

## **Officers Report**

### **Planning Application No: 136785**

**PROPOSAL:** Planning application to erect 64no. dwellings with roads, garages and residential parking, including community parking, and public open spaces - resubmission of 135790.

**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:** 01/01/2018

**DEVELOPMENT TYPE:** Major - Dwellings

**CASE OFFICER:** Russell Clarkson

#### **RECOMMENDED DECISION:**

That the decision to grant planning permission, subject to conditions, be delegated to the Chief Operating Officer, to enable the completion and signing of an agreement under section 106 of the Planning Act 1990 (as amended) pertaining to:-

- The delivery of no less than 25% (16 units) as affordable housing;
- A capital contribution (£425.50 per dwelling), to go towards increasing capacity at the Welton Health Clinic in order to accommodate the development. ("health contribution");
- Measures to secure the delivery, and ongoing maintenance and management of public open space (including the car park);
- A capital contribution (£20,000) towards local highway infrastructure;
- A capital contribution (£240,752) towards a specific scheme at Welton William Farr Secondary school for an additional 12 secondary school places and 2 sixth-form places in order to accommodate the development. ("education contribution");

*\*Should the application be decided after the implementation of the Community Infrastructure Levy (CIL), no Secondary or Sixth-form contribution will be required, as this is provided for on WLDC's regulation 123 list.*

In the event of the s106 not being completed and signed by all parties within 6 months from the date of this Committee, then the application be reported back to the next available Committee meeting following the expiration of the 6 months.

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## Description:

The application is referred to the committee as it is considered appropriate to do so, in view of the recent planning history of the site and earlier refusal of planning application 135790.

The application seeks planning permission, in full, to erect 64 dwellings at land to the north of Honeyholes Lane, Dunholme. Access would be taken directly from Honeyholes Lane.

A housing mix is proposed as follows:

No. of bedrooms	Number of Dwellings	Percentage	Floor Area (m <sup>2</sup> )
One	6	9%	38.55 to 61.50
Two	6	9%	67.82 to 77.85
Three	21	33%	89.02 to 104.97
Four	31	49%	109.02 to 175.40
<b>Total</b>	64	100%	38.55 to 175.40

16 of the dwellings (25%) would comprise affordable housing. The affordable housing would be distributed across two locations within the site.

The layout would include 0.33ha of public open space along its western edge. This would include a 50 space public car park. The south-eastern corner would contain a 0.16ha area of public open space, to be used as a surface water attenuation basin.

A 5 metre wide landscaping strip would be introduced along the site's northern boundary with the designated 'green wedge'.

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 20<sup>th</sup> 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.

## **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".

### **Relevant history:**

The site already benefits from planning permission for 49 dwellings:

- **131087** - Outline planning application for erection of 49no. dwellings, sports facility and additional car parking area-all matters reserved. **Granted 14/05/2015.**
- **136225** - 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. **All reserved matters (scale, appearance, layout, access and landscaping) approved 24<sup>th</sup> August 2017.**

Appeal (APP/N2535/W/15/3138491) against conditions on the outline permission was allowed, with the effect of extending the deadline to submit the subsequent reserved matters.

Development is required to commence within one year of the approval of the last of the reserved matters.

However, an earlier application for 64 dwellings on the site was refused planning permission earlier in the year:

- **135790** - Planning application to erect 64no. dwellings with roads, garages and residential parking, including community parking and public open spaces. **Planning permission refused 1<sup>st</sup> 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, in summary:**

**Dunholme Parish Council:** Make detailed comments on planning policy, design and general development principles. Some comments, in summary:

- Acknowledge residential allocation in development plan, and planning policies requiring good design;
- The application site is adjacent to both character area B [Allwood] and character area C [Merleswen] in the Dunholme Character Assessment. Positive and negative features of each character area identified;
- Existing trees and vegetation should, where practical, be retained in such a way as to add visual amenity and ecological value to the development;
- It is welcomed that the development is proposing a mix of property types and sizes, including flats, semi-detached, terraced and detached properties of between 1 and 4 bedrooms;
- It is disappointing to see that the affordable housing is clustered together and not 'pepper-potted' around the development to maximise social cohesion and integration with the rest of the housing types;
- There also appears to be a lack of housing for older people with only 2 bungalows being identified;
- To strengthen to sustainability of the development, it is recommended that the any affordable housing provided is mixed across the development site and there is the provision of some bungalows offering more than 1 bedroom;
- Towards the NE of the site, there are both flats and terraced housing proposed. These are directly adjacent to the 3-storey property of Tennyson House and raises the concern that private amenity could be impacted. It is important that both new and existing residents have some private amenity and that this is not adversely impacted by new development;
- The application is proposing a rather confused layout and it is not clear, from the information, how residents are able to move about within the development as there are several 'private roads', cul-de-sacs and a

lack of accessible routes to and from the development site which makes it difficult to see the relationship with the wider character and existing residential areas. The proposed layout could lead to a misunderstanding of what areas are publicly accessible and what areas are private creating unnecessary barriers to movement. This can lead to a new development having a lack of any 'sense of place' and would not support creating social cohesion or integrating the new development into the wider community;

