

PROPOSAL: Planning application to erect 196no. dwellings and associated infrastructure, drainage and open space.

LOCATION:

Land south of A631
Hemswell Cliff
Gainsborough
DN21 5UA

WARD: HEMSWELL

WARD MEMBER(S): Cllr. Paul Howitt Cowan

APPLICANT NAME: Gleasons Regeneration Ltd.

TARGET DECISION DATE: Extension of Time agreed to 12th September 2024.

CASE OFFICER: G. Backovic

Recommended Decision: Defer and delegate approval to officers subject to the completion of a section **106 legal agreement** that delivers a contribution of £61,985 towards medical services **and** a contribution of £100,000 towards secondary education provision **and** the extension and upgrading of the footway to a to the south of the A631 to a minimum width of 1.8m from Lancaster Green to Dog Kennel road **and** the provision of an uncontrolled tactile crossing point to connect to the existing footway on the northern side of the A631 at Gibraltar Road and Capper Avenue **and** details of the composition, management and maintenance of public open space and the specification of the proposed Locally Equipped Area of Play **and** if a start on site has not occurred within 2 years of the granting of permission the viability assessment must be reviewed and if it shows that contributions towards affordable housing and medical facilities would be viable they must be made in accordance with details to be agreed

Introduction

This application is considered to be finely balanced and is the reason for presentation to planning committee and is a partial departure from the Development Plan. Following the submission of a viability report which was evaluated by a consultant appointed on behalf of West Lindsey District Council it was concluded that financial obligations arising from requested financial contributions towards affordable housing; NHS facilities and school places would render the development unviable.

The application has been submitted for 2 years. This length is principally due to the fact that the submitted drainage scheme was not considered acceptable, and this resulted in the requirement for a new scheme following groundwater testing of the site.

Site Description and Proposal:

The application site is an agricultural field located to the south of the A631, on the southern side of Hemswell Cliff and is approximately 7.6 hectares (19 acres). The site is enclosed by trees and hedgerows. To the north west is an area of trees beyond which is Hemswell Court. South west are dwellings running along Lancaster Green. Agricultural fields are located to the south whilst to the east are dwellings along Creampoke Crescent. The entirety of the site is allocated for residential development by the Central Lincolnshire Local Plan 2023.

This is a full planning application for 196 dwellings. A single access is proposed from the A631 southwards which splits east and west, with further branches off providing access to the proposed dwellings.

Dwelling Types

40 2 bed semi-detached houses in 4 forms

60 3 bed semi-detached houses in 6 forms

58 3 bed detached houses in 4 forms

38 4 bed detached houses in 4 forms

Screening/EIA Assessment:

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

The development has been assessed in the context of Schedule 2 of the Regulations and after taking account of the criteria in Schedule 3 it has been concluded that the development is not likely to have significant effects on the environment by virtue of its nature, size or location. Neither is the site within a sensitive area as defined in Regulation 2(1). Therefore the development is not 'EIA development'.

Relevant Planning History

134720 Outline planning application for up to 180no. residential units with access to be considered and not reserved for subsequent applications. GC 05.09.2017.

142659 Application for approval of reserved matters to erect 163no. dwellings considering appearance, landscaping, layout and scale - following outline planning permission 134720 granted 19 December 2017. This was withdrawn following submission of the current application.

Representations: These are summarised below with full details available to view on the WLDC website

Hemswell Cliff Parish Council

No objections to the proposal but Hemswell Cliff Parish Council make the following observations:

1. We welcome the inclusion of a puffin crossing.
2. We'd like to see the provision of green space for children on the site and consider there is capacity to achieve this. We would expect that the green

space does not require adoption by the Parish Council. This reduces the risk of crossing over the road to access play parks on the other side of the road.

3. Can consideration be given to improve the footpath from this estate to the shop/post office as a condition of this planning application.

Local residents:

49 Buchanan Road Object

Current infrastructure and travel won't withstand more buildings. Significant investment would be required in my opinion.

4 Wellington Way Hemswell Cliff Object

Having these houses built on the opposite site of the development will not only harm the natural habitat, ruin the views and make the village look ridiculous. Having the current housing estate just undergoing it will make the road more busy and isn't fair on its current residents.

LCC Highways and Lead Local Flood Authority:

No Objections

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

Recommendation for no objection subject to:

Planning Conditions as detailed below.

Comments: There is no precise definition of "severe" with regards to NPPF Paragraph 115, which advises that "Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe." Planning Inspector's decisions regarding severity are specific to the locations of each proposal, but have common considerations:

- The highway network is over-capacity, usually for period extending beyond the peak hours
- The level of provision of alternative transport modes
- Whether the level of queuing on the network causes safety issues.

