

Officers Report

Planning Application No: 135618

PROPOSAL: Hybrid application for approval of reserved matters for up to 130 no. dwellings, a new building to provide up to 25 no. apartments for retirement living and a full application for a public house/restaurant as approved at appeal under hybrid application 133284

LOCATION: Land adjacent Sudbrooke Park Off West Drive Sudbrooke Lincoln

WARD: Sudbrooke

WARD MEMBER(S): Cllr S Curtis

APPLICANT NAME: Jackson and Jackson

TARGET DECISION DATE: 26/06/2017

DEVELOPMENT TYPE: Major - Dwellings

CASE OFFICER: George Backovic

RECOMMENDED DECISION: Grant Reserved Matters and Full Permission

Description: The site is located to the east of Sudbrooke Village and comprises a mix of woodland and rough pasture with a total area of 18 hectares. There are a number of poultry units within the site and remains of foundations and areas of hard standing of buildings related to the use of part of the site as an army camp during the Second World War. Prior to 1939 the site comprised informal parkland and gardens associated with a large house, Sudbrooke Holme which has been demolished some years earlier. Two metalled tracks provide access to the poultry dwellings on the eastern part of the site and also to a number of residential dwellings outside its northern boundary. The site is also crossed by a Public Right of Way (PROW) (Definitive Footpath (Sudbrooke) No. 817) that links Sudbrooke to the east. There are two existing dwellings The Old Coach House and Labda that lie within the broad area of the proposed development although they are excluded from the application site.

Proposal: Approval is sought for the following reserved matters: Appearance; Scale, Layout and Landscaping for 130 dwellings and a new building housing 25 apartments, and full planning permission is also sought for a public house / restaurant.

Phasing: It is proposed to begin the development in the central part of the site with the approved access from the extended Holme Drive (to the south) serving the development initially. The phasing has been split into three main phases;

- 43 dwellings including a connection to SUDs;
- 41 dwellings in the north western section of the site including north of West Drive;

- and the final phase of 46 dwellings-, the public house and 25 apartments on the eastern section of the site-.

The anticipated build out for each phase would be approximately 12 months – giving a total build out of around 36 months.

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'. It may be noted that the outline application was not considered to be 'EIA development'.

Relevant history: Outline Planning permission was granted on appeal in 2016 (Ref: 133284). Access was considered. This involved extending and widening West Drive and Holme Drive. A signed unilateral undertaking was submitted as part of the appeal. This provides for an education contribution of £315,750 to be utilised to provide an additional 28 places at Scothern Ellison Boulter Primary Academy. It also provides for a financial contribution of £59,500 towards the provision of primary care NHS facilities within a 5 mile radius of the site. The Planning Inspector considered that the Undertaking was properly made and appropriate to the development. The requirement for affordable housing was dealt with by imposition of condition 19 which requires a 25% contribution.

There is a current undetermined application to discharge the requirements of 4 conditions imposed on the appeal decision (Ref: 136348); the first two relate to details of surface water drainage and foul drainage respectively. The remaining two are set out below in full.

“13. No development shall take place until a scheme, including the timing of its implementation, to prevent vehicles from accessing the private drive that connects in a southerly direction with the A158 have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved scheme.

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

- i. the routeing and management of construction traffic;
- ii. the parking of vehicles of site operatives and visitors;
- iii. loading and unloading of plant and materials;
- iv. storage of plant and materials used in constructing the development;

- v. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- vi. wheel cleaning facilities;
- vii. measures to control the emission of dust and dirt during construction;
- viii. details of noise reduction measures;
- ix. a scheme for recycling/disposing of waste resulting from demolition and construction works;
- x. the hours during which machinery may be operated, vehicles may enter or leave, and all other work may be carried out on the site; and
- xi. measures to ensure that the Public Right of Way (PROW) crossing the site is protected and kept clear and unobstructed at all times.”

It is important to note that a large number of the comments made to this application relate directly to the requirements of these conditions which are not matters before committee for consideration with this application.

Representations:

Sudbrooke Parish Council: Request that the following comments be taken into consideration regarding the planning application:

Condition 6 (i) Preference would be for 10% of the total site to be dedicated to the Parish Council as Public Open Space with an agreed commuted sum for future management. If however the applicant elects to transfer the land to a Management Company provision must be made for access to the POS at all times for the general public. Notwithstanding any maintenance charges being met by the owners of the new dwellings. The PC would also need to be represented on the Management Company. Proposed POS is understood to include existing woodland west and east of beck and around existing balancing ponds, part of 10 acre covert (between West Drive and Beck), area in front of proposed restaurant, part of biodiversity area (meadow/orchard) and some green areas within new housing. Additionally, the compensatory new woodland to be planted to east of Lake Field (immediately south of Scout camp) should also be made POS. This would mitigate the loss of access to woodland environment and complement existing public footpath access around the village. Access to the compensatory woodland should be made from existing FP158 via the existing short track west of Scout camp.

Designating this area as POS is an ideal opportunity to provide an area to be enjoyed by residents and visitors of all ages, particularly schoolchildren and those visiting the scout camp who could be involved in planting, surveys etc. thereby taking an active interest in a growing woodland.

Condition 6(iii) - The proposed new road running parallel to public footpath FP816 on east side of Beck, between existing steel footbridge and West Drive comes extremely close to footpath in places, e.g. less than 3 metres between existing footpath and new road opposite plot 34 (Dwg (90)002). Such close proximity will mean the value and feel of the existing woodland walk will be lost due to passing traffic and noise and open views to housing. The new road should be re-aligned eastwards to increase the distance to existing footpath, thereby reducing this impact. From the plans, there is adequate room to do so. The Parish Council welcomes new footpaths in POS. These should include "claimed" footpaths as the current application to Lincolnshire County Council wherever possible. Dwg (90)003 shows a new footpath crossing the

Beck, though there appears to be no reference to a new footbridge. This particular crossing is also close to existing kingfisher breeding area. Further clarification is required. Loss of protected trees (TPOS) should be kept to a minimum. From existing information it is difficult to determine exactly which trees will be lost. Landscape Design Report (p35) refers to tree protection and demolition plan but not yet available ("in progress").

