

Officers Report

Planning Application No: 136225

PROPOSAL: Reserved matters application for erection of 49no. dwellings, sports facility and additional car parking - following outline planning permission 131087 allowed on appeal 26 February 2016.

LOCATION: Land North of Honeyholes Lane Dunholme Lincoln LN2 3SQ

WARD: Dunholme and Welton

WARD MEMBERS: Cllr S England; Cllr M Parish; and Cllr Mrs D Rodgers

APPLICANT NAME: Cyden Homes Ltd

TARGET DECISION DATE: 29/08/2017

DEVELOPMENT TYPE: Major - Dwellings

CASE OFFICER: Russell Clarkson

RECOMMENDED DECISION: Grant approval, with conditions

Description:

The application seeks approval of all reserved matters (**scale, appearance, layout, access and landscaping**), pertaining to outline planning permission 131087.

Outline permission was granted on 14th May 2015 for the “erection of 49no. dwellings, sports facility and additional car parking area”. All matters (scale, appearance, layout, access and landscaping) were reserved for subsequent approval.

A later appeal to extend the period for submitting the reserved matters was allowed, extending the deadline by a year until 14th May 2017. This application was received on the 12th May 2017.

The site is an undeveloped area of land (3.29ha) on the northern side of Honeyholes Lane, Dunholme.

It is allocated for residential development in the Central Lincolnshire Local Plan (policy LP52) and Dunholme Neighbourhood Plan (policy 1).

To the north and north-east are undeveloped fields allocated as a green wedge in the Central Lincolnshire Local Plan (policy LP22) and settlement break in the Dunholme Neighbourhood Plan (policy 11).

To the east is residential development – referred to as the ‘Allwood Character Area’ in the Dunholme Character Assessment. Tennyson House, a three storey residential building, runs parallel to the site’s eastern edge, and is notably of a differing scale to surrounding buildings.

To the south is the 'Merleswen character area', comprising predominantly bungalows from the later 20th Century.

To the west is the Village Hall and assorted recreational facilities. A Public Footpath (Dunh/785/1) runs along the western site boundary, in a north-south direction.

The layout follows the principles of the indicative plan submitted with the outline application. A 0.33ha area of Public Open Space (POS) and 54-space car park are to be provided adjacent to the western boundary of the site. A 0.166ha area of POS / attenuation basin is proposed in the south-eastern corner of the site, adjacent to Honeyholes Lane.

The dwellings would mostly be two storey in height, with the exception of a single pair of semi-detached bungalows. 12no. affordable housing units will be provided, as required by the S106 planning obligation.

During consideration of the application, the plans have been amended (received 24th July) making alterations to the layout, landscaping, scale and appearance of the dwellings.

These amendments include breaking the affordable housing provision (12 units) into two locations (originally it was proposed all within one location) with improved parking provision (2 spaces per dwelling) – plot's 23 to 30 in the north-eastern corner, and plot's 19 to 22 on the western edge of the development.

The northern landscape boundary has been strengthened, now measuring 5 metres wide (previously 3 metres), comprising two staggered rows of hedgerow with interspersed tree planting.

Following revisions to the application as submitted, a mix of housing is now proposed as follows:

- 6no. x one bedroom properties (12.25%)
- 6no. x two bedroom properties (12.25%)
- 12no. x three bedroom properties (24.5%)
- 24no. x four bedroom properties (51%)

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

The development does not exceed the thresholds at schedule 2 (paragraph 10(b)) and is not within a sensitive area. It does not qualify as "EIA Development". The outline permission was not considered to be EIA Development.

Relevant history:

- **131087** - Outline planning application for erection of 49no. dwellings, sports facility and additional car parking area-all matters reserved. **Granted 14/05/2015.**

A subsequent appeal (APP/N2535/W/15/3138491) was allowed, with the effect of extending the deadline to submit the subsequent reserved matters from one year, until no later than 14 May 2017.

