allocates the site which is identified as "WL/SAXI/004, Land off Sykes Lane" primarily for residential development." The indicative number of dwellings identified over the plan period is 134. It also identifies a number of site specific requirements:

- Development will need to assess drainage and surface water flood risk on the site;
- Provide a frontage footway connecting to the existing footway on Sykes Lane;
- Access to be provided at south east corner or if access it to be provided via Sykes Lane it will require widening and may require footpath provision.
- Design to be sensitive to the local rural context and in keeping with the local vernacular.

As the application simply seeks outline consent with all matters including access reserved for future applications the first bullet point is assessed in the drainage section below. The last 3 bullet points would be addressed by future planning applications.

It is noted that Parish Council objects to the development on the grounds of it being contrary to policies within the Neighbourhood Plan. Addressing the policies in turn:

- Policy 1 Housing Mix – This principally requires development to contribute a range of housing types and a mix of tenures. There will be a mix of tenures and affordable housing will be delivered on this site and this is discussed later in this report.
- Policy 2 Design of New Developments – This is a matter that is not capable of detailed consideration at this stage and would be determined following submission of an application for approval of reserved matters, as scale, appearance and layout are all reserved. This is similar to the requirement for design to be sensitive to the local rural context and in keeping with the local vernacular set out by policy S80.
- Policy 4 Allocation of Affordable Housing. The section 106 legal agreement that delivers affordable housing will include an allocation criteria.
- Policy 11: Minimising the Impact of Development on the Natural Environment. This policy is not considered applicable as the principle of development of the site has already been established by its allocation in the Central Lincolnshire Local Plan. Any subsequent reserved matters applications will need to accord with the policy.

- Policy 16: Existing and New Non-Vehicular Routes. These details are not provided or considered by this application which simply seeks approval to the principle of development. Access is reserved for subsequent approval.
- Policy 17: Traffic and Movement around the village. This requires transport impacts to be identified and acceptable. This has been done and has been addressed later in this report.

In conclusion it is considered that the proposals would not be contrary to the Neighbourhood Plan.

It is further noted that a large number of objections have been received to the application principally objecting on the grounds of existing "inadequate" infrastructure and some questioning the principle of any additional development in Saxilby.

Section 11 of the National Planning Policy Framework (2023) sets out the established presumption in favour of sustainable development. " For decision making this means:

c) approving development proposals that accord with an up-to-date development plan without delay"

Central Lincolnshire Local Plan which was adopted in April 2023 is an up-to-date Development Plan. Policy S80 allocates the site for primarily residential development. This principle cannot be revisited by this application, and there are no known material considerations that would justify a significant departure from the development plan.

The dwellings are below the indicative number of 134 in the CLLP with 100 proposed which could be considered an inefficient use of land. An Arboricultural Impact Assessment (AIA) has been submitted and this has been used to inform the indicative layout together with a Landscape Visual Statement (LVS) The design and access statement helps explains the rationale for the lower density:

"The indicative masterplan submitted with the application has evolved as part of an iterative process of assessment; the layout design responds to the landscape and visual context of the site. The proposals incorporate and retain where possible existing natural features that offer valuable habitat to support biodiversity. These considerations, combined with appropriate landscape and boundary treatments, will assist in the integration of the development into the surrounding area. The mature/veteran trees and surrounding damp grassland are incorporated into the indicative layout proposals and site boundary hedgerows shown for retention. Built form is excluded from the north-western corner of the application site to respond to the analysis of key views and the landscape character. This also presents additional opportunities for Biodiversity Net Gain to meet Local Plan requirements."

The detailed information provided in the AIA and LVS reports is considered to support a lower density which is considered sufficient to outweigh "inefficient use of land" and would also help accordance with policies S53, S60 and S61 of the Central Lincolnshire Local Plan and Neighbourhood Plan Policy 11. This will be subject to imposition of a condition requiring any submission at reserved matters to reflect the indicative layout.

Detailed impacts including, highway safety, drainage, and on existing education and medical services are discussed below.

Highway Safety

Policies S47, S48 and S49 collectively require that development proposals do not have an unacceptable impact on highway safety or a severe cumulative impact on the wider highway network. Policy S48 requires that development proposals should facilitate active travel.