Habitat creation and improvements should be explored and implemented to the full. Bird boxes should include those for swifts (declining species). There is reference to de-silting existing balancing ponds and selective tree removal around edges to allow light to enter, thereby increasing waterway biodiversity potential. The extent and cost of such works should not be underestimated if they are to make a difference. Further details are needed.

Condition 13 - Any scheme to prevent vehicles from accessing the private drive (Main Drive) to A158 must allow provision for all existing property owners within the Park to continue to exercise their legal vehicular rights of way at all times to and from A158 Wragby Road.

Condition 19 - (Provision 25% Affordable Homes) The PC preference would be for starter homes with provision to remain affordable for first and subsequent occupiers with priority for existing local residents. If an essential need for Affordable Homes cannot be shown for Sudbrooke the PC would wish to see a small percentage of Retirement Bungalows being provided for the Village instead of Affordable Homes being allocated elsewhere across West Lindsey.

Residents Comments (Summary)

Headway, West Drive (object - four representations):

- Trees included in Landscape Management Plan that are in private ownership
- Location of garage for Plot 1 close to property boundary.
- Garage encroaching onto root area of willow tree T161 and willow T153.
- Impacts on private woodland.
- Infringements of the rights of way of existing residents along Main Drive that are evident from the plans. Existing residents of Sudbrooke Park have rights of way down Main Drive onto the A158 through the Park Gates, as well as down West Drive onto Scothern Lane and in the other direction to Langworth Station.
- The plans show that the developers' intention is to set in place as many obstacles as possible to prevent such use, thus depriving existing residents of their established access rights, actions which could result in legal challenges. This is nothing less than a de facto closure of Main Drive, and may well be unlawful.

“Tanglewood”, 89 Holme Drive:

- Far too many houses. Building a public house when many are closing is ill thought out. The village shop closed as it was in the wrong location to attract passing trade.

- Where are the residents of the retirement apartments going to go for local shopping or for transportation if later in their life they are unable to drive a car? There is not a shop in the village. They could walk to the bus stop on Wragby Road.
- Has consideration been given to how safe it is for people to live in the woods with lights being switched off at Midnight? The woods are being spoilt with this development. Axe the public house and build retirement apartments where there is easy access to services.

21 St. Edwards Avenue:

- Pubs have shut down. The road is too small to accommodate large buildings and Lorries.
- Scothern Lane is very busy. Access problems. This is a village not a town.

31 St Edwards Drive:

- I object to any new building at Sudbrooke Park. There is already inadequate infrastructure to support existing residents let alone any new development

43 St Edwards Drive:

- The proposed dwellings will result in an increase in Sudbrooke traffic leading to further difficulties for residents exiting the village onto Wragby Rd. especially turning right . This area is already a hotspot for problems. As these difficulties will further increase with further traffic we would suggest that traffic lights should be placed outside the main village exit onto the A158.

Silvertrees, Main Drive:

- On page 24 of the Landscape Management Plan Part 1: “Off-Site Mitigation and management Retractable bollards will be installed off site at the entrance to Main Drive, off Wragby Road.” I **object** most strongly to this for the following reasons: This fails to prevent vehicles from accessing Main Drive from the Holme Road extension adjacent the new Community Hub and in the event of this happening, there is no turning space for vehicles on the northern side of the bollards. If the bollards form part of the new development then put them there and not remotely. Have the bollards on the junction of Main Drive and Holme Drive to provide the containment necessary with no Through Road signs at the Main Gates.
It would cause a safety issue as unauthorised vehicles under sat nav direction would collect on the main road side of the bollards with the potential to back up onto the carriageway, or indeed block the carriageway if trying to turn right into Main Drive
- We are also considered that the bollards would have a detrimental impact on the Grade II Listed Gates.

6 Shepherds Way

- I strongly object to heavy plant and transport vehicles using West Drive to access this site. We do not want heavy traffic through the village,

the roads covered in mud and stones or the roads, which are already in a fragile state subjected to further abuse. Danger to pedestrians who are mainly children or elderly and we do not want our cars or visitors cars which may be parked on the road damaging.

Willowside:

- We have in the deeds of our property as do all residents within Sudbrooke Park the right of access to Main Drive which we use every day to access the A158. The latest plans quite clearly show that they are to cut off our right to turn left out of our property and then right past our land which sits in front of our property to go up Main Drive. We have used this way for 27 years and 50 years respectively.
- We also have issue with regards to a change of surface and use of a Bollard system to prevent new residents accessing the A158 by the Main Drive. This is quite clearly an infringement of the rights of the present residents as each time we want to use that route and also our visitors, deliveries etc. will have to unlock the bollards to exit and enter.

29 Sibthorpe Drive:

- As a medium size village the amount of dwellings is far greater than allowed under the neighbourhood plan
- The local schools and doctors' surgery are both full to capacity as well as the local roads, the A158 is a nightmare to get onto at times and with the extra traffic another 155 dwellings will bring with them it will only get worse.

6 Shepherds Way (x2):

- Congestion: Scothern lane is busy at peak times, Schools in the area are already oversubscribed. Medical centres that serve Sudbrooke are oversubscribed.
- The infrastructure in and around Sudbrooke is stretched to say the least and with building continuing rapidly in neighbouring villages, I cannot understand how an extra 130 plus homes will improve things in the future. Sudbrookes usp is its woods and pathways. It won't have this if the building is allowed.
- I see no access for the heavy plant vehicles and the machinery that would be required for this undertaking, we were assured that the works access to the site would NOT be through the village using Manor Drive, West Drive or Holme Drive.
- Biodiversity, there is a small area set aside for this including a pond, this has to be included for drainage anyway, how convenient. How is the existing wildlife that is to be affected by these plans to find its way to the new biodiversity area?.