- **135790** - Planning application to erect 64no. dwellings with roads, garages and residential parking, including community parking and public open spaces. **Planning permission refused 1st June 2017. Reasons for refusal:**

- 1. A development of 64 dwellings would comprise overdevelopment of the site, far in excess of that envisaged by policy LP52 of the Central Lincolnshire Local Plan and policy 1 of the Dunholme Neighbourhood Plan.*
- 2. The site layout fails to take the opportunity for providing an appropriate amount of new open space, sports and recreation facilities, contrary to policy LP24 of the Central Lincolnshire Local Plan.*
- 3. Taking into account the scale, siting, design, materials and landscape treatment, the proposed development would be expected to adversely impact on the function of the adjacent green wedge, contrary to policy LP22 of the Central Lincolnshire Local Plan and policy 11 of the Dunholme Neighbourhood Plan.*
- 4. The development would not integrate the affordable housing seamlessly into the site layout amongst the private housing, contrary to policy LP11 of the Central Lincolnshire Local Plan and contrary to the objective of creating mixed, inclusive and balanced communities as per paragraph 50 of the National Planning Policy Framework.*
- 5. The development fails to provide a reasonable mix of housing types, tenures and sizes to help support the creation of mixed, balanced and inclusive communities, contrary to policy LP10 of the Central Lincolnshire Local Plan, policy 2 of the Dunholme Neighbourhood Plan, and paragraph 50 of the National Planning Policy Framework.*

Representations:

Dunholme Parish Council:

Original Plans: Makes the following comments:

- 1) The Developer has not formally consulted with the Parish Council nor the community regarding this application.
- 2) The site layout fails to take the opportunity to provide an appropriate open space, sports and recreation facilities, contrary to policy LP24 of the Central Lincolnshire Local Plan.
- 3) Taking into account the scale and siting design, material and landscaping treatment, the proposed development would be expected to adversely impact on the function of the adjacent green wedge, contrary to policy LP22 of the Central Lincolnshire Plan and policy 11 of the Dunholme Neighbourhood Plan.
- 4) The development does not integrate the more affordable housing with other larger housing seamlessly into the site layout, this is contrary to policy LP11 of the Central Lincolnshire Local Plan and contrary to the objectives of creating mixed, inclusive and balanced communities as per paragraph 50 of the National Planning Policy Framework.
- 5) The development fails to provide a reasonable mix of housing type, tenures and sizes to help support the creation of mixed, balanced and inclusive communities, this is contrary to LP10 of the Central Lincolnshire plan, Policy 2 of the Dunholme Neighbourhood Plan and paragraph 50 of the National Planning Policy Framework.

It is requested that S106 payments be looked at with regards to donations to the local Primary School (Dunholme St Chads).

Welton-by-Lincoln Parish Council:

Original Plans: No comments / observations to make.

LCC Highways & Lead Local Flood Authority:

Original Plans: Footways have only been provided on one side of the development roads. Consideration needs to be given as to how residents with no frontage footway will access the footway on the opposite side. Pedestrian crossover points will need to be provided, or is it intended that the footways will be flush?

I note that the outline application states that the specification for the 3 metre cycleway/footway has 'previously been submitted to and approved in writing by the local planning authority.' What is the specification that has been agreed? Ideally the footway/cycleway should be put forward for adoption by Lincolnshire County Council. However, it will need to be constructed to a specification that is to an adoptable standard.

The existing adoptable frontage footway that abuts Honeyholes Lane would no longer be required in this instance and should be reinstated as highway verge. Clarification on this matter is required please.

LCC will not adopt the balancing pond. The pond should be adopted by Anglian Water (if acceptable) or a Management Company.

LCC Public Rights of Way Officer:

Original Plans: The Definitive Map and Statement shows Definitive Footpath (Dunholme) No.785 adjoining the site although this would not appear to affect the proposed development.

- i/ It is expected that there will be no encroachment, either permanent or temporary, onto the right of way as a result of the proposal;
- ii/ The construction should not pose any dangers or inconvenience to the public using the right of way;
- iii/ If any existing gate or stile is to be modified or if a new gate or stile is proposed on the line of the public right of way, prior permission to modify or erect such a feature must be sought from this Division;
- iv/ Footpath 785 will by the development afford a utilitarian short cut from these homes to Welton Village facilities. Planning gain is therefore sought to metal the full length of this footpath between Honeyholes Lane and Beckhall.

LCC Archaeology:

Original Plans: No archaeological input required.

