

**OFFICERS REPORT**  
**PLANNING APPLICATION NO: 147738**

**Proposal:** Planning application to demolish all buildings on site and erect a Class E food store and a Class E(b) coffee shop drive-thru together with access, car parking, servicing, landscaping and associated works.

**Location:**

Land off Gallamore Lane  
Middle Rasen  
Market Rasen  
LN8 3HZ

**WARD: MARKET RASEN**

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

**APPLICANT NAME: Mr Keith Nutter**

**TARGET DECISION DATE: 25/04/2024**

**DEVELOPMENT TYPE: Major - Retail**

**CASE OFFICER: Ian Elliott**

**RECOMMENDED DECISION:** To grant planning permission, alongside the signed and certified legal agreement under section 106 of the Planning Act 1990 (as amended) dated 17th June 2021 pertaining to:-

- £5000 for the processing of the alteration to the traffic regulation order and relocation of the existing speed limit terminal signs.
- £5000 for the future monitoring of the required Travel Plan.

This application has been referred to the Planning Committee as it comprises a main town centre use in an out of centre location, and following third party objections from another supermarket operator in regard to the Retail Impact Assessment and anticipated impact upon Market Rasen town centre?

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**Proposal:**

The application seeks permission to demolish all buildings on site and erect a Class E food store and a Class E(b) coffee shop 'drive-thru' together with access, car parking, servicing, landscaping and associated works.

The proposed food store would have a floor space of 1835.1 metres squared (m<sup>2</sup>) with 1802m<sup>2</sup> of internal floor space and no more than 1315m<sup>2</sup> retail sales space. The proposed drive-thru building would have a floor space of 146.8m<sup>2</sup> with an internal floor space of 139m<sup>2</sup>. The development as a whole would provide 147 parking spaces (including 8 Parent and Child and 8 Disabled Parking Spaces). The site would include:

- External public paved and soft landscaped areas
- Service area and access roads
- Cycle Parking

A single vehicular access to serve both buildings will be created off Gallamore Lane. This would replace the existing vehicular access off Gallamore Lane which will be removed by the layout and landscaping of the development.

**Description:**

The application site primarily comprises a grassed area which slopes down to the north then flattens out, a single two storey dwelling to the south east corner and some hardstanding from the access to the south section of the site. The site has an existing wide gated access off Gallamore Lane. Along the east boundary is a watercourse. The site screened to the north and west by hedging with a mix of hedging, trees and fencing to the east boundary. The south boundary is screened by a high brick wall and fencing. Open countryside sits to the north and west. To the east is a single dwelling (Sunnymede) and open countryside which is allocated for housing (CL1358 – See Planning History Section) in the Central Lincolnshire Local Plan. To the south, on the opposite side of the road, is Gallamore Industrial Estate. Public Rights of Way MaRA/169/1 is nearby to the south of the site and runs through Gallamore Industrial Estate. Public Right of Way Midd/99/2 is approximately 270 metres to the west of the site and travels directly north from Gallamore Lane.

**Environmental Impact Assessment**

The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 sets out the thresholds for when a development either requires an EIA or not. The proposal is not a Schedule 1 but is a Schedule 2 development (the site is over 1ha, under schedule 2 paragraph 10(b)) therefore a screening opinion is required. It is considered that the proposed development does not require the submission of an Environmental Impact Assessment but should be accompanied by a Landscape Visual Impact Assessment.

**Relevant history:**

Site:

132281 - Outline planning application for redevelopment of former plant hire site for residential use, appearance and scale to be considered and not reserved for subsequent applications – 18/12/15 - Granted with Conditions

136342 - Application for approval of reserved matters, considering access, appearance, landscaping, layout and scale - following outline planning permission 132281 granted 18 December 2015 - to erect 16no. dwellings – 26/02/19 - Granted with Conditions

142302 - Outline planning application for the demolition of a dwelling and associated outbuildings and to erect a retail food store building and a detached coffee shop drive thru building - access to be considered and not reserved for subsequent applications – 15/07/21 - Granted with Legal Agreement

Relevant Extracts:

*“Therefore, none of the alternative sites assessed are considered to be sequentially preferable to the application site which lies in an out of centre location, opposite to Market Rasen’s developed footprint and within easy walking or cycling distance of Market Rasen’s residential form subject to highway and pedestrian footpath improvements (see later in report).”*

*“It is considered that the proposed development would be likely to increase turnover within Market Rasen and increase the market share. On this basis, notwithstanding comments received to the contrary, it would be reasonable to conclude, that it would not harm any planned investment within the Town Centre or undermine the vitality and viability of Market Rasen Town Centre.”*

*“The application has submitted an acceptable town centre sequential test and robust impact assessment to justify the location of the site and the minimal impact on comparative uses in the town centre of Market Rasen. The proposal would develop an area of previously developed land occupied by a former plant hire company. It is therefore considered that the principle of the development is acceptable and accords to local policy LP6 and LP55 of the CLLP and the provisions of the NPPF, in particular paragraph 20,85, 86, 87 and 89.”*

Land to the east (Allocation CL1358)

141839 - Planning application to erect 80no. dwellings with associated car parking, gardens, roads, home-zones, pathways (foot and cycle) and public open space – Still under consideration.

Market Rasen Leisure Centre:

138607 - Planning application for development of a dry leisure centre, together with external sports pitch – 07/02/19 - Granted time limit and other conditions

Sequential Test Conclusion:

*“Therefore, none of the alternative sites assessed are considered to be sequentially preferable to the application site which lies in an edge of centre location, immediately adjacent to Market Rasen’s developed footprint and within easy walking distance of bus services. There is also scope for improved links to the town centre both in terms of walking and cycling.”*

Impact Test Extract:

*“Any impact arising from the proposed Leisure Centre will be of a negligible scale and would not raise any concerns over town centre impact. The location of the application proposal – within 200 metres of Market Rasen town centre, may result in spin off benefits to retailers and services in the town centre as those attending the Leisure Centre will (due to the advantages of convenience and proximity), have the opportunity to undertake other tasks (such as make purchases and orders, collect goods, book services and appointments etc.) as part of the same visit/trip to the Leisure Centre.”*

## **Representations**

*Representations made in relation to the application, the substance of which are summarised below (full representations can be viewed online).*

**Chairman/Ward member(s):** No representations received to date

**Market Rasen Town Council:** No objections with comment

To ensure that all pedestrian routes from the site to the centre of Market Rasen, are improved in relation to surface and lighting.

### **Local residents:**

See Appendix A for addresses of supportive representations. A summary of the comments are listed below:

- Another supermarket like Aldi is absolutely necessary in a continually expanding town.
- Starbucks would be welcomed too and bring people into the town.
- bringing jobs and more competition to local supermarkets.
- Aldi will be a great asset to the town of Market Rasen, more people from the villages will come in and at the same time go to the high street.
- We need more variety in the affordability of food shops available. Help more people stay local rather than having to travel again to save on costs! This has to go ahead!
- This is definitely what the town needs.
- Would be a fantastic addition to our community.
- It would help people get cheaper shopping especially with the cost of living crisis and Aldi being a cheaper superstore than the little Tesco we have. It will also stop people having to venture out and will make the town of Market Rasen
- Please can consideration be given to extend the footpath all the way to Middle Rasen please as this will support those that live in Middle Rasen to walk and access the site safely.
- Market Rasen needs this project to go through, the income this would generate for a dying town would be appreciated.
- Aldi is definitely needed, to give residents choice and create more jobs
- This development would also impact positively in reducing the family's cost of living as well as environmental issues associated with vehicle use and travel.
- What a positive and exciting opportunity. Much needed to add rejuvenation and hope to this lovely town.
- it will save us having to drive to Grimsby or Lincoln to do weekly shopping.
- I feel the town needs more shops due to how it is expanding and growing and the amount of developments in the town.
- There isn't enough food shopping options for the people of market rasen without having to travel out of town this would be ideal as Tesco is our only option

General Comments are listed below:

- lighting on the main A46 road drops out between Middle Rasen and Market Rasen and footpaths are in place to get to and from the store late at night the lighting needs extending down the main road.
- the extension of the 30mph zone entering Market Rasen is welcomed - but consideration needs to be given to the section of the A46 that would remain a 60mph limit. It goes from a 30 in middle Rasen, to a 40 to a 60 to a 30 hitting this area. Speed cameras are very often NOT in this area. With increased pedestrians in the area for this development it needs careful consideration.
- are there any concerns around nuisance / anti social behaviour occurring on site late at night. I know car parks in Lincoln have been utilised for car gatherings which increase noise etc. in the local area.
- consideration of increased litter in the local area and making sure the developments have sufficient litter bins, emptied regularly.
- I am quite disappointed and frankly shocked at the Biodiversity Net Gain assessment, where I can see that the development will result in a net loss of -65.78% habitat units and -11.93% hedgerow units. Our local plan mandates a 10% uplift in BNG, certainly not a total loss of almost -80%! What are the developers doing to fix this?
- Great competition for Tesco but i do worry about the local shops
- My only concern is the impact this and further developments will have on the flood risk to houses near the River Rase and downstream of this development (this development & houses adjacent are relatively close to the river & may well have a knock on effect)
- Starbucks is not needed, it will kill the high street where there are plenty of cafes available already.
- Concerns about drive through coffee shop. We already get litter thrown from cars on the A631, including stuff from McDonalds Cleethorpes and Costa at petrol stations.
- Agree to the idea of an Aldi supermarket but not to a Starbucks. There are plenty of cafes and coffee shops in and around Market Rasen already so don't need another one. Possibly a clothes/shoe shop would be more practical or some other retail outlet.
- I will demand that provision be made to provide a pedestrian path to allow people living in the adjacent housing development to walk to the store without walking out on to Gallamore Lane. A path that I believe is appropriate is marked in green on a file I have attached. Including this path would require only minor adjustments to the proposed site map and would not reduce the number of homes proposed for the new development, but it would massively increase the accessibility of the new store, reduce the necessity of car travel for a very short distance, and improve business revenues as it will encourage more frequent and discretionary visits from nearby residents.
- I support the construction of the Aldi, but I oppose the addition of a Starbucks to the proposal for the following reasons:
- As an 'out of town retail' location, it will draw spending away from the centre of Market Rasen, which is predominantly made up of independent businesses and food/drink locations. A chain fast food location will draw

commerce out of the local area and provide an unwelcome level of competition that risks damaging the town's identity.

- As a business primarily configured to serve drive-thru customers, Starbucks will create a disproportionate amount of new local car traffic as people are heavily discouraged from walking to the location and sitting inside. I believe this is a highly inappropriate use of space for a bypass road on the edge of a town.
- I believe that the space currently set aside for a Starbucks would find far more appropriate use for a small number of new houses. This would reduce the traffic congestion that a Starbucks would bring, help address the local demand for housing, and be a massive boon for the proposed Aldi as they have a new, stable customer base adjacent to them. I have linked a map illustrating that, in the space proposed for the Starbucks, six new households could be built using the same space profile as the adjacent proposed development.

#### Objections:

- Market Rasen already has a Tesco and a Co-op it does not need an Aldi. It will further kill the high street as people will only come to shop and go. Market Rasen high street is dying with only uneconomical small shops. Putting an Aldi in town will only kill off the last remaining small businesses in particular the butchers and greengrocers. Those in support are only looking selfishly for a cheap branded shop and not considering the impact on local businesses.
- This will be the absolute death of the high street. Starbucks will just increase the litter in the environment. There are enough supermarkets and coffee shops in Rasen already. Guess this will be built on green land also. Don't want it at all in the town.
- Can the local community support 3 to 4 supermarket brands and what will be the provisions for what will become a clear target for anti-social behaviour if the Starbucks is open late. As will become a meet up place for groups of teenagers as do not have a lot to do in the local community. If they are provisions in place happy to support, but this has been approved before and then housing built how will this be any different. Would be better to use the existing Co-op which looks like it's a ghost town most days and develop what is already in place in the centre of town centre rather than pulling people away from using the local businesses. The market has been killed off by Tesco and fees. Let's try and keep the local businesses going.

**LCC Highways/Lead Local Flood Authority:** No Objections with comment and subject to conditions and obligations secured in a Section 106 Agreement.

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

Conditions:

- Construction Management Plan and Method Statement
- Closure of existing vehicular access
- 1.8 metre wide footway, to connect the development to the existing footway network on the north and south side of Gallamore Lane
- Pedestrian refuge
- Travel Plan
- Surface Water Drainage

Obligations:

- £5000 for the processing of the alteration to the traffic regulation order and relocation of the existing speed limit terminal signs.
- £5000 for the future monitoring of the required Travel Plan.

**WLDC Growth Team:** Supports with comment

In principle and subject to normal planning considerations, the Growth Team is supportive of the application for the following reasons:

- Job creation - Local employment opportunities would be provided both during construction of the facility and longer term in the operation of the retail food store and coffee shop provision.
- Improved local convenience offering for residents.
- Multiplier for local economy reducing leakage of expenditure to other settlements.
- Provides services to the adjacent well established industrial/commercial estate at Gallamore Lane.

There is the potential for the coffee shop drive-thru unit to detract from the use of town centre hospitality provision, however the drive-thru unit will not of itself act as a destination and will therefore be complementary to the existing offer within the town.

**Environment Agency:** Comment

The Environment Agency does not wish to make any comments on this application. It does not appear to fit any of the criteria on our consultation checklist, 'When to consult the Environment Agency'. However, if you believe you do need our advice, please contact me using the details below.