- The development should consider the most up-to-date residential parking standards (provided by Lincolnshire County Council) and it is important to reduce any unnecessary on-street parking once the development is complete;
- It is important that any garage provided is a functional space and can accommodate a range of car types and sizes;
- The development should avoid a 'hard edge' when fronting the open space to the west of the application site. The proposed layout has identified the landscaping with a privet hedgerow between the new houses and the open space. Although a soft boundary treatment is welcomed, it is believed some native tree species would help further soften and compliment the boundary treatment and avoid a 'hard edge' at this part of the site;
- Towards the north of the site, the proposed layout has identified new tree planting which will help to soften the site with the surrounding countryside and 'green wedge' between Dunholme and Welton. However, it is suggested that new trees are not planted at the ends of the proposed roads to the new houses in this area. By keeping these areas free from trees will maintain the open views out to the countryside, green wedge and towards Welton;
- It is encouraging to see the development frontage, along Honeyholes Lane, set back from the road with landscaping and some existing trees being retained. This will help reflect the existing development's orientation on the other side of the road;
- It is important that any new public open spaces within new developments are both accessible and usable for all residents. It is recommended, as the area form part of the drainage alleviation, that it is an area of amenity green space for informal recreation. The site should have suitable walkways, landscaping and street furniture;
- In terms of materials, it is concerning to see that several the properties will be either semi or fully rendered. Although there are some rendered properties along Ryland Road, there are very few, if any, along Honeyholes Lane or the neighbouring residential areas. As it currently proposed, it is felt that the rendering elements of the materials would not conform to local character and cause a detrimental impact to the existing character of the local area.

**LCC Highways:** Requests planning conditions to secure first 60m of estate road before dwellings commence; To agree an Estate Street Phasing and Completion Plan; that no dwelling shall be occupied until the estate street(s) affording access to that dwelling has been completed; that no development shall be commenced until details of the proposed arrangements for future

management and maintenance of the proposed streets within the development; that No development shall take place until a surface water drainage scheme has been agreed.

**Environment Agency:** This proposal falls outside the scope of matters on which the Environment Agency is a statutory consultee. We therefore have no comment to make on this application.

**Witham Third District Internal Drainage Board:** The site is on the edge the Witham Third District Internal Drainage Board area.

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.

**Anglian Water:**

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

*Foul Sewerage Network* - Development will lead to an unacceptable risk of flooding downstream. A drainage strategy will need to be prepared in consultation with Anglian Water to determine mitigation measures. We request a condition requiring the drainage strategy covering the issue(s) to be agreed.

*Surface Water Disposal* - The preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer seen as the last option.

The surface water strategy/flood risk assessment submitted with the planning application relevant to Anglian Water is unacceptable. No evidence has been provided to show that the surface water hierarchy has been followed. This encompasses the trial pit logs from the infiltration tests and the investigations in to discharging to a watercourse. If these methods are deemed to be unfeasible for the site, we require confirmation of the intended manhole connection point and discharge rate proposed before a connection to the

public surface water sewer is permitted. We would therefore recommend that the applicant needs to consult with Anglian Water and the Environment Agency.

We will request that the agreed strategy is reflected in the planning approval. Planning conditions are sought to secure a foul water strategy and surface water management strategy.

**NHS England:** This development would put additional demands on the existing GP services for the area and additional infrastructure would be required to meet the increased demands. To mitigate the effects of this development, the s106 funding would go towards the Welton Family Health Centre, which is the closest practice to the development and as such likely to be the most affected.

Welton Family Health Centre are currently expanding and reconfiguring their practice premises in order to cope with a high level of demand for their services, which this development will only increase. It is proposed that the s106 money from this development can be used to create an additional 20 car parking spaces to allow the practice to cater for the increased demand on parking. The practice has already identified some available land and has obtained estimates that the cost of this would be in the region of £30,000, plus the necessary professional fees.

This of course would be subject to a full business case and approval by NHS England, with any proposed expenditure taking place when the s106 funds are released by the developer as per the agreement and within the agreed timescale for expenditure of the funds.

Seek a capital contribution of £27,232 (£425.50 per dwelling).

**Local Education Authority (LCC):** Identifies a need for an additional 12 secondary school places and 2 sixth-form places in order to accommodate the development. Seeks a contribution of £240,752 towards a specific scheme at Welton William Farr Secondary school. We would suggest the s.106 monies are paid at the halfway point in the development to allow timely investment by the County Council whilst not adversely affecting the developer's viability. Should the application be decided after the implementation of CIL, no Secondary or Sixth-form contribution will be required as this is on WLDC's regulation 123 list.

**Lincolnshire Police:** Do not have any objections to this development. 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. Guidance offered on parking provision, affordable homes, perimeters, landscaping, lighting, sheds / cycle storage, and security provisions.

**LCC Archaeology:** Has no objections or comments.

**Lincolnshire Wildlife Trust:** We see that no additional provision of green space has been made in this application, although more tree and hedgerow planting is suggested by the plan within the 5m wide landscape buffer along the northern boundary of the site.

We feel there is a strong case for the incorporation of additional, high quality green space and the submission of a management plan to secure its ongoing management for biodiversity benefit.

The Trust would strongly support the creation of species rich, native grassland habitats on site (characteristic of neutral or loam soils), which would contribute towards UK and Lincolnshire Biodiversity Action Plan (BAP) targets for the creation of lowland meadows and would provide accessible natural greenspace for local residents.

Any SUDS (including the attenuation basin currently proposed in the south-eastern corner of the site) should be utilised as a multi-functional green space which can provide diverse grassland in drier areas and native wetland vegetation in seasonally or permanently inundated areas. Gradients of basin slopes should be as gradual as possible to provide maximum opportunity for the establishment of a variety of waterside vegetation and associated wildlife. Any earth mounds if present should not compromise the ability to mow and collect cuttings as part of a management plan and should maximise southern aspects to enhance the biodiversity of the dry grassland. Areas for species-rich grassland creation will benefit from mineral soil being used for the landscape surface by burying or moving and utilizing more fertile topsoil elsewhere.