Environment Agency:

Amended Plans: Has no further comments to make.

Original plans: Do not have any comments. Lead Local Flood Authority are now the statutory consultees for surface water management.

Anglian Water:

Amended plans: Consider that the impacts on the public surface water sewerage network have not been adequately addressed at this stage. It is not clear to which manhole in the Anglian Water network the applicant is proposing to connect to.

We request that we are consulted on any forthcoming application to discharge Conditions 4 of the outline planning application to which this Reserved Matters application relates, which requires the submission and approval of detailed surface water drainage information.

Witham Third District Internal Drainage Board:

Original Plans: No development should be commenced until the Local Planning Authority, in consultation with the Lead Local Flood Authority has approved a scheme for the future maintenance of the surface water drainage system. Where Surface Water is to be directed into a Mains Sewer System the relevant bodies must be contacted to ensure the system has sufficient capacity to accept the additional Surface Water.

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.

Natural England:

Original Plans: Advises that the proposal is unlikely to affect any statutorily protected sites or landscapes. The authority should consider securing measures to enhance the biodiversity of the site.

Lincolnshire Police:

On amended plans: Do not have any objections to the amended plans.

Original plans: In general a good site layout which makes effective use of a cul-de-sac design which has been proven to help reduce the opportunity for crime and generate a good sense of community. Offers guidance on such matters as perimeters, parking provision, gates, landscaping, sheds, lighting, frontages, and communal areas.

Local residents:

Amended Plans: Objections received from **47 Honeyholes Lane**:

- Maintain objections in regard to traffic congestion, capacity of schools and health services, building on a flood plain.

Original Plans: Objections received from **29, 47, 51, 55 Honeyholes Lane**. In summary:

- A proper and adequate assessment of increased flood risk has not been carried out;
- Site is prone to flooding / standing water during rainfall events;
- Proposed drainage solution is not adequate;
- Previously advised that the site would never be developed;
- Development will obscure views of woodland;
- Western open space should be increased in size;
- Houses on Honeyholes Lane will overlook existing properties (should be pushed back 25m from the back of the road);
- Access road could be better sited;
- Roads cannot cope with existing capacity;
- Schools / health facilities are already at capacity;

Relevant Planning Policies:

Planning law requires¹, 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) and Dunholme Neighbourhood Plan (January 2017).

¹ S70(2) of the Town & Country Planning Act 1990 and s38(6) of the Planning & Compulsory Purchase Act 2004

The first strand of the National Planning Policy Framework's (NPPF) presumption in favour of sustainable development² is to “*approv[e] development proposals that accord with the development plan without delay*”.

Central Lincolnshire Local Plan (CLLP)

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

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

- LP1: A Presumption in Favour of Sustainable Development
- LP9: Health and wellbeing
- LP10: Meeting accommodation needs
- LP11: Affordable Housing
- 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
- LP22: Green Wedges
- LP24: Creation of New Open Space, Sports & Recreation Facilities
- LP26: Design and amenity
- LP52: Residential Allocations – Large Villages

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

Dunholme Neighbourhood Plan (DNP)

The DNP was formally made on 23rd January 2017, and forms part of the Development Plan.

The following policies are considered most relevant:

Policy 1: General Housing Growth;
Policy 2: Housing Type and Mix;
Policy 4: Design Principles;
Policy 6: Public Recreational Open Space;
Policy 7: Green Infrastructure;
Policy 10: Landscape Character;
Policy 11: Settlement Breaks;
Policy 13: Reducing Flood Risk;
Policy 14: Water and Waste.

The DNP, and Dunholme Character Assessment, are available to view here: <https://www.west-lindsey.gov.uk/my-services/planning-and-building/neighbourhood-planning/all-neighbourhood-plans-in-west-lindsey/dunholme-neighbourhood-plan-made/>

² Paragraph 14.

Main issues

- Layout;
- Landscaping;
- Scale;
- Appearance; and
- Access.

Assessment:

The site is allocated for residential development within the Development Plan. Policy LP52 of the Central Lincolnshire Local Plan (CLLP) allocates the site (CL4084) for 'indicatively' 49 dwellings. Policy 1 of the Dunholme Neighbourhood Plan (DNP) states the allocation of land at CL4084 is for 'approximately' 49 dwellings.