Lincolnshire County Council have considered the submitted Transport assessment and associated documents submitted. It is worthwhile to repeat the conclusion "Having given due regard to the appropriate local and national planning policy guidance (in particular the National Planning Policy Framework), Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) has concluded that the proposed development would not be expected to have an unacceptable impact upon highway safety or a severe residual cumulative impact upon the local highway network"

The allocation has a site specific requirement for a frontage footway connecting to the existing footway on Sykes Lane and highways have recommend such a condition be imposed. Clarification has been sought from West Lindsey by the applicants as to the specific extent of the hard surfacing required "*as the request does not specify this for a route which could be interpreted as being over some considerable distance.*" This request was subsequently sent by West Lindsey to the Highways Authority and as of writing this report this response is still awaited. On this basis it is therefore considered appropriate to secure this footway by a of section 106 legal agreement.

A S106 sum of £2300 is requested for the speed limit alterations and signage works on Sykes Lane and Church Lane, in the interests of highway safety.

The sum of £125,424 to provide bus passes per household has been challenged by the applicant on the basis that it is not clear how it will be used to secure public transport in Saxilby against the well established methods advocated by Travel Plans. This is noted.

The request for tactile crossings is noted but not considered reasonable or necessary to make the development acceptable as they are proposed at existing junctions located to the east with no direct connection to the site. The indicative proposal includes a footpath connection to Church Lane to reflect current walking patterns in the area, whereby Sykes Lane and Church Lane are used.

The parish councils concerns in relation to the future capacity of the A57/ Mill Lane are acknowledged and this junction was modelled in the submitted Transport Assessment which showed that whilst maximum capacity would be approached in 2028 it would nevertheless remain within available capacity.

A Travel plan also forms part of the submission to reduce dependence on the car.

Subject to the imposition of certain conditions requiring the improvements specified to be completed before occupation of any dwellings it is considered that no harm would arise to highway safety, and it would be in accordance with policy S47.

Drainage

A Drainage Strategy has been submitted in support of the application. This shows that the site is within Zone 1 (Land having a less than 1 in 1,000 annual probability of river or sea flooding) . (Shown as 'clear' on the Flood Map – all land outside Zones 2 and 3).

The Environment Agency Long Term Flood Risk Maps show that parts of the site close to the western boundary are at risk of surface water flooding with a maximum flood depth of 0.4m during the 1% annual probability (1 in 100 chance each year) with climate change event. A dike, that forms part of the local drainage network, is located on the western boundary of the site. The indicative layout submitted with the application shows that along this boundary attenuation ponds will be located.

Mitigation measures in the Flood Risk Assessment and Drainage strategy include:

- the management of surface water so that the site and areas downstream of the site have no increase in the risk of flooding during the 1% annual probability (1 in 100 chance each year) event with 40% climate change.
- the construction of an attenuation basin close to the western boundary of the site including the associated earthworks to raise ground levels;
- limiting the surface water discharge rate to 28.5l/s, equivalent to the greenfield runoff value for Qbar; and
- the finished floor level of the dwellings is not less than 8.15m AOD.

It is also recommended that in addition to the minimum level identified within the drainage strategy that the finished floor level is a minimum of 0.15m above surrounding ground.

It is worth repeating the comments of the Lead Local Flood Authority:

"The submitted strategy is acceptable in principle and ensures that surface water discharge from site is at a limited rate and therefore reduces the impact on the receiving watercourse when compared to the current situation of unrestricted greenfield run-off.

Subject to the imposition of conditions requiring detailed proposals to be submitted for written approval incorporating the elements above no objections are raised from the Lead Local Flood Authority or the Internal Drainage Board. It would be in accordance with policy S21.

S12 seeks to minimise impact on the water environment of by utilising water efficiency measures including the provision of water harvesting butts and this will be secured by condition.

Design, Visual Impacts on the site and wider landscape.

These matters are not capable of detailed consideration at this stage as access appearance, scale, layout and landscaping are reserved for future consideration. Nevertheless a Landscape and Visual Statement (LVS) has been submitted in support together with an Arboricultural Impact Assessment.