Every effort should be made to ensure sustainable sources of native seed by sourcing from suppliers with Flora Locale accreditation.

Planting of hedgerows, shrubs and trees should maximise native species, to include fruit, seed and nut bearing species.

Green space should be maximised in the north-western area of the site in order to provide a buffer for William Farr Wood SNCI to disturbance and light pollution from neighbouring residences.

In addition to creation of habitats through landscaping, we would recommend that a range of features are incorporated within the development to enhance the site for biodiversity.

### **Local residents:**

Objections from **47 & 51 Honeyholes Lane**. In summary:

- No capacity within local facilities (schools and health facilities);
- Development is on a flood plain;
- Considerable flood risk to existing properties during heavy rainfall;
- This land with mature woodland on its border is a place of local natural beauty and development should be kept to a minimum;
- This application is to increase the density of housing proposed and so would increase the problems outlined and should therefore be rejected.

### **Relevant Planning Policies:**

Planning law requires<sup>1</sup>, 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

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



comprises the provisions of the Central Lincolnshire Local Plan (April 2017) and Dunholme Neighbourhood Plan (January 2017).

The first strand of the National Planning Policy Framework's (NPPF) presumption in favour of sustainable development<sup>2</sup> 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 24<sup>th</sup> 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 23<sup>rd</sup> 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:

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<sup>2</sup> Paragraph 14.

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

**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>

**Assessment:**

*a) Principle of Development*

The site already benefits from planning permission for residential development. Planning permission 131087 (with approved reserved matters 136225) grants permission for 49 dwellings on the application site.

It is however acknowledged that an earlier application for 64 dwellings on the site was refused permission for a number of reasons, which included that:

- 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.*

Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

The site is allocated for residential development in both the Central Lincolnshire Local Plan (CLLP) and Dunholme Neighbourhood Plan (DNP). CLLP policy LP52 provides an 'indicative' number of 49 dwellings on site CL4084 (the application site). DNP policy 1 states the allocation of land at CL4084 is for 'approximately' 49 dwellings. It is to be noted that both plans were adopted following the previous grant of outline permission for 49 dwellings in 2015.

The principle of residential development on the site will therefore be in accordance with the Development Plan.

Both plans however give an 'indicative' or 'approximate' number of 49 dwellings. The application seeks permission for 64 dwellings – a 31% increase in capacity above that anticipated by the Development Plan.

It is to be noted that neither policy sets 49 dwellings as a ceiling or a maximum. Thus a larger number is not necessarily a departure from the Plan, and may illustrate a more efficient use of the land in order to contribute towards housing need. This would need to be considered carefully against design and character principles.

The CLLP explains (paragraph 10.2.1) that the ‘indicative dwellings’ column arises from the total number of dwellings with planning permission on a site. In other words, the ‘indicative capacity’ of 49 dwellings directly arises from the previous grant of outline permission 131087.

It states that for sites without planning permission, the indicative capacity “*is in most cases an estimate based on the size of the site, an assumption about the net developable area, and an assumption about the net residential density which would be appropriate for the area in which the site is located*”.

The CLLP Evidence Report into residential allocations<sup>3</sup> sets out the formula employed. Here, it would assume 75% of the site to be developable (2.46ha) and a net density of at least 30 dwellings per hectare (dph). So, if the site had been allocated without already having had planning permission for 49 dwellings, the indicative capacity given within the Local Plan would actually have been calculated at 74 dwellings.

The Dunholme Neighbourhood Plan does not provide commentary as to how it derived the ‘approximate’ site capacities – but acknowledges outline permission 131087, and references the capacities derived in the (then emerging) Central Lincolnshire Local Plan.

The application site measures 3.29 hectares in total – providing a gross density of 19.5dph. However, the layout would provide:

- 0.33ha (approximately 10% of the site) towards Public Open Space (POS) along its western edge.
- 0.13ha (approximately 4% of the site) dedicated to a 50-space public car park;
- 0.166ha (approximately 5% of site) in the south-eastern corner would also be dedicated to POS and include the attenuation basin;
- 0.12ha (4% of site) dedicated towards the frontage footpath.

This equates to a net developable area of 2.544ha (approximately 77% of the site) and a net density of 25.2dph. Considering the standard Local Plan formula employed (30dph across 75% of the site), then the development, at 64 dwellings and with a net density of 25.2dph, should not be concluded to be an over-development.

The CLLP does not set out any housing density requirements. Policy LP26(a) does however require, to a degree proportionate to the proposal, to “*make effective and efficient use of land*” [emphasis added]. An increased number of dwellings on site would accord with this.

It is noted that the Parish Council have not objected to the number of dwellings and densities now being proposed, who comment that “*the*

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<sup>3</sup> Document PSEVR48-54 LP48-LP54 Residential Allocations Evidence Report (April 2016) available at: <https://www.n-kesteven.gov.uk/central-lincolnshire/planning-policy-library/>

*proposed density is comparable to that of the surrounding residential areas of between 22-31 dwellings per hectare.”*

In conclusion therefore, residential development of this site for up to 64 dwellings would not conflict with, and would be in general accordance with the provisions of the development plan (CLLP policy LP52 & DNP policy 1).

*b) Open Space, Sports & Recreation*

Previous application 135790 was refused planning permission for the reason:

*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.*

Policy LP24 requires the Council to “ensure development provides an appropriate amount of new open space, sports and recreation facilities”.

The Dunholme Neighbourhood Plan (Policy 6) states that “Proposals to enhance or provide new public open space within new developments will be supported in principle subject to their location and designation.”