The site already benefits from planning permission (outline permission 131087) subject to planning conditions and a S106 planning agreement. The S106 agreement secures 12 affordable houses on the site, and contributions towards local education capacity (£152,923), healthcare provision (£20,000) and Highways Infrastructure improvements at the A46 (Centurion Garage) junction (£20,000),

This application considers only those matters previously reserved for subsequent approval at the outline stage (known as 'reserved matters'), being as follows: layout, landscaping, scale, appearance and access. Each will be considered in turn.

(i) Layout

Condition 2 of the outline permission (131087) requires that:

“The layout and landscaping shall adhere to the parameters detailed in indicative layout plan J1355 SK12 Rev D with the car parking and sports facility adjacent to the western boundary and the landscaping reserved matters shall include soft landscaping along the northern boundary of the site where the curtilage of dwellings abuts this boundary.”

The proposed layout follows this closely.

Adjacent the western boundary is the car parking and 'sports facility' area. The proposed layout is almost identical to that proposed in drawing J1355 SK12 Rev D. The access and road layout are also very similar.

Public Open Space within the south-east has moved from being adjacent to the access road, to be located in the south-eastern corner adjacent to Honeyholes Lane.

Originally, the application had proposed all 12 affordable housing units to be contained in the north-eastern corner, overlooking a communal area with parking.

However, following concerns that this did not comply with CLLP policy LP11³ or indeed the obligations within the S106 agreement⁴, the applicant has amended the layout.

The amended layout (drawing 178/202B) now proposes the affordable housing units within two locations. Eight units (plot's 23-30) remain in the north-eastern corner, whilst four units (plot's 19-22) would now be located along the western edge, overlooking the public open space. This is considered to offer an improvement, more in keeping with the intent of policy LP11.

A resident has cited concerns that the new housing will overlook existing bungalows on the south side of Honeyholes Lane, and requests that the houses are set back at least 25m from the public highway (Honeyholes Lane). There will be no less than 32 metres separation between the new and existing properties to the south of the road, with a public road and footway on the intervening land. The existing residents' properties already front onto a public highway. It is not considered that the introduction of new houses on the opposite side of this public road would have an unduly adverse effect on the amenities presently enjoyed at these existing properties, as they are already open to public view and also in consideration of the reasonable separation distances being proposed.

The layout indicates care has been taken to ensure the dwellings are so arranged as to enclose and overlook public open space and key junctions in the development.

Lincolnshire Police consider it to be *"in general a good site layout which makes effective use of a cul-de-sac design which has been proven to help reduce the opportunity for crime and generate a good sense of community."*

It is considered that the proposed layout accords with CLLP policy LP26 and DNP policy 4 in regards to its layout.

(ii) Landscaping

As above, condition 2 of outline permission 131087 requires that the landscaping shall adhere to the parameters set out within the indicative layout plan J1355 SK12 Rev D *"with the car parking and sports facility adjacent to the western boundary and the landscaping reserved matters shall include soft*

³ Policy LP11 requires that "Affordable housing should integrate seamlessly into the site layout amongst the private housing"

⁴ Schedule 5, Part A requires that "unless otherwise agreed by the Council the Affordable Housing mix shall comprise a mixture of Dwelling types matching and in proportion to the overall mixture of Dwelling types on the Site, and shall be distributed throughout the Site"

landscaping along the northern boundary of the site where the curtilage of dwellings abuts this boundary.”

The layout follows this closely, with 0.33ha dedicated to Public Open Space along the western boundary, as outlined in the indicative drawing.

Curiously, the outline permission description included a “sports facility”. The original plans submitted with the outline permission had displayed a “new recreational area” with a sports pitch, shown in the north-western corner. However, the amended indicative layout drawing J1355 SK12 Rev D had removed this feature and shows only publically accessible open space. The layout now proposed is almost identical to that shown in the outline indicative drawing as referenced in the planning condition.

The layout also provides a further 0.16ha of POS in the south-eastern corner (previously on the indicative plan, this measured 0.14ha).

The development complies with the outline permission’s condition and CLLP policy LP24 in this respect.