16 Windsor Close:

- The amenities nearby, such as doctors' surgery and schools, will suffer on the higher impact of people living in the village. It is already difficult to get an appointment with the surgery or a place at the local schools.

- Also the higher impact on traffic has a negative impact on the environment, such as the destroying of woodland and higher pollution.

The Spinney Cattery, Main Drive:

- It was previously agreed that the developers would install a barrier to the woodland/development side of the old bridge on Main Drive. This would allow free access to main drive from the A158 up to the old bridge, therefore not restricting visitors etc. to The Lodge Houses, The Spinney, Park House and Silvertrees. I now note that the plan states "Retractable bollards will be installed off site at the entrance to Main Drive, off Wragby Road", this is completely unacceptable and would cause a great deal of inconvenience for all involved. We run a business at The Spinney and have a number of customers arriving to deliver and collect their cats, they would not be able to access our property if such a plan is enforced and I feel this would have a dramatic impact on our business and livelihood.
- If these bollards are sited in the park gates, this would detract from the Period charm of this Grade II listed structure. I also feel this could become a hazard on the A158 with traffic backing up onto the main road when people are unable to access the properties mentioned above.

12 Park Close:

- Infrastructure is not adequate for the proposed increase in population in this area. This includes health services, schools, sewerage.
- Access to the A158 is already diabolical. There are already frequent accidents at this junction.

21 West Drive:

- The public house will never open. The George in Langworth sold for a fraction of the original sale price and the Station closed with no prospect of re-opening. The cafe in Sudbrooke is up for sale and the shop can't find a new owner.
- I can't see any way other than through the village along West Drive for the construction traffic, not a pleasant thought.
- There seems to be no indication as to how many of the trees with preservation orders will be retained. We have had grass snakes in our garden on west drive so they are probably living in the woods along with other wildlife which is going to suffer
- the density of housing looks higher than the rest of the village, all making for more traffic and increasing the numbers needing school and doctors.

1 Windsor Close:

- Flow of traffic going past my drive to be contained will now be a lot more and potential dangerous to young children.
- More importantly they have withdrawn some original proposals i.e. outside gym etc. Could they not instead make a worthwhile really needed s136 contribution for education to the local Sudbrooke

preschool and pay for a separate self-contained preschool that would benefit the community and be appreciated for Sudbrooke for future years? I would much support this happening as would a lot of the community.

67 Wragby Road:

- The developers have not fulfilled their obligations for the reserved matters: Having stated that the developers will replace every felled tree with two new trees they have not provided accurate figures for how many trees will be felled and then replanted. The site suggested for these additional trees is to the far east of the village and residents will have no access to this woodland.
- The area assigned to Public Open Space is not clearly defined in situation or area. Run off from the pond into the Beck. This is a vulnerable wild life corridor and run off water could have a grave effect on the biodiversity.
- There are currently a number of trees planted in this area as part of a previous WLDC planning regulation to alleviate the view of the extant chicken sheds. These appear to be missing on the reserved matters plans and instead a pub, orchard and open grassed area and access road is shown instead. What will become of these trees that are over a 100 in number?
- the kitchen garden and allotments are in flood zone 3, an area that is often waterlogged. The biodiversity programme again lacks definition and numbers
- The design of the retirement flats is three storey in height whereas the original Holme was only two storey in height. They are sited away from local transport and retired residents will have greater need of local doctors which are already oversubscribed. The local Infrastructure is grossly insufficient to provide transport, schools and health facilities to the number of residents occupying 150 houses i.e. a further 300 hundred cars, and at least 400 new residents.
- The access roads to Lincoln A158, in particular Scothern Lane end, and A46 will have to cope with a great increase in traffic. This may well include access through the Grade II listed Sudbrooke Park Gates as the provision for restriction of general traffic, other than Park residents whose deeds permit them to use Main Drive

14 Broad Dale Close:

- the development will create a substantial increase in traffic which the local highways will be unable to cope with. My specific concern relates to the junction onto the A158 as this is already difficult to access at key parts of the day and worsens during the summer months as a result of the coastal traffic. Whilst the current Nettleham Road with the passing places helps to ease this, the road is not equipped to deal with a development of this size.

Swallows Way:

- We note Jackson & Jackson have made significant alterations to their original plan. This site far exceeds the allocated 10% growth mentioned

in the LCC local Plan. The proposed layout of houses on this site are not in keeping with existing properties within the Park or in keeping with house types on West Drive, Manor Drive or Holme Drive. 3 story properties are totally out of keeping with the village as a whole.

- TPO Orders. Previous destruction of protected trees within the Park resulted in the Land owners having to plant replacement trees. They are now going to be destroyed to make way for this new site. Are these new trees protected?
- Concerns about the volume of traffic this site will generate. As existing residents we have legal rights of way through The Park Gates on to A158 / Main Drive. Blocking road near Coach House is all so an issue, both these matters will have to be addressed. We note that the route of the construction traffic to the site has been amended. Could you all so note that the majority of residents are opposed to building in This Historic tree laden Park? The Parish Council and also West Lindsey Planning it's self-objected to this build. Only by default did this site go forward to appeal.

11 West Drive:

- That both proposed primary access routes to the site, i.e. Manor/West Drives and Holme Drive, be built and in place before any other building works commence; the burden of increased building traffic should be shared and that a one-way system be instituted along these primary routes; for building traffic in and out of the site. That speed limits of 20 mph be instituted along these primary routes.
- That the Planning Authority consider "road pinching" measures along the primary routes to control the speed of traffic. The development will create long relatively straight roads which will encourage speeding traffic in a residential housing estate. That adequate signage be in place throughout the village to manage the flow of traffic.
- Highways concerns in relation to restricting heavy construction traffic, working hours restrictions, wheel wash, farm traffic access, speeding, salt gritting of routes, accidents and that a temporary access be provided through the farm.
- It is not clear from the phasing plan in the above application that site infrastructure will be in place from the start of construction of the new homes. There appears a risk that access to the site will be limited to Manor/West Drives for some years before the second access along Holme Drive is constructed. The planned road access along Holme Drive will be narrower than the alternate route along Manor/West Drives. It is likely that traffic will be encouraged to use the wider route.
- It is not clear from this Application when Poultry Farm operations alongside the site will cease operations. Heavy farm traffic has already caused considerable damage to road surfaces particularly along Manor Drive.