In view of these criteria, the Highways and Lead Local Flood Authority does not consider that this proposal would result in a severe impact with regard to NPPF. As

Lead Local Flood Authority, Lincolnshire County Council is required to provide a statutory planning consultation response with regard to Drainage on all Major Applications. This application has provided a suitable drainage strategy in principle, subject to detailed hydraulic approval, and therefore the Lead Local Flood Authority does not consider that this proposal would increase flood risk in the immediate vicinity of the site.

Highway capacity

Submitted Transport Assessment makes a fair and reasonable representation of the developments likely impact on the highway network, and it is considered acceptable.

Travel Plan Submitted, to be conditioned.

Site Layout Acceptable, will require S38 approval as part of the highway adoption process. Flood Risk and Drainage Submitted drainage strategy is acceptable in principle, subject to technical approval by the relevant body.

Off-Site Improvements

The following off-site improvement is required:

An upgraded footway link from Lancaster Green to Dog Kennel Lane, to provide a footway of 1.8m in width will be required. To include a suitable uncontrolled tactile crossing point to connect to the existing footway on the northern side of the A631 at Gibraltar Road and Capper Avenue.

Planning conditions are recommended. These relate to the provision of footways, tactile crossings, the phasing of development, implementation of Travel plan and the submission of a surface water drainage scheme for approval. Informatives are also recommended.

Anglian Water

Wastewater Treatment

The foul drainage from this development is in the catchment of Hemswell R A F Water Recycling Centre which currently does not have capacity to treat the flows from the development site. Anglian Water are obligated to accept the foul flows from the development with the benefit of planning consent and would therefore take the necessary steps to ensure that there is sufficient treatment capacity should the Planning Authority grant planning permission.

Used Water Network

This response has been based on the following submitted documents: FRA/Application Form/Planning Statement. The sewerage system at present has available capacity for these flows. If the developer wishes to connect to our sewerage network, they should serve notice under Section 106 of the Water Industry Act 1991. We will then advise them of the most suitable point of connection.

Strategic Housing:

Following the undertaking of an independent development viability appraisal of the proposal, it is accepted that the scheme is unable to deliver any affordable housing on the site.

NHS Lincolnshire Integrated Care Board

The above development is proposing 196 dwellings which, based on the average of 2.3 people per dwelling for the West Lindsey District Council area, would result in an increase in patient population of 64.

The calculations below show the likely impact of this new population in terms of number of additional consultation time required by clinicians. This is based on the Department of Health calculation in HBN11-01: Facilities for Primary and Community Care Services

NHS Lincolnshire Integrated Care Board

The above development is proposing 196 dwellings which, based on the average of 2.3 people per dwelling for the West Lindsey District Council area, would result in an increase in patient population of 64.

The calculations below show the likely impact of this new population in terms of number of additional consultation time required by clinicians. This is based on the Department of Health calculation in HBN11-01: Facilities for Primary and Community Care Services.

Consulting room GP	
Proposed population	451
Access rate	5260 per 1000 patients
Anticipated annual contacts	$0.451 \times 5260 = 2372$
Assume 100% patient use of room	2372
Assume surgery open 50 weeks per year	$2372/50 = 47.4$
Appointment duration	15 mins
Patient appointment time hrs per week	$47.4 \times 15/60 = 11.9$ hrs per week
Treatment room Practice Nurse	
Proposed population	451
Access rate	5260 per 1000 patients
Anticipated annual contacts	$0.451 \times 5260 = 2372$
Assume 20% patient use of room	474.4
Assume surgery open 50 weeks per year	$474.4/50 = 9.488$
Appointment duration	20 mins
Patient appointment time hrs per week	$9.488 \times 20/60 = 3.2$ hrs per week

Therefore an increase in population of 451 in the West Lindsey District Council area will place extra pressure on existing provisions, for example- extra appointments requires additional consulting hours (as demonstrated in the calculations above.) This in turn impacts on premises, with extra consulting/treatment room requirements.

	Average list size per GP	Required m2	£ per m2	Total cost	£per person
GP team	1,800	170	2,300	£391,000	217
GP furnishings	1,800			£20,000	12
					229
Contingency requirements @ 20%					46
Total per resident					275
Total per dwelling (resident x 2.3)					632.50

The table above shows the contribution formula which is based on the needs of a Primary Care Health Team and associated administration support. By applying average national list sizes to these groups and identifying the required area and furnishings, a total cost of £275 per patient is determined. This figure is multiplied by 2.3 (the average number of persons per dwelling for West Lindsey District Council) to provide a funding per dwelling of £632.50.