23% (0.75ha) of the overall 3.29ha site is to make provision for open space, sports and recreation. The layout would provide:

- 0.33ha (approximately 10% of the site) towards Public Open Space (POS) along its western edge.
- 0.13ha (approximately 4% of the site) dedicated to a 54-space public car park;
- 0.16ha (approximately 5% of site) in the south-eastern corner would also be dedicated to POS and include the attenuation basin;
- 0.12ha (4% of site) dedicated towards the frontage footpath.

Notably, despite increasing the site’s capacity with the introduction of a further 15 dwellings, the Open Space provision has not been reduced. It is exactly the same as that in the approved scheme for 49 dwellings. Public Open Space has not been compromised in order to increase the capacity for housing.

Whilst the Parish Council seek that the “attenuation basin” is used as an accessible area of “amenity green space for informal recreation”, this is unlikely to be practical as a functioning water attenuation basin. The benefits are more likely to be more in terms of its visual and biodiversity value.

Furthermore, the site is well located to make use of the ‘children’s play area, sports facilities and amenity space at Honeyholes Lane (Community Hub)’ (DNP policy 6 – site 9) to the west and supplements this provision with additional parking provision and POS; and also access the ‘children’s play area and amenity space at Allwood Road’ (DNP policy 6 – site 7) to the east. Public car parking provision is proposed to support the community hub to the west.

Measures to secure the provision of, and ongoing management and maintenance, of the Public Open Space should be secured through the S106 planning obligation.

Planning policy seeks measures to enhance biodiversity (CLLP policy LP21; DNP policy 7). In view of the comments from the Lincolnshire Wildlife Trust who would strongly support the creation of species rich, native grassland habitats on site, it is considered that, notwithstanding the landscaping details submitted under drawing 178/004B, a condition to secure measures for biodiversity enhancement is necessary and should be employed.

Subject to planning conditions, the development is considered to be compliant with CLLP policies LP21, LP24 and DNP policies 6 and 7.

*c) Landscape and adjacent Green Wedge*

Previous application 135790 was refused planning permission for the reason:

*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.*

The land immediately north of the site is designated green wedge / settlement break in the development plan (CLLP policy LP22, DNP policy 11).

CLLP Policy LP22 requires that:

*Development proposals adjacent to the Green Wedges will be expected to demonstrate that:*

*f. they do not adversely impact on the function of the Green Wedge, taking into account scale, siting, design, materials and landscape treatment;*

*g. They have considered linkages to and enhancements of the adjacent Green Wedge.*

DNP Policy 11 states that:

*Development that would detract from the purpose of the Green Wedge, which is to protect the open rural character of land between Welton and Dunholme and prevent the coalescence of the two settlements will not be supported.*

Whereas application 135790 proposed only a 3 metre wide landscape buffer along the northern boundary with the green wedge, this latest application now proposes a 5 metre wide landscape buffer, as per the approved planning permission for 49 dwellings (131087/136225).

Also, despite the overall increase of 15 dwellings, there will be no increase in the amount of dwellings that would adjoin the northern boundary. Only seven dwellings would adjoin the northern boundary, as is the case with the approved layout for 49 dwellings, and the proposed layout positions the seven dwellings in very similar positions to that of the previously approved scheme.

The Parish Council acknowledge the landscaping proposed will “*soften the site with the surrounding countryside and ‘green wedge’ between Welton and Dunholme*”. They do however suggest that “*new trees are not planted at the ends of the proposed roads to the new houses in this area. By keeping these areas free from trees will maintain the open views out to the countryside, green wedge and towards Welton.*”

Whilst noted, opening up views into the green wedge will conversely open up views from the green wedge into the site.

It is considered that the development would not adversely affect the function of the green wedge to any greater extent than that already approved for 49 dwellings. The development would now be compliant with CLLP policy LP22 and DNP policy 11.

#### *d) Affordable Housing*

Previous application 135790 was refused planning permission for the reason:

*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.*

CLLP policy LP11 seeks 25% as affordable housing within the Lincoln Strategy Area, which includes Dunholme.

16 affordable houses (25%) are proposed, in compliance with the policy. This would need to be secured through a S106 Planning Obligation, which the applicant is amenable to.

Policy LP11 requires that “*affordable housing should integrate seamlessly into the site layout amongst the private housing.*”

Whereas application 135790 sought to locate all of the affordable housing in the north-eastern corner, this application seeks to distribute the affordable housing within two locations.

10 units (plot’s 13 to 22) will be provided in the north-eastern corner. A further 6 units (plot’s 47 to 52) will be provided in the western part of the site, overlooking the Public Open Space. This is considered to now better integrate into the overall site, and accord with the provisions of policy LP11.

e) *Housing Type & Mix*

Previous application 135790 was refused planning permission for the reason:

*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.*

CLLP policy LP10 sets out:

*“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.”*

DNP policy 2 requires:

*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)<sup>4</sup> 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 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*

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<sup>4</sup> Document E003 is available here: <https://www.n-kesteven.gov.uk/central-lincolnshire/planning-policy-library/>

*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 is shown below, in comparison with the previously refused application (135790) and approved scheme for 49 dwellings (131087 & 136225).

No. of bedrooms	Current Application (136785) – 64 Dwellings		Refused Application (135790) – 64 Dwellings		Approved Application (131087 & 136225) – 49 dwellings	
	No. of dwellings	Percentage	No. of dwellings	Percentage	No. of dwellings	Percentage
One	6	9%	6	9%	6	12.25%
Two	6	9%	6	9%	6	12.25%
Three	21	33%	8	13%	12	24.5%
Four	31	49%	44	69%	25	51%
<b>Total</b>	<b>64</b>	<b>100%</b>	<b>64</b>	<b>100%</b>	<b>49</b>	<b>100%</b>

This shows that this application now proposes a greater proportion of three-bedroom properties (33%, previously 13%), and reduced number of four-bedroom properties (49%, previously 69%) than the previously refused scheme. The previous emphasis on larger properties has been substantially reduced.

