

Officers Report

Planning Application No: 146242

PROPOSAL: Planning application for removal of existing outbuilding and the erection of 2no. bungalows.

LOCATION: Land at Little Tranby Mill Lane Middle Rasen LN8 3LE

WARD: Market Rasen

WARD MEMBER(S): Cllr E Bennett, Cllr S Bunney, and Cllr M Westley

APPLICANT NAME: Mr S Bedford

TARGET DECISION DATE: Extension of Time to 30th November 2023

DEVELOPMENT TYPE: Minor - Dwellings

CASE OFFICER: George Backovic

RECOMMENDED DECISION: Defer and delegate grant of approval to officers subject to conditions and the completion of a legal agreement that delivers the required biodiversity net gain.

This application has been referred to the Planning Committee following representations from the Ward Member, Parish Council and neighbours, with planning concerns relating to existing surface water flood risk.

Description: The site is located on the south eastern rural fringe of Middle Rasen. It is off Mill Lane, accessed by a private drive leading to the existing dwelling within large grounds with a large area of garden adjacent paddock land. The site is located adjacent a 'green wedge' as allocated within the Development Plan. North of the site are the rear gardens of dwellings that face Gainsborough Road. To the west and south west are dwellings that face Mill Lane. There is a detached outbuilding which has the appearance of a dwelling which has been altered with the addition of two garage doors on its eastern gable end. This is to be demolished and replaced with a small two bed bungalow on roughly the same footprint.

A second larger 3 bed detached bungalow and double garage is proposed to the north of the existing dwelling.

Relevant history: Pre-Application advice for a larger site which included building on the green wedge, advising unlikely to be supported.

New dwelling west of the site known as "Rose Cottage":

137822: Outline planning application to erect 1 dwelling – GC 08.07.2018

139587: Application for approval of reserved matters – GC 30.07.2019

Representations:

Cllr S Bunney: (General Observation) Surface Run off Flooding is a problem on Mill Lane Middle Rasen. Water pours off the fields on towards the villages

and currently flows down Mill Lane causing problems for the residents and also on the A631. Despite several requests to Highways the problem persists. Every time there is new development in the area the flooding problem worsens. To resolve the issue, work is required on the main infrastructure as well as on site.

Contaminated Land. I believe that there are areas of contaminated land in the surrounding area as a result of former business activity. These areas in relation to the new developments need to be considered in the planning process

Middle Rasen Parish Council: Object. The parish has received concerns from parishioners around drainage as this area already has surface run-off flooding issues. There is also ground contamination at this site from a previous garage which could be disturbed with development.

Local residents:5 objections have been received:

The Milestone, Gainsborough Road:

Wilbrook, Mill Lane

Fairfield Gainsborough Road.

The Nest Mill Lane

Will Brook, Mill Lane

Summary of objections (with full details and submitted photographs available to view on our website):

The current open area of the plot allows for the natural soak-away of rain water and run offs from the nearby fields. Building on this open area of land and green open space means there is less surface area for rain and surface water to naturally flow away, therefore the erection of the dwellings will be removing natural drainage.

Increased risk of flooding due to increase in areas of hardstanding due to insufficiency of beck to deal with existing situation;

We will hold the council and planning liable for any flooding;

The land drainage near to Bungalow 2 runs into a small dyke which overflows and floods our neighbours land when there is very heavy rainfall, this then disperses across the front and rear of our property draining away on our land causing problems. The dyke cannot cope at present with the land drainage from the rear of our properties and we believe the erection of property 2 is going to cause additional problems to the existing situation.

Will lead to a congested driveway serving the existing property and with loss of parking for host dwelling new one would have to be built within the Green Wedge; congested and unusable area to front of existing dwelling; increase in noise and disturbance; Highway safety issues entering onto Mill Lane;

The entrance opens onto a blind bend and all vehicles need to be facing onto the road when they come out of the small driveway. Mill Lane is already used by HGV vehicles and other cars which do not appear to know the speed limit and the fact is that two HGV vehicles cannot pass safely side by side

Trees would appear to be lost; although outside LP22 would not enhance or improve the area around Little Tranby.

No space for future maintenance.

Loss of privacy and overlooking.