**LCC Archaeology:** No objections

**Principal Ecology and Wildlife Officer:** Comment

Response received 19th July 2024:

The development is still at a significant loss of biodiversity which means offsite will be required to adhere to local policy and the NPPF. This is unfortunate as the location is in the Biodiversity Mapping area and as such onsite gains should be priorities see appendix 4 of the local Plan. Due to site context, I do not believe a development of this nature/scale is appropriate from an ecological opportunity perspective. The applicant has stated they

unable to make any further alterations to the scheme and I see no way in which the applicant would be able to make a net gain (or even “no net loss”). As BNG now falls as a pre-commencement condition it is for the planning officer to determine whether they believe an appropriate balance of onsite vs offsite provision is proposed in balance with other planning matters

Should the you be looking to recommend approval, I have listed the conditions that will be required if permission were to be granted to ensure compliance with CLLP 61/NPPF, the applicant may still wish to explore urban greening (green rooves/living walls/Living fences) prior to discharging the BNG related conditions to further alleviate their onsite value. The applicant should also consider all grassland proposed as enhanced to acid grassland so that the strategic significance multiple could be applied thus also reducing the need to purchase more offsite units.

Recommended conditions:

1. All work must be completed in strict accordance with the Great Crested Newt Non-Licensed Method Statement dated May 2024
2. Development must include the installation of at least 3 bat boxes installed in line with Bat Conservation Trust best practice guidelines
3. Development must adhere to a sensitive lighting strategy
4. No development hereby permitted shall take place unless evidence to demonstrate that the biodiversity value attributable to the development shall exceed the pre-development biodiversity value of the onsite habitat by at least 10% (in compliance with metric trading rules), has been submitted to and agreed with the Local Planning Authority.

*The biodiversity value attributable to the development is the total of—  
(a) the proposed post-development biodiversity value of the onsite habitat,  
(b) the biodiversity value, in relation to the development, of any registered offsite biodiversity gain allocated to the development, and  
(c) the biodiversity value of any biodiversity credits purchased for the development.*

*Where criteria (b) or (c) apply, the evidence will need to demonstrate that registered offsite biodiversity gain and/or biodiversity credits has been secured, as appropriate. Development may only proceed in accordance with the agreed details.*

5. No development hereby permitted until a written Habitat Management and Maintenance Plan [HMMP] in accordance with the [Biodiversity Net Gain Assessment] dated [May 2024] and prepared on behalf of Tetra Tech Limited is submitted to and approved in writing by the Local Planning Authority. The HMMP shall relate to all proposed habitats on site and must be strictly adhered to and implemented in full for a minimum of 30 years



following an initial completion period. The HMMP must contain the following:

- a) a non-technical summary;
- b) the roles and responsibilities of the people or organisation(s) delivering/monitoring the [HMMP];
- c) the details of funding, resources and mechanisms for long term delivery of the [HMMP].
- d) the planned habitat creation and enhancement works for the initial completion period to create or improve habitat.
  - i. Explanation as to how climate change models (RCP 8.5) have impacted management, species selection and/or provenance. (removable if not applicable)
  - ii. Explanation as to how soil sampling has impacted creation/enhancement of grassland habitats or any habitat creation on previous arable/contaminated land. (removable if not applicable)
  - iii. Explanation as to any legal requirements associated with protected and or invasive species on site.
- e) the management measures to maintain habitat for a period of 30 years from the completion of development;
- f) the monitoring methodology and frequency in respect of the retained, created and/or enhanced habitat
- g) the mechanisms of adaptive management and remedial measures to account for changes in the work schedule to achieve required targets.

Response received 1st February 2024:

With this case the PEA will need updating as it is over 18 months old (May 2022). The PEA should then inform whether there have been changes to site that may require an updated Great Crested Newt Survey (Sept 2022) as this is now 15 months old.

The PEA should identify if there are any new (or changes to pre-existing) features on site that could be suitable for breeding, foraging, hibernating etc.

There would also be a benefit in conducting and eDNA sampling as these are more sensitive analysis techniques. Newt surveys should be conducted between March and June with eDNA surveys between mid-April and June.

**Natural England:** No objection subject to advice

**Lincolnshire Fire and Rescue:** Comment

Access to buildings for fire appliances and fire fighters must meet with the requirements specified in Building Regulations 2000 Part B5. These requirements may be satisfied with other equivalent standards relating to access for fire fighting, in which case those standards should be quoted in correspondence. Lincolnshire Fire and Rescue also requires a minimum carrying capacity for hard standing for pumping appliances of 18 tonnes, not 12.5 tonnes as detailed in the Building Regulations 2000 part B5.

Lincolnshire Fire and Rescue requires the installation of one fire hydrant conforming to BS750-2012 within 90m of the premises entrance in respect of this planning application to be provided at the developer's expense. Fire hydrant acceptance testing will be carried out by a Hydrant Inspector on completion and a standard hydrant marker "H" plate will be fitted nearby. Following adoption the Fire Service will be responsible for the ongoing maintenance and repairs for the lifetime of the fire hydrant.

**Anglian Water:** Comment

- Our records show that there are no assets owned by Anglian Water or those subject to an adoption agreement within the development site boundary.
- The foul drainage from this development is in the catchment of Market Rasen Water Recycling Centre that will have available capacity for these flows
- The preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer seen as the last option.

**Tesco Stores Ltd:** Objections

- Failure to provide an updated household survey
- Substantial ecological harm arising from the loss of biodiversity
- The poor accessibility of the application site
- Conflict with Policy S5 'Development in the Countryside' of the Development 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 2017) and the Lincolnshire Minerals and Waste Local Plan (adopted June 2016).

Development Plan

• ***Central Lincolnshire Local Plan 2023***

Relevant policies of the CLLP include:

- S1 The Spatial Strategy and Settlement Hierarchy
- S5 Development in the Countryside
- S6 Design Principles for Efficient Buildings
- S8 Reducing Energy Consumption – Non-Residential Buildings
- S12 Water Efficiency and Sustainable Water Management
- S14 Renewable Energy
- NS18 Electric Vehicle Charging
- S20 Resilient and Adaptable Design
- S21 Flood Risk and Water Resources
- S28 Spatial Strategy for Employment
- S34 Non-designated Employment Proposals in the Countryside

S35 Network and Hierarchy of Centres  
S47 Accessibility and Transport  
S49 Parking Provision  
S53 Design and Amenity  
S56 Development on Land Affected by Contamination  
S57 The Historic Environment  
S60 Protecting Biodiversity and Geodiversity  
S61 Biodiversity Opportunity and Delivering Measurable Net Gains  
S66 Trees, Woodland and Hedgerows

- **Neighbourhood Plan (NP)**

The site is not within a designated Neighbourhood Area and there is currently no applicable neighbourhood plan to consider

- **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)**

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

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

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Paragraph 20 states:

*“Strategic policies should set out an overall strategy for the pattern, scale and design quality of places (to ensure outcomes support beauty and placemaking), and make sufficient provision for:*

*h) housing (including affordable housing), employment, retail, leisure and other commercial development;”*

Paragraph 90 states:

*“Planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation. Planning policies should:*

*a) define a network and hierarchy of town centres and promote their long-term vitality and viability – by allowing them to grow and diversify in a way that can respond to rapid changes in the retail and leisure industries,*

*allows a suitable mix of uses (including housing) and reflects their distinctive characters;”*

Paragraph 91 states:

*“Local planning authorities should apply a sequential test to planning applications for main town centre uses which are neither in an existing centre nor in accordance with an up-to-date plan. Main town centre uses should be located in town centres, then in edge of centre locations; and only if suitable sites are not available (or expected to become available within a reasonable period) should out of centre sites be considered.”*

Paragraph 92 states:

*“When considering edge of centre and out of centre proposals, preference should be given to accessible sites which are well connected to the town centre. Applicants and local planning authorities should demonstrate flexibility on issues such as format and scale, so that opportunities to utilise suitable town centre or edge of centre sites are fully explored.”*

Paragraph 94 states:

*“When assessing applications for retail and leisure development outside town centres, which are not in accordance with an up-to-date plan, local planning authorities should require an impact assessment if the development is over a proportionate, locally set floorspace threshold (if there is no locally set threshold, the default threshold is 2,500m<sup>2</sup> of gross floorspace). This should include assessment of:*

- a) the impact of the proposal on existing, committed and planned public and private investment in a centre or centres in the catchment area of the proposal; and*
- b) the impact of the proposal on town centre vitality and viability, including local consumer choice and trade in the town centre and the wider retail catchment (as applicable to the scale and nature of the scheme).*

Paragraph 95 states:

*“Where an application fails to satisfy the sequential test or is likely to have significant adverse impact on one or more of the considerations in paragraph 94, it should be refused.*

Paragraph 123 states:

*“Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or ‘brownfield’ land”.*

Paragraph 225 states:

*“Existing [development plan] policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, according to their degree of*

consistency with this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).”

Annex 2 states:

**“Edge of centre:** For retail purposes, a location that is well connected to, and up to 300 metres from, the primary shopping area. For all other main town centre uses, a location within 300 metres of a town centre boundary. For office development, this includes locations outside the town centre but within 500 metres of a public transport interchange. In determining whether a site falls within the definition of edge of centre, account should be taken of local circumstances.”

**“Main town centre uses:** Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment and more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs, casinos, health and fitness centres, indoor bowling centres and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).”

**“Primary shopping area:** Defined area where retail development is concentrated.”

**“Previously developed land:** Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.”

- **National Planning Practice Guidance**

Town Centres and Retail

<https://www.gov.uk/guidance/ensuring-the-vitality-of-town-centres#planning-for-town-centre-vitality-and-viability>

- **National Design Guide (2019)**

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

Other:

The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 (UCO)

<https://www.legislation.gov.uk/ukxi/2020/757/made>

## **Main issues:**

- Principle of the Development  
*Location*  
*Development Plan Update*  
*Central Lincolnshire Local Plan 2023*  
*Assessment of Local Policy S35, of the CLLP*  
*Town Centre Sequential Test*  
*Town Centre Impact Test*  
*Local Policy S5 Part E*  
*Previously Developed Land*  
*Community Engagement*  
*Concluding Statement*
- Community Engagement
- Visual Amenity
- Residential Amenity
- Highway Safety
- Archaeology
- Contamination
- Flood Risk
- Drainage
- Landscaping
- Biodiversity  
*Protected Species*  
*Biodiversity Net Gain*
- Climate Change
- Demolition
- Operational Hours
- Employment
- TESCO Stores Ltd Objection

## **Assessment:**

### Principle of the Development

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

### *Location:*

The site has previously benefitted from outline planning permission for a retail food store - this expired in July 2024, following the submission of this current application. Under planning permission 142302 the application was considered to be in the open countryside. The glossary section of the CLLP defines the developed footprint 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;*
- *agricultural buildings and associated land on the edge of the settlement; and*
- *outdoor sports and recreation facilities and other formal open spaces on the edge of the settlement.”*

Adjacent to the east of the site is housing allocation CL1358 which is currently under consideration as approved in planning application 141839 (80 dwellings). This housing development has advanced since the decision to approve 142302. If approved and constructed the application site would be immediately adjacent and opposite the developed footprint of Market Rasen in the form of Sunnymede and Gallamore Industrial Estate.

Therefore, in accordance with local policy S1 of the CLLP and the definition of the developed footprint the application site is considered as being in the countryside.

*Development Plan Update:*

Expired planning permission 142302 was assessed in accordance with the policies of the previous Central Lincolnshire Local Plan 2012-2036, now superseded.

The Central Lincolnshire Local Plan 2012-2036 was subject to a review by the planning inspectorate leading to the successful adoption of the Central Lincolnshire Local Plan 2023, in April 2023. This now forms the development plan and the policies of the Central Lincolnshire Local Plan 2023 will be considered in the assessment section of this report.

*Central Lincolnshire Local Plan 2023:*

Local policy S35 of the CLLP states:

*“The following retail hierarchy will be used by the Central Lincolnshire authorities and their partners to guide investment and other activity to improve the vitality and viability of the identified centres, and in planning applications for retail and other town centre uses (as defined in the NPPF):*

Policy S35: Network and Hierarchy of Centres	
The following retail hierarchy will be used by the Central Lincolnshire authorities and their partners to guide investment and other activity to improve the vitality and viability of the identified centres, and in planning applications for retail and other town centre uses (as defined in the NPPF):	
<b>Tier 1: Lincoln City Centre</b>	
Lincoln City Centre	
<b>Tier 2: Town Centres</b>	
Gainsborough Sleaford	Caistor Market Rasen
<b>Tier 3: District Centres</b>	
Birchwood, Lincoln Nettleham Road, Lincoln Wragby Road/ The Carlton Centre, Lincoln	The Forum, North Hykeham Hykeham Green, North Hykeham
<b>Tier 4: Local and Village Centres</b>	
Local Centres in urban areas: Brant Road, Lincoln Burton Road, Lincoln Junction of Queen Elizabeth Road/ Trelawney Crescent, Lincoln Junction of Boultham Park Road and Skellingthorpe Road, Lincoln Junction of Lamb Gardens and Macauley Drive, Lincoln Junction of Rookery Lane and Newark Road, Lincoln Junction of Woodhall Drive and Sudbrooke Drive, Lincoln Manor Farm, North Hykeham Moorland Avenue, Lincoln Newark Road, Bracebridge, Lincoln Newark Road Crossroads, North Hykeham Newport, Lincoln Redwood Drive, Lincoln	Village Centres: Bardney village centre Billinghay village centre Bracebridge Heath village centre Branston Beech Road Branston Station Road Burton Waters village centre Cherry Willingham village centre Heckington village centre Keelby village centre Keelby, Yarborough Road/South Street Metheringham village centre Navenby village centre Nettleham village centre Rusington village centre Saxilby village centre Scotter village centre Sturton by Stow village centre Waddington village centre
Corringham Road, Gainsborough Heaptham Road, Gainsborough Queensway, Gainsborough Grantham Road, Sleaford Lincoln Road, Sleaford	Washingborough village centre Welton village centre Welton, Ryland Bridge Witham St Hughs village centre