G.P Practices affected:

Due to the fact that patients can choose to register at any practice that covers the area of the development, and there are no waiting lists for patients, all practices that provide care for the region that the development falls within are obliged to take on patients, regardless of capacity. The development will impact The Ingham Practice as the development is within their catchment area. This development would put additional demands on the existing GP services for the area and additional infrastructure would be required to meet the increased demands. Lincolnshire Integrated Care Board (LICB) wishes for the Section 106 contribution from the development of 196 dwellings on Land South of A631, Hemswell Cliff, Gainsborough to contribute to the expansion in capacity through remodelling/changes to layout or extension to existing facilities within the IMP Primary Care Network (PCN) at The Ingham Practice. Alternatively the funding may, where appropriate, be used to support expansion in capacity at an alternative general practice site as required to meet the local population health need.

The contribution requested for the development is £123,970.00 (£632.50 x 196 dwellings). Please note that the expectation is that the appropriate indexation rate and any late payment penalties would also be paid on top of the value specified above.

LCC Property Services (Education)

Please see below table in relation to the number of places required and available in local schools from/for the proposed development:

Type	Children produced by scheme	Sufficient places available 2025/26 (Y/N/Partial)	Places to be mitigated	Contribution sought
Primary	36	Y	0	£0
Secondary	33	N	33	£0
Sixth-form	6	N	6	£0
			Total	£0

Following the removal of Regulation 123 from the Community Infrastructure Levy Regulations on 01 September 2019, requests for items formerly on a Regulation 123 list are now permitted; the Central Lincolnshire Developer Contributions

Supplementary Planning Document (2018) still restricts secondary and school-based sixth form to CIL only. Requests can also be made toward more than one scheme to provide the ability to extend the most appropriate school to mitigate the impacts of development at the time those impacts are felt.

As the development would result in a direct impact on local schools, a contribution is therefore requested to mitigate the impact of the development at local level. This is a recognisable and legitimate means of addressing an impact on infrastructure, accords with the NPPF (2019) and fully complies with CIL regulations; we feel it is necessary, directly related, and fairly and reasonably related in scale and kind to the development proposed in this application. The level of contribution sought in this case is in line with the below table.

Type	Places to be mitigated	Contribution per place*	Sub-total	Local multiplier**	Lincolnshire contribution per place	Total contribution requested
Primary extension	0	£18,007	£0	2.00	£18,367	£0
Secondary extension	33	£25,003	£825,099	2.00	£25,503	£841,599***
Sixth-form extension	6	£25,003	£150,018	2.00	£25,503	£153,018***
Total	-	-	£975,117	-		£994,617

* Current cost multiplier per pupil place based on National Cost Survey

** to reflect Lincolnshire's average build cost compared to national average

*** amounts for indicative purposes only, request reduced to £0 in line with Developer Contributions Supplementary Planning Document

Tree and Landscape Officer:

08.04.24: Much better screening of the development. The scheme is now appropriate for its surroundings and setting.

04.04.24 "Garden trees have been appropriately positioned off-set from house fronts to avoid windows being blocked by trees as their canopies grow.

Site boundary hedgerows are to be trimmed and gaps infilled with native species.

Along the southerly boundary (from plot 68 towards the orchard block) there are very few site edge trees proposed for screening views of the houses in the surrounding countryside. The boundary hedgerows which are to be reduced in height and width will provide some low-level screening, but trees are required for some higher-level screening and softening of the buildings above hedge height. There are a few wild cherry trees proposed around the play area mound and at the rear of plot 68, and a couple of rowan and fastigate hornbeam trees either side of the easterly end easement strip. The two prunus trees and the fastigated hornbeam are within front gardens and so cannot be relied upon to be retained in the future, particularly the hornbeam as it matures and broadens out. A *Carpinus betulus* 'Fastigiata' remains narrow when young but is recommended for parks and woodlands as it will grow wider unless regularly pruned to manage its width unless a cultivar that stays narrow is used, such as a 'Frans Fontaine'

Along the SE boundary hedgerow some of the proposed trees are hawthorns. Although hawthorn are high biodiversity value, planting hawthorn trees within a hawthorn hedge seems a bit pointless as they are likely to end up being cut and incorporated into the hedge, resulting in longer stretches of hedgerow with no trees. Other trees along the SE edge are some rowan and crab apple along the hedgerow with a couple of groups of three oaks off-set from the hedgerow, but there would still be stretches with clear views of the development from the south, namely along Dog Kennel Road.

The Planting Schedule provides suitable information regarding tree and plant sizes and quantities.