The Old Coach House:

- Object - Denial of rights of access which will be blocked by the current proposals utilised for over 19 years since moving here. These are written into our deeds and will remove our means to turn left from the

property. Rights of access to A158. The plans show a change in road surface to discourage new home owners. Bollards have been mentioned but no indication of maintenance has been provided.

- Concerns over property borders and security. The current plans propose roads and houses close to our property. I am concerned as to how this can be constructed without damage trees, hedges and fencing on our boundary. Consideration should be given to security which should include existing homes.

Lincolnshire Police: Lincolnshire Police **does not have any objections** to this development. The new Part 'Q' Building Regulations 2015 have been in force since 1st October 2015 and therefore the security element in respect of the provision of windows and doors must conform to the standards within the new regulations. Detailed guidance is also provided in relation to: perimeter fencing; location of car parking; gates; landscaping; location of footpaths; lighting; external doors & windows; boundaries; sheds /cycle storage; open spaces & recreational areas; access control ; letter boxes; CCTV; signage; roller shutters and grilles; internal lighting.

Tree and Landscape Officer:

There is a good variety of planting proposed across the scheme. It includes many native trees and shrubs for good biodiversity value, and various non-natives for additional variety. The two sections of the Landscape Management document provide very little information about intended maintenance actions, such as mowing, watering, pruning, weeding, removal of waste material, litter, replacing dead plants, frequency and timing etc. Part 1 mainly covers issues such as visions and aims, objectives, describing the site, relevant legislation and policies, but there is some information on the actual landscape maintenance actions in Chapter 4, but additional detail should be required on the individual actions and timing. The proposed layout will involve the loss of many protected trees, both individual trees and groups. **The loss of such a quantity of important amenity trees has already been established as being acceptable by the PINS appeal inspector.**

I have **no objections** to the proposed landscape planting.

The planting of any approved scheme of landscaping should be ensured by using a landscape implementation condition.

The future retention, replacement if/when necessary, and management of an approved planting scheme should be clarified by the approval of a Landscape Maintenance document or the use of a condition requiring appropriate landscape management. The Landscape Management document provides very little information on what actual landscape maintenance actions would be undertaken, how they will be done, frequency and timing.

Tree protective fencing should be required, and should be erected at the appropriate distances as calculated from the tree report information and as shown on its tree constraints plan. Fencing should be put in place prior to any site clearance and setting out, and should be kept in place until completion.

19. Many category B trees are shown as being removed, although there is no development need for their removal. Category B trees should be retained where possible.

20. A couple of category A and B trees have too much encroachment into their RPA's,

LCC Highways: Does not wish to restrict the grant of permission.

Although the drainage is to be submitted under a different application I have now seen the drainage proposal and I am satisfied that when formally submitted this will not alter any of the now agreed layout. As all other matters are covered on the outline application **we can now agree the formal layout.**

Having given due regard to the appropriate local and national planning policy guidance (in particular the National Planning Policy Framework), Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) has concluded that the proposed development is acceptable. Accordingly, Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) does not wish to object to this planning application.

Historic England: On the basis of the information available to date, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation and archaeological advisers, as relevant.

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Upper Witham Internal Drainage Board: The Board has no objection to the proposed development provided it is constructed in accordance with the previously agreed discharge arrangements into Sudbrooke (Nettleham) Beck of 5l.sec-1.ha-1 for all events up to 100years plus 30% climate change

Comment and information to Lincolnshire CC Highway SUDs Support

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

Comment and information to Agent/Applicant

Under the terms of the Board's Byelaws, the prior written consent of the Board is required for any proposed temporary or permanent works or structures in, under, over or within 9m of the top of the bank of a Board maintained watercourse. The full width will required to be left clear of obstructions to enable the Board to carry out maintenance. Consent will also be required for access culverts and outfalls.

Anglian Water:

We have reviewed the documentation provided. The submitted documents include no further information relating to foul and/or surface water drainage as part of this application. Therefore we have no comments relating to the submitted documents.

Environment Agency:

Had initially objected to the application. Following the submission of amended plans the following comments were received

The finished floor levels shown in Dimensioned Site Plan - Area 01 Drawing 0301 rev D, provide appropriate mitigation against flood risk for the area North of West Drive. **We therefore withdraw the objection** set out in our response of 13 April 2017.

LCC Archaeology: This site has undergone archaeological evaluation and this section is currently waiting for the results in order to formulate an informed mitigation strategy for the development phases.

Given this I recommend: Prior to any groundworks the developer should be required to commission a Scheme of Archaeological Works (on the lines of 4.8.1 in the Lincolnshire Archaeological Handbook (2016)) in accordance with a written scheme of investigation submitted to and approved in writing by the local planning authority. This should be secured by an appropriate condition to enable heritage assets within the site to be recorded prior to their destruction. Initially I envisage that this would involve monitoring of all groundworks, with the ability to stop and fully record archaeological features.

“[Local planning authorities] require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible.” Policy 141. National Planning Policy Framework (2012).

A brief will be produced by this department which will lay out the details above, and the specification for the work should be approved by this department prior to the commencement of works. Please ask the developer to contact this office for further details.

Conservation and Design Officer (CAD):

Public House: (original submission): The proposed design of the public house is very confused, having used a plethora of detailing and materials. The overall size and scale of the proposal is not at all convincing as there is no traditional form or plan. If the local vernacular is to be utilised as a design concept, then much more attention needs to be paid to local distinctiveness. The plan form requires review, and should perhaps consider:

- Utilising a more typical traditional T or L plan form, with diminishing ranges to the rear;
- A three or five bay frontage;
- Reducing substantially the palette of materials
- Improving traditional detailing, on key matters such as the pattern of fenestration, etc.