The LVS states

"Whilst it is not the intention of this study to represent a Landscape and Visual Appraisal (LVA) or a Landscape and Visual Impact Assessment (LVIA), the following considerations have been assessed in the production of the report: Physical landscape features and elements; Landscape character; and representative Viewpoints and visual receptors."

It is considered worthwhile to reproduce sections from the conclusion below:

It is concluded from the baseline visual assessment that views from the wider setting in a northerly direction from the south, from the east in a westerly direction and longer distance views in an easterly and southerly direction towards the application site are screened by existing vegetation, topography and built form.

It is acknowledged, as a result of the findings of the baseline visual appraisal, that the application site and the existing residential development to the east is visible from the local setting and in particular public viewpoints to the west and north-west.

A positive approach to the location, setting, scale and topography of the site underlies the proposals with the intention of integrating the proposals into the landscape setting and providing Biodiversity Net Gain through the use of appropriate infrastructure tree, hedgerow planting which are in keeping with the character of the area."

The comments below relate to the indicative layout (drawing no 1032-3-OP-SP01) submitted in support of the application.

" The sensitive nature of the application site's location on the north-west fringe of the village of Saxilby, has been recognized during the design process for the proposed development. As a response to the principal of reducing the scale and density towards the periphery of development parcels in locations that create new edges to Saxilby and to acknowledge visual considerations and key views from the west and north-west, in particular, the development proposals exclude the positioning of residential units in the north-western corner of the application site. Units that will effectively form the outward facing north-western edge of the development have been shown at a lower density, with greater spacing and orientated and positioned in a manner to avoid a single, continuous wall of development and to acknowledge the importance of views towards St Botolph's Church.

As part of the development proposals, infrastructure tree and shrub planting including street trees will be implemented to integrate the new development into its

surroundings and reduce and mitigate against any adverse impact on the landscape setting and character of the area

and break up the massing of the built form. Substantial new tree and hedgerow planting designed to reflect the distinctive local landscape character of the area is proposed as an integral part of the proposals providing additional green infrastructure to the locality, Biodiversity Net Gain and a response to the landscape setting, allowing the development proposals to integrate into it. "

Arboricultural Impact Assessment (AIA)

Summary of potential Impacts:

- There is a group of ancient/veteran trees on site.
- 23m of boundary hedgerow will be lost.
- The proposed works are in proximity to existing trees with possible impact on roots, stems and canopies.

Summary of proposed mitigation:

- The ancient/veteran trees will be incorporated into an area of green open space to ensure no harm occurs to this irreplaceable habitat
- Mitigation for loss of hedgerows will be provided by new landscaping with approximately 47m of new hedgerow and 150 new trees
- Tree protection measures will be implemented to avoid harm to existing trees.

The case officer is in agreement with these findings, principally that the existing landscape is capable of accommodating the proposed development without significant adverse impacts arising. A condition will be imposed, however, that requires subsequent future applications to reflect the details shown on the indicative layout and the Arboricultural Impact Assessment (AIA). This would also be expected to be in accordance with the Neighbourhood Plan , Policy 11: Minimising the Impact of Development on the Natural Environment

Affordable Housing

Policy S22 requires the provision of 20% affordable housing on the site which would equate to 20 units. This has been agreed by the applicant and can be delivered through the completion of satisfactory S106 agreement. Subject to this it would be in accordance with S22.

Infrastructure Requirements and Contributions

Policy S45 requires development to be supported by and have good access to infrastructure. [refer to SPD]

Medical Services

Whilst acknowledging the objection from Saxilby Health Centre it is worthwhile to repeat some of the comments from the NHS Lincolnshire Integrated Care Board below with officer underlining:

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

The contribution requested for the development is £63,250.00 (£632.50 x 100 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. "

On this basis, therefore, the impact of development on medical services will be mitigated by a financial contribution of £63,250.00 to cover improvements. This is to be delivered by completion of a satisfactory legal agreement under Section 106 of The Town and Country Planning Act 1990.

Education :

The County Council have requested a financial contribution of £594,405. This is intended to mitigate the impact of the demand for 30 additional school places at primary school level arising from the development. This would be paid at the halfway point in the development to allow timely investment by the County Council whilst not adversely affecting the developer's viability. It is also important to note as the County Council itself states "it retains the statutory duty to ensure sufficiency of school places, and this includes capital funding provision of sufficient places at maintained schools, academies, and free schools. We would invest the funding at the most appropriate local school(s) regardless of their status but ensure the s.106 funding is used only to add capacity as this is the only purpose for which it is requested."