Conclusion

The proposed landscape scheme is appropriate other than requiring a few additional trees that should be planted along the clear stretches of the South hedgerow and two or three additional trees in the clear spaces along the SE boundary. This is for improved screening and softening of the development adjacent open countryside, and to reduce its visual compact on the adjacent countryside to help integrate the development into its rural surroundings. Locally characteristic trees are field maple, beech and oak. “

Principal Ecology and Wildlife Officer:

As they aim to achieve over 10% on site you will not need to condition evidence of how it will be reached. You will need to condition that the proposed gains are managed and monitored for the next 30 years following completion of the development.

Lincolnshire Police

A good use of a predominantly cul-de-sac style and layout, however, I would recommend that where a circular through route layout has been intended consideration is given to restricting any through access or permeability as this will significantly help to reduce crime and disorder and ASB.

No objections with advice provided on:

- Dwelling Frontage
- Perimeter
- Gates
- Landscaping
- Lighting
- Footpaths
- Parking Provision
- Utilities
- Building Regulations

LCC Archaeology:

This office has commented on earlier proposals for this site, which has already been subject to previous archaeological evaluations that did not reveal anything sufficient to justify further archaeological work. We would therefore like to reiterate our earlier recommendation that no further archaeological input be required in association with the proposed development.

Relevant Planning Policies and Legislation:

Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Here, the Development Plan comprises the provisions of the Central Lincolnshire Local Plan (adopted in April 2023), the Lincolnshire Minerals and Waste Local Plan (adopted June 2016) and the Hemswell Cliff Neighbourhood Plan was Made 6th November 2023.

Development Plan

- ***Central Lincolnshire Local Plan 2023 –***

Relevant policies of the CLLP include:

S1 The Spatial Strategy and Settlement Hierarchy

S6 Design Principles for Efficient Buildings

S7 Reducing Energy Consumption –Residential Development

S20 Resilient and Adaptable Design

S21 Flood Risk and Water Resources

S23 Meeting Accommodation Needs

S45 Strategic Infrastructure Requirements

S47 Accessibility and Transport

S49 Parking Provision

S51 Creation of New Open Space, Sports and Leisure Facilities

S53 Design and Amenity

S56 Development on Land Affected by Contamination

S60 Protecting Biodiversity and Geodiversity

S61 Biodiversity Opportunity and Delivering Measurable Net Gains

S66 Trees, Woodland and Hedgerows

S81 Housing Sites in Medium Villages

<https://www.n-kesteven.gov.uk/central-lincolnshire/adopted-local-plan-2023>

- **Hemswell Cliff Neighbourhood Plan (NP)**

<https://www.west-lindsey.gov.uk/planning-building-control/planning/neighbourhood-planning/all-neighbourhood-plans-west-lindsey>

Relevant policies of the NP include:

Policy 1: Sustainable Development.

Policy 2: Delivering Good Design

Policy 3: Housing Development

Lincolnshire Minerals and Waste Local Plan (LMWLP)

<https://www.lincolnshire.gov.uk/planning/minerals-waste>

The site is in a Minerals Safeguarding Area and policy M11 of the Core Strategy applies.

National policy & guidance (Material Consideration)

National Planning Policy Framework (NPPF)

The NPPF sets out the Government's planning policies for England and how these should be applied. It is a material consideration in planning decisions.

The most recent iteration of the NPPF was published in December 2023. Paragraph 225 states:

However, existing 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).

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

National Planning Practice Guidance

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

National Design Guide (2019)

<https://www.gov.uk/government/publications/national-design-guide>

National Model Design Code (2021)

<https://www.gov.uk/government/publications/national-model-design-code>

Other

- Central Lincolnshire Developer Contributions SPD

Main Considerations:

- Principle of development:
- Design and Visual Amenity including landscaping and layout
- Noise impacts from the A631
- Flood Risk and Drainage:
- Highway Safety
- Custom and Self Build Housing
- Climate Change:
- Ecology, Biodiversity, and Net Gain:
- Strategic Infrastructure Requirements
- Public Open Space
- Minerals

Assessment:

Principle of the Development:

The Central Lincolnshire Local Plan identifies the site as WL/HEMC/001 under Policy S81: Housing Sites in Medium Villages which "are allocated primarily for residential development". Whilst the indicative capacity is 180 dwellings, the application is for 196 dwellings. It is important to note that indicative capacity does not limit the number of dwellings.

The site has previously benefited from planning permission for up to 180 dwellings - this permission has expired and carries little to no weight.

Neighbourhood plan policy 3 allocates 3 sites for housing development H2, H3 and H4 and sites which are "already committed for housing purposes."

The site is labelled as "an extant housing commitment".