The layout now provides for a 5 metre wide landscape buffer along the northern boundary of the site, adjacent to the allocated ‘green wedge’ (CLLP policy LP22 and DNP policy 11).

Originally submitted with a 3m wide buffer, the applicant has now extended this to 5 metres wide (see drawing 178/204B), comprising native hedgerow interspersed with tree planting. This is considered to be a much more effective improvement, which will accord with condition 2’s requirements and better comply with CLLP policy LP22 which requires that development proposals adjacent to Green Wedges will be expected to demonstrate that they do not adversely impact on the function of the wedge.

This increased landscape buffer, along with the lesser number of dwellings now adjacent the northern boundary, is considered to address previous concerns which culminated in one of the reasons for refusal of previous application 135790. The development is now deemed to comply with CLLP policy LP22 in this regard.

(iii) Scale & Appearance

CLLP policy LP26 sets out that *“All development... must achieve high quality sustainable design that contributes positively to local character, landscape and townscape, and supports diversity, equality and access for all.”*

DNP policy 4 requires that *“development proposals should preserve or enhance the village of Dunholme by recognising and reinforcing the distinct local character in relation to height, scale, spacing, layout, orientation, design, and materials of buildings.”*

Policy 10 sets out that proposals will be supported where:

- 1. their design and appearance respects and complements the Dunholme Character Assessment;*
- 2. they demonstrate that the proposed development fits into the identified character area of that part of the village;*
- 3. soft and porous edges and finishes are incorporated into development proposals on the edge of the built up area;*
- 4. where previous developments have failed to respect the landscape setting, quality and have created hard and unsatisfactory edges to the village, should explore opportunities to retrospectively include planting schemes - particularly along the gateways into the village.*

The Dunholme Character Assessment breaks Dunholme down into ten distinctive character areas. Adjoining the site to the east is 'Allwood' and to the south, 'Merleswen'.

Allwood *"has a grid-like layout which is unique to the village, with housing being arranged under the periphery block principle, whereby building frontages face onto the public realm and street, the backs of buildings face onto each other, and private space, in this case individual back gardens, are accommodated in between."* Positive characteristics include *"Well-defined streets with a coherent, permeable layout"* and *"Consistent approach to materials and architectural styles between buildings."* Tennyson House is identified as a negative feature, *"out of keeping with the rest of the area due to its excessively imposing scale and bulk."*

Merleswen is of a very different character – described as being *"occupied exclusively by residential properties, most of which were constructed through the 1960's and early 1970's,"* *"both Merleswen and the various cul-de-sacs which latch onto it are lined on either side by single-storey, detached bungalows, with The Granthams, which also hosts a number of two-storey properties, being the only exception."* Positive characteristics are described as *"Simple open plan character throughout makes for a spacious townscape"* and *"consistent scale of development and housing typology makes for a very coherent and unified piece of townscape."*

With a 'unique' grid layout to the east, and to the south a very uniform bungalow development, the application site is located adjacent to two very contrasting styles of 20th Century development (and not necessarily representative of Dunholme as a whole).

It is considered that the proposed development would be located between two very different housing layouts and styles and that this gives freedom to derive its own character area.

The plans demonstrate 17 different house types, all would be two storey in height, with the exception of a pair of semi-detached bungalows at plot's 23 & 24.

Drawing 178/205B indicates the buildings will be in variations of red brick, with five buildings finished in buff brickwork (plot's 04, 12, 18, 42 & 45). A number of buildings will be finished in a "high level" render – including those at prominent positions such as plot 9 (site entrance) and plot 37 (end of the entrance road). Some other buildings will be finished in a "partial high level render". Roofs will be finished with either red concrete pantiles or charcoal grey slate roof tiles.

A planning condition will be relevant, reasonable and necessary, in order to agree the final specification of materials.

However, it is considered that the scale & appearance of the buildings will be complimentary, and would otherwise not be harmful, towards the overall character and appearance of Dunholme. The proposals would be compliant with CLLP policy LP26 and DNP policies 4 & 5 in this regard.

CLLP policy LP10 requires that:

"Developers are expected to provide housing solutions that contribute to meeting the housing needs of the housing market area, as identified in the latest Strategic Housing Market Assessment (SHMA) and in any other appropriate local evidence. This means 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."