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

Public Open Space:

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

<https://www.n-kesteven.gov.uk/sites/default/files/2023-11/Planning obligations SPD adopted October 2023.pdf>

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

Type of Open Space	Quantity Standard	Access Standard	Quality Standard
Allotments and Community Growing Spaces Areas of land that provide opportunities for growing fruit, vegetables and other plants, either in individual allotments or as a community activity	0.31 ha per 1,000 population	1,600m walking distance	Good and above as defined by any locally agreed quality criteria
Amenity Greenspace Open spaces that are normally predominantly mown grass, but may also include areas of trees and landscaping. They may be used for a variety of informal recreational or social activities close to home or work, such as walking, sitting and passive recreation.	0.66 ha per 1,000 population	400m walking distance	Good and above as defined by Green Flag standard or any locally agreed quality criteria
Provision for Children and Young People Equipped children's play areas (LAPs, LEAP and NEAPs) Outdoor youth provision (MUGAs and skateboard parks)	0.12 ha per 1,000 population	LAP/LEAP - 400m walking distance NEAP - 1,200m walking distance	Good and above as defined by Fields in Trust standards or any locally agreed quality criteria.

Natural and Semi-Natural Greenspace Natural and semi-natural open space which have been planted or colonised by vegetation and wildlife, including woodland and wetland areas, and where the public have legal or permissive access.	1 ha per 1,000 population (which ideally meets the criteria for LNR designation in Lincoln and West Lindsey)	400m walking distance to an accessible natural greenspace of at least 2 ha 2km from home to an accessible natural greenspace 20ha in size 5km from home to an accessible natural greenspace 100ha in size 10km from home to an accessible natural greenspace 500ha in size	Good and above as defined by any locally agreed quality criteria. Areas of natural and semi-natural greenspace should support local biodiversity and take opportunities to link to the green infrastructure network
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According to The Fields in Trust website (FIT) (previously the National Playing Fields Association (NPFA)) standards have 3 categories of equipped play areas. These are local areas for play (LAP), local equipped area for play (LEAP) and neighbourhood equipped area for play (NEAP). The main characteristics of each category are:

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

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

NEAP (Neighbourhood Equipped Area for Play)

Table 3: Open Space Quantity Standards

Open Space Provision Type	Quantity Standard
Allotments and Community Growing Spaces	0.31ha per 1,000 population
Amenity Greenspace	0.66ha per 1,000 population
Provision for Children and Young People	0.12ha per 1,000 population
Local and Neighbourhood Parks and Gardens	0.38ha per 1,000 population
Strategic Parks and Gardens	No standard – opportunity based on opportunity and design led
Outdoor Sports Facilities (Public)	1.09ha per 1,000 population
Natural and Semi-Natural Greenspace	1ha per 1,000 population

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

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

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

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

Upto 100 Dwellings proposed x 2.3 : Therefore total population calculated to be 230.

TOTAL POPULATION= 230

Calculated requirement of Open Space by type:

Allotments and Community Growing Space:

$230/1000 \times 0.31 = 0.0713$ hectares or 713m²

Amenity Greenspace:

$230/1000 \times 0.66 = 0.1518$ hectares or 1518m²

Provision for Children and Young People:

$230/1000 \times 0.12 = 0.053$ hectares or 535m²

Local and Neighbourhood Parks and Gardens:

$230/1000 \times 0.38 = 0.0874$ hectares or 874m²

Outdoor Sports Facility:

$230/1000 \times 1.09 = 0.2597$ hectares or 2507m²

Natural and Semi-Natural Greenspace:

$230/1000 \times 1 = 0.1025$ hectares or 1025m²

The total requirement expressed in size is for 7172 sq.m of Green Space.

On the submitted indicative layout the amount of Green Space (including surface water attenuation areas) is approximately 17,500 sq.m. This demonstrates that the total requirement can be met. The demand generated by the development is therefore capable of being met on site which is the preferred option, and a LEAP is shown on the indicative layout.