The table below is taken from the applicant's housing schedule and Design & Access Statement. It shows a range in house sizes from 38.55m<sup>2</sup> to 175.40m<sup>2</sup>, across a range of housetypes.

18% of the overall development will be for one and two bedroom properties. 15 of the dwellings (23%) would be in the range of 50 to 89.02m<sup>2</sup>, of which is identified the greatest need within the SHMA (July 2015).

No. of Bedrooms	Floor Area (m <sup>2</sup> )	Detached	Semi-Detached	Terrace	Bungalow	Flat	Total
1 Bed.	38.55 to 61.50	-	-	-	2	4	6 (9%)
2 Bed.	67.82 to 77.85	-	-	6	-	-	6 (9%)
3 Bed.	89.02 to 104.97	7	12	2	-	-	21 (33%)
4 Bed.	109.02 to 175.40	31	-	-	-	-	31 (49%)



<b>Total</b>		<b>38 (59%)</b>	<b>12 (19%)</b>	<b>8 (12.5%)</b>	<b>2 (3%)</b>	<b>4 (6.5%)</b>	<b>64 (100%)</b>
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The Parish Council welcome *“that the development is proposing a mix of property types and sizes, including flats, semi-detached, terraced and detached properties of between 1 and 4 bedrooms.”* They do however express disappointment that there appears to be a lack of housing for older persons with only two bungalows being identified.

Whilst the view of the Parish Council are recognised, the DNP does not prescribe a number of bungalows for inclusion within residential developments within Dunholme, and the housing mix does nonetheless provide for smaller properties.

Overall, it is considered that this latest application now provides a greater and more inclusive mix of housing, and would now accord with CLLP policy LP10 and DNP policy 2.

*f) Character, Appearance & Residential Amenities*

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 10 distinctive Character Areas. Adjoining the site to the east is ‘Allwood’ (character area B) and to the south, ‘Merleswen’ (character area C).

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 20<sup>th</sup> 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.

Despite the increased density, the proposed layout is similar to that already approved for 49 dwellings.

The Parish Council have cited concerns with the *“rather confused layout”* considering that it *“could lead to a misunderstanding of what areas are publicly accessible and what areas are private creating unnecessary barriers to movement.”*

The layout proposes a central road spine, with some properties served by some private access roads. This is a very typical residential arrangement and it is not anticipated that “confusion” would arise from it. In any event, the layout is almost identical to that already approved under the current permission for 49 dwellings.

The Parish Council are concerned that the introduction of rendered buildings would be out of keeping with Dunholme’s prevailing character. However, the Dunholme Character Assessment specifically identifies the use of white painted render “bookend” dwellings as a feature of the adjacent Allwood area and that “plain render” is sometimes used to offset brickwork within Merleswen.

The proposed development would use rendered buildings in a similar way, to create focal points at key junctions within the site, and introduce some variety in appearance. This is not considered to form a discordant feature, and in any

event, such an approach has already been established as acceptable with the approval of reserved matters for the 49 dwelling scheme.

The layout indicates suitable levels of residential amenities can be achieved for the future residents. The amenities of existing residents would not be expected to be compromised by the development.

The Parish Council has cited concerns with the potential for plot's within the north-eastern corner of the site to be overlooked by the three storey Tennyson House. Tennyson House is over 22 metres from the proposed rear garden boundaries, and over 30 metres to the proposed dwellinghouses. This is not expected to unduly compromise the enjoyment of such new properties and the principle of housing in this location has already been established by the approved scheme.

It is considered that good design is achieved, that would not undermine, and would otherwise enhance, Dunholme's prevailing character. Development is considered to accord with CLLP policy LP26 and DNP policies 4 & 10.

*g) Drainage and Flood Risk*

CLLP policy LP14 requires that *"All development proposals will be considered against the NPPF, including application of the sequential and, if necessary, the exception test."*

DNP policy 13 requires that *"the development proposed will not have a detrimental impact on surface water run-off and sewage discharge networks in the village."*

A neighbour has objected on the grounds that development would take place within a flood plain and would increase the risk of flooding. The site lies within flood zone 1 (low probability) and is already allocated in the Development Plan. It therefore accords with the sequential test towards directing development to those areas at lower risk of flooding, as is required by CLLP policy LP14 and the NPPF (paragraph 100 onwards).

Policy LP14(f) requires *"that they have incorporated Sustainable Drainage Systems (SuDS) in to the proposals unless they can be shown to be impractical."* National Planning Practice Guidance ([Paragraph: 079 Reference ID: 7-079-20150415](#)) advises *"when considering major development.. sustainable drainage systems should be provided unless demonstrated to be inappropriate."*

National Guidance ([Paragraph: 080 Reference ID: 7-080-20150323](#)) advises:

*Generally, the aim should be to discharge surface run off as high up the following hierarchy of drainage options as reasonably practicable:*

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

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

The Drainage Statement submitted with the application is the same as that previously submitted. It confirms that formal soil infiltration testing has not yet taken place. It advises that trial pits excavated in June 2014 however, *“excavated to a depth of 1.0m did not give results suitable for soakaway structures at that depth due to there being no infiltration and a water ingress at depth 1.0m below ground level.”*

Whilst the likelihood of infiltration is therefore low, the onus is upon the applicant to achieve as high as possible upon the hierarchy, and will need to undertake formal soil infiltration testing in order to demonstrate this.