Hedge gives us privacy but the height on Little Tranby's side is unacceptable and causes overshadowing and restriction of light:

Would look onto garage wall, loss of privacy from bungalow 2;

Concerns about traffic to new garage; page 12 of the Design & Access statement shows a window to the rear of the Northern elevation of bungalow 2 but this does not seem to be on the floor plan,

Other representations:

4 Mallard Way: The Burrows family residing at Somerton, Mill Lane have no objections.

LCC Highways:

03.05.23: **No objections**. This proposal is for removal of existing outbuilding and the erection of 2 bungalows, and the access remain unchanged; therefore, it is considered that the proposals would not result in an unacceptable impact on highway safety.

04.04.23: Additional information required: Updated site plan received, please show turning head OR provide swept path analysis to show road space/width is sufficient to allow delivery vehicles to turn within the site Updated site plan received. Please show a turning head or provide swept path analysis to show road space/width is sufficient to allow delivery vehicles to turn within the site

06.03.23: Additional information required:

Please request the applicant demonstrate a minimum 3.7m width access after the bell mouth of the private drive along with a turning head sufficient to allow delivery vehicles to turn within the site.

Tree and Landscape Officer:

03.05.23: The revised plan is suitable regarding the trees, now to be removed to avoid risk of instability due to driveway close to them. The proposed replacement hedgerow, although lower in biodiversity value, would be a suitable replacement in terms of a new green boundary and natural screening value.

14.04.23 Potential effect on any trees or hedges on or near the site:

I have no concerns regarding existing trees or hedges within or around this development proposal.

The trees along the NW boundary of the site near plot 2 were considered important for screening between properties when the adjacent houses to the west were to be built. However, it is clear from the photos in the DAS that the neighbours in the adjacent westerly property have severely cut back their side of these trees. The trees are now unbalanced with one-sided crowns and provide poor amenity value, as shown on Figure 5.0 in the DAS. These trees should not pose a constraint to development due to their condition as category C trees, though they are natural features that are good for biodiversity and should be retained if possible.

I also need to point out that although the proposed dwelling is an adequate distance from the trees, the drive is shown running very close along the easterly side of the trees. Excavations in relation to installing a driveway, and compaction of hard core would likely sever roots, crush and kill roots, and compact their rooting environment likely to kill additional roots. Installing a driveway so close to the trees will harm the trees health and stability. If the trees are intended to be retained then the westerly edge of the driveway should be moved 5 or more meters further east away from the trees to avoid the risk of causing them to decline or become unstable.

The DAS states the main garden to the east and south is planted with established trees which will not be affected by the proposals.

Conclusion

I have no objections to the proposals, though if the trees along the NW edge are to be retained then the drive should be moved at least 5m further east away from the trees. The trees are not of good enough quality to insist on their retention, but if any are removed then appropriate replacements should be required as part of a scheme of landscaping and to minimise negative impacts on biodiversity of the site.

Lincolnshire Wildlife Trust:

The PEA and BNG have reasonable recommendations. I do wonder how the condition of the habitat created will be attained without a management plan.

Relevant Planning Policies:

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

Development Plan

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

Relevant policies of the CLLP include:

- S1: The Spatial Strategy and Settlement Hierarchy
- S2: Growth Levels and Distribution
- S4: Housing Development in or Adjacent to Villages
- S6: Design Principles for Efficient Buildings
- S7: Reducing Energy Consumption – Residential Development
- S12: Water Efficiency and Sustainable Water Management
- S21: Flood Risk and Water Resources
- S23: Meeting Accommodation Needs
- S47: Accessibility and Transport
- S49: Parking Provision
- S53: Design and Amenity
- S56: Development on Land Affected by Contamination
- S60: Protecting Biodiversity and Geodiversity
- S61: Biodiversity Opportunity and Delivering Measurable Net Gains
- S63: Green Wedges

There is no neighbourhood plan in place or in preparation

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

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

National policy & guidance (Material Consideration)

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

The NPPF sets out the Government's planning policies for England and how these should be applied. It is a material consideration in planning decisions. The most recent iteration of the NPPF was published in July 2021.