*“The boundaries of Tier 1 to 4 centres referred to in this table, together with Primary Shopping Areas within Lincoln City Centre, and in Gainsborough, Sleaford and Market Rasen town centres are defined on the Policies Map and will be the focus for comparison shopping in Central Lincolnshire. For all other centres the Primary Shopping Areas are the same as the centre boundaries as shown on the Policies Map.”*

*Development proposals for retail and/or other town centre uses will be directed to the Tier 1 to 4 centres identified in this policy, and will be appropriate in scale and nature to the size and function of the relevant centre and to the maintenance of the retail hierarchy as a whole. Within local and village centres in Tier 4 of the hierarchy, the scale of provision should be proportionate and strengthen their roles in providing mainly convenience shopping and local services to meet local needs.”*

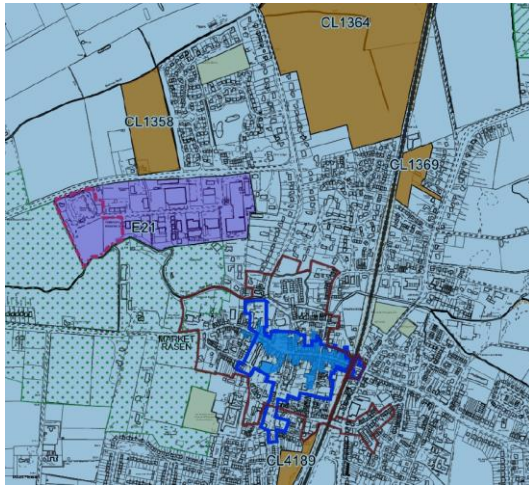
*“Development proposals for main town centre uses in out-of-centre and edge-of-centre locations will be required to demonstrate their suitability through a sequential site test in line with the NPPF.*

*In addition, a robust assessment of impact on nearby centres will be required for any edge-of-centre or out-of-centre proposal for retail and leisure use that is located:*

- a) within 1km of the Lincoln, Gainsborough or Sleaford primary shopping area and is greater than 2,500m<sup>2</sup>; or*
- b) within 500m of Market Rasen or Caistor Town Centre and is greater than 500m<sup>2</sup>; or*
- c) within 500m of the boundary of a District Centre and is greater than 300m<sup>2</sup> gross; or*



- d) *within 500m of the boundary of a Local Centre and is greater than 200m<sup>2</sup> gross; or*
- e) *in any other location not covered by a-c above and is greater than 500m<sup>2</sup>.*



Key:

Site (Adj to west of CL1358 (coloured orange))

Town Centre (Dark Blue Boundary)

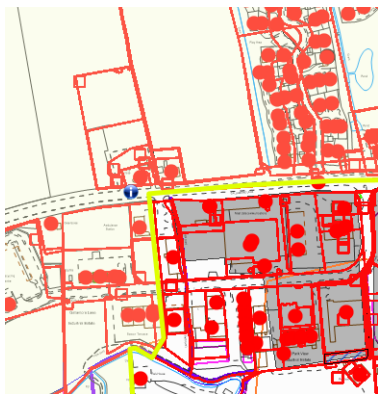
Primary Shopping Area (shaded light blue)

Extract from Policy Map 511 – Market Rasen

*Assessment of Local Policy S35 of the CLLP:*

Local policy S35 of the CLLP sets out a hierarchy (pg81-81 (see above)) “to guide investment and other activity to improve the vitality and viability of the identified centres, and in planning applications for retail and other town centre uses (as defined in the NPPF)”.

Although the site is in the parish of Middle Rasen it is located closer and has more of a physical connection/relationship with Market Rasen, than Middle Rasen village. For reasons of clarity the parish boundary (see highlighted yellow on plan below) of Middle Rasen and Market Rasen runs along the south side of Gallamore Lane from Caistor Road (B1202) and then re-directs south past the east elevation of the Ambulance Station. The application site is partly opposite the boundary.



The hierarchy allocates Market Rasen as a Town Centre and Middle Rasen as a Local Centre. The application site is located approximately 1327 metres (0.8 miles) from the Middle Rasen Local Centre and approximately 454

<sup>1</sup> <https://www.n-kesteven.gov.uk/central-lincolnshire/policies-map-and-interactive-map/>

metres (0.28 miles) from the Town Centre boundary of Market Rasen. The site is approximately 570 metres (0.35 miles) from the Primary Shopping Area of Market Rasen which is in and around the Market Place.

In accordance with the UCO the proposed development would introduce a class E (Commercial, Business and Service use) retail and drive through restaurant use onto the site. This application therefore proposes to install a main town centre use onto a site which is more than 300 metres from the Primary Shopping Area (see edge of settlement definition in the national policy section above) of Market Rasen. Therefore, the proposed site is considered as being an out of centre location and the application must demonstrate and justify through a full assessment how the application site would pass the main town centre sequential test.

The proposed development would have a total gross new internal floorspace of 1941m<sup>2</sup> (1802m<sup>2</sup> + 139m<sup>2</sup>). Therefore, in line with criteria d) of the Local policy 35 and paragraph 94 of the NPPF the application must in this case provide a robust impact assessment on the Town Centre of Market Rasen. The application has included a Planning and Retail Statement (PRS) by NEXUS Planning dated December 2023 which provides an assessment of the sequential test in section 5.0 (page 33-36) and the impact test in section 6.0 (page 37-49)

#### *Town Centre Sequential Test:*

In paragraph 5.19 the PRS clearly sets out the parameters which have informed the completion of the sequential test: These are:

- *at least 0.6 hectares in size, in order to accommodate a materially similar form of development;*
- *within the Market Rasen area, such that any sequential alternative site would serve the same broad catchment area; and*
- *in a visible location which benefits from good access to the transport network in order to meet the operators' needs.*

The sequential test focusses on Market Rasen and included a survey visit in August 2023 by the author. The concentration of the sequential test on Market Rasen is accepted as the site has a closer relationship to and would primarily serve the people of the town.

This survey found only one unit (10 Market Place) within the town centre measuring 280m<sup>2</sup> which offers no realistic potential to accommodate the proposed development. This is the same case for two properties on Union Street which if amalgamated would be too small.

The Market Rasen Leisure Centre as witnessed during the site visit is now fully constructed and operational. The Local planning Authority is unaware of any reasonably available alternative sites and it is agreed and accepted that there are no town centre (or edge of centre) locations large enough to accommodate the proposed development and the Market Rasen Leisure Centre site is occupied.

A 1.84 hectare site is for sale off Legsby Road. This is an allocated housing site (WL/MARK/001) which is also in an out of the centre location.

It is relevant at this point to acknowledge that the Market Rasen Leisure Centre (136807) recently passed the main town centre sequential test as an edge of centre site.

Considering local knowledge, and having interrogated the Authority's internal GIS mapping system and explored around the Market Rasen area the case officer is unaware of any other sites that would be appropriate to include within the town centre sequential test.

Therefore, none of the alternative sites assessed are considered to be sequentially preferable to the application site which lies in an out of centre location, opposite to Market Rasen's developed footprint and within easy walking or cycling distance of Market Rasen's residential form subject to highway and pedestrian footpath improvements (see later in report).

*Town Centre Impact Test:*

A robust impact assessment is required by virtue of criteria d. of policy S35 which places a local threshold of 500m<sup>2</sup>.

To reiterate paragraph 94 of the NPPF provides the criteria to be met by the impact test. These are:

- a) *the impact of the proposal on existing, committed and planned public and private investment in a centre or centres in the catchment area of the proposal; and*
- b) *the impact of the proposal on town centre vitality and viability, including local consumer choice and trade in the town centre and the wider retail catchment (as applicable to the scale and nature of the scheme)."*

Paragraph 15 (Reference ID: 2b-015-20190722) and 18 (Reference ID: 2b-018-20190722) of the Town Centres and Retail section of the NPPG sets out what it is important to consider and a checklist for its application.

Consider:

- *"scale of proposals relative to town centres*
- *the existing viability and vitality of town centres*
- *cumulative effects of recent developments*
- *whether local town centres are vulnerable*
- *likely effects of development on any town centre strategy*
- *impact on any other planned investment"*

Checklist:

- *"establish the state of existing centres and the nature of current shopping patterns (base year)*
- *determine the appropriate time frame for assessing impact, focusing on impact in the first five years, as this is when most of the impact will occur*
- *examine the 'no development' scenario (which should not necessarily be based on the assumption that all centres are likely to benefit from*

*expenditure growth in convenience and comparison goods and reflect both changes in the market or role of centres, as well as changes in the environment such as new infrastructure);*

- *assess the proposal's turnover and trade draw\* (drawing on information from comparable schemes, the operator's benchmark turnover of convenience and comparison goods, and carefully considering likely catchments and trade draw)*
- *consider a range of plausible scenarios in assessing the impact of the proposal on existing centres and facilities (which may require breaking the study area down into a series of zones to gain a finer-grain analysis of anticipated impact)*
- *set out the likely impact of the proposal clearly, along with any associated assumptions or reasoning, including in respect of quantitative and qualitative issues*

*any conclusions should be proportionate: for example, it may be sufficient to give a broad indication of the proportion of the proposal's trade draw likely to be derived from different centres and facilities in the catchment area and the likely consequences for the vitality and viability of existing town centres"*

The PRS (paragraph 6.31) sets out the methodology used to assess the impact test with detailed tables in appendix A providing a "step-by-step retail impact assessment".

The Impact Assessment assesses the health of the Town Centre, taking into account previous assessments and their own surveying, finding "Market Rasen remains a pleasant centre to visit, with a strong community feel".

Paragraph 6.12, 6.13 and 6.14 of the PRS states that:

*"The Town Centre Study reported that Market Rasen benefitted from a reasonably good town centre environment, albeit vacant units detract from its overall attractiveness."*

*"We believe that picture remains very similar eight years on. We revisited the centre in August 2023 and found that Market Rasen's vacancy rate remains the same, with 10 of its 85 commercial units (11.8%) being vacant or under alteration on the day of our visit This finding suggests that Market Rasen has been resilient, in the context of a rise in the national average unit vacancy rate over this period to 13.8%."*

*"Boots remains the highest profile national multiple present, and the centre remains focused on day-to-day and service uses. Our site visit suggests that Tesco remains a popular choice for main food shopping trips, but that the store supports very limited linked trips on foot in practice. Market Rasen remains a pleasant centre to visit, with a strong community feel."*

It goes on to state in paragraph 6.16 to 6.19 that "it is also important to recognise that the foodstore proposed by this planning application would compete against comparable existing main food shopping destinations

*elsewhere. This includes the Tesco at Linwood Road, and foodstores at Grimsby and Cleethorpes; there is no such comparable offer within Market Rasen town centre itself. There are two important consequences of this:*

*Firstly, it is highly unlikely that the implementation of the proposal would materially impact on the trading performance of any retailer located within the town centre. In simple terms, the proposal caters for a different market.*

*Secondly, we anticipate that the proposal will 'claw back' expenditure which currently originates within Market Rasen and its surrounding area, but which is spent further afield. We believe that this will have benefits for town centre operators. If greater a greater number of convenience shopping trips are undertaken in Market Rasen, this in turn increases the propensity for linked trips to support other facilities in the area..."*

Table 8 of Appendix A is considered significant as it provides an estimated trade diversion from all the local supermarkets and convenience stores. Paragraph 6.75-6.78 of the PRS concludes that *"no significant adverse impacts arising from the application"* would occur in relation to the impact on trade diversion.

Paragraph 6.80 of the PRS states that the *"coffee shop drive-thru is not of a scale which would have any material impact on Market Rasen"*

*This is further explained in paragraph 6.34 and 6.35 of the PRS which state:*

*"The location of the drive-thru operation is such that it responds to three principal markets: local residents; those that are driving past on or near to Gallamore Lane; and those that are visiting the proposed foodstore. The key attractor of a drive-thru facility is its convenience. The operation will not provide an experience which is comparable to that available in Market Rasen town centre, which allows visitors to relax in a café, pub, or restaurant before then going on to shop, socialise, and enjoy the wider offer. The drive-thru unit will be focused on meeting sustenance needs in a highly convenient manner."*

*"As such, the drive-thru will benefit from impulsive purchases from those who are already passing and from those using the foodstore. Visitors to Market Rasen town centre will use generally use nearby food and beverage operators in the centre rather than access a drive-thru operation located 900 metres away. The Council can be satisfied that the in-centre impacts arising from the drive-thru use will not be of a material nature in practice."*

*Local Policy S5 Part E:*

*S5 Part E states that "proposals for non-residential developments will be supported provided that:*

- a) The rural location of the enterprise is justifiable to maintain or enhance the rural economy or the location is justified by means of proximity to existing established businesses or natural features;*
- b) The location of the enterprise is suitable in terms of accessibility;*

- c) *The location of the enterprise would not result in conflict with neighbouring uses; and*
- d) *The development is of a size and scale commensurate with the proposed use and with the rural character of the location.*

The proposed development would be located off the A46 (Gallamore Lane) and connects to the B1202 (Caistor Road) to the west. These roads provide connection to the Towns of Gainsborough and Market Rasen. The site is on the edge of the settlement opposite an established industrial estate and immediately adjacent to the main residential form and developed footprint of Market Rasen. The sequential and impact test (see earlier in the report) have justified the location of the site in the open countryside on the planned edge of Market Rasen's developed footprint.