As the requirement arising from the development is capable of being met on site the financial contribution towards the "Saxilby Sports Hub" requested is not considered necessary to make the development acceptable. Subject to the completion of a section 106 legal agreement in relation to the form, composition and delivery of Public Open Space it would accord with policy S51 of the Central Lincolnshire Local Plan.

Conclusion on strategic infrastructure requirements

As discussed above it can be concluded that these will be met subject to completion of acceptable legal agreement under Section 106 of The Town and Country Planning Act 1990

Custom and Self Build Housing

Policy NS 24: Part 3 Provision of plots on large sites: This requires proposals for 100 or more dwellings to deliver serviced plots of at least 5% of the total number of dwellings. All plots set aside for self build or custom build housing (secured via a legal agreement **or** planning condition) must include:

- a) Legal access onto a public highway
- b) water, foul drainage, broadband connection, and electricity supply available at the plot boundary.
- c) sufficient space to build without compromising neighbouring properties and their amenity and the amenity of future occupiers: and
- d) an agreed design code or plot passport

If plots remain unsold after a thorough and proportionate marketing exercise which:

- e) includes making details available to people on the custom and self build register at the Central Lincolnshire Districts: and
- f) covers a period of at least 18 months from the date at which the plots are made available (with the 18 month time frame not commencing until (i) thorough and appropriate marketing is in place and (ii) criteria (a)-(d) have been implemented):

These plots may be built out as conventional market housing subject to detailed permission being secured and the relevant District being satisfied that e) and f) have been satisfactorily concluded. This can be secured by a Section 106 legal agreement.

Biodiversity:

The application was submitted in 2023 prior to mandatory net gain being introduced and after the adoption of the CLLP. Nevertheless S61 requires the delivery a minimum of 10% BNG. A biodiversity metric calculation forms part the submission which shows the baseline units.

<i>Habitat units</i>	16.17
<i>Hedgerow units</i>	7.13
<i>Watercourse units</i>	0.00

On site habitation creation, retention and enhancement will result in 2.04 additional habitat units and 0.8 additional hedgerow units representing a 12.65% and 11.25% increase in BNG both exceeding the minimum requirement of 10%

<i>Habitat units</i>	18.21
<i>Hedgerow units</i>	7.93
<i>Watercourse units</i>	0.00

The Principal Ecology and Wildlife officer has agreed that this is capable of being delivered by use of conditions.

This will require the submission of a Habitat Management and Maintenance Plan which sets out very detailed, specific requirements relating to the delivery and ongoing maintenance of biodiversity gains for a minimum period of 30 years. A Construction Ecological Management Plan will also be required pre development to ensure existing ecology is not harmed as a result of construction works. Subject to the imposition of these conditions it would be in accordance with policies S60 and S61.

Climate Change

Policies S6 and S7 collectively seek to reduce energy consumption in all new residential development and set out design guidance. The submission of an Energy Statement is required. The principal aim is to ensure that the energy demands of new development are met by renewable energy. The target is to achieve a site average space heating demand of 15-20 kW/m²/yr and a site average total energy demand of 35kW/m²/yr. No single dwelling can have a total energy demand of greater than 60kW/m²/yr irrespective of the amount of renewable energy generation. A condition will be placed requiring an Energy Statement to be submitted with the Reserved Matters application. It would therefore be in accordance with S6 and S7.

Historic Assets

Policy S57 requires that development affecting archaeological remains should take steps to protect them. The site lies in an area of known ridge and furrow earthworks, which are remnants of a medieval form of cultivation. Following further investigations recommended by LCC Archaeology it has been determined that it would be unlikely that any significant archaeological remains will be impacted by the proposed development. On this basis it would accord with policy S57.

Conclusion and reason for decision:

The decision has been considered against policies S1 The Spatial Strategy and Settlement Hierarchy, S2 Growth Levels and Distribution, S4 Housing Development in or Adjacent to Villages, S6 Design Principles for Efficient Buildings, S7 Reducing

Energy Consumption – Residential Development, S12 Water Efficiency and Sustainable Water Management, S21 Flood Risk and Water Resources, S22 Affordable Housing, S23 Meeting Accommodation Needs , NS 24 Custom and Self Build Housing, S45 Strategic Infrastructure Requirements, S47 Accessibility and Transport, S51 Creation of New Open Space, Sports and Leisure Facilities, S53 Design and Amenity, S60 Protecting Biodiversity and Geodiversity, S61 Biodiversity Opportunity and Delivering Measurable Net Gains, and S80 Housing Sites in Large Villages of the Central Lincolnshire Local Plan 2023 and the Saxilby with Ingleby 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.