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

Main issues

- Principle including consideration of design and impacts on the character and appearance of the site, the wider area and the Green Wedge
- Impacts on existing dwellings in proximity to the site
- Surface water and foul drainage including potential flooding
- Highway Safety including parking provision
- Potential contamination
- Biodiversity

- Energy Efficiency

Assessment:

Principle including consideration of design and impacts on the character and appearance of the site , the wider area and the Green Wedge:

Policy S1 of the CLLP designates Middle Rasen as a medium village. Well connected or well served medium villages may receive some limited growth through allocations in this plan in order to achieve a balance between ensuring the vitality of the village and protecting the rural character. Beyond site allocations made in this plan or any applicable neighbourhood plan, development will be limited to that which accords with Policy S4: Housing Development in or Adjacent to Villages. The site is not subject to an allocation so will need to be assessed against S4 which sets out:

“1. Large, Medium and Small Villages, as defined in the Settlement Hierarchy in Policy S1, will experience limited growth to support their role and function through allocated sites of 10 or more dwellings in the Local Plan, sites allocated in neighbourhood plans, or on unallocated sites in appropriate locations within the developed footprint** of the village that are typically:*

- *up to 10 dwellings in Large Villages and Medium Villages; and*
- *up to 5 dwellings in Small Villages.*

2. Residential development proposals for unallocated sites within the size thresholds set out in part 1 of this policy and within the developed footprint of the village will only be supported where it would:

- a) preserve or enhance the settlement’s character and appearance;*
- b) not significantly harm the character and appearance of the surrounding countryside or the rural setting of the village; and*
- c) be consistent with other policies in the development plan.”*

The scale of development is in accordance with its location within a medium village. The developed footprint is defined as:

Developed footprint of a settlement is defined as the continuous built form of the settlement and excludes:

- *individual buildings or groups of dispersed buildings which are clearly detached from the continuous built up area of the settlement;*
- *gardens, paddocks and other undeveloped land within the curtilage of buildings on the edge of the settlement where land relates more to the surrounding countryside than to the built up area of the settlement;*

The site comprises part of a large garden serving the host property (Little Tranby) with dwellings to the north, south and west. Below is the existing and proposed layout.



The Green Wedge designation from the CLLP is reproduced above. The first smaller bungalow will sit on the site of an existing building with the second bungalow to the north of the existing two storey house just outside the green wedge. As there are dwellings to the immediate north and south it would relate more to the built up area rather than countryside. On this basis it would be reasonable to reach the view that as proposed it could be considered to fall within the the developed footprint of the village.

a) preserve or enhance the settlement's character and appearance:

It must be noted that the site is enclosed and not readily visible from publicly accessible land. Nevertheless bungalow 1 is on an identical footprint to the existing outbuilding to be demolished. Plot 2 is located to the north of the larger two storey host dwelling. On this basis as a minimum, it would be reasonable to conclude that it would preserve the settlement's character and appearance.

Whilst not a criterion it would be of assistance to look at the design of the proposed bungalows. The replacement of the outbuilding/garage below with a new bungalow could be considered an improvement. The new dwelling will have white rendered walls and red interlocking roof tiles.



The design of the host dwelling is unremarkable and the design of the 3-bed bungalow (below) is considered appropriate within its immediate surroundings. It will be faced in red brick with red interlocking roof tiles.

Front Elevation

Rear Elevation



b) not significantly harm the character and appearance of the surrounding countryside or the rural setting of the village

As both buildings are single storey and located within the enclosed site which is not visible from publicly accessible locations this will not occur. Whilst the site including plot 1 is not within the Green Wedge, plot 2 is located next to it. Policy S63 states that 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, layout, design, materials and landscape treatment; and*
- g) they have considered linkages to and enhancements of the adjacent Green Wedge.*

It is not considered that bungalow 2 would have any adverse impacts on the function of the green wedge. In terms of linkages it is noted that there are no

public rights of way to access the site and the nearest public rights of way are "Midd/171/1" 600 metres to the south with "Midd/171/2" approximately 1 kilometre to the east.

The scope for enhancement arising from a single dwelling is limited although it is noted that the garden area will be the closest part of plot 2 to the green wedge rather than the built form of the dwelling which is considered acceptable.

and c) be consistent with other policies in the development plan."

These are partly assessed above and below in detail and it is demonstrated that it is in accordance with the relevant policies.

On this basis the principle of development is accepted.

Impacts on existing dwellings in proximity to the site

Bungalow 1- The nearest dwellings to this are a modern detached bungalow with a conservatory on its side that faces onto Mill Lane known as "Somerton" located to the south west of the site with a dense hedgerow along its boundary. To the north and north east is a two-storey house "May Cottage", the rear of which has a two-storey flat roofed extension with a blank brick wall running parallel to the site. Their boundary is made up of concrete posts with infill timber fencing approximately 1.8m high.