*Previously Developed Land:*

As identified by the photographs below part of the site includes some hardstanding and has included industrial buildings (now demolished). The submitted design and access statement (DAS) confirms that *"Whilst currently predominantly vacant, at least half the site is brownfield and until recently was occupied with concrete hardstanding and industrial sheds for a plant hire company"*.



Taken during officer site visit



Google Street View 2008

Whilst the site comprises previously developed land it is considered that the area of previously developed land is less than the half described in the DAS.

*Concluding Statement*

It is considered that the application has submitted an acceptable town centre sequential test and robust impact assessment to justify the location of the site and the minimal impact on comparative uses in the town centre of Market Rasen. The proposal would develop an area of previously developed land occupied by a former plant hire company. Weight is additionally afforded to expired outline planning permission 142302.

It is therefore considered that the principle of the development is acceptable and accords to local policy S5 and S35 of the CLLP and the provisions of the NPPF, in particular paragraph 20, 90, 91, 92, 94 and 95.

### Community Engagement

The application has included a Statement of Community Involvement (SCI) dated December 2020 by Counter Context. This document was submitted with outline planning application 142302. The completion of a community consultation is not a requirement of policy but was never the less completed. The SCI sets out the consultation activities in section 2. These included:

- Letters to 265 addresses (Residential and Commercial)
- Email and individual briefing to Market Rasen Ward Members
- Email proposal introduction and briefing to Market Rasen Town Council
- Email proposal introduction to Middle Rasen Parish Council
- Press release including in Market Rasen Mail
- Consultation website (main source of information due to COVID)
- Facebook advertising campaign

Several methods of enabling the completion of representations was put in place via email, telephone and an online feedback form. The SCI then provides a breakdown of all the feedback received in section 3, although evidence of all the responses received and from which addresses is not provided.

### Visual Amenity

Local policy S53 of the CLLP sets out 10 criteria based on design and amenity. It is considered that criteria 1 (Context), 2 (Identity), 3 (Built Form), 5 (Nature) and 8 (Homes and Buildings) of S53 are the most relevant to the development.

The Identity chapter (pages 14-17) of the National Design Guide places importance on the need for development to either reflect its local character or create a sense of character through the built form.

The submitted elevation plans indicates that the proposed retail store and drive thru building would be (approximate measurements taken from submitted plans):

	Metres		
	Height	Width	Length
Retail Store	6.7-10.5	48	93.5
Drive Thru Building	3.2-4.1	21	13.3

The retail store would be constructed from:

- Kingspan metallic cladded walls in silver and anthracite grey
- Kingspan topdek composite roof panels in anthracite grey
- Polyester powder coated aluminium windows in anthracite

The drive-thru would be constructed from:

- Composite panel and timber clad walls
- Renolit alkorsmart single ply roof in light grey
- Aluminium framed windows in dark grey

The scale of the buildings is what would be expected from the uses proposed. The location of the buildings accepted through the sequential test would be adjacent the open countryside to the north and west.

The application included a Landscape and Visual Appraisal (LVAA) by DEP Landscape Architecture Ltd dated January 2021 (4th Issue) and an Addendum to the Landscape and Visual Appraisal (ALVAA) by DEP Landscape Architecture Ltd dated December 2023.

The LVAA provides a number of maps including a map identifying the position of viewpoint photographs taken and a montage of the photographs taken. Given the built form of Market Rasen a high number of the photographs were taken from the north of the site. All of the photographs helpfully identify the extent of the site.

The LVAA provides the assessment of the landscape and visual impact in line with the guidelines for Landscape and Visual Impact Assessment (GLVIA) 3rd Edition 2013. Appendix 1.0 of the LVAA sets out the methodology adopted including 9 tables providing the criteria's used. Table 9 displays the criteria used to assess the visual effect.

The conclusion (section 14 - Page 16) of the LVAA states that (key points):

- *"The site has a 'Low' landscape sensitivity to development"*.
- *"The nature and scale of landscape effects resulting from the development is not considered to be Significant"*.
- *"Sunnymede and two farmhouses on elevated land at Skinner's Lane will experience a change in view. These changes will be discernible during construction and early operational phases but will not occupy an extensive portion of the view. Following establishment of boundary planting, views into the site will be filtered to the extent that new built and landscape elements will not appear out of character, when viewed against the urban fringe backdrop"*.
- *"Users of footpath Midd/99/2 will experience 'Moderate-Substantial' adverse visual effects, considered a 'Significant' Impact primarily due to the underlying sensitivity of this type of receptor, the proximity to the site and the open nature of existing views. Visual effects will only be experienced over a limited distance (c.300m) when walking in a southerly direction from elevated land, sinking towards Gallamore Lane. The footpath does not connect into a wider footpath at this point and the busy A46 and the Gallamore Lane Industrial Estate feature prominently in the backdrop to existing views. During construction and early operational phase the scale of the impacts primarily reflect the extent of change to the view and the strong contrast compared to the open, arable monoculture in the foreground. The scale of the building and palette of materials indicated*



*in the illustrative proposals reflect those used in surrounding agricultural buildings, therefore if implemented as shown the building will not be out of character with the local landscape context. Once boundary planting has established this will screen car parking and lower-level activity within the site, allowing the built form to become integrated within the wider urban fringe setting”.*

(It is acknowledged by the case officer that the application site includes Sunnymede and its land. This was not the case in planning application 142302)

Section 12 (page 15) of the LVAA provides “*mitigation measures to minimise any remaining landscape and visual effects*”. These include:

- Location of building footprints on the western half of the site to preserve the amenity of existing and future residential occupiers to the east.
- Location of entrances, glazing and signage on east and south facing facades in order to simplify the northern and western elevational treatments and minimise visual clutter, particularly where views are exposed to receptors within open Countryside settings.
- Landscaping.
- Omission of lighting from the northern and western boundaries.

As part of the officers site visit a number of viewpoints were visited including those put forward in LVAA. To enable some context the structures on Gallamore Lane Industrial Estates were used as focal points alongside the LVAA photos to gain an understanding of the visibility of the site.

The highways to the north of the site are primarily countryside lanes (Low Lane and Skinners Lane) which are positioned above the level of the site with high hedging and sporadic trees either side. The hedging does have some gaps including field access points but these are limited. The countryside lanes run east to west facing away from the application site.

The built form of Market Rasen and the vegetation to the east of the site would screen the site from Caistor Road. The scale of the development would become more noticeable the closer you get to the site along Gallamore Lane from both directions.

To the south of Gallamore Lane is Gainsborough Road which runs east through the centre of Market Rasen. Gainsborough Road has a long run of linear dwellings to its north side with gaps only appearing as you get closer to the town centre. Views from this point take in Gallamore Industrial Estate which sets a context.

Open views of the site would be expected from Public Rights of Way Midd/99/2 but mainly as you walk south along it. As you walk south along Midd/99/2 there are already views of the Industrial Estate on the other side of Gallamore Lane and to a lesser extent the housing development to the east of the site. Although the proximity of the site would intensify the view of a

commercial building it would still be viewed in context with existing commercial buildings.

Sunnymede is the closest residential dwelling to the site but this will be demolished as part of the development. The housing development adjacent to the east has commenced but a right to a view from these properties is not a material planning consideration.

It is acknowledged that the proposed development would be visible in differing degrees from local public highways and residential dwellings. It is expected that any visual harms caused by the development are expected to be mitigated by the layout and use of appropriate landscaping (see later in report).

### Residential Amenity

It is relevant to re-state that all the land occupied by Sunnymede is part of the application site and the dwelling is to be demolished as part of the development.

As already stated the remaining land to the east of the site has permission for 80 dwellings and construction works have commenced. All measurements identified have been approximated from the submitted plans.

The site plan which includes the approved dwellings for the housing development to the east identifies that the:

- proposed retail store would be 29 metres from the east boundary
- proposed drive-thru building would be 13.5 metres from the north-east boundary and 32.2 metres from the east boundary

Therefore the built form would not have an unacceptable harmful overbearing impact, cause unacceptable loss of light or cause any unacceptable harmful overlooking impact the future occupants of the dwellings on the allocated housing site to the east.

It is important to additionally consider noise pollution, light pollution, odour and anti-social behaviour from the site.

### *Noise:*

The application has included the submission of a Noise Impact Assessment (NIA) dated 12th February 2024 by Hepworth Acoustics.

Section 5.0 of the NIA sets out noise levels created by the different operations that are associated with a retail store, a drive thru's and their necessary infrastructure. These are

Customer Car Parking (page 10 Paragraph 5.7).

**Table 5: Calculated Noise Levels from Customer Car Parking (dB)**

Location	L <sub>Aeq,1hr</sub>
Proposed Residential Development to east/north-east	43
Sunnymede Cottage, Gallamore Lane	37

Paragraph 5.9 concludes that “car parking noise would not result in any unacceptable impact to residential amenity”.

Drive Thru Noise (page 11 Paragraph 5.13):

**Table 6: Calculated Noise Levels from Starbucks ‘drive thru’ (dB)**

Location	L <sub>Aeq,1hr</sub>
Garden area of nearest dwelling	33

Paragraph 5.15 concludes that “noise associated with the ‘Drive Thru’ would not result in an unacceptable impact to residential amenity”.

Delivery/Servicing Noise (page 12/13 Paragraph 5.21):

**Table 8: BS 4142 Initial Assessment of delivery noise at the proposed dwellings to north east (dB)**

Description	Late Evening	Night-time
Calculated Specific Sound Level outside dwelling	34	40
Acoustic feature correction	3	3
Rating Level at dwelling	37	43
Representative Background Sound Level	41	30
Difference	-3	+13
Likely Noise Impact	‘low’	‘significant adverse’

**Table 9: BS 4142 Initial Assessment of delivery noise at Sunnymede Cottage (dB)**

Description	Late Evening	Night-time
Calculated Specific Sound Level outside dwelling	25	33
Acoustic feature correction	3	3
Rating Level at dwelling	28	36
Representative Background Sound Level	40	29
Difference	-12	+7
Likely Noise Impact	‘low’	‘adverse’ but not

Paragraph 5.25 and 5.26 recommend deliveries are restricted between 5:00 and 23:00 hours and “subject to installation of the recommended acoustic fencing and restrictions to the delivery hours, there will be no unacceptable

*noise impact from delivery activities”.*

*Noise limits for Mechanical Servicing Equipment (page 14 Paragraph 5.28):*

**Table 10: Cumulative Buildings Services Plant Rating Sound Levels (dB)**

Location	Daytime	Night
Proposed Residential Development	41	29
Sunnymede Cottage, Gallamore Lane	40	30

The NIA concludes on page 14 that with the following mitigation measures the *“development would not result in any unacceptable harm to residential amenity by reason of noise disturbance”.*

- *“The proposed acoustic fencing must be imperforate (i.e. have no holes or gaps) with double-rebated boards or joint cover strips, have a surface mass no less than 10 kg/m<sup>2</sup>, and be at least 20mm thick timber; and*
- *Restrict delivery hours to between 05:00 to 23:00 hours.*
- *Control noise from fixed plant associated with the development to the noise design limits stated above.”*

The Authority's Environmental Department (ED) have not to date commented on the application but in outline planning application 142302 the ED recommended that delivery hours should be restricted to 7:00 to 23:00 hours to avoid night time sleep disturbance. These hours were agreed with the applicant in outline planning application 142302. As this development has been submitted by the same applicant it is reasonable to presume that the same delivery times approved in 142302 would be acceptable in this application.

7536/74 Rev E dated 7th August 2024 - Hard Landscaping Plan  
4672 02 Rev H dated 12th August 2024 - Landscape Boundary Sections,

Hard Landscaping Plan 7536/74 Rev E dated 7th August 2024 and Landscape Boundary Sections Plan 02 Rev H dated 12th August 2024 identifies the position of 2.5 metre high acoustic fencing to match the recommendation of the NIA.

Plant machinery can additionally create noise levels on the site. The plant room and external compound would be to the north west elevation of the supermarket building therefore a significant distance from the nearest residential dwellings.

The development would introduce noise to the area but subject to detailed mitigation measures, informed by the noise report, it is considered that the impact caused is capable of mitigation to avoid a significant harmful impact.

*Light pollution:*

The application has not included any details on lighting but the submitted design and access statement states that *“Adequate car park and street*

*lighting. The detailed design for this will be carried out at the next stage, but design will emphasise the need to eliminate light overspill beyond site boundaries and in particular to the north and eastern boundaries”.*

It is additionally important to consider harmful light spill occurring on the dwellings to be constructed to the east of the site.

All external lighting of the site would need to be conditioned on the permission including restrictions on times of operation.

*Odour:*

The proposed buildings as confirmed by the agent will use vent-less extraction ovens that do not extract fumes externally

It is therefore not considered necessary or relevant to condition odour assessments but it is considered necessary to attach a condition to the permission restricting any vents from being installed prior to planning permission being applied for and given.

*Other:*

The ED in approved outline planning application 142302 suggested given the ground conditions that foundations would have to be completed through a piling method. This method can cause a disturbance to the area given the techniques involved in installing a piling system.

Anti-social behaviour on the car parking areas has been raised as a concern. There is no evidence to support that anti-social behaviour is likely to arise from the proposed development. Anti-social behaviour is not a planning matter and is the responsibility of the sites operators to control themselves or through police enforcement. The applicant has responded in approved outline planning application 142302 that “*discount foodstore operators are experienced in managing their own car parks to avoid any anti-social behaviour without the need for barriers”.*

To further protect the living conditions of the nearest residential dwellings a condition will be attached to the permission for the submission of a comprehensive construction management plan.