Along similar lines, DNP policy 2 states that

"Proposals for residential dwellings should provide an appropriate type and mix of units, including styles and sizes that help address the needs of the community as required within the most up-to-date Housing Needs Assessment."

Appendix 1 of the DNP refers to a lack of appropriate sized houses as a social problem, citing evidence that:

"21.3% of those residing in the village are retired, many still living in large 3 or 4 bedroom houses. The main requirement is for smaller accommodation for elderly villagers wishing to downsize and also for young families. The Dunholme Parish survey (2014) identified that the size and design of future housing remains a major concern."

The most recent Strategic Housing Market Assessment (July 2015)⁵ concludes 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

⁵ Document E003 is available here: <https://www.n-kesteven.gov.uk/central-lincolnshire/planning-policy-library/>

under all of the scenarios, however, is for property of between 50 and 89 sqm, 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 proposed housing mix and size range as follows:

No. of bedrooms	Size Range (m ²)	Open Market Housing	Affordable Housing	Total
One	38.55 - 61.50	0	6	6 (12.25%)
Two	67.82 – 73.04	2	4	6 (12.25%)
Three	89.02 – 104.97	10	2	12 (24.5%)
Four	122.90 – 128.67	25	0	25 (51%)
Total	-	37 (75.5%)	12 (24.5%)	49 (100%)

Following the refusal of previous application 135790, and discussions with Officers, the applicant has amended the housing mix from that originally submitted.

The number of three bedroom properties has been doubled to 12 (from 6) and the number of four bedroom properties reduced to 25 (from 31).

Eight properties (16%) will be within the range of 50 and 89m², for which the SHMA identifies the greatest need.

It is considered that an improved housing mix is now proposed, that better addresses need, and the objective of creating inclusive, mixed communities.

The scale of the buildings is considered to now comply with CLLP policy LP10 and DNP policy 2 in this regard.

(iv) Access

Vehicular access will be taken directly from Honeyholes Lane, as was indicated with the outline planning permission.

A 3m wide footpath and cycleway is proposed on the north side of Honeyholes Lane, across the front of the development. This is a requirement of the outline permission which states:

6. None of the dwellings shall be first occupied until a 3 metre wide footpath/cycleway has been completed between points X and Y marked on the approved indicative layout plan J1355 SK12 Rev D to a specification previously submitted to and approved in writing by the local planning authority.

Reason: In the interests of environmental sustainability and to accord with the provisions of the National Planning Policy Framework 2012.

The applicant will therefore need to submit a specification to be agreed in order to discharge condition 6, and must complete the 3m wide path to the agreed specification before any dwellings are occupied. The applicant has however confirmed (email dated 21st July), in addressing the Local Highway Authority's comments, *"that the footpath will be constructed to an adoptable standard and the existing footpath to Honeyholes Lane removed and reinstated as a verge."*

The layout also provides footpaths, with wheelchair accessible kissing gates, across the western POS - providing pedestrian connectivity to public footpath Dunh/785/1 along the western boundary.

The layout has been amended to improve accessibility to plot's 03 & 04 overlooking the open space in the south-eastern corner.

It is considered that the development provides for well designed, safe and convenient access for all, in accordance with CLLP policy LP13 and DNP policies 4 & 7.

CLLP policy LP10 requires, in order to cater for the needs of less mobile occupants, including older people and disabled people, that 30% of the dwellings are delivered to the higher access standards of Part M4(2) of the Building Regulations. The applicant has confirmed that 15 dwellings⁶ (30.6%) will be built to part M4(2), of which four units will be capable of being further upgraded to higher M4(3) standard.

The LCC Public Rights of Way team have requested a contribution to metal the full length of footpath 785 between Honeyholes Lane and Beckhall. This application considers only the reserved matters following the previous grant of (outline) planning permission. Such a requirement was not made on the outline permission and cannot be retrospectively required now.

(v) Other matters

Residents have raised concerns with developing within a "flood plain". The site is located within flood zone 1 (low probability). It is allocated for residential development in the Development plan (both the Central Lincolnshire Local Plan and Dunholme Neighbourhood Plan). It already benefits from planning permission (at outline) – this application considers only the reserved matters pertaining to the outline permission. The principle of developing this site for residential development is not therefore under consideration.