The two-bed bungalow due to its size and scale with a height of 2.5m to eaves and 5m to the ridge would not have an oppressive and dominant impact on its neighbours and the only potential issue would be overlooking leading to a loss of privacy. The only openings on the elevation closest would be one-bathroom window and one-bedroom window. The existing boundary treatment would restrict opportunities for overlooking and this would not be a reason to withhold consent. It is also noted no objections have been received from these neighbours. A representation has been received on behalf of Somerton from a family member following a call to the case officer, stating they had no objections.

Bungalow 2 – The front of the bungalow faces to the west. It is 12m from the boundary of a contemporary dwelling "June Cottage" which according to the approved plans is set back approximately 7.8 m within its plot with a gable end facing the proposed bungalow. It contains a solid door at ground floor level with an obscure glazed bathroom window at first floor. Distance separation and an existing boundary of timber fencing ensures negligible impact.

A detached double garage is proposed to serve the new bungalow and is located to its north. It has an eaves height of 2.3 m with a ridge of 5.4 m high. It slopes away from the boundary. It runs along the rear boundary of "Park View bungalow" which faces onto Gainsborough Road and appears to be used in connection with the adjacent garage selling cars and motorbikes

known as “Mark Andrew Vehicle Sales”. There is approximately 13m from the rear of the existing bungalow to the application site. The remainder of the northern boundary of the application site is the rear garden of a detached bungalow “Fairfield” which also faces Gainsborough Road and is approximately 14m long. The blank gable end of the new garage is approximately 1.5m from the south eastern section of the garden belonging to “Park View” and continues across the south western section of the garden of “Fairfield”. The length totals 6m approximately 3m along each garden area. This leaves approximately 8m of the width of each garden remaining.

The side (north) elevation of the new bungalow proposed is approximately 8m from these rear garden areas and will largely be screened by the proposed garage. Objections have been raised that “*the design and access statement shows a window to the rear of the Northern elevation of bungalow 2 but this does not seem to be on the floor plan*”. A door and small bathroom window is shown on the floor plans which face the side of the proposed garage.

There are no openings that face directly north towards the rear garden areas. Distance separation and layout will ensure no unacceptable impacts in terms of massing/dominance or loss of privacy to these neighbours, and this does not represent a reason to withhold permission.

Noting design has been discussed earlier it would be in general accordance with Policy S53 Design and Amenity of the Central Lincolnshire Local Plan.

Highway Safety including parking provision:

Objections have been raised on the loss of parking to the main house which is provided by hardstanding next to the outbuilding which will be lost. There is an existing paved area approximately 80m long and 2.5m wide within the control of the host dwelling which is more than sufficient to accommodate any displaced parking. Two spaces are provided for the 2-bed bungalow and the driveway serving the 3-bed bungalow and detached double garage is large enough to accommodate 3 or 4 cars. It will meet the car parking standards set out in the CLLP. Additionally, no objections on these grounds are raised by the Highways Authority.

It would be in accordance with policies S47 and S49 of the CLLP (2023)

Surface water and foul drainage including potential flooding:

The site is located within Flood Zone 1 (low probability) which is land which has a low probability of flooding from rivers and the sea.

The Environment Agency Flood Map for Planning¹ does not identify the site as being at risk of surface water flooding.

During the course of the application an Outline Sustainable Drainage Strategy (OSDS) was submitted. The online British Geological Survey maps indicate the site is located on superficial deposits of blown sand over a bedrock of

¹ <https://flood-map-for-planning.service.gov.uk/>

mudstone. The topographical plans identify a watercourse to the north east of the site on land within the applicants' ownership.

This is culverted downstream of the application site in a 200mm diameter pipe. Objections have been raised that during rainfall events flooding occurs.

Policy S21 requires that the development "does not place itself or existing land or buildings at increased risk of flooding".

Some existing dwellings on Gainsborough Road are noted to be at high risk of surface water flooding on the Government's published long-term flood risk service. The OSDS considers this due to the 200mm diameter of the pipe used. Pluvial (rainfall) flooding is limited to the watercourse and adjacent lower land upstream of the culvert. Surface water runoff and storage calculation requirements arising from the proposed development have been carried out. This takes the total impermeable area of the development and looks at predicted rainfall depths to calculate the volume requirement for rainfall storage which is 44m³. As the culvert is not capable of accommodating any additional flows it is proposed to provide this storage upstream on the applicants' land by lowering existing land levels and creating what is labelled as an environmental feature to which all flows from impermeable areas will be directed.