The proposed development would only have neighbouring dwellings adjacent the east boundary. The siting of the retail store and drive thru in this location is likely to have some limited impact on the occupants in particularly in terms of noise and disturbance. However it is expected that mitigation measures and operational conditions are likely to reduce the impact to an acceptable level to not significantly harm the living conditions of future neighbouring dwellings and accord to local policy S53 of the CLLP and the provisions of the NPPF.

Highway Safety

The application has included a Transport Statement dated November 2023 by Turner Lowe Associates December which concludes in paragraph 7.9 that:

*“It is concluded that the site is accessible by a choice of modes of transport and that there are no highways/traffic related reasons why the proposed development should not be approved”.*

The Highways Authority at Lincolnshire County Council have not objected to the proposed access off Gallamore Lane. For the purposes of pedestrian access and safety the Highways Authority has additionally recommended the following conditions are added to provide:

- A 1.8 metre wide footpath to connect the development to the existing footway network on the north and south side of Gallamore Lane.
- Closure of existing vehicle access
- Provision of a pedestrian refuge island to allow safer crossing from the south side of Gallamore Lane (terminates at the entrance to Gallamore Industrial Estate) to the north side of Gallamore Lane.
- Travel Plan
- Construction Management Plan (see residential amenity section above)

These conditions are considered relevant and necessary to provide the appropriate infrastructure to afford future customers the option of walking to the site using a safe environment.

The Transport Assessment includes a plan (2005902/02 Rev C dated November 2023) demonstrating the extent of the highways and pedestrian safety works proposed including the re-positioning of the speed limit signs, the pedestrian footpath extension to the north and south of Gallamore Lane and the position of a refuge island to connect the footpaths on the either side of Gallamore Lane.

In addition to the conditions the Highways Authority has requested the following is secured through a Section 106 Legal Agreement:

- £5000 for the processing of the alteration to the traffic regulation order and relocation of the existing speed limit terminal signs.
- £5000 for the future monitoring of the required Travel Plan.

The agent has agreed to the submission of a draft Section 106 Agreement for our consideration or the submission of a Heads of Terms.

The Middle Rasen Parish Council has requested a pedestrian footpath is constructed to connect the site to Middle Rasen. The closest existing pedestrian footpath is to the north of the A46 and terminates at the junction of the A631. This footpath is approximately 1020 metres from the position of the proposed access. It would not be reasonable or necessary to expect the developer to install a footpath of such length.

The outline permission would include an advisory note to consult with Lincolnshire County Council Transportation with regards to the provision of two bus stops on Gallamore Lane.

Local policy S49 of the CLLP states that parking provision for non-residential development *"should incorporate a level of car parking that is suitable for the proposed development taking into account its location, its size and its proposed use, including the expected number of employees, customers or visitors"*.

The proposed development would include 147 parking spaces on the site including 8 disabled and 8 family parking spaces. This is more than adequate to serve the supermarket and the drive-thru business.

It is considered that the proposed development subject to conditions and legal obligations would not have a severe highway safety impact and would accord to local policy S47 and S49 of the CLLP and the provisions of the NPPF.

#### Archaeology

The Historic Environment Officer (HEO) at Lincolnshire County Council has no objections to the development. The proposal would not be expected to have an unacceptable harmful archaeological impact and accords to local policy S57 of the CLLP and the provisions of the NPPF.

#### Contamination

The application has included a Preliminary Risk Assessment (PRA) dated December 2020 by DTS Raeburn Ltd. The PRA recommends further investigations are required on page 19. The Authority's Environmental Protection Officer has not commented on this application but in outline planning permission 142302 recommended that a comprehensive contamination condition should be attached to any permission in light of the PRA.

Therefore subject to a condition and further intrusive investigation the development would be expected to accord with local policy S56 of the CLLP and the provisions of the National Planning Policy Framework.

#### Flood Risk

The application has included the submission of a Flood Risk Assessment and Drainage Strategy (FRADS) dated July 2023 by Waterco Ltd. The site is in flood zone 1 and the FRADS on page 8 concludes that *"the risk of flooding from all sources is low. Therefore, no site-specific mitigation measures are considered necessary. Finished floor levels should be set above surrounding ground levels as to minimise the risk of flooding from a drainage system exceedance event"*.

#### Drainage

The application has included the submission of a Flood Risk Assessment and Drainage Strategy (FRADS) dated July 2023 by Waterco Ltd.

#### *Foul Water:*

The FRADS on page 12 states that foul drainage would be connected to an existing foul sewer on the site (subject to a connection investigation survey) or to an existing foul sewer in Gallamore Lane or within Gallamore Lane

Industrial Site. The use of an existing foul sewer is acceptable, however further information is required to confirm how and where the development would connect to the local sewer system.

Anglian Water have stated that *“The foul drainage from this development is in the catchment of Market Rasen Water Recycling Centre that will have available capacity for these flows”*.

The developer would need to serve notice on Anglian Water under section 106 of the Water Industry Act 1991 to connect to an available existing foul water system.

#### *Surface Water:*

Paragraph 80 (Reference ID: 7-080-20150323) of the Flood risk and coastal change section of the NPPG states that *“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.”*

In summary page 9 to 12 of the FRADS assesses the ground conditions as unsuitable for infiltration methods (see appendix H - percolation tests) therefore surface water is proposed to be discharged to the watercourse to the east of the site at a rate of 2 litres per second. Attenuation would be provided within an attenuation tank recommended to be installed in the northern section of the site. The developer would need to gain consent from the appropriate Internal Drainage Board.

The Lead Local Flood Authority have not objected to the proposed subject to conditions.

Therefore, it is considered that foul and surface water is capable of being addressed by condition. Subject to the condition the development accords to local policy S21 of the CLLP and the provision of the NPPF.

#### Biodiversity

Objections have been received in relation to ecology and wildlife.

#### *Protected Species:*

Policy S60 of the CLLP states *“all development should: protect, manage, enhance and extend the ecological network of habitats, species and sites of international, national and local importance (statutory and non-statutory), including sites that meet the criteria for selection as a Local Site;*

- *minimise impacts on biodiversity and features of geodiversity value;*



Guidance contained within paragraph 185 and 186 of the NPPF encourages the protection and enhancement of protected species (fauna and flora) and providing net biodiversity gains.

The application has included a Bat Roost Survey Report (BRS) by Morbaine Ltd dated June 2024. Section 4.2 (mitigation) of the BRS provides mitigation advice for:

- No further bat surveys are required.
- Demolition works avoid bat hibernation season (November to March).
- Updated bat building inspection and/or nocturnal surveys may be needed to update site conditions.
- Likely to be adverse effects on bats during construction/operational phase.
- Minimum of 3 bat boxes required for mitigation.
- Inclusion of bat friendly plant species in landscaping plan.
- Lighting strategy during construction and operational phase.
- Works likely to harm birds should be outside bird breeding season (March to September) unless nest check is completed by professional ecologist.

In addition a Great Crested Newt Non-Licensed Method Statement by Morbaine Ltd dated May 2024 has been submitted. This statement in summary proposes the following:

- A project champion to be nominated (Section 3.2).
- General good practice measures (Section 4.2)
- Site clearance methods (Section 5.0)

The Authority's Principal Ecology and Wildlife Officer has recommended a number of conditions based on the conclusions of the Bat and Great Crested Newt Surveys.

The proposed development subject to conditions would therefore not be expected to have an unacceptable harmful impact on protected species and accords to local policy S60 of the CLLP and guidance contained within the NPPF.

*Biodiversity Net Gain (BNG):*

The application was submitted prior to the mandatory 10% BNG requirement under the Environment Act 2021 coming into force.

Nonetheless, Local policy S61 of the CLLP requires *“all development proposals should ensure opportunities are taken to retain, protect and enhance biodiversity and geodiversity features proportionate to their scale, through site layout, design of new buildings and proposals for existing buildings with consideration to the construction phase and ongoing site management”*. Local policy S61 goes on to state that *“All qualifying development proposals must deliver at least a 10% measurable biodiversity net gain attributable to the development. The net gain for biodiversity should be calculated using Natural England’s Biodiversity Metric”*.

Biodiversity Net Gain Assessment (BNGA) by Tetra Tech dated May 2024 and a Biodiversity Metric Spreadsheet (BMS). The BNGA concludes that the development would result in a habitat loss of -45.08% and a hedgerow gain of 84.18%.

On page 18 of the BNGA states that:

*"The current layout plan is fixed therefore scope for avoidance or to reduce the loss in habitat units and increase hedgerow units is limited to enhancements of retained habitats where feasible to improve landscape connectivity. To offset any remaining biodiversity losses and secure a 10% net gain in biodiversity units, a S106 payment will be required to the LPA or a suitable 3rd party habitat bank."*

The BNGA then provides the following suggested options for mitigation and compensation:

- Option 1 - Off site compensation
- Option 2 - Biodiversity unit offsetting scheme
- Option 3 - Statutory credit purchase

The Authority's Principal Ecology and Wildlife Officer (PEWO) has confirmed that the development would result is a *"significant loss of biodiversity"*.

It is acknowledged that the submitted BNGA and BMS would see an on-site deficit and would therefore not meet the policy requirement of 10% BNG unless they provide off-site credits to make up for the on-site BNG shortfall.

The PEWO has recommended conditions for future details to meet the 10% BNG policy requirement including details of required off-site credits, if the case officer is considering recommending approval of the development.

In line with the PEWO'S comment, it is considered relevant and necessary that the developer provides further details to evidence a 10% BNG through appropriate conditions as recommended by the PEWO.

The proposed development subject to conditions would therefore be expected to provide at least 10% Biodiversity Net Gain for habitats and hedgerows and accords to local policy S61 of the CLLP and guidance contained within the NPPF.

### Climate Change

Local policy S6 and S8 of the CLLP sets out design principles for efficient buildings and reducing energy consumption. Local policy S8 states that:

*"All new non-residential development proposals must include an Energy Statement which confirms that all such non-residential development proposals:*

- *Can generate at least the same amount of renewable electricity on-site (and preferably on-plot) as they demand over the course of a year, such*

demand including all energy use (regulated and unregulated), calculated using a methodology proven to accurately predict a building's actual energy performance; and

- To help achieve point 1 above, target achieving a site average space heating demand of around 15-20kWh/m2/yr and a site average total energy demand of 70 kWh/m2/yr. No unit to have a total energy demand in excess of 90 kWh/m2/yr, irrespective of amount of on-site renewable energy production. (For the avoidance of doubt, "total energy demand" means the amount of energy used as measured by the metering of that building, with no deduction for renewable energy generated on site)."

The application has included several documents including:

- An Energy and Sustainability Statement (Revision 1 (ref:Z61062)) dated 1st March 2024 (ESS).
- Roof Plan identifying solar panels

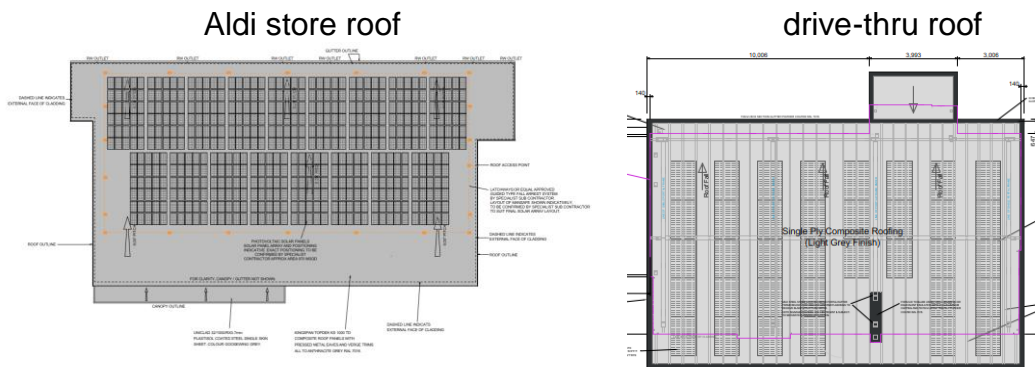


Table 2 of the ESS provides the following information:

**Table 2 - Results of energy modelling against Policy 58 of Central Lincolnshire Local Plan (2023)**

Unit	Floor Area (m <sup>2</sup> )	Space Heating Demand (kWh/m <sup>2</sup> /yr)	Total Energy Demand (kWh/m <sup>2</sup> /yr)
Market Rasen - Aldi	1835.1	7.26	36.55
Market Rasen - Starbucks	146.8	14.17	83.08
<b>Site Average</b>	<b>1981.9</b>	<b>7.77</b>	<b>39.99</b>

The table identifies that the development would meet the site average space heating demand and site average total energy demand with no unit having a total energy demand over 90 kWh/m2/yr.

As identified by the roofs plans above the roofs will be heavily covered by solar panels to generate as much electricity as possible for the site. In email dated 14th August 2024 the applicant has confirmed that the ESS on page 5 states that the energy consumption of both buildings on average would be 39.99kWh/m2/yr. The email provides a calculation of the approximate energy generated by the solar panels on both buildings. This would total 87.49kWh/m2/yr. Therefore, dependant on whether the solar panels would be expected to generate more than double the annual energy consumption of the site

Therefore, it is considered that subject to conditions the development would be expected to accord to local policy S6 and S7 of the CLLP and the provision of the NPPF.

### Demolition

The application includes the demolition of an existing dwelling (The Close and Sunnymede). The loss of two detached dwellings from the Central Lincolnshire housing supply is a very minor harm caused by the development. It is however acknowledged that the two dwellings could be demolished through a demolition notification application where only the method of demolition and restoration of the site can be considered.

The Close and Sunnymede are likely, without mitigation, to disturb and disrupt the living conditions of potential neighbouring dwellings through noise, dust and vibration. To ensure the demolition works are completed in an appropriate manner a condition will be attached to the permission for the submission of a detailed Demolition Method Statement.