On this basis the principle of residential development on the site would accord with the allocation in the Development Plan. Its acceptability rests on a consideration of its detailed impacts below.

Design and Visual Amenity including landscaping and layout

Policy S53 requires high quality design that contributes to local character, landscape and town scape. It is assessed against specified criteria including context and identity. Policy 2 of the Neighbourhood Plan requires principles of good design to be incorporated within development and to have due regard to the Hemswell Cliff Character Assessment.

There is no established design or vernacular in the vicinity of the site. This is reflected in the Hemswell Cliff Character Assessment (October 2019) which forms part of the neighbourhood plan. "Lancaster Green" to the west is described as "detached houses with large gardens and privately owned green" . "Creampoke

Crescent to the east as " semis with large gardens". All the dwellings proposed are either semidetached or detached.

All dwellings are two storey with a pitched roof. 4 designs are proposed for the 2 bed semi-detached dwellings. Minor variations to each are proposed for differentiation including the use of a solid entrance/porch. 6 designs are proposed for the 3 bed semidetached dwellings , with details such as full height central projections, a recessed central section , use of dormer windows and varying roof heights providing design interest. Additional interest is provided by pairing semidetached sections with those of a different size and design. Similarly, 4 designs are proposed for the detached dwellings. These designs would not look out of place on a traditional housing estate and relate well to each other. Materials are not specified and this will need to be the subject of a planning condition. There is also sufficient internal and external amenity space provided. There would not be any amenity concerns in relation to overshadowing, dominance or loss of privacy within the development nor to existing residents.

Layout - A single access is proposed from the A631 running south. This takes the form of a road with a footpath on its western side. Along its eastern flank is a hedgerow and trees running alongside a proposed grassed area with an informal path. This main road branches off to the east and west at approximately the midpoint of the site. The grassed area with informal path continues southward alongside the proposed surface water attenuation basin. The road to the east carries on to the end of the site with one main branch northwards and two to the south that connect to each other in an east to west direction serving the dwellings in the south eastern section of the site facing onto a wildlife pond and grassed and landscaped area. The road to the west runs for a short section before heading north and south with connecting roads to the east.

The majority of the northern boundary with the A631 will consist of trees and hedgerows , retained existing and additional planting. This will soften the visual impact of the built development together with the set back of housing within the site. The submitted landscaping scheme was amended as requested by the Tree and Landscape Officer who has commented : " Much better screening of the development. The scheme is now appropriate for its surroundings and setting."

The density of development for the indicative dwelling number of 180 dwellings would be 23.68 per hectare whilst the current proposal is 25.78 per hectare. This is still an acceptable density which demonstrates that the site is capable of accommodating the higher number.

The design and visual impacts are considered acceptable and would accord with policy S53 of the CLLP and Policy 2 of the Neighbourhood Plan.

Noise Impacts from the A631

A noise assessment has been submitted in support of the application due to its proximity to the A631.

This shows that during the daytime noise levels across the site are predominantly generated by traffic movements along the A631 to the north, as well as other nearby roads. During the night-time road traffic movements are shown to reduce.

During the daytime, noise levels measured across the site are LAeq,16hour 56-65dB. During the night-time, noise levels measured across the site are LAeq,8hour 50-58dB. Following development, the noise prediction model shows that noise levels would reduce in the central areas of the site, as the houses would provide screening from one another. Nonetheless, noise levels inside some of the habitable rooms with windows open during the daytime would exceed the “reasonable” internal noise levels set out in BS 8233:2014 in some areas of the site. Therefore, mitigation would be required in order to achieve acceptable internal noise levels.

External walls of the dwellings would provide some attenuation.

In addition to this for plots 1-3, 14-21, 33-36, 43-47, 137-144, 160-164 and 171-179 (those closest to A631) the following will be required:

A standard double-glazed unit (rated a minimum of Rw+Ctr 25dB), typically comprising of 4mm float glass, 12mm cavity, 4mm float glass **and** acoustic trickle ventilators (rated a minimum of Dn,e,w + Ctr 42dB). For the remaining plots this can be achieved by use of the double glazing specified above with standard hit and miss trickle ventilators.

Acceptable Outdoor Noise Levels (LAeq,16 hour 55dB).

This can be achieved by use of close boarded fencing of between 2m and 2.5 in height.

Plots	Mitigation Type
Plots 2-3, 14, 32-33, 35-46, 152-159, 171-172, 174-179. Plots 34, 160-163, 173 .	2m high close boarded timber fence. 2.5m high close boarded timber fence.

Subject to implementation of the mitigation measures recommended by condition noise levels would be considered acceptable.