The layout makes provision for a sustainable drainage system (SUDS), as required by condition 4 of the outline permission. The Drainage Statement submitted with the application relates to the earlier scheme for 64 dwellings

⁶ Plot's 07, 08, 13, 15, 19, 20, 21, 23, 24, 25, 26, 37, 42, 43, 48

(application 135790). An updated drainage scheme will be required in order to discharge the outline planning condition (although a scheme of 49 dwellings will have less overall impermeable areas than previously).

Nonetheless, the layout follows the same basic principle, with surface water conveyed using under-drained swales, to an online attenuation pond in the south-eastern corner. Having dismissed infiltration or discharge into a watercourse as being feasible, the balancing pond will have a controlled discharge at greenfield rate (5 litres per second) into the 450mm Anglian Water public sewer within Honeyholes Lane. The Drainage Statement anticipates the pond will be maintained by a private management company and will have a maximum water depth of 600mm.

The Local Lead Flood Authority (Lincolnshire County Council) have raised no objections with the layout proposed. Anglian Water consider it is not clear to which manhole in the Anglian Water network the applicant is proposing to connect to.

It is considered that, whilst the layout shows that a SUDS scheme can be satisfactorily accommodated within the layout, the final drainage scheme will still need to be submitted in discharge of condition 4 (outline permission 131087) for the Council's written approval.

Residents have raised concerns with the capacity of local infrastructure (roads, schools and health facilities) to accommodate the development. The site is allocated for residential development of this scale within the Development Plan. Planning permission is already secured (outline permission 131087) and is subject to a S106 planning obligation to make contributions towards highways, health and school provision / additional capacity.

The Dunholme Parish Council enquire whether S106 monies can be secured towards the local Primary School, Dunholme St Chads. However, this application considers only the reserved matters. Planning permission has already been granted with a S106 planning agreement to secure payment *"towards the provision of additional school capacity in Welton"*.

Dunholme Parish Council put forward that *"The Developer has not formally consulted with the Parish Council nor the community regarding this application"*. There is no requirement upon the applicant to undertake any consultation, although pre-application engagement is encouraged by the NPPF⁷. However, it is known that the two parties have been in correspondence since planning application 135790 was determined earlier in the year, and in the period leading up to making their earlier application. The correspondence however, does suggest the relationship between the parties may be strained.

⁷ See Paragraph 188 onwards: <https://www.gov.uk/guidance/national-planning-policy-framework/decision-taking>

Conclusions

Planning permission for “the erection of 49no. dwellings, sports facility and additional car parking area” is granted by outline permission 131087. This application considers only the reserved matters of **layout, landscaping, scale, appearance** and **access** pertaining to the outline permission.

It is considered that the layout and landscaping provision accords with the parameters set by the outline permission, in accordance with condition 1.

Substantial landscaping provision is made, with areas of accessible public open space on the western part of the site and south-eastern corner. An improved landscape belt is proposed along the northern boundary.

Overall, the layout is considered to be suitable, and does not harm the prevailing characteristics of Dunholme, the function of the adjoining green wedge, or the amenities presently enjoyed at any neighbouring land.

Affordable housing is now better integrated into the layout.

The landscaping and layout are considered to accord with the provisions of the development plan, in particular policies LP11, LP17, LP20, LP22, LP24 & LP26 of the Central Lincolnshire Local Plan, and policies 4, 6, 7, 10 & 11 of the Dunholme Neighbourhood Plan.

The scale & appearance of the buildings are considered to respect, and would not harm, Dunholme’s overall character. A better mix of housing tenures, types and sizes is now provided, to help support the creation of mixed, balanced and inclusive communities. Development would accord with policies LP10, LP11 & LP26 of the Central Lincolnshire Local Plan, and policies 2 & 4 of the Dunholme Neighbourhood Plan in this regard.

Safe and inclusive access for all is demonstrated, in accordance with LP13 of the Central Lincolnshire Local Plan, and policies 4 & 7 of the Dunholme Neighbourhood Plan.

It is considered that the reserved matters are in compliance with the provisions of the development plan, and it is recommended that approval is given to the particulars and details submitted.