### Operational Hours

The agent in email date 31st March 2021 states that:

- Retail Store – Opening hours of 8:00 to 22:00 Monday-Saturday with 10:00 to 18:00 on a Sunday/Bank Holidays
- Coffee drive thru – Opening Hours of 6:00 to 22:00 with 9:00 to 18:00 on a Sunday/Bank Holidays

These hours are considered acceptable subject to appropriate noise mitigation. It is considered relevant and necessary to condition the opening hours.

### Employment

The application form states that the proposed development would provide an equivalent of 40 full-time job opportunities to the local area. Paragraph 7.13 of the PRS states “*the creation of around 107 full time equivalent jobs*”. The creation of between 40 to 107 employment opportunities to the local area of Market Rasen would be a benefit to the economy of the area.

### Tesco Stores Limited Objection

On the 8th July 2024 Martin Robeson Planning Practice submitted a late objection, beyond the statutory consultation period, on behalf of Tesco Stores Ltd. Tesco Stores Ltd operate a supermarket on Linwood Road, approximately 250-300 metres to the south of the Market Rasen Town Centre designation (an “Edge of Centre” site). In summary they object to the development on the following grounds:

- Failure to provide an updated household survey
- Substantial ecological harm arising from the loss of biodiversity
- The poor accessibility of the application site
- Conflict with Policy S5 ‘Development in the Countryside’ of the Development Plan

A response has been received from NEXUS Planning on behalf of the applicant. The following will assess the objections in turn:

- Failure to provide an updated household survey  
Tesco Stores Ltd claim it uses out of date information by using the Council's own 2015 Assessment. However, the National Planning Practice Guidance states that such tests should be "*undertaken in a proportionate and locally appropriate way*" and should "*draw on existing information where possible*". It is clear within the Assessment that they have drawn upon existing published information before making their own assessments as to whether there has been any changes.

In summary the response from NEXUS considers that the "*MRPP letter does not identify any significant foodstore openings in or around Market Rasen that would cause us to alter any of these conclusions*" which are set out in paragraph 6.38, 6.39 and 6.40 of the submitted Planning and Retail Statement (PRS). The impact test within the PRS was drawn up using all existing information available so was in accordance with paragraph 17 (Reference ID: 2b-017-20190722) of the Town Centre and Retail section of the NPPG.

- Substantial ecological harm arising from the loss of biodiversity  
The impact of the development on ecology is assessed earlier in the report and is considered to accord with the relevant policies of the development plan.
- The poor accessibility of the application site  
The impact of the development on access and highway safety is assessed earlier in the report and is considered to accord with the relevant policies of the development plan.

However as it stands the site is not served by a pedestrian footpath and only a Call Connect bus service would currently be available to take people directly to the site.

The proposal would include the installation of a 1.8 metre wide footpath to extend the existing footpath which terminates along Gallamore Lane to connect the site to Market Rasen and a payment through a Section 106 Legal Agreement to move the 30mph speed limit signs to the west of the site.

This would provide a safer environment for the local people who want to walk to the site. Although not necessary or reasonable to make the development acceptable the permission advises that the developer should discuss the imposition of bus stops along Gallamore Lane with Lincolnshire County Council.

It has been demonstrated that the location of the development passes the Town Centre sequential test. Infrastructure has been put forward in the application to provide safe pedestrian access to the site and there is currently a CallConnect bus service which can be used to take residents to the site.

Whilst the comments from Tesco are acknowledged it is not considered that the development would not be accessible on foot, by bicycle or through the CallConnect public bus service

- Conflict with Policy S5 'Development in the Countryside' of the Development Plan

The impact of the development on the open countryside is assessed earlier in the report and is considered to accord with the relevant policies of the development plan.

**Conclusion and reasons for decision:**

The decision has been considered against local policy S1 The Spatial Strategy and Settlement Hierarchy, S5 Development in the Countryside, S6 Design Principles for Efficient Buildings, S8 Reducing Energy Consumption – Non-Residential Building, S12 Water Efficiency and Sustainable Water Management, S14 Renewable Energy, NS18 Electric Vehicle Charging, S20 Resilient and Adaptable Design, S21 Flood Risk and Water Resources S28 Spatial Strategy for Employment, S34 Non-designated Employment Proposals in the Countryside, S35 Network and Hierarchy of Centres, S47 Accessibility and Transport, S49 Parking Provision, S53 Design and Amenity, S56 Development on Land Affected by Contamination, S57 The Historic Environment, S60 Protecting Biodiversity and Geodiversity, S61 Biodiversity Opportunity and Delivering Measurable Net Gains and S66 Trees, Woodland and Hedgerows of the Central Lincolnshire Local plan 2023 and consideration is additionally given to guidance contained within the National Planning Policy Framework, National Planning Practice Guidance, National Design Guide and National Design Model Code.

In light of this assessment and expired outline planning permission 142302 it is considered that the principle of the proposal is acceptable and the location of the site on the edge of Market Rasen has been justified through passing the main town centre sequential test and impact test. The development would benefit the local economy by creating a number of employment opportunities. The position of the proposed access is acceptable and would not have an unacceptable harmful highway safety impact subject to conditions and final details submitted at reserved matters. Furthermore the proposal is not expected to have an unacceptable harmful impact on visual amenity, biodiversity, contamination and drainage subject further details submitted via conditions or through a reserved matters application. There will be an impact on the future adjacent properties although subject to the conditions recommended it is considered that this should be capable of being addressed

**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

**Representors to be notified -**

*(highlight requirements):*

**Standard Letter**

**Special Letter**

**Draft enclosed**

**Decision Level** (tick as appropriate)

**RECOMMENDED CONDITIONS:**

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

1. The development hereby permitted must 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 must take place until, a contaminated land assessment and associated remedial strategy by a suitably qualified person with non-technical summaries, conclusions and recommendations, together with a timetable of works, have been submitted to and approved in writing by the Local Planning Authority (LPA) and the measures approved in that scheme shall be fully implemented. (Outcomes must appropriately reflect end use and when combining another investigative purpose have a dedicated contaminative summary with justifications cross referenced). The scheme shall include all of the following measures unless the LPA dispenses with any such requirement specifically in writing:
  - e) The contaminated land assessment shall include a desk study to be submitted to the LPA for approval. The desk study shall detail the history of the site uses and propose a site investigation strategy based on the relevant information discovered by the desk study. The strategy shall be approved by the LPA prior to investigations commencing on site.
  - f) The site investigation, including relevant soil, soil gas, surface and groundwater sampling, shall be carried out by a suitably qualified and accredited consultant/contractor in accordance with a Quality Assured sampling and analysis methodology.
  - g) A site investigation report detailing all investigative works and sampling on site, together with the results of analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the LPA. The LPA shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature as

to render harmless the identified contamination given the proposed end-use of the site and surrounding environment including any controlled waters.

- h) Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance. If during the works contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the LPA.
- i) Upon completion of the works, this condition shall not be discharged until a closure report has been submitted to and approved by the LPA. The closure report shall include details of the proposed remediation works and quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from the site.

Reason: In order to safeguard human health and the water environment and identify potential contamination on-site and the potential for off-site migration to accord with the National Planning Policy Framework and local policy and S56 of the Central Lincolnshire Local Plan 2023.

- 3. No development must take place until a demolition and construction method statement including a construction management plan has been submitted and agreed in writing by the local planning authority. The approved statement(s) must be adhered to throughout the demolition and construction period. The statement must provide for:

- (i) the routing and management of 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;
- (viii) protection of existing boundary hedging and trees
- (ix) details of noise reduction measures;
- (x) a scheme for recycling/disposing of waste;
- (xi) the hours during which machinery may be operated, vehicles may enter and leave, and works may be carried out on the site;
- (xii) A piling strategy, including measures for mitigation, where piling is proposed

Reason: To restrict disruption to the highway and the living conditions of the neighbouring dwellings and surrounding area from noise, dust and



vibration to accord with the National Planning Policy Framework and local policy S47 and S53 of the Central Lincolnshire Local Plan 2023.

4. No development must take place until construction details and position of a 1.8 metre wide footway, to connect the development to the existing footway network on the north and south side of Gallamore Lane has been submitted and agreed in writing by the Local Planning Authority. The works must include appropriate arrangements for the management of surface water run-off from the highway. No operation of the site must take place unless the footpath has been fully completed, in strict accordance with the approved scheme.

Reason: To ensure the provision of safe and adequate pedestrian access to the permitted development, without increasing flood risk to the highway and adjacent land and property to accord with the National Planning Policy Framework and local policy S21 and S47 of the Central Lincolnshire Local Plan 2023.

5. No development must take place unless details including the position to improve the public highway by means of a pedestrian refuge island have been submitted and approved in writing by the Local Planning Authority. No operation of the site must take place until the refuge island has been completed in strict accordance with the approved details and certified complete by the Local Planning Authority.

Reason: To ensure the provision of safe and adequate means of access to the permitted development to accord with the National Planning Policy Framework and local policy S47 of the Central Lincolnshire Local Plan 2012-2036.

6. No development must take place unless evidence to demonstrate that the biodiversity value attributable to the development must exceed the pre-development biodiversity value of the onsite habitat by at least 10% (in compliance with metric trading rules), has been submitted to and agreed in writing with the Local Planning Authority.

*The biodiversity value attributable to the development is the total of -  
(a) the proposed post-development biodiversity value of the onsite habitat,  
(b) the biodiversity value, in relation to the development, of any registered offsite biodiversity gain allocated to the development, and  
(c) the biodiversity value of any biodiversity credits purchased for the development.*

*Where criteria (b) or (c) apply, the evidence will need to demonstrate that registered offsite biodiversity gain and/or biodiversity credits has been secured, as appropriate. Development may only proceed in accordance with the agreed details.*

Reason: To evidence meeting the 10% Biodiversity Net Gain policy requirement and to increase the Biodiversity Value of the site or by

providing off site enhancements to accord with the National Planning Policy Framework and local policy S61 of the CLLP

7. No development hereby permitted until a written Habitat Management and Maintenance Plan [HMMP] in accordance with the evidence approved in condition 7 of this permission is submitted to and approved in writing by the Local Planning Authority. The HMMP must relate to all proposed habitats on site and must be strictly adhered to and implemented in full for a minimum of 30 years following an initial completion period. The HMMP must contain the following:
- a) a non-technical summary;
  - b) the roles and responsibilities of the people or organisation(s) delivering/monitoring the [HMMP];
  - c) the details of funding, resources and mechanisms for long term delivery of the [HMMP].
  - d) the planned habitat creation and enhancement works for the initial completion period to create or improve habitat.
    - i. Explanation as to how climate change models (RCP 8.5) have impacted management, species selection and/or provenance.
    - ii. Explanation as to how soil sampling has impacted creation/enhancement of grassland habitats or any habitat creation on previous arable/contaminated land.
    - iii. Explanation as to any legal requirements associated with protected and or invasive species on site.
  - e) the management measures to maintain habitat for a period of 30 years from the completion of development;
  - f) the monitoring methodology and frequency in respect of the retained, created and/or enhanced habitat
  - g) the mechanisms of adaptive management and remedial measures to account for changes in the work schedule to achieve required targets.

Reason: To ensure an appropriate management and maintenance plan is approved to accord with the National Planning Policy Framework and local policy S61 of the CLLP

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

8. With the exception of the detailed matters referred to by the conditions of this consent, the development hereby approved must be carried out in accordance with the following proposed drawings:
- 7536/67 Rev G dated 7th August 2024 – Site Plan
  - 7536/68 Rev G dated 7th August 2024 - Site Plan with Landscaping
  - 7536/69 Rev J dated 7th August 2024 - Site Plan with Landscaping
  - 7536/70 Rev A dated 1st May 2024 - Supermarket Floor and Roof Plan
  - 7536/71 Rev A dated 9th November 2023 - Supermarket Elevation Plans

- 7536/72 Rev A dated 1st May 2024 - Drive-Thru Elevation, Floor and Roof Plans
- 7536/73 Rev C dated 7th August 2024 - Site Section Plans
- 7536/74 Rev E dated 7th August 2024 - Hard Landscaping Plan
- 7536/77 dated October 2023 - Location Plan
- 4672 01 Rev M dated December 2020 - Landscape Masterplan
- 4672 02 Rev H dated 12th August 2024 - Landscape Boundary Sections

The works must 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 the National Planning Policy Framework and local policy S5, S47, S49 and S53 of the Central Lincolnshire Local Plan 2023.

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

Reason: In order that the permitted development conforms to the requirements of the National Planning Policy Framework, by ensuring that access to the site is sustainable and that there is a reduced dependency on the private car for journeys to and from the development to accord with the National Planning Policy Framework and local policy S47 of the Central Lincolnshire Local Plan 2012-2036.

10. No development above ground level must take place until details of a scheme for the disposal of surface water (including any necessary soakaway/percolation tests) from the site and a plan identifying connectivity and their position has been submitted to and approved in writing by the local planning authority.

The scheme must:

- be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development;
- 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;

- provide attenuation details and discharge rates which shall be restricted to 2 litres per second;
- provide details of the timetable for and any phasing of implementation for the drainage scheme; and
- provide details of how the scheme shall be maintained and managed over the lifetime of the development, including any arrangements for adoption by any public body or Statutory Undertaker and any other arrangements required to secure the operation of the drainage system throughout its lifetime.

No operation of the site must occur until the surface water drainage has been fully completed in strict accordance with approved scheme. The approved scheme must be retained and maintained in full, in accordance with the approved details.

Reason: To ensure adequate surface water drainage facilities are provided to serve the buildings and hardstanding on the site, to reduce the risk of flooding and to prevent the pollution of the water environment to accord with the National Planning Policy Framework and local policy S21 of the Central Lincolnshire Local Plan 2023.