Amended plans were subsequently submitted which were considered an improvement to the proposal and no objections have been raised.

Sudbrooke Holme (original submission):

The proposed Sudbrooke Holme elevations have been compared to the original house, using old maps and historic photographs. Sudbrooke Holme was a distinguished country house in the mid to late Georgian classical style. Rules of classical proportion are very much evident in the character and architectural appearance of the lost country house. Elevations provided as part an attempt at reconstruction fail to observe true classical proportions, and the elevations are overly fussy, and crammed with too many windows. For example, the principle south elevation of the lost country house had five symmetrical bays, astylar, three central bays under a classical pediment, with three storeys, and a classical entrance, no Piano Nobile, and this five bay centre was flanked with canted bay wings of two storeys to each end, with a contrasting string course. Similarly the NE & NW corners of the house, had bombe fronted corners. None of the classical restraint seen on the original house is reproduced in this proposal. The windows are not of classical proportion, and do not conform to square, square and half, or double square window proportion, a key element of classical design, the pediment is too steep, and the general proportion of the proposed are poor.

Response by Architect: The proposed building – as indicated in the Integrated Planning Statement issued July 2015 – has not been intended as a reconstruction of the lost Sudbrooke Holme. Its former arrangement (matched perfectly) could not house the permitted 25 apartments as granted in the Outline Approval and therefore we have not intended to replicate the former building exactly as it once stood. As outlined, the building takes *reference* from the former building (with a nod to historical elevations) but we have catered for the building's required functionality in order to address the proposed elevations. The proposed building has been designed to accommodate 25 apartments which meets all current standards of the building regulations. The former house was a single dwelling property and could therefore accommodate the differing levels as found between its principle core and canted wing bays. In a building designed to current standards, and accommodating this many dwellings; a split level arrangement would be impossible to provide over three storeys. Furthermore, the challenges such an arrangement would cause for fire safety and catering for disability with the amount of level changes, stair arrangements and elevator access points would not be practical. Therefore three storeys have been proposed throughout. The plan arrangement for the building has been designed to accommodate the safest egress from a building of this size in the event of fire or other emergency, and the internal layout has been dictated by this. Therefore in summary, we acknowledge that the proposal is not a faithful replication of the former building and hope we have explained why such a replication had not been possible and therefore as such it was not our intention to provide a replica of the original Sudbrooke Holme.

Conservation and Design Comments (revised plans): The amendments to window detail does make a vast difference to the proposal. To get this right we need some conditions for the following:

1. Brick sample panel
2. 1:10 for full window and door details including method of opening, cill and window header details.
3. Eaves and Verge details
4. Rainwater goods
5. All materials (including string course details)

Relevant Planning Policies:

Planning law requires, to the extent that development plan policies are material to an application for planning permission the decision must be taken in accordance with the development plan unless there are material considerations that indicate otherwise. The Development Plan in this location comprises the provisions of the Central Lincolnshire Local Plan (April 2017)

Central Lincolnshire Local Plan (CLLP)

The CLLP was formally adopted on 24th April 2017, and now forms part of the Development Plan.

The following policies are considered to be most relevant to the applications:

- LP1: A Presumption in Favour of Sustainable Development
- LP9: Health and wellbeing
- LP10: Meeting accommodation needs
- LP11: Affordable Housing
- LP12: Infrastructure to support growth
- LP13: Accessibility and Transport
- LP14: Managing Water Resources and Flood Risk;
- LP17: Landscape, Townscape and Views
- LP18: Climate Change and Low Carbon Living
- LP20: Green Infrastructure Network
- LP21: Biodiversity and Geodiversity
- LP26: Design and amenity

The CLLP is available to view here: <https://www.n-kesteven.gov.uk/central-lincolnshire/local-plan/>

Sudbrooke Neighbourhood Plan

Whilst the site is within an area designated as a Neighbourhood Area, at the time of writing no draft Neighbourhood Plan has been published that could otherwise be taken into consideration.

National Policy:

National Planning Policy Framework (NPPF)

<https://www.gov.uk/guidance/national-planning-policy-framework>

Planning Practice Guidance

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

Main issues

- **Layout, Scale & Appearance (including Public House)**
- **Residential Amenities**
- **Landscaping**

Assessment:

The site benefits from outline planning permission, granted on appeal which considered the question of access and the quantum of development proposed. These aspects have therefore already been determined.

The principle of development on this site is therefore already established and is not under consideration. This application considers only the reserved matters of **layout, scale, appearance** and **landscaping** in relation to the dwellings and apartments **and** the **details** of the submitted full planning application for the public house and restaurant. The inclusion of land within the development site for a new public house and restaurant is referenced in the Inspectors Report and the details flow on from this.

Layout, scale and appearance, including public house:

Policy LP10 of the CLLP indicates that developers should meet the needs of the housing market area. This means that new residential development should maintain, provide or contribute to a mix of housing tenures, types and sizes to help support the creation of mixed, balanced and inclusive communities. The appeal decision conditions the provision of affordable housing which will result in a mix of tenures.

The Strategic Housing Market Assessment (July 2015) concludes (paragraph 9.67) that:

“The analysis of housing need by size suggests that there is a need for property of all sizes in Central Lincolnshire... The greatest requirement under all of the scenarios, however, is for property of between 50 and 89 sq.m, which generally relates to 2 or 3 bedroom flats, mews or semi-detached homes. In the context of the HMA as a whole having a comparatively high representation of detached properties this suggests the need for new stock to contribute positively to the overall balance through the provision of smaller family sized housing. This, however, will need to be balanced against the provision of all types and sizes of housing.”

The dwellings proposed are:

- 3 No. six bed detached houses
- 27 No. five bed detached houses
- 32 No. four bed detached houses
- 5 No. three bed detached houses
- 1 No. two bed detached dwelling (accommodation at first floor)
- 4 No. two bed detached bungalows
- 30 No. three bed semi-detached houses
- 12 No. two bed semi-detached houses
- 13 No. three bed terraced houses in 1 terrace of 4 and 3 of 3
- 3 No. two bed terraced dwellings in a single terrace.