Consequently, the proposed development is not expected to increase the risk of flooding elsewhere.

This will not address existing issues with the culvert which this application cannot be used to remedy. It will ensure however that the surface water flows generated by the development can be addressed in a satisfactory manner, without increasing flood risk. A condition will be imposed requiring details to be submitted to and approved in writing prior to any works taking place above existing ground levels. Foul water will be connected to the public sewer in accordance with the preferred hierarchy for disposal. Subject to this it would be in accordance with policy S21.

Potential Contamination

The applicant has stated that they are unaware of any specific issues and that nothing was flagged at the time of purchase. Adopting a precautionary approach, it is proposed to condition this matter as follows:

"If during the course of development, contamination is found to be present on site, then no further development (unless otherwise agreed in writing by the local planning authority) must be carried out until a method statement detailing how and when the contamination is to be dealt with has been submitted to and approved in writing by the local planning authority. The contamination must then be dealt with in accordance with the approved details."

This is considered a proportionate way of dealing with this matter.

Biodiversity

Policy S60 seeks to protect and enhance biodiversity. Policy S61 seeks the delivery of at least 10% measurable biodiversity net gain attributable to the development. The net gain for biodiversity should be calculated using Natural England's Biodiversity Metric.

A Preliminary Ecological Appraisal (PEA) and Biodiversity Net Gain Assessment (BNGA) together with a Small Sites Metric 4 Biodiversity Net Gain (BNG) Calculation has been submitted. The surveys of the site were carried out on 16th August 2023.

Summary of findings (full version is on the website):

Habitat and Plant Assessment

The desk top study revealed that there are no statutory or non-statutory sites within 2kms of the proposed development. The site consists of buildings, garden and tall ruderal herbs which are not protected habitats. The Hawthorn hedges along the drive are garden hedges with minimal value to wildlife while the northern boundary hedge is a priority habitat, which is to be retained. There were no rare or invasive non-natives plants on site.

Protected Species:

There are 42 protected and 105 priority species recorded within 2kms of the planned development including Badger.

Badger Survey:

No signs of Badger were found on site.

Preliminary Bat Roost Assessment:

In the outbuilding/garage which is to be demolished no evidence of bats was found in the loft but the ridge beam is clean which would make it ideal for bats in the future. These features mean that a small number of bats could roost within the building, so the building has been given a low bat potential.

Biodiversity Net Gain:

The Biodiversity Net Gain calculation using the Small Sites Metric 4 revealed that the original habitat produced 2.6053 habitat units and 0.63 hedgerow units. The proposed plan along with habitat improvements will give 2.9436 habitat units which is an improvement of 0.3384 habitat units or 12.99% net gain. An extra 0.1084 hedgerow units have been created which is 17.2% net gain. This means the required 10% net gain has been achieved. It will be delivered on-site.

Recommendations

KJ Ecology Ltd has no objections subject to the following recommendations:

1. As there is potential for nesting birds on site, which are protected under the Wildlife and Countryside Act 1981 (as amended), then if the works are to start in the bird nesting season (March to August) then a nesting bird survey will be

- required before works commence. If a nesting bird is found, then works will cease until the chicks have fledged and the ecologist has given the all clear.
2. As there is a low possibility of bats roosting in the garage/ old bungalow which are a European protected species, then a single evening Presence/ Absence bat survey will be required between May and August to confirm if there is a roost or not.
 3. As there is potential for Hedgehogs within the area, then any trenches need to be covered at night during construction to prevent them from falling in;
 4. The wildflower meadow area will require cutting in late August time with the vegetation being moved off site and a second cut in November time on the wildflower meadow to reduce the vigour of the grasses. Some reseedling may be required to reach the stated target
 5. The trees will need managing to ensure that they stay healthy.
 6. Any planting around the buildings should include native and RHS Perfect for Pollinators Garden Plants.

Conclusion

Development of the site in the manner proposed would deliver an enhancement exceeding the 10% required by policy. It would accord with policies S60 and S61 of the Central Lincolnshire Local Plan. The Environment Act in relation to mandatory BNG requires Habitat to be secured for at least 30 years “*via planning obligations or conservation covenants*”.