Human Rights Implications:

The above objections, considerations and resulting recommendation have had regard to Article 8 and Article 1 of the First Protocol of the European Convention for Human Rights Act 1998. The recommendation will not interfere with the applicant’s and/or objector’s right to respect for his private and family life, his home and his correspondence.

Legal Implications:

Although all planning decisions have the ability to be legally challenged it is considered there are no specific legal implications arising from this report.

RECOMMENDED DECISION:

To grant approval of the reserved matters, subject to the following conditions:

1. With the exception of the detailed matters referred to by the conditions of this and the outline permission, the development hereby approved shall be carried out in accordance with the following drawings:
 - 178/027 – Location Plan
 - 178/202B – Proposed Site Layout;
 - 178/204B – Proposed Site Layout Landscaping Plan
 - 178/205B – Proposed Site Layout Material Plan
 - 178/301B – Proposed Plans and Elevations – dH418 (plots 12, 38, 49)
 - 178/302B – Proposed Plans and Elevations – dH418 (plots 01, 09, 16, 41)
 - 178/303A – Proposed Plans and Elevations – dH418 (plots 05, 39, 46)
 - 178/304B – Proposed Plans and Elevations – dH414 (plots 07, 08, 15, 43, 48)
 - 178/305A – Proposed Plans and Elevations – dH413 (plots 03, 18)
 - 178/306C – Proposed Plans and Elevations – dH409 (plots 13, 37, 42)
 - 178/307A – Proposed Plans and Elevations – dH408 (Plots 02, 11)
 - 178/308A – Proposed Plans and Elevations – dH404 (plots 04, 40, 45)
 - 178/309A – Proposed Plans and Elevations – dH325 (plots 06, 10, 14, 47)
 - 178/310C – Proposed Plans and Elevations – dH325 (plots 17, 44)
 - 178/311A – Proposed Plans and Elevations – tH319 202 201 320 (plots 31, 32, 33, 34)
 - 178/312B – Proposed Plans and Elevations – sH323W (plots 25, 26, 35, 36)
 - 178/313B – Proposed Plans and Elevations – tH205 202 201 (plots 19, 20, 21, 22)
 - 178/314B – Proposed Plans and Elevations – sB102W sF110 (plots 23, 24, 27, 28, 29, 30)
 - 178/315A – Proposed Plans and Elevations – Garages

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

Reason: To ensure the development proceeds in accordance with the approved plans and to accord with policy LP26 of the Central

Lincolnshire Local Plan and policies 4 & 10 of the Dunholme Neighbourhood Plan.

2. All planting, seeding or turfing comprised in the approved details of landscaping (drawing 178/204B) shall be carried out in the first planting and seeding season following the occupation of the buildings or the completion of the development, whichever is the sooner. With the exception of the northern boundary planting (which is subject to condition 3), 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 the visual amenities of the locality (and occupiers of adjacent buildings – where appropriate) and in accordance with policies LP17, LP20, LP22, LP24 and LP26 of the Central Lincolnshire Local Plan.

3. The landscaping treatment to the northern boundary of the site, as detailed on drawing 178/204B, shall be retained in perpetuity, and any trees or plants which 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.

Reason: To ensure that the development does not adversely impact on the function of the adjacent green wedge, in accordance with policy LP22 of the Central Lincolnshire Local Plan.

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 safeguard the character and appearance of the buildings and its surroundings and ensure the proposal uses materials and components that have a low environmental impact in accordance with in accordance with policy LP26 of the Central Lincolnshire Local Plan and policy 4 of the Dunholme Neighbourhood Plan.

5. No less than 30% of the dwellings hereby permitted, shall be built to the required standards of part M4(2) of the Building Regulations 2010, as detailed in drawings 178/304B, 178/306C, 178/312B, 178/313B and 178/314B.

Reason: To ensure the development meets the requirements for accessibility set out in Part M4(2) of the Building Regulations 2010 in accordance with policy LP10 of the Central Lincolnshire Local Plan.

Note to applicant

This decision notice should be read together with the outline planning permission (reference 131087). Condition 3 of the outline permission requires that the development shall be begun before the expiration of one year from the approval of the last of the reserved matters.