Discharge to an existing surface water body is dismissed in the Statement - *“There is a small, approximately 1.0m deep, ditch to the very west of the site however its level is such that a gravity surface water solution to this point is not achievable. Also, this ditch connects into the Anglian Water Services Ltd 450mm diameter surface water sewer in the northern verge of Honeyholes Lane flowing from west to east.”*

Instead, a schematic concept proposal is to use under-drained swales to convey surface water from impermeable areas to an online balancing pond in the south-eastern corner of public open space. The pond will be wet (maximum 600mm depth) under normal conditions.

A Hydrobrake Optimum flow control device would then attenuate flows down to the permitted discharge rates (for 1 year (4.2l/s), 30 year (4.2l/s) and up to the 1 in 100 year plus 30% climate change standard (5.0l/s)), into the 450mm diameter surface water sewer in Honeyholes Lane. It advises that all proposed discharges are significantly less than the green field values.

The Statement anticipates that the surface water system including the under-drain to the swales to its point of attenuated discharge to the outfall to the existing surface water sewer will be included in a section 104 adoption agreement with Anglian Water Services Ltd. It anticipates that the grassed surface part of the swales will be included in a section 38 adoption agreement with Lincolnshire County Council. It anticipates that the balancing pond will either be included in the Public Open Space area or adopted by a Management Company Ltd.

Anglian Water consider the Drainage Statement is unacceptable – because it does not provide the evidence to show the surface water hierarchy has been followed – such as the trial pit logs from the infiltration tests and investigations into discharging into the watercourse.

This is noted, along with the Drainage Statement acknowledging the drainage scheme is only a schematic concept. Accordingly, as per Anglian Water’s

advice, it is recommended that a planning condition is applied to secure details of the final surface water drainage scheme.

For foul water, It is anticipated that a gravity foul water solution will be achievable and the network of foul sewers will be included in a section 104 agreement with Anglian Water Services Ltd to ensure the foul water infrastructure can be monitored and maintained to ensure it will continue to function correctly for the lifetime of the development.

Anglian Water confirm the sewerage system at present has available capacity for these flows and the foul drainage from this development is in the catchment of Dunholme Water Recycling Centre that will have available capacity for these flows.

A condition to secure final foul water drainage strategy is however recommended, as per Anglian Water's advice.

Subject to planning conditions to secure final surface water and foul water drainage solutions, development is expected to accord with CLLP policy LP14 and DNP policy 13.

#### *h) Access & Highway Safety*

Access would be taken directly from Honeyholes Lane, with access identical to that previously approved for the 49 dwelling scheme.

The Local Highways Authority raise no concerns on highway safety grounds, and recommend planning conditions to secure upfront delivery of the estate road, phasing and maintenance.

They do advise that as the frontage footway/cycleway is constructed on private land, this will be required to be dedicated to the Highway Authority as public highway.

Access provision is made to the public open space along the western edge and existing public right of way, giving access to the green wedge.

The applicant has proposed a capital contribution towards local highways infrastructure – the earlier application had such an obligation with contributions towards the A46 Centurion Garage junction. The Local Highways Authority has confirmed this remains a valid requirement.

The Development Plan does not prescribe parking standards. CLLP policy LP13 requires to ensure that *“appropriate vehicle, powered two wheeler and cycle parking provision is made for residents...”*  
DNP policy 4 requires to ensure *“that car parking is positioned and designed to have minimal impact on the street scene.”*

The majority of properties have garages and off-street car parking provision. The affordable housing will have dedicated parking provision (two spaces per

unit, with the exception of 1 space per one-bedroom flat) and additional visitor parking. The application also proposes a dedicated public car park to support the 'community hub' to the west of the site.

To cater for the needs of less mobile occupants, including older people and disabled people, and to deliver dwellings which are capable of meeting peoples' changing circumstances over their lifetime, CLLP policy LP10 requires:

*“proposals for 6 or more dwellings (or 4 or more dwellings in small villages) must deliver housing which meets the higher access standards of Part M Building Regulations (Access to and use of buildings) by delivering 30% of dwellings to M4(2) of the Building Regulations, unless the characteristics of the site provide exceptional reasons for delivery of such dwellings to be inappropriate or impractical. Proposals which voluntarily deliver more than 30%, or deliver the 30% requirement to the higher M4(3) standard will be supported.”*

The Schedule of House Types (Rev.A) shows 19 units (30%) will be built to part M4(2), meeting the policy requirement. The applicant also volunteers a further three dwellings (5%) to meet the higher M4(3) standard.

A planning condition is recommended to secure this provision.

It is considered that, subject to conditions, safe access is achieved for all, and development accords with the development, particularly CLLP policy LP14 in this regard.

*i) Community Facilities*

CLLP policy LP12 sets out that *“All development should be supported by, and have good access to, all necessary infrastructure.”* It goes on to state that:

*“Developers will be expected to contribute towards the delivery of relevant infrastructure. They will either make direct provision or will contribute towards the provision of local and strategic infrastructure required by the development either alone or cumulatively with other developments.”*

NHS England seek a capital contribution of £27,232 (£425.50 per dwelling), to go towards increasing capacity at the Welton Health Clinic in order to accommodate the development.

The applicant has agreed to meet this provision through an obligation within a S106 Planning Obligation.

The Local Education Authority have identified a need for an additional 12 secondary school places and 2 sixth-form places in order to accommodate the development. They seek a capital contribution of £240,752 towards a specific scheme at Welton William Farr Secondary school, in order to do so.