This is an application for outline permission with all matters reserved for future consideration for up to 100 dwellings on a site specifically allocated for residential development with an indicative capacity of 134 in an up to date development plan. The need for additional school places and improvements to existing medical services have been considered in detail and are capable of being provided through financial contributions secured by legal agreements. Highway safety has also been considered and has been found to be acceptable subject to the imposition of conditions. Surface water drainage arrangements have been considered by the Lead Local Flood Authority who raise no objections. The required level of affordable housing and public open space will also be secured by legal agreements. No significant adverse impacts are considered to result and a grant of permission subject to completion of legal agreements and planning conditions is considered appropriate.

Recommendation: Defer and delegate approval to officers subject to completion of a **Section 106 agreement that provides:**

Education

A contribution of up to £594,405 to be paid on completion of 50% of the development to increase primary school capacity

NHS

A contribution of up to £63,250 on completion of 50% of the dwellings in order to contribute to the extension of existing medical facilities at the Glebe Practice and Trent Valley Surgery.

Affordable Housing

20% of the dwellings to be delivered as affordable housing. The tenure split shall be:
25% First Homes; 15% Shared Ownership and 60% Affordable Rent.

Highway Safety

£2300 for speed limit alterations and signage works on Sykes Lane and Church Lane Frontage Footway connecting to existing footway on Sykes Lane.

Custom / Self Build Housing

For 5 custom /self build plots

And imposition of the following conditions:

1. Apart from the five self-build plots an application for approval of the reserved matters for the remaining 95 dwellings must be made to the Local Planning Authority before the expiration of three years from the date of this permission. No commencement of the five self-build plots must occur until the reserved matters for the self-build plots are approved.

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

2. No development must take place until, plans and particulars of the means of **access** to the highway, **appearance, layout** and **scale** of the building(s) to be erected and the **landscaping** of the site (hereinafter called “the reserved matters”) have been submitted to and approved in writing by the Local Planning Authority, and the development must be carried out in accordance with those details.

Reason: The application is in outline only and the Local Planning Authority wishes to ensure that these details which have not yet been submitted are appropriate for the locality.

3. The development hereby permitted must be begun before the expiration of two years from the date of final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

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

4. The reserved matters planning application submitted to the Local Planning Authority considering access, landscaping, layout, scale and appearance must demonstrate that it reflects the proposed site plan drawing no. 1032-3-OO-SP01 and the Arboricultural Impact Assessment prepared by Ecological Services Ltd dated October 2023.

Reason: This formed part of the consideration to allow a lower density and grant approval.

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

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

6. No development shall take place until a Construction Management Plan and Method Statement has been submitted to and approved in writing by the Local Planning Authority.

The Plan and Statement shall include.

- the phasing of the development to include access construction
- the routes of construction traffic to and from the site
- the on-site parking of all vehicles of site operatives and visitors;
- the on-site loading and unloading of all plant and materials.
- the on-site storage of all plant and materials
- Measures to control the emission of noise, dust and dirt during construction
- Wheel Wash Facilities

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

7. No development must take place a Travel Plan has been submitted to, and approved in writing by, the Local Planning Authority. Those parts of the approved Travel Plan that are identified therein as being capable of implementation after occupation must be implemented in accordance with the timetable contained therein and must continue to be implemented for as long as any part of the development is occupied.

Reason: In order that the permitted development conforms to the requirements of the National Planning Policy Framework, by ensuring that access to the site is sustainable and that there is a reduced dependency on the private car for journeys to and from the development to accord with the National Planning Policy Framework, and policy S47 of the Central Lincolnshire Local Plan 2023

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

The scheme shall:

- be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development.
- provide flood exceedance routing for storm event greater than 1 in 100 year.
- provide details of how run-off will be safely conveyed and attenuated during storms upto
and including the 1 in 100 year critical storm event, with an allowance for climate change, from all hard surfaced areas within the development into the existi

ng local drainage infrastructure and watercourse system without exceeding the run-off rate for the undeveloped site.