There are 48 units of 3 bed accommodation and 20 units of 2 bed accommodation accounting for 52.3% of the total of 130 dwellings. Four bed units account for 24.6 % (32 units). In addition the new building for over 55's will have 10 two bed flats and 15 single bed flats.

This is considered a good mix and balance of housing types, with inclusion of smaller properties for which the greatest need arises.

Policy LP26 of the CLLP requires all development to achieve a high quality, sustainable design that contributes positively to the local character, landscape and townscape and supports diversity, equality and access for all.

Holme Drive at the south eastern end of the site will be extended in an easterly then north easterly direction. The approach to the site will be through existing woodland and first views will be of the public house and restaurant.

Public House: The proposed building is essentially L-shaped in design with two storey and one and a half storey elements. The building will house a kitchen, restaurant, bar area, toilets and conservatory with additional seating on the ground floor. On the first floor there will be land lord's accommodation, plant space and five guest rooms. There is a rear yard to the east providing outdoor seating for customers. This will be constructed predominately in red facing brickwork although the front section and main entrance will utilise white painted brickwork in order to breakdown the mass and aid legibility by clearly defining the entrance. The building orientates west to east maximising views south to the existing woodlands and to the new open pasture and biodiversity land to the south. This addresses the line of the new road and provides a "landmark" entrance to the wider development. Car parking is proposed to the north and east of the public house. The 'noisy' elevations, where internal spaces are liable to create noise such as the bar, restaurant and external seating areas have been turned away from the proposed dwellings to the north / north east and following suggested revisions the building has also moved further south to increase the distance from the proposed dwellings and to allow incorporation of a landscape buffer. Conditions will be required in relation to materials and finer detailing

Plot 130, a 4 bed detached house is the first dwelling encountered following the public house and fronts onto the new road which continues northwards before travelling eastwards past plot 129 before making a loop north and west along the frontage of “Labda”, an existing farm workers bungalow before connecting with the main road which branches to the north west. This “loop” allows access to plots 104 to 128 which are located within the south eastern corner of the site. Plots 129 and 104 are located opposite each other at the junction of the loop road. There are also a number of similarly designed houses located at junctions within the wider development that are designed with 2 principal fenestrated elevations in gabled form to the side and front that provide visual interest and are considered a good design solution in such locations.

The main entrance to the site from the north is from the extension of West Drive eastwards and once it passes over the Nettleham Beck it continues east with branches to the north serving plots 1 to 13 in the north western edge of the site; and branches to the south that curves around the perimeter of the towards the south west linking to the new road extending from Holme Drive. The first views of the development from the northern access will be of the curved 5 bed detached house on plot 14 with a chamfered central entrance at 45 degrees addressing the junction of the new road. This is a large rendered house with a thatched roof and external red brick chimney. Red pantiles are proposed above the rectangular bay windows. It is an impressive building at the entrance to the development. Plot 1 is located to the immediate North West on the opposite side of the road at the entrance to this section of the site. This is a 5 bed detached house faced in red brick with a slate roof. It also has a central gable projection above eaves level with horizontal timber cladding to the front and sides at first floor level.

The layout responds well to the shape and size of the site and provides a clear “legibility” with destinations within the site that draw the visitor along the linking “streets” between the spaces that will help it integrate well within its immediate and wider surroundings. One area of open space is located to the rear of plots 19 to 25 and this would be visible from 11 dwellings providing surveillance and security.

There are 24 different types of dwellings. Within these types of housing various subtle differences are created by use of contrasting materials. As an example the following combinations of facing and materials are to be found:

- Buff brick / slate; painted brick / slate; painted brick / pantile roof; red brick / slate; render/ thatched roof; stone/ clay tiles; buff bricks/stone detailing/ pantiles; render/redbrick/pantiles; red brick/red pantiles; render/slate

Sudbrooke Holme Apartments: This is a proposed grand three storey building on the eastern section of the site close to woodland and existing open parkland. It forms a courtyard type arrangement with full length hexagonal corners at four sides and full height semi-circular central projections with balustrades above on the northern and central elevations. There are two

single storey gabled projections on either side of the northern elevation connected to the main building by curved archways. It is to be faced in red brick with a slate roof. Two plant rooms including a cycle and mobility store room bookended by lifts are centrally located with a podium deck and courtyard proposed at first floor with a void above.

As can be seen in the comments earlier in the report there have been discussions about the appropriateness of the design with the architects following which revised proposals were submitted. Subject to the imposition of the suggested conditions the design is appropriate.

The layout, scale and appearance of the wider development is therefore considered acceptable, and compliant with the development plan

Impacts on existing residential amenity

Labda: The extension of Holme Drive runs in a loop around Labda. To the east on the opposite side of the road are the sides of plots 58 and 84. To the south and east are the rear gardens of plots 104 to 112. Along the east the rear gardens serving the houses are a minimum depth of 16 metres which is considered more than sufficient to avoid unacceptable impacts in terms of loss of privacy and overlooking. To the south the rear garden depths range from 8.4 metres 9.6 metres which are just beyond the limits of acceptability in terms of overlooking and loss of privacy. Amendments were subsequently submitted which increased the separation to a minimum of 10 metres which is considered acceptable. It is considered therefore that the impacts on Labda fall within acceptable levels.

The Old Coach House: To the immediate southwest is the access to the detached double garages serving plots 87 and 89 and the two car parking spaces set out for plot 88. It is accepted that it there will be noise and activity from residents arriving and leaving along this access although at a distance of approximately 18 metres to the nearest part of the existing dwelling this is not considered sufficiently harmful to withhold permission. There is over 15 metres distance separation from the rear of plots 88 and 89 to the boundary with the Old Coach House and 10 metres from the side of 87 which is considered sufficient to mitigate unacceptable overlooking and loss of privacy. On the opposite side of the road to the east and north east are the front elevations of plots 94 to 99. At the closest point there is distance separation to the boundary of the Old Coach House in excess of 12 metres rising to over 25 metres. This is considered acceptable. The main building of the Sudbrooke Holme over 55 apartments is approximately 30 metres to the south east. This is in line with the indicative drawings submitted under the outline application.