11. No development above ground level must take place until details of a scheme for the disposal of foul water from the site and a plan identifying connectivity has been submitted to and approved in writing by the local planning authority. No operation of the site must occur until the foul water drainage has been fully completed in strict accordance with approved scheme. The approved scheme must be retained and maintained in full, in accordance with the approved details.

Reason: To ensure adequate foul water drainage facilities are provided to serve the buildings on the site and to prevent the pollution of the water environment to accord with the National Planning Policy Framework and local policy S21 of the Central Lincolnshire Local Plan 2023.

12. The proposed development must at all times be operated in strict accordance with the noise mitigation measures identified on page 14 of the Noise Impact Assessment (NIA) dated 12th February 2024 by Hepworth Acoustics and the acoustic fencing identified on hard landscaping plan 7536/74 Rev E dated 7th August 2024.

Reason: To protect the amenity of the adjacent neighbour from undue noise to accord with the National Planning Policy Framework and local policy S53 of the Central Lincolnshire Local Plan 2023.

13. The proposed development must be completed in strict accordance with the recommendations listed in Section 3.2 (Project Champion), Section 4.2 (General Good Practice Measures) and Section 5.0 (Site Clearance Methods) of the Great Crested Newt Non-Licensed Method Statement by Morbaine Ltd dated May 2024.

Reason: In the interest of nature conservation to accord with the National Planning Policy Framework and local policy S60 of the Central Lincolnshire Local Plan 2023.

14. No development must take place until details of the position of 3 bat boxes as per the recommendations of the Bat Roost Survey Report (BRS) by Morbaine Ltd dated June 2024 has been submitted to and approved by the Local Planning Authority. The approved boxes must be retained as such thereafter.

Reason: In the interest of nature conservation to accord with the National Planning Policy Framework and local policy S60 of the Central Lincolnshire Local Plan 2023.

15. Apart from the bat boxes approved in condition 13 above, the development hereby approved must be completed in strict accordance with the mitigation measures in section 4.2 of the Bat Roost Survey Report (BRS) by Morbaine Ltd dated June 2024. All mitigation measures relating to the operational phase of the development must be retained as such thereafter following the completion of the construction phase.

Reason: In the interest of nature conservation to accord with the National Planning Policy Framework and local policy S60 of the Central Lincolnshire Local Plan 2023.

16. The development hereby permitted must be carried out in strict accordance with the details set out in the submitted Energy and Sustainability Statement (Revision 1 (ref:Z61062)) dated 1st March 2024.

Reason: To ensure that the development takes place in accordance with the approved details and in accordance with the provisions of policies S6 and S8 of the Central Lincolnshire Local Plan 2023.

17. Prior to occupation of the development hereby approved, a written verification statement shall be submitted to demonstrate that the approved scheme has been implemented in full, in accordance with the submitted Energy and Sustainability Statement (Revision 1 (ref:Z61062)) dated 1st March 2024 and approved in writing by the planning authority.

Reason: To ensure that the development takes place in accordance with the approved details and in accordance with the provisions of policies S6 and S8 of the Central Lincolnshire Local Plan 2023.

18. No external lighting must be installed on the site outlined in red on location plan 7536/77 dated October 2023 unless lighting details have been submitted to and agreed in writing with the Local Planning Authority. Such details are a lighting report with an illustrated light spill diagram and operational hours of all lighting. The development must adhere to the agreed lighting plan thereafter.

Reason: To restrict disruption from light spill on the living conditions of the neighbouring dwelling and the open countryside to accord with the National Planning Policy Framework and local policy LP17, LP26 and LP55 of the Central Lincolnshire Local Plan 2012-2036.

19. No operation of the site must take place until details to permanently close the existing accesses off Gallamore Lane have been submitted to and agreed in writing by the Local Planning Authority. The closure of the two accesses must be completed within seven days of the new access being brought into use and in strict accordance with the approved scheme.

Reason: To reduce to a minimum, the number of individual access points to the site, in the interests of road safety to accord with the National Planning Policy Framework and local policy S47 and S53 of the Central Lincolnshire Local Plan 2023.

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

20. No deliveries must take place on the site between the hours of 23:00 and 7:00.

Reason: To restrict sleep disturbance from vehicle, human and delivery noises on the neighbouring dwelling during the hours stated to accord with the National Planning Policy Framework and local policy S53 of the Central Lincolnshire Local Plan 2023.

21. The retail store must not operate outside of the following hours:

- 8:00 and 22:00 on a Monday, Tuesday, Wednesday, Thursday, Friday and Saturday
- 9:00 and 18:00 on a Sunday

Reason: To protect the amenities of nearby properties and the locality to accord with the National Planning Policy Framework and local policy S53 of the Central Lincolnshire Local Plan 2023.

22. The coffee drive thru building must not operate outside of the following hours:

- 6:00 and 22:00 on a Monday, Tuesday, Wednesday, Thursday, Friday and Saturday
- 9:00 and 18:00 on a Sunday

Reason: To protect the amenities of nearby properties and the locality to accord with the National Planning Policy Framework and local policy S53 of the Central Lincolnshire Local Plan 2023.

23. No flues, vents or fans used for the extraction of food/cooking smells must be installed on the site outlined in red on location plan 7536/77 dated October 2023.

Reason: To protect the amenities of nearby properties and the locality from unacceptable odour nuisance to accord with the National Planning Policy Framework and local policies S53 of the Central Lincolnshire Local Plan 2023.

24. The proposed site outlined in red on location plan 7536/77 dated October 2023 must only be used for the purposes of retail and for a coffee drive thru (Use Class E(a) and E(b)). Any other uses including those within Class E (c, d, e, f and g) of the Town & Country Planning (Use Classes) Order 1987 as amended, are prohibited without the express planning permission of the Local Planning Authority.

Reason: To protect the amenities of nearby properties and to restrict the site from inappropriate uses in accordance with the National Planning Policy Framework, local policies S5 and S53 of the Central Lincolnshire Local Plan 2012-2036.

25. The gross internal floorspace of the foodstore hereby permitted must not exceed 1,802 square metres. The net sales area of the foodstore hereby permitted must not exceed 1,315 square metres. Whilst the combination of the net sales area devoted to the sale of convenience and comparison goods must not exceed 1,315 square metres, no more than 85% (or 1,118 square metres) must be used for the sale of convenience goods and no more than 25% (or 329 square metres) must be used for the sale of comparison goods.

Reason: To protect the vitality and viability of established centres in accordance with the National Planning Policy Framework and local policy S35 of the Central Lincolnshire Local Plan 2023.

26. 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 oil tanks or gas tanks must be placed within the curtilage of the building(s) hereby approved without the express planning permission of the Local Planning Authority.

Reason: In the interests of energy efficiency to accord with policies S6 and S8 of the Central Lincolnshire Local Plan 2023.

## **Appendix A**

### **Supports**

Middle and Market Rasen Addresses:

1, 14 Braemar Close, Middle Rasen  
109 Caistor Road, Middle Rasen  
3 Charlotte Lane, Middle Rasen  
4, 8, 9 Corner Farm Close, Middle Rasen  
6, 19, 20, 22, 41 Dovecote, Middle Rasen  
8, 9, 12 Drax Court, Middle Rasen  
1, 2, 5, 8, 10, 27, 35, 43 Fern Drive, Middle Rasen  
1, 9 Gainsborough Road, Middle Rasen  
1 Gallamore Court, Middle Rasen  
4 George Road, Middle Rasen  
8 Heath Court, Middle Rasen  
6, 11 Hoe Drive, Middle Rasen  
4 Homeleigh Court, Middle Rasen  
1 Lawrence Lane, Middle Rasen  
3 Jacksons Field, Middle Rasen  
18, 24 Low Church Road, Middle Rasen  
6, 8 Manor Drive, Middle Rasen  
1, 3, 22 Meadowfield, Middle Rasen  
1 Mill Lane, Middle Rasen  
1 Naylor's Drive, Middle Rasen  
5, 32 North Street, Middle Rasen  
2 Parker Lane, Middle Rasen  
2 St Peters Close, Middle Rasen  
3 The Row, Church Street, Middle Rasen  
7 Wilkinson Drive, Middle Rasen

Ash Tree Cottage, Church Street, Middle Rasen  
Birch Lodge, Mill Lane, Middle Rasen  
Braemar House, Middle Rasen  
Bramble Bank, Low Church Road, Middle Rasen  
Briarwood House, Lammas Leas Road, Market Rasen  
Cahill, Middle Rasen  
Cedar Farm Cottage, Lincoln Lane, Middle Rasen  
Croyde Villa, Church Street, Middle Rasen  
East View, Church Street, Middle Rasen  
Elm Croft, Caistor Road, Middle Rasen  
Fieldview, Gainsborough Road, Middle Rasen  
Foxglove House, Middle Rasen  
Grasmere, Gainsborough Road, Middle Rasen



Grove House, Gainsborough Road, Middle Rasen  
Harrington House, Church Street, Middle Rasen  
Hartsholme, Gainsborough Road, Middle Rasen  
High Harbour Farm, Sand Lane, Middle Rasen  
Honeysuckle Cottage, Old Gallamore Lane, Middle Rasen  
Jesmond Dene, Church Street, Middle Rasen  
Lake View, Middle Rasen  
Landarase, North Street, Middle Rasen  
Liathach, Church Street, Middle Rasen  
Lingmell, Gainsborough Road, Middle Rasen  
Little Eden, Low Lane, Middle Rasen  
Manor Farm, North Street, Middle Rasen  
May Cottage, 1 Mill Lane, Middle Rasen  
Millark, North Street, Middle Rasen  
Nakelo House, North Street, Middle Rasen  
Newman Villa, Church Street, Middle Rasen  
Park House, 69 Caistor Road, Middle Rasen  
Pasture View, North Street, Middle Rasen  
Peel House, Gainsborough Road, Middle Rasen  
Penny Cottage, Serpentine Street, Market Rasen  
Poplar Farm, Middle Rasen  
Roseville, Church Street, Middle Rasen  
Springbeck Cottage, North Street, Middle Rasen  
Stepping Stones, Low Church Road, Middle Rasen  
The Bungalow, Church Street, Middle Rasen  
The Farmhouse, Church Street, Middle Rasen  
The Grange, Stockmoor Lane, Middle Rasen  
The Hawthorns, Church Street, Middle Rasen  
The Willows, Gainsborough Road, Market Rasen  
Wicken Tree Farm, Caistor Road, Middle Rasen  
Willow Smythe, Gainsborough Road, Middle Rasen

10 Acre Close, Market Rasen  
7, 33 Aintree Drive, Market Rasen  
2, 16, 32, 39, 45, 62 Anglian Way, Market Rasen  
1, 15 Ash Tree Close, Market Rasen  
9 Bain Rise, Market Rasen  
3 Beechers Way, Market Rasen  
3 Bluebell Close, Market Rasen  
2 Buzzard Close, Market Rasen  
3, 10, 43, 49, 109 Caistor Road, Market Rasen  
2 Cedar Close, Market Rasen  
1 Chapel Mews, Chapel Street, Market Rasen  
2b, 4b, 12, 14 Chapel Street, Market Rasen  
3, 5 Chapman Street, Market Rasen  
1, 6 Church Street, Market Rasen  
7, 14, 16, 17, 27, 35, 43, 55, 71 Churchill Avenue, Market Rasen  
1, 5, 16 Coronation Road, Market Rasen  
13 De Aston Fields, Market Rasen  
1, 5, 11, 25, 31 Dear Street, Market Rasen

25 Derby Close, Market Rasen  
3 Eastville Court, Legsby Road, Market Rasen  
6 Elizabeths Gardens, Market Rasen  
9, 25 Elm Tree Close, Market Rasen  
3, 5 Farriers Way, Market Rasen  
9 Fitzwilliam Court, Union Street, Market Rasen  
8, 15, 17, 19, 25, 31, 33 Foxglove Road, Market Rasen  
3 George Street, Market Rasen  
3, 9, 17, 23, 27, 28, 30, 42, 44, 56, 58, 77, 79, 80, 90, 92, 96, 111, 113, 117,  
123, 143 Gordon Field, Market Rasen  
1 Grebe Walk, Market Rasen  
3 Hancock Court, Willingham Road, Market Rasen  
8, 9, 12 Haydock Way, Market Rasen  
4, 12 Heron Way, Market Rasen  
17 Horseshoe Way, Market Rasen  
1 James Court, Market Rasen  
1, 3, 4 John Street, Market Rasen  
6 Kerman Court, Market Rasen  
31, 42, 45 King Street, Market Rasen  
1, 4, 7, 17, 20, 21, 27, 31, 37, 53, 73 Kingfisher Drive, Market Rasen  
13, 15, 27, 30, 35, 38 Lady Francis Drive, Market Rasen  
4, 10, 19, 20, 23, 27, 33, 35, 38, 60, 61, 82 Lammas Leas Road, Market  
Rasen  
18, 19, 25 Lancaster Drive, Market Rasen  
2, 5, 7, 8 Lapwing Close, Market Rasen  
4, 7, 9, 14, 20, 24, 26, 27, 30, 33, 36, 45, 48 Lime Walk, Market Rasen  
8 Lyall Close, Market Rasen  
9, 15, 16, 18, 20, 21, 22, 26, 29, 34, 40 Mallard Way, Market Rasen  
5 Maltings Court, Market Rasen  
1, 2, 4 Maple Drive, Market Rasen  
11 Market Place, Market Rasen  
First Floor Flat 1 Market Place, Market Rasen  
17, 21, 24, 25 Mill Road, Market Rasen  
8 Mill Street, Market Rasen  
8, 25 Moorhen Close, Market Rasen  
10, 11 Nursery Street, Market Rasen  
3 Old Barn Court, Market Rasen  
3, 6 Old Dairy Road, Market Rasen  
16-18, 32 Oxford Street, Market Rasen  
1, 4 Paddock Mews, Market Rasen  
1, 14 Pasture Lane, Market Rasen  
1 Peatfields Row, Waterloo Street, Market Rasen  
1, 2, 5 Plough Drive, Market Rasen  
9 Plover Walk, Market Rasen  
2 Primrose Close, Market Rasen  
6, 23, 27, 30 Prospect Place, Market Rasen  
18 (Flat B), 34a Queen Street, Market Rasen  
1, 3, 8, 14, 16, 31 Roman Fields, Market Rasen  
2 Ruby Villas, Chapel Street, Market Rasen  
14, 35 Serpentine Street, Market Rasen