The applicant has agreed to meet this provision as an obligation within a S106 Planning Obligation. However, should the application be decided after the implementation of the Community Infrastructure Levy (CIL), no Secondary or Sixth-form contribution will be required to be secured through the S106 Planning Obligation, as this is on WLDC's regulation 123 list and would then be secured through a CIL payment.

The applicant has otherwise confirmed they are amenable to making such contributions, considered necessary to make the development acceptable in planning terms.

Subject to the completion of a S106 planning obligation to meet these requirements, development would be compliant with CLLP policy LP12.

### **Overall Planning Balance**

The site is allocated for residential development in the development plan (CLLP policy LP52; DNP policy 1).

The application seeks permission for 64 dwellings – approximately 31% above that indicated within the development plan (49 dwellings). The figure derived in the development plan arises from an earlier planning permission on the site.

23% (0.75ha) of the overall 3.29ha site is to make provision for open space, sports and recreation. This has not been reduced in order to accommodate the increased number of dwellings.

This latest application now proposes a 5 metre wide landscape buffer, as per the approved planning permission for 49 dwellings (131087/136225). There will be no increase in the amount of dwellings that would adjoin the northern boundary. It would no longer be considered to impact on the function of the adjacent green wedge.

It is considered that a more balanced and inclusive mix of housing types and sizes is now proposed. 15 of the dwellings (23%) would be in the range of 50 to 89.02m<sup>2</sup>, of which is identified the greatest need within the SHMA (July 2015).

25% (16 dwellings) would comprise affordable housing. These would be located across the site in two locations in order to better integrate into the overall scheme.

19 units (30%) would be built to the higher accessibility standards of Part M4(2) of the Building Regulations. A further 3 dwellings are volunteered to meet with the higher standards of Part M4(3).

It is considered that this revised application has now overcome the previous reasons for the refusal of planning application 135790. It is considered that it achieves an additional 15 dwellings on the site, making more efficient use of

the site without compromising the overall character and amenities within Dunholme and the immediate locality.

### **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:**

That the decision to grant planning permission, subject to conditions, be delegated to the Chief Operating Officer, to enable the completion and signing of an agreement under section 106 of the Planning Act 1990 (as amended) pertaining to:-

- The delivery of no less than 25% (16 units) as affordable housing;
- A capital contribution (£425.50 per dwelling), to go towards increasing capacity at the Welton Health Clinic in order to accommodate the development. ("health contribution");
- Measures to secure the delivery, and ongoing maintenance and management of public open space (including the car park);
- A capital contribution (£20,000) towards local highway infrastructure;
- A capital contribution (£240,752) towards a specific scheme at Welton William Farr Secondary school for an additional 12 secondary school places and 2 sixth-form places in order to accommodate the development. ("education contribution");

*\*Should the application be decided after the implementation of the Community Infrastructure Levy (CIL), no Secondary or Sixth-form contribution will be required, as this is provided for on WLDC's regulation 123 list.*

And, in the event of the s106 not being completed and signed by all parties within 6 months from the date of this Committee, then the application be reported back to the next available Committee meeting following the expiration of the 6 months.

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

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



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

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

2. No development shall take place, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
  - (i) the routing and management of construction traffic;
  - (ii) the parking of vehicles of site operatives and visitors;
  - (iii) loading and unloading of plant and materials;
  - (iv) storage of plant and materials used in constructing the development;
  - (v) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
  - (vi) wheel cleaning facilities;
  - (vii) measures to control the emission of dust and dirt during construction;
  - (viii) details of noise reduction measures;
  - (ix) a scheme for recycling/disposing of waste resulting from demolition and construction works;
  - (x) the hours during which machinery may be operated, vehicles may enter and leave, and works may be carried out on the site;
  - (xi) Measures for tree and hedgerow protection.

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

3. 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.

4. Notwithstanding the submitted details, no development shall take place until a final surface water drainage scheme for the site, based on sustainable urban drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority.

The scheme shall:

- a) Provide details of how run-off will be safely conveyed and attenuated during storms up to and including the 1 in 100 year critical storm event, with an allowance for climate change, from all hard surfaced areas within the development into the existing local drainage infrastructure and watercourse system without exceeding the run-off rate for the undeveloped site;
- b) Provide attenuation details and discharge rates which shall be restricted to 5 litres per second;
- c) Provide details of the timetable for and any phasing of implementation for the drainage scheme; and
- d) Provide details of how the scheme shall be maintained and managed over the lifetime of the development, including any arrangements for adoption by any public body or Statutory Undertaker and any other arrangements required to secure the operation of the drainage system throughout its lifetime.

The development shall be carried out in accordance with the approved drainage scheme and no dwelling shall be occupied until the approved scheme has been completed or provided on the site in accordance with the approved phasing. The approved scheme shall be retained and maintained in full in accordance with the approved details.

**Reason:** As per the advice of the water company and Local Lead Flood Authority and to prevent environmental and amenity problems arising from flooding, to accord with policy LP14 of the Central Lincolnshire Local Plan.

5. No development shall commence until a foul water drainage strategy has been submitted to and approved in writing by the Local Planning Authority. No dwellings shall be occupied until the works have been carried out in accordance with the foul water strategy so approved unless otherwise approved in writing by the Local Planning Authority.

**Reason:** To prevent environmental and amenity problems arising from flooding, in accordance with policy LP14 of the Central Lincolnshire Local Plan.

6. No dwellings shall be commenced before the first 60 metres of estate road from its junction with the public highway, including visibility splays, as shown on drawing number 178/002F has been completed.