It is considered that impacts on existing residential amenities fall within acceptable levels.

Landscaping: The landscaping proposals are considered acceptable and will be delivered using a landscape implementation condition which is reasonable, necessary and relevant to the development. It is also necessary to ensure the future retention, and replacement of losses and management of

the approved planting scheme. This would normally be clarified by the approval of a Landscape Maintenance document. The submitted Landscape Management as can be seen from the comments above is however lacking in information on what actual landscape maintenance actions would be undertaken, how they will be done, frequency and timing. This is capable of being resolved by imposition of an appropriately worded condition. Tree protective fencing measures are also recommended however, condition 18 of the outline permission contains such a condition so it is not necessary to impose one on this application. . Subject to conditions Landscaping can be approved as a reserved matter.

Archaeology: This site has undergone archaeological evaluation and LCC Historic Services section is currently waiting for the results in order to formulate an informed mitigation strategy for the development phases. Conditions 10, 11 and 12 of the appeal decision relate to such matters and so it is not necessary to impose any conditions as part of this approval.

Highway Safety: The access to the site was considered by the Planning Inspector at the appeal as it was not a matter reserved for subsequent consideration. It was found to be acceptable. The highways department have considered the submitted layout and have raised no objections or concerns on the grounds of highway safety.

Drainage: The comments from the statutory consultees are noted however the acceptability of the drainage is currently being considered under an application to discharge the requirements of related conditions

Infringement on private rights of way: Strong opposition has been raised in relation to potential interference with private -rights of way that it is claimed would be harmed by these proposals. These are noted however this is a civil law matter rather than a planning consideration. Permissions that are issued contain the following advisory: **Note:** *This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, byelaw, order or regulation. You are strongly advised not to commence works until you have obtained any other permissions or consents that may be required*

The applicants proposal to comply with the requirements of condition 13 to prevent vehicles from accessing the private drive that connects in a southerly direction with the A158 have resulted in detailed objections to the proposal including to the proposed use of bollards. This issue is not relevant to the reserved matters under consideration. It cannot be resolved by this application but will be considered by the separate application submitted to discharge the requirements of the condition.

Routing and management of construction traffic: This has raised a number of concerns which as referred to earlier will determined by the application submitted to discharge the requirements for a Construction Method Statement. Concerns have also been raised as to potential damage to

existing roads and tracks as a result of development. This is not a material planning consideration for a reserved matters application seeking approval for layout; scale; appearance and landscaping.

Damage to private property as a result of construction works has been raised as an issue, however, this would be classed as a civil rather than planning matter.

A number of residents have cited concerns with the implications of developing the site for residential development – particularly the effect on local infrastructure, the number of houses proposed and the impact on the natural environment. These were all factors previously considered at the appeal and are not relevant to the consideration of this application on a site which already has the benefit of (outline) planning permission.

Parish Council Comments: These including requiring unhindered access to Open Space and the wish of the Parish Council to have a representative on a management company in the event of the land being transferred to a Management Company the wish to be represented on the Management Company, The agents for the applicants were contacted and the following response was received

: “All areas of open space (including Sudbrooke Woods), drainage infrastructure, the biodiversity enhancement area allotments and, incidental areas of open space with the development will fall under the remit of Residential Management Company (‘The Company’). Such an approach was recently agreed with the Council as part of the discharge of conditions process associated with a residential development in Scothern (Reference: 136316) issued by the Council on 7 July 2017 and we believe represents a ‘tried and tested’ approach. Each property owner has a liability to pay a proportionate share of the running costs of the Company, no matter how many people live at the property. The maintenance of the common areas of the development in general, is the responsibility of the Company. The Company funded by way of the maintenance or service charge which is normally agreed annually at the AGM of the Company. The developer wishes to pursue the option of a Residential Management Company. As you will appreciate from the proposals, The Parklands is an aspirational development which is underpinned by a commitment to quality. The scheme has been design led with involvement by a very talented group of landscape architects integral in delivering a scheme which is rich in landscaping and embraces it’s setting with the former parkland. To succeed such a scheme will require regular maintenance and it is felt that a Residential Management Company provides this opportunity in a time when the public purse and resources are unfortunately stretched. The area immediately to the south of the Scout Camp is identified as compensatory tree planting and it is felt that public access to this area would threaten the establishment of these trees. Accordingly public access is not proposed here. Nevertheless, alterations have been made to the proposals following discussions with the Parish Council and public access is now proposed for the biodiversity enhancement area.

This is considered a reasonable response and one which reflects a recent approach accepted by WLDC in terms of management

Recommendation: Grant Reserved Matters to 130. Dwellings, and a new building to provide up to 25. Apartments for retirement living subject to the following conditions;

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

1. The development hereby permitted shall begin no later than 2 years from the date of this approval

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

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

2. No development shall take place until details of all external walling and roofing materials have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in full accordance with the approved details.

Reason: To ensure the use of appropriate materials in the interests of visual amenity and the character and appearance of the site and the surrounding area to accord with the National Planning Policy Framework and Policies LP17 and LP26 of the Central Lincolnshire Local Plan 2012-2036.

3. No development of the “Sudbrooke Holme” (drawing numbers 2400 Rev B and 2401 Rev B) 25 bed apartments shall take place until a sample panel indicating brick type, bond and mortar mix has been completed on site and approved in writing by the Local Planning Authority. Development shall subsequently be completed in accordance with the approved details thereafter and the sample panel retained on site until completion.

Reason: To ensure the use of appropriate materials in the interests of visual amenity, good design and the character and appearance of the site and the surrounding area to accord with the National Planning Policy Framework and Policies LP17 and LP26 of the Central Lincolnshire Local Plan 2012-2036.