Flood Risk and Drainage (Surface Water and Foul)

The site is located within Flood Zone 1 which is land having a less than 1 in 1,000 annual probability of river or sea flooding (low probability). The preferred hierarchy for surface water disposal is that consideration should firstly be given to discharge to soakaway/infiltration system, watercourse and public sewer in that order. Infiltration has been excluded as a means of surface water disposal due to the high groundwater, which is less than 1m below ground level. Aisthorpe Springs is approximately 450m northeast of the development site, as this is the nearest watercourse it is proposed to discharge surface water flows from the development to this location. Attenuation basins form part of the drainage proposals. No objections are raised to the drainage strategy from the Lead Local Flood Authority

It is also noted that Anglian Water in relation to foul drainage comment that it does not currently have capacity although they are legally obligated to accept the foul flows from the development with the benefit of planning consent and would therefore take the necessary steps to ensure that there is sufficient treatment capacity if planning permission. On this basis it would be considered reasonable to impose a condition prohibiting occupation until the required improvements are in place.

Highway Safety:

Policies S47, S48 and S49 collectively require that development proposals do not have an unacceptable impact on highway safety or a severe cumulative impact on the wider highway network. Policy S48 requires that development proposals should facilitate active travel.

Lincolnshire County Council have considered the submitted Transport assessment and associated documents submitted. It is worthwhile to repeat the conclusion "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"

The existing footway to the south of the A631 will be upgraded to a minimum width of 1.8m from Lancaster Green to Dog Kennel road. An uncontrolled tactile crossing point to connect to the existing footway on the northern side of the A631 at Gibraltar Road and Capper Avenue was requested by highways and this together with the upgraded footpath will be provided by a section 106 agreement. This will improve pedestrian access and is considered safe. The parking standards reflect those of the previous CLLP when the application was submitted with 2 spaces for three bed dwellings rather than the 3 required in rural areas. Nevertheless the parking provision provides in excess of the old standards with the inclusion of garages with internal dimensions of 6m x 3m that can accommodate parking and storage of bicycles.

Subject to the completion of a Section 106 agreement and imposition of the conditions suggested no harm would be considered to arise to highway safety and it would be in accordance with policies 47-49.

Climate Change

Policies S6 and S7 of the CLLP sets out design principles for efficient buildings and reducing energy consumption. This requires all developments to achieve a site average space heating demand of around 15-20kWh/m²/year and a site average total energy demand of 35 kWh/m²/year, achieved through a 'fabric first' approach to construction. No single dwelling unit to have a total energy demand in excess of 60 kWh/m²/year, irrespective of amount of on-site renewable energy production. Unless covered by an exceptional basis clause below, all new residential development proposals must include an Energy Statement. This has been

submitted. The results have been calculated using the Standard Assessment Procedure (SAP 10.2) .

The proposed energy strategy will incorporate renewable technology on-site via air source heat pumps. The development achieves a site average space heating demand of 10.35/m²/year and a site average total energy demand of 25.38 kWh/m²/year. No single dwelling has a total energy demand in excess of 28.68 kWh/m²/year. This is in accordance with S6 and S7.

Ecology and Biodiversity Net Gain

Policies S60 and S61 of the CLLP require that development proposals do not have an unacceptable impact on ecology or biodiversity and should take opportunities to provide a net gain in biodiversity wherever possible.

An Ecological Impact Assessment (EclA) was submitted in support of the application.

The EIA results are summarised below.

Statutory Designated Sites.

The Site and 2km search area do not contain any statutory designated sites. The core of the site consists of a large arable field which is bordered by hedgerows and lacks field margins. At the time of survey, the field had been recently ploughed. Hedgerows are present alongside the east, north, west and south site boundaries.

Roosting and Foraging Bats

There are 23 records of bats within 2km of the Site centroid provided by Lincolnshire Environmental Record. Hedgerows within the site contain few young trees and a line of young and semi-mature trees exist immediately outside site boundaries. No potential roosting features were identified within any of the trees. Nonetheless, the hedgerows and line of trees form excellent habitat for foraging and commuting bats and as such, the site has been assessed as having local importance for foraging and commuting bats.

Badger

The Lincolnshire Environmental Record has returned 12 records of badger (*Meles meles*), dated 2007-2021, within a 2km radius of the site centroid, none of which related to the site itself. Furthermore, no badger setts or evidence of badger was identified within the Site or its boundaries, during the ecological survey.,

Water Vole

The Lincolnshire Environmental Record data search has returned three records of water vole (*Arvicola amphibius*) within 2km of the site centroid. However, this species does not have potential to occur on site, or to be fundamentally affected by the proposals, as no potentially suitable habitat occurs.