- provide attenuation details and discharge rates which shall be restricted to an agreed greenfield run off rate.
- provide details of the timetable for and any phasing of implementation for the drainage scheme; and
- provide details of how the scheme shall be maintained and managed over the lifetime of the development, including any arrangements for adoption by any public body or Statutory Undertaker and any other arrangements required to secure the operation of the drainage system throughout its lifetime.

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

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

9. No development shall take place until a written Habitat Management and Maintenance Plan [HMMP] in accordance with the Biodiversity Net Gain Statement dated January 2024 and prepared by Luke Hartley has been submitted to and approved in writing by the Local Planning Authority. The HMMP shall relate to all 'significant' biodiversity gains on site and must be strictly adhered to and implemented in full for a minimum of 30 years following completion of the development. The HMMP must contain the following:

- a. a non-technical summary.
- b. the roles and responsibilities of the people or organisation(s) delivering/monitoring the [HMMP].
- c. the details of funding, resources and mechanisms for long term delivery of the [HMMP].
- d. the planned habitat creation and enhancement works to create or improve habitat.
 - i. Explanation as to how climate change models (RCP 8.5) have impacted management, species selection and/or provenance of woody species.
 - ii. Explanation as to how soil sampling has impacted creation/enhancement of grassland habitats or any habitat creation on previous arable/contaminated land.
 - iii. Explanation of how Hydrological surveys have impacted the creation and species selection of SUD features
 - iv. Explanation habitat creation/enhancement has included micro-topologies to maximise ecological niches.

- v. Explanation as to the selection of donor site for green hay and/or choice of seed mixes
 - vi. Explanation/specification as to any protected/notable species, mitigation, compensation and enhancement methods (such as the inclusion of beetle banks, wildlife towers, Hibernacula) within public open space.
- e. the management measures to maintain habitat for a period of 30 years from the completion of development.
- i. Explanations as to how minimum intervention management techniques have been prioritised.
 - ii. Explanation as to frequency and method of grass cutting (where grazing is not used) ensuring nutrient level and ecological niches are managed appropriately.
 - iii. Explanation as to how management allows for creation/maintenance of quality overwintering habitat.
 - iv. Explanation as to how mosaic features within each habitat type will be supported whilst ensuring habitat definitions are maintained for the 30-year period.
 - v. Explanation of methods employed to reduce/mitigate local scale anthropogenic risks (for example tree guards or restricting access)

f) the monitoring methodology and frequency in respect of the retained, created and/or enhanced habitat to be submitted to the local planning authority for years 1, 3, 5, 10, 15, 20, 25 and 30 following the completion of the development.

g) Reports to the Local Planning Authority should use the Natural England HMMP Monitoring report template (Word) supplemented with either an updated Statutory Metric showing gains to date or Natural England HMMP Monitoring report template (Excel). Geostamped Photo evidence must also be provided.

All reports must be submitted no later than September 1st on each reporting year

h) the mechanisms of adaptive management and remedial measures to account for changes in the work schedule to achieve required targets.

(Applicants are advised to use the Natural England HMMP Template found at <https://publications.naturalengland.org.uk/publication/5813530037846016>)

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with policy S61 of the Central Lincolnshire Local Plan.

10. No development shall take place on the site until a Construction Environmental Management Plan in accordance with the Arboricultural Impact Assessment dated October 2023 has been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of protecting biodiversity and the existing landscape character of the site in accordance with policies S53 and S60 of the Central Lincolnshire Local Plan.

11. Development on the site shall be in full accordance with the Flood Risk Assessment, in particular the finished floor level of the dwellings is not less than 8.15m AOD.

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

12. Prior to completion of development details of 3 passing places on Church Lane must be submitted to and approved in writing by the Local Planning Authority . Evidence of completion of the approved works must be submitted to and approved in writing by the local Planning Authority prior to occupation of any dwellings on the site.

Reason: In the interests of Highway Safety in accordance with policy S47 of the Central Lincolnshire Local Plan

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

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

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

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