A Government press release from 27 September 2023 outlined the timetable for mandatory BNG. It sets out that the relevant legislation will be laid in November 2023 and BNG will be required from January 2024.

The Government’s 2023 response to the 2022 BNG consultation set out that the transition period for small sites will be extended to April 2024. The delay to implementing BNG for small is to lessen initial burdens and allow a longer period for developers and local planning authorities to adapt and prepare for the high volume for minor applications. Due to the requirement for an additional bat survey to be carried out between May and August it would therefore have to take place next year after April 2024. On this basis it is recommended that BNG is secured by a planning obligation.

Energy Efficiency

This application was received as a valid application 2 months before the adoption of the current CLLP. Biodiversity policies were contained in the former CLLP whilst the Energy Efficiency policies are completely new. On this basis it would be considered unreasonable to request changes to the scheme in relation to energy efficiency at this stage.

Conclusion including planning balance:

The proposal has been considered against policies S1: The Spatial Strategy, S2; Growth Levels and Distribution, Policy S4: Housing Development in or Adjacent to Villages, Policy S6: Design Principles for Efficient Buildings, Policy S7: Reducing Energy Consumption – Residential Development, Policy S21: Flood Risk and Water Resources, S23: Meeting accommodation Needs,

Policy S47: Accessibility and Transport, Policy S49: Parking Provision, Policy S53: Design and Amenity, Policy S56; Policy S60: Protecting Biodiversity and Geodiversity, Policy S61: Biodiversity Opportunity and Delivering Measurable Net Gains in the first instance as well as against all other material considerations including the National Planning Policy Framework and National Planning Practice Guidance. In light of this assessment, the proposal subject to the completion of a legal agreement in relation to securing BNG and imposition of planning conditions will give rise to no harmful impacts and approval is recommended.

Recommendation: Defer and delegate grant of approval to officers' subject to conditions and the completion of a legal agreement that delivers the required biodiversity net gain.

Recommended Conditions:

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

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

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

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

None.

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

2. No work on plot 1 shall commence on site until a single evening presence/absence bat survey has been carried out between May and August with the results submitted to the local planning authority for written approval.

Reason: To comply with the recommendations of the KJ Ecology report in the interests of protecting biodiversity in accordance with policy S60 of the Central Lincolnshire Local Plan

3. A nesting bird survey shall be carried out if any works are to take place in the bird nesting season (March to August) before the works commence. If a nesting bird is found, then works will cease until the chicks have fledged and the ecologist has given the all clear.

Reason: As there is potential for nesting birds on site, in the interests of protecting biodiversity in accordance with policy S60 of the Central Lincolnshire Local Plan

4. Works on site shall take place in accordance with the recommendations of the report prepared by KJ Ecology.

Reason: In the interests of protecting biodiversity in accordance with policy S60 of the Central Lincolnshire Local Plan

5. No development, other than to foundations level shall take place until a scheme for the disposal of surface waters has been submitted to and approved in writing by the Local Planning Authority. Development must be carried out in accordance with the approved details prior to occupation of the dwellings and retained and maintained thereafter

Reason: To ensure appropriate surface water drainage in accordance with Policy S21 of the Central Lincolnshire Local Plan

6. 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:

Proposed Block Plan: Drawing Number 136/002 Revision A
Proposed Site Plan: Drawing Number 136/003 Revision B
Plot 1 Plans and Elevations Drawing Number 136/004
Plot 2 Plans and Elevations Drawing Number 136/005

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 including the outline sustainable drainage strategy prepared by Roy Lobley Consulting dated June 2023.

Reason: To ensure the development proceeds in accordance with the approved plans in the interests of proper planning

7. If during the course of development, contamination is found to be present on site, then no further development (unless otherwise agreed in writing by the local planning authority) must be carried out until a method statement detailing how and when the contamination is to be dealt with has been submitted to and approved in writing by the local planning authority. The contamination must then be dealt with in accordance with the approved details.

Reason: In accordance with policy S56 of the Central Lincolnshire Local Plan.

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

8. Prior to occupation of the hereby approved dwellings evidence must be submitted to the local planning authority that two rainwater harvesting butts of a minimum of 100 litres have been installed.

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

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no domestic oil tanks or domestic gas tanks shall be placed within the curtilage of the dwellings hereby approved.

Reason: In the interests of energy efficiency to accord with policies S6 and S7 of the Central Lincolnshire Local Plan (Adopted 2023).