Amphibians (including Great Crested Newt)

The site does not contain any ponds or suitable features for great crested newts and is unlikely to support great crested newt or any other amphibian species.

Breeding and Wintering Birds

Few birds were recorded on site. Boundary hedgerows and trees were found to support an assemblage of bird species typical of this habitat and it is possible that these species, and other common birds, may nest within hedgerows and trees. The core of the site, consisting of an arable field, may be suitable for a small number of ground-nesting bird species, such as skylark (*Alauda arvensis*) in years where a cereal crop is cultivated. However, no ground nesting species were recorded within the site during the survey.

Reptiles

The site has little to no potential to support reptiles.

The report submitted also assessed the effects of the development including mitigation and enhancement. These are set out below:

Hedgerow

The construction of an access track and suitable visibility splay will result in the loss of approximately ten metres of existing hedgerow. Pruning/ cutting back of hedgerow elsewhere may be necessary to facilitate the development. In order to mitigate for the loss of this hedgerow habitat and to enhance the site's biodiversity value circa 278 metres of new species rich hedgerow planting will take place, including filling in of existing hedgerow gaps with a species rich native hedgerow mix. The new hedgerow planting and hedgerow gapping up will contain the species rich hedgerow. In addition, 140 native standard street trees shall be planted across the development.

Roosting and Foraging Bats

The planting proposed including a traditional orchard and wildflower rich grasslands and SUDS features which will offer enhanced opportunities for foraging and commuting bats. In addition to this, 10% of the houses shall include integrated bat boxes, such as the Ibstock Enclosed Bat Box which will enhance the site for roosting bats. Overall, there is predicted to be an improvement in the value of the site for foraging, commuting and roosting bats.

Nesting Birds

Where possible, the removal of vegetation should take place outside of the main bird breeding season (which broadly extends between March and August inclusive); if this is not possible, removal should immediately follow a search for active nests by a suitably qualified ecologist, and if active nests are found, these would be safeguarded, along with a suitable buffer, until the young have fledged, or the nesting attempt is otherwise complete.

In addition to the proposed planting 10% of the houses shall include an integrated bird box. Combined, these features will significantly improve conditions for a range of nesting birds.

A Construction Environmental Management Plan (CEMP: Biodiversity) and Biodiversity Management Plan (BMP) also forms part of the submission. This sets out details for: site preparation and precautions; Hedgerow and Tree Planting and Maintenance; Creation of Wildflower Grassland and wildflower rich SUDS features.

Biodiversity Metric 3.1 22 was used to calculate the existing baseline score for the Site and the post-development score of the scheme, considering the relevant biodiversity enhancements proposed. In summary, the site was assessed as having a baseline value of 15.38 biodiversity units; following installation and considering all of the biodiversity enhancements described within the report and summarised in the Landscape Plan the Site is predicted to have a value of 18.74 biodiversity units, equating to a 21.84% net increase. In terms of linear habitats, approximately 278 metres of new native species-rich hedgerow will be planted, including in-filling, resulting in a net increase in value of 61.92%.

The delivery of BNG is afforded positive weight in the determination of this application.

Conditions will be imposed requiring works to be carried out in accordance with the CEMP and BMP. This will ensure biodiversity is protected and enhanced in accordance with policies S60 and S61.

Viability

Policy S45 requires new development to have good access to infrastructure including healthcare facilities and education.

National Planning Practice Guidance on Viability sets out that:

"The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and viability evidence underpinning the plan is up to date, and site circumstances including any changes since the plan was brought into force, and the transparency of assumptions behind evidence submitted as part of the viability assessment.

Paragraph: 008 Reference ID: 10-008-20190509"

This approach taken in the Planning Obligations Supplementary Planning Document mirrors this approach with added details including

"Central Lincolnshire has an up-to-date Local Plan, having been adopted in April 2023. The policies in the Local Plan have been tested against the Whole Plan Viability (WPV) Study (2021 and 2022 update) and found to be sound by the Inspector."

and

"The use of further viability assessments at the decision-making stage should not be necessary. It is up to the applicant to demonstrate whether circumstances justify the need for a viability assessment at the application stage."

Nevertheless a viability assessment was submitted and the applicants agreed to fund an independent appraisal of their submission that was commissioned by West Lindsey District Council.

The review of the submitted viability assessment concludes that:"Despite our assessment showing that the scheme is more viable than the Applicants assessment mainly due to our higher sale values, lower abnormal costs and lower land value it is not to the extent that results in a viable development to enable an affordable housing contribution" , and "We therefore conclude that the scheme cannot provide any affordable housing based on viability. But given that our sensitivity testing has shown that values are forecasted to increase at a quicker rate than costs we recommend that if a start on site has not occurred within 2 years of the granting of permission, then viability is revisited before development commences."