3, 10 Southwold Road, Market Rasen  
11, 15, 19, 24, 27, 40, 43, 44, 47, 51, 53, 57 The Brambles, Market Rasen  
4, 5, 6, 16, 21, 22, 32, 40, 46 The Furlongs, Market Rasen  
4 The Old Dairy, Lammas Leas Road, Market Rasen  
50, 57, 73 The Ridings, Market Rasen  
2 Riverside, Market Rasen  
9 Syfer Close, Market Rasen  
1, 4, 8, 19, 26 Thirsk Close, Market Rasen  
30, 39 Union Street, Market Rasen  
7, 14, 24, 26 Velden Way, Market Rasen  
30, 32 Victoria Road, Market Rasen  
8 Walnut Court, Market Rasen  
24e, 42, 51, 74 Waterloo Street, Market Rasen  
7 Waverley Court, Market Rasen  
2, 6, 12, 16 Wellesley Close, Market Rasen  
2, 5 Whitworth Way, Market Rasen  
8 Willingham Court, Market Rasen  
15, 19, 25, 28, 42, 43, 45, 82 Willingham Road, Market Rasen  
5, 6 Wold View, Mill Road, Market Rasen  
3 Woodpecker Close, Market Rasen

April Lodge, Mill Lane, Middle Rasen  
Ambleside, Gallamore Lane, Middle Rasen  
Ascot, Market Rasen  
Aysgarth House, Lammas Leas Road, Market Rasen  
Brooklyn, Walesby Road, Market Rasen  
Bryn Ash, Willingham Road, Market Rasen  
Burnham, Waterloo Street, Market Rasen  
Danesfield, Market Rasen  
De Aston View, Legsby Road, Market Rasen  
Deva, Legsby Road, Market Rasen  
Dog Kennel Lodge, Legsby Road, Market Rasen  
Drayton Cottage, Chapman Street, Market Rasen  
Fox Covert Farm, Low Lane, Middle Rasen  
Gallamore House, 53 Caistor Road, Market Rasen  
Gilvana, 1 Mill Road, Market Rasen  
Glenfiddich, Legsby Road, Market Rasen  
Gunby, Walesby Road, Market Rasen  
Hawthorn House, Lammas Leas Road, Market Rasen  
Ling O Dell, Gallamore Lane, Market Rasen  
Lonsdale House, Willingham Road, Market Rasen  
Manor Bungalow, Jameson Bridge Street, Market Rasen  
Manor Cottage, Church Street, Market Rasen  
Manora, Linwood Road, Market Rasen  
Mosman, Walesby Road, Market Rasen  
Nash Dom, Legsby Road, Market Rasen  
Orchard Cottage, Queen Street, Market Rasen  
1 Pebbles Cottages, Willingham Road, Market Rasen  
2 Pebbles Cottages, Willingham Road, Market Rasen  
Raymor, Market Rasen

Rydal Mount, Legsby Road, Market Rasen  
Shalom, Chapman Street, Market Rasen  
Shenleigh, Market Rasen  
Somerford House, Market Rasen  
South Gables, Willingham Road, Market Rasen  
The Bumbles, Legsby Road, Market Rasen  
The Chase, Legsby Road, Market Rasen  
The Cottage, 59 Lammas Leas Road, Market Rasen  
The Manor Bungalow, Market Rasen  
The Mount, Legsby Road, Market Rasen  
The Vicarage, 13 Lady Francis Drive, Market Rasen  
The Waltons, Casterton Close, Market Rasen  
The Willows, Mill Road, Market Rasen  
Ventnor, Walesby Road, Market Rasen  
Wickentree Farm, Caistor Road, Market Rasen  
Willow House, Legsby Road, Market Rasen  
Woodlands Cottage, Walesby Road, Market Rasen

Other West Lindsey Addresses:

29 High Street, Binbrook  
Kirmond Road, Binbrook  
Rectory Close, Binbrook  
4 Archer Street, Bishop Norton  
Bleasby Cottage Corner Cottage, Torrington Lane, Bleasby Moor  
Oak Leaves House, Main Road, Bleasby Moor  
Springfield, Main Road, Bleasby Moor  
12 Canberra Crescent, Brookenby  
10 Hunter Road, Brookenby  
30 Kent Road, Brookenby  
15 Lancaster Road, Brookenby  
2 Merlin Road, Brookenby  
1 Orford Close, Brookenby  
17 Windsmoor Road, Brookenby  
Corner House, 1 Faldingworth Road, Buslingthorpe  
Gatehouse, Faldingworth Road, Buslingthorpe  
Hazel Meadows, Friesthorpe Road, Buslingthorpe  
Musgraves Farm, Friesthorpe Road, Buslingthorpe  
7 Brigg Road, Caistor  
6 Hadrian Way, Caistor  
15, 19, 29 Kelsway, Caistor  
7 Keyworth Drive, Caistor  
12 Newbolt Close, Caistor  
11 Rawlinson Avenue, Caistor  
52 South Street, Caistor  
12 Whitegate Hill, Caistor  
Rest Haven, North Kelsey Road, Caistor  
Roselea, North Kelsey Road, Caistor  
West Moor Farm Fishery, Caistor  
Flat at Millbrook House, 175 Newport, Caistor

The Orchard, Boggle Lane, Claxby  
The Shire, St Mary's Lane, Claxby  
3, 4 Woodland View, Normanby Rise, Claxby  
Collow Cottage, Main Road, East Torrington  
1 Boundary Walk, Faldingworth  
1, 34, 50 Hutton Way, Faldingworth  
2 Jubilee Avenue, Faldingworth  
1 Truman Close, Faldingworth  
3 Wesley View, High Street, Faldingworth  
Brownlow House, High Street, Faldingworth  
Dendor, High Street, Faldingworth  
The Grange, Spridlington Road, Faldingworth  
13 Hickman Crescent, Gainsborough  
3 Glentham Court, Glentham  
5, 6 High Street, Glentham  
2 Riverside Cottages, Glentham  
Barn Cottage, Washdyke Lane, Glentham  
Bluebell Cottage, Highfield Terrace, Glentham  
Brickyard Barn, Bishopbridge Road, Glentham  
Chartwell, Gainsborough Road, Glentham  
Clematis Cottage, Highfield Terrace, Glentham  
Laburnum Cottagem Middlefield Lane, Glentham  
Meadowsweet Cottage, Highfield Terrace, Glentham  
17 Brook Street, Hemswell  
14 Anderson Road, Hemswell Cliff  
9 Creampoke Crescent, Hemswell Cliff  
42 Minden Place, Hemswell Cliff  
Holton Grange Farm, Holton Grange Lane, Holton cum Beckering  
The Workshop, Lissington Road, Holton Cum Beckering  
Wheelwrights Cottage, Lincoln Road, Holton cum Beckering  
2 Wold View Cottages, Caistor Road, Holton le Moor  
1 Woodmans Cottages, Gatehouse Road, Holton le Moor  
Bestoe Cottage, Market Rasen Road, Holton le Moor  
Brickyard Cottage, Brickyard Lane, Holton le Moor  
Morcar House, Gatehouse Road, Holton le Moor  
2 Jesmond Farm Cottages, Gulham Lane, Kingerby  
Brierfield, Owersby Bridge Road, Kirkby cum Osgodby  
Hillbury, Main Street, Kirkby cum Osgodby  
Monsol Corner, Main Street, Kirkby cum Osgodby  
Clinton Villa, Owersby Bridge Road, Kirkby cum Osgodby  
South Top House, Kirkmond Road, Kirmond le Mire  
East Cottage, Main Road, Legsby  
Rosaven, Legsby  
3 Park View, Legsby  
1 South Cottage Wood, Langham Lane, Legsby  
Briarwood, Main Road, Legsby  
The Blacksmiths Cottage, Main Road, Legsby  
2 Manor Farm Cottages, Main Road, Linwood  
Fine Times Cottage, Linwood  
5 The Terrace, Grundy Lane, Lissington

Manor Farm Cottage East, Linwood Road, Lissington  
Rose House, 2 Rose House, Lissington  
The Old Police House, 4 Church Cottages, Linwood Road, Lissington  
Top Farm, Bleasby Moor Road, Lissington  
Paddock View, 1 Mansgate Hill, Nettleton  
12 Draycot, Nettleton  
Viking Cottage, Normanby Road, Nettleton  
Holton Road, Nettleton  
Towngate, Church Street, Nettleton  
30 Wood Farm Close, Nettleton  
9 Alexandria Road, Newtoft  
15 Arlington Road, Newtoft  
2 Masovian Lane, Newtoft  
1, 10 Prince William Road, Newtoft  
6, 13, 18 Tudor Close, Newtoft  
20, 21, 38, 53 Washington Drive, Newtoft  
Church Farm, Toft Lane, Newton by Toft  
Church Farm, High Street, Newton by Toft  
Cliff Farmhouse, Normanby Cliff Road, Normanby by Spital  
1 Grange Cottage, Normanby le Wold  
2 Hillcrest, Top Road, Normanby le Wold  
3 Barrick Close, North Kelsey  
12 Folly Hill, North Owersby  
Fairfax Cottage, Cater Lane, North Owersby  
Kingfisher Lodge, Moor Road, North Owersby  
1 North Vale, North Willingham  
Boucherette Lodge, Willingham Hill, North Willingham  
Crossroads Cottage, North Willingham  
Rookery Cottage, North Willingham  
The Old Barn, High Street, North Willingham  
Almondbury, Low Road, Osgodby  
Barley House, Mill Lane, Osgodby  
Beckside Farm, Caistor Road, Osgodby  
Chapel House, Main Street, Osgodby  
Cote Hill Cottage, Lincoln Lane, Osgodby  
D'nalyar, Main Street, Osgodby  
Field Farm, Osgodby  
Oddabode, Low Road, Osgodby  
Shandelle, Main Street, Osgodby  
Trevithian, Washdyke Lane, Osgodby  
West Haven, Main Street, Osgodby  
3, 4 Main Street, Osgodby  
Glebe Farm House, Owmbly Cliff Road, Owmbly by Spital  
13 Cliff Farm Cottages, Owmbly Cliff Road, Owmbly by Spital  
9, 10 Fen Road, Owmbly by Spital  
The Stables, Gulham Lane, North Gulham  
Smugglers, Rest Moor Road, North Owersby  
2 Rutland Way, Scampton  
Ivy Cottage, Ludford Road, Sixhills  
2 Hainton Road, Sixhills

2 Manor Farm Cottages, Snelland Road, Snarford  
1 Bungalow, South Gulham  
West Orchard, Waddingham Road, South Kelsey  
1 Skipworth Ridge, Waddingham Road, South Kelsey  
Lake Side Cottage, South Lane, Stainton Le Vale  
Pebbles, 7 Pebbles, Stainton Le Vale  
34 Cow Lane, Tealby  
Chestnut View, Thornton Road, Thornton le Moor  
6 Kingsway, Tealby  
8 The Smooting, Tealby  
Walesby Grange, Walesby Lane, Tealby  
Clay Barn, Clay Lane, Toft Next Newton  
Glebe Cottage, Clay Lane, Toft Next Newton  
Westfield House, East Lane, Toft Next Newton  
Grooms Cottage, Church Lane, Usselby  
Sunnybrook, Fir Park, Usselby  
4 Millstone Way, Waddingham  
Clock House Farm, Brandy Wharf Road, Waddingham  
Manor Farm Cottage, Manor Farm Cottage, West Lissington  
Cliff House, Catskin Lane, Walesby  
Walesby Top Farm, Walesby Hill, Walesby  
29 Hazel Grove, Welton  
2 Manor Court, Welton  
1 Bridge View, West Rasen  
Brooklyn, Snelland Road, Wickenby

Other districts addresses:

Post Office Cottage, Lincoln Road, East Barkwith  
Runswick, Louth Road, East Barkwith  
The Bungalow, Torrington Lane, East Barkwith  
26 Rowallan Avenue, Gosport  
1 Horse Pasture Cottage, Louth Road, Hainton  
1 Midge Inn Cottages, Hatton  
11 Salters Cottages, Chapel Lane, Ludford  
Shiregreen Cottage, Fanny Hands Lane, Ludford  
The Old Rectory, Magna Mile, Ludford  
White Hart Inn, Magna Mile, Ludford  
23 Bain Rise, Ludford  
2 Acorn Way, Scunthorpe  
3 Blackcairn House, Spean Bridge  
39 Carpenters Close, Wragby  
11 Mill View Road, Wragby  
Kilmister Court, Wragby  
Prince Charles Avenue, Wragby

Objections received from:

Rochford Farm, North Kelsey

Fern House, 35 Willingham Road, Market Rasen  
23 Derby Close, Market Rasen  
Market Rasen Cricket and Football Club

General Observations received from:  
38 The Ridings, Market Rasen  
4 Acre Close, Market Rasen