**Reason:** In the interests of safety of the users of the public highway and the safety of the users of the site and to enable calling vehicles to wait clear of the carriageway of Honeyholes Lane, in order to accord with policy LP13 of the Central Lincolnshire Local Plan.

7. No development shall be commenced until an Estate Street Phasing and Completion Plan has been submitted to and approved in writing by the Local Planning Authority. The Estate Street Phasing and Completion Plan shall set out the development phases and the standards that estate streets serving each phase of the development will be completed, and details of the proposed arrangements for future management and maintenance of the proposed streets within the development.

**Reason:** To ensure that the estate streets serving the development are completed and thereafter maintained to an acceptable standard, by the Local Highway Authority under Section 38 of the Highways Act 1980 or via an established private management and maintenance company, in the interest of residential/highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the development; and to safeguard the visual amenities of the locality and users of the highway, in accordance with Policy LP13 of the Central Lincolnshire Local Plan.

8. Notwithstanding the details submitted, no development hereby permitted shall take place until a Landscape Management Plan setting out management responsibilities and maintenance schedules for all landscaped areas (excluding private gardens), inclusive of trees, hedges, ditches and balancing ponds; and a Biodiversity Enhancement Scheme setting out measures for habitat creation and management, has been submitted to, and agreed in writing with, the Local Planning Authority. Development shall thereafter proceed wholly in accordance with the approved details.

**Reason:** In the interests of landscape and visual amenity and in the interests of biodiversity enhancement, in accordance with the National Planning Policy Framework, and policies LP21 & LP24 of the Central Lincolnshire Local Plan, and policies 6 & 7 of the Dunholme Neighbourhood Plan.

**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:
  - 178/002F – Proposed Site Layout;
  - 178/004B – Proposed Site Layout Landscaping Plan
  - 178/005B – Proposed Site Layout Material Plan
  - 178/027 – Location Plan
  - 178/101B – Proposed Plans and Elevations – dH418
  - 178/102A – Proposed Plans and Elevations – dH418
  - 178/103B – Proposed Plans and Elevations – dH418
  - 178/104A – Proposed Plans and Elevations – dH417
  - 178/105A – Proposed Plans and Elevations – dH407

- 178/106B – Proposed Plans and Elevations – dH414
- 178/107A – Proposed Plans and Elevations – dH413
- 178/108C – Proposed Plans and Elevations – dH409
- 178/109A – Proposed Plans and Elevations – dH408
- 178/110C – Proposed Plans and Elevations – dH404
- 178/111B – Proposed Plans and Elevations – dH402
- 178/112B – Proposed Plans and Elevations – dH402
- 178/113B – Proposed Plans and Elevations – dH401
- 178/114C – Proposed Plans and Elevations – dH325
- 178/115A – Proposed Plans and Elevations – dH325
- 178/116A – Proposed Plans and Elevations – dH325
- 178/117A – Proposed Plans and Elevations – sH303 330
- 178/118B – Proposed Plans and Elevations – sH320 319
- 178/119A – Proposed Plans and Elevations – sB102W sF110
- 178/120B – Proposed Plans and Elevations – tH330 202 201 205 and 323W
- 178/150A – 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.

10. No less than 30% of the total number of dwellings shall be built to the higher access standards of Part M4(2) (accessible and adaptable dwellings) of the Building Regulations, in accordance with the Schedule of House Types (reference 178/B3/Sh-3 20.10.2017).

**Reason:** To cater for the needs of less mobile occupants, in order to accord with policy LP10 of the Central Lincolnshire Local Plan.

11. No works shall take place involving the demolition of any existing buildings or the loss of any hedgerow, tree or shrub other than outside the bird nesting season (1st March to 31st August), unless a nesting bird survey has been undertaken by a suitably qualified person who has confirmed in writing to the Local Planning Authority that there are no active nests present.

**Reason:** To protect biodiversity in accordance with the recommendations of the Preliminary Ecological Survey and in accordance with policy LP21 of the Central Lincolnshire Local Plan and the National Planning Policy Framework.

12. No dwelling shall be occupied until the estate street(s) affording access to that dwelling has been completed in accordance with the approved Estate Street Phasing and Completion Plan.

**Reason:** To ensure that the estate streets serving the development and completed and maintained to the approved standard, and are available to use by the occupants, and other users of the development, in the interest of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the approved development; and the safeguard the visual amenities of the locality and users of the highway, in accordance with Policy LP13 of the Central Lincolnshire Local Plan.

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

13. No dwelling hereby permitted shall be occupied until a Travel Plan has been submitted and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved details.

**Reason:** In order to maximise the sustainability of the development in accordance with policy LP13 of the Central Lincolnshire Local Plan and paragraph 36 of the National Planning Policy Framework.

14. All planting, seeding or turfing comprised in the approved details of landscaping (drawing 178/004B) 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; 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 the visual amenities of the locality (and occupiers of adjacent buildings – where appropriate) and in accordance with policies LP17, LP20, LP24 and LP26 of the Central Lincolnshire Local Plan.

**Notes to the applicant:**

You are advised to contact Lincolnshire County Council as the local highway authority for approval of the road construction specification and programme before carrying out any works on site. Prior to the submission of details for any access works within the public highway you must contact the Divisional Highways Manager on 01522 782070 for application, specification and construction information.

The frontage footway/cycleway is constructed on private land, that land will be required to be dedicated to the Highway Authority as public highway.

When the frontage footway/cycleway is constructed the existing footway that runs along the frontage of Honeyholes Lane, should be reinstated as highway verge.