Affordable Housing

Policy S22 requires a contribution of 20% towards affordable housing which would equate to 39 dwellings.

Policy S22 states that "

"The Central Lincolnshire Authorities will seek the level of affordable housing on the basis of the above targets but will negotiate with developers if an accurate viability assessment which reflects the recommended approach in the national Planning Practice Guidance demonstrates these cannot be met in full."

Following a review of the viability assessment which followed the recommended approach in Planning Practice Guidance it is agreed that no affordable housing can be provided.

Education Contribution:

There are sufficient primary school places to cover the demand arising from this development. Notwithstanding the viability appraisal, the sum requested by the County Council of £954,617 towards secondary and sixth form provision is not considered reasonable as this would normally be funded by the Community Infrastructure Levy. Notwithstanding this a contribution of £100,000 is offered towards secondary school provision. This will be secured by a section 106 legal agreement.

Medical Facilities

The applicants have been able to offer a financial contribution of £61,985.00 towards NHS facilities. This is 50% of the requested NHS contribution of £123,970.00. This could be secured by a section 106 legal agreement. The lack of a full contribution towards meeting the needs generated by the development will lead to increased pressure on existing facilities.

Public Open Space:

The submitted design and access statement describes the Public Open space:

"The public open space within the development incorporates appropriate overlooking and safety principles and will allow the planting of new soft landscaping which will in turn enhance biodiversity. It also allows the retention of important landscape features such as mature trees and hedgerows around the perimeter of the site. The public open space has been designed within the scheme in the following forms.

The Green Frontage

The development is set back behind a green space at the entrance to the development. This will provide an attractive entrance to the site and a visual link the green buffer along the southern boundary.

The Green Core

This area provides an attractive green space within the centre of the site, with easy access from all parts of the development. It is surrounded and overlooked by plots 79-81 / 90 / 119 / 129 and will provide an opportunity for an equipped / recreation play area.

The Green Buffer

The 'Green Buffer' along the southern and eastern edge of the development will form part of the public open space to provide a suitable interface between the development edge and the open fields beyond. This will provide a visually attractive boundary that respects the area's character and ensure satisfactory integration of the built form with the wider landscape. This area is fronted by plots 124-129 / 130-135 / 148-156 to ensure the attractive spaces form part of the public realm.

The total POS area on the site including the surface water balancing areas amounts to approximately 1.38 Ha.

The areas of open space and their details are shown on the landscape plan; Drawing No. WL-01 Rev H.

Part A of Policy S51 states that "in all new residential developments of 10 dwellings or more, development proposals will be required to provide new or enhanced publicly accessible open space, sports and leisure facilities to meet the needs of their occupiers in accordance with this policy, the standards set out in Appendix 3, and in compliance with the latest Central Lincolnshire Developer Contributions SPD (or similar subsequent document)."

Appendix 3 of the CLLP details the standards for open space provision in Central Lincolnshire with regard to the quantity, quality and accessibility of open space, this is detailed in Table A3.1.

Type of Open Space	Quantity Standard	Access Standard	Quality Standard
Allotments and Community Growing Spaces Areas of land that provide opportunities for growing fruit, vegetables and other plants, either in individual allotments or as a community activity	0.31 ha per 1,000 population	1,600m walking distance	Good and above as defined by any locally agreed quality criteria
Amenity Greenspace Open spaces that are normally predominantly mown grass, but may also include areas of trees and landscaping. They may be used for a variety of informal recreational or social activities close to home or work, such as walking, sitting and passive recreation.	0.66 ha per 1,000 population	400m walking distance	Good and above as defined by Green Flag standard or any locally agreed quality criteria

Provision for Children and Young People Equipped children's play areas	0.12 ha per 1,000 population	LAP/LEAP - 400m walking distance NEAP - 1,200m walking distance	Good and above as defined by Fields in Trust standards or any locally agreed quality criteria.
Natural and Semi-Natural Greenspace Natural and semi-natural open space which have been planted or colonised by vegetation and wildlife, including woodland and wetland areas, and where the public have legal or permissive access.	1 ha per 1,000 population (which ideally meets the criteria for LNR designation in Lincoln and West Lindsey)	400m walking distance to an accessible natural greenspace of at least 2 ha 2km from home to an accessible natural greenspace 20ha in size 5km from home to an accessible natural greenspace 100ha in size 10km from home to an accessible natural greenspace 500ha in size	Good and above as defined by any locally agreed quality criteria. Areas of natural and semi-natural greenspace should support local biodiversity and take opportunities to link to the green infrastructure network

According to The