4. No development of the “Sudbrooke Holme” (drawing numbers 2400 Rev B and 2401 Rev B) 25 bed apartments shall take place until details of:

- i. all external windows and doors including the method of opening, cill and window header details, materials and finish, and sections to a minimum scale of 1:10,
- ii. eaves and verges

iii. rainwater goods;

have been submitted to and approved in writing by the Local Planning Authority. Development shall subsequently be completed in accordance with the approved details thereafter

Reason: To ensure the use of appropriate materials in the interests of visual amenity, good design and the character and appearance of the site and the surrounding area to accord with the National Planning Policy Framework and Policies LP17 and LP26 of the Central Lincolnshire Local Plan 2012-2036.

5. Notwithstanding the submitted documents and plans no development shall take place until a Landscape Management Plan setting out the management responsibilities and management schedules for all landscaped areas including trees and hedges, ditches and balancing ponds, including details of what proposed landscape maintenance actions would be undertaken, how they would be undertaken, the frequency and timing has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure that the landscaping is maintained and retained to help integrate the development within the wider area and its immediate setting, to compensate for the loss of existing trees, and to accord with the National Planning Policy Framework and Policy LP17 of the Central Lincolnshire Local Plan (2012-2036)

6. Notwithstanding the submitted documents and plans no development shall take place until arrangements for the ongoing maintenance and management of an area of land not less than 10% of the site to be dedicated as Public Open Space (POS) has been submitted to and approved in writing.

Reason: To accord with the National Planning Policy Framework and Policy LP 24 of the Central Lincolnshire Local Plan (2012-2036)

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

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

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

Reason: In the interests of clarity and proper planning.

8. The development shall be carried out in full accordance with the submitted Biodiversity Enhancement Plan. Once the works are completed the finished details of the measures to promote biodiversity enhancement including the

location of bat boxes and bird roosts shall be submitted to and approved in writing by the Local Planning Authority.

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

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

9. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the building(s) or 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 shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure that an approved landscaping scheme is implemented in a speedy and diligent way and that initial plant losses are overcome, in the interests of integrating the development within the wider area and to compensate for the loss of existing trees, and to accord with the National Planning Policy Framework and Policy LP17 of the Central Lincolnshire Local Plan (2012-2036)

Note to applicants: This must be read in conjunction with Appeal Decision APP/ N2535/W/16/3144855

Grant Planning Permission to the Public House / Restaurant subject to the following conditions:

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

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

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

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

2. No development shall commence until a scheme detailing the disposal of foul and surface water drainage from the site has been submitted to and approved in writing by the Local Planning Authority. Development shall subsequently be completed in accordance with the approved details thereafter prior to the approved building being in use.

Reason: To ensure adequate drainage facilities are provided to serve the development, to reduce the risk of flooding and water pollution in accordance with the National Planning Policy Framework and Policy LP 14 of the Central Lincolnshire Local Plan (2012 -2036)

3. No development shall take place until, a scheme of landscaping including details of the size, species and position or density of all trees to be planted, fencing and walling have been submitted to and approved in writing by the Local Planning Authority. It shall subsequently be completed in accordance with the approved details thereafter

Reason: To ensure that a landscaping scheme to enhance the development is provided in accordance with Policy LP17 of the Central Lincolnshire Local Plan (2012-2036)

4. No development shall take place until details of all external and roofing materials to be used have been submitted to and approved in writing by the Local Planning Authority and the development shall only be carried out using the agreed materials.

Reason: To ensure the use of appropriate materials in the interests of visual amenity and the character and appearance of the site and the surrounding area to accord with the National Planning Policy Framework and Policies LP17 and LP26 of the Central Lincolnshire Local Plan 2012-2036

5. No development shall take place until a scheme to deal with any risks associated with past contamination of the site has been submitted to and approved in writing by the local planning authority. The scheme shall include –

- i. A preliminary risk assessment identifying –
 - a) All previous uses;
 - b) Potential contaminants associated with those uses;
 - c) A conceptual model of the site indicating sources, pathways and receptors; and
 - d) Potentially unacceptable risks arising from any identified contamination.
 - ii. A site investigation scheme, based on i., providing a detailed assessment of the risks to all receptors that may be affected – including those off-site;
 - iii. An options appraisal and remediation strategy giving full details of the remediation measures required and how and when these are to be undertaken;
 - iv. A verification plan providing details of data to be collected to demonstrate that the works set out in the approved remediation strategy are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.
- The scheme shall be implemented as approved and the building hereby permitted shall be first occupied until all necessary works have been completed.

Reason: In order to safeguard human health and the water environment and identify potential contamination on-site and the potential for off-site migration in accordance with Policy LP14 of the Central Lincolnshire Local Plan (2012-2036)

6. No development shall take place until details of a scheme of archaeological investigation has been submitted to and approved in writing by the local planning authority. The scheme shall include –

An assessment of the archaeological significance of the site and a proposed mitigation strategy based on preservation by record, preservation in situ or a mix of both;

ii. A methodology and timetable for site investigation and recording;

iii. Provision for site analysis;

iv. Provision for publication, dissemination and archive deposition of analysis and records;

v. The nomination of a competent person or organisation to undertake the work.

The approved scheme shall thereafter be carried out in accordance with the Lincolnshire Archaeological Handbook and the approved details.

7. No work in accordance with the approved scheme set out in Condition 6 shall commence before the local planning authority has been informed in writing at least 14 days before the proposed commencement.

8. Following the completion of the approved archaeological site work, a written report of the findings shall be submitted to the local planning authority within 3 months of completion of said site work and shall be approved in writing. The approved report and any artefactual evidence recovered from the site shall be deposited in accordance with a methodology and in a location agreed in writing by the local planning authority.

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

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

1201 Rev B; 1215 Rev * and 1216 Rev *

Reason: In the interests of clarity and proper planning

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

10. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the dwelling or the completion of the development,

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whichever is the sooner; and any trees or plants within the whole site which within a period of 5 years from the completion of the development die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure that a landscaping scheme to enhance the development is provided in accordance with Policy LP17 of the Central Lincolnshire Local Plan (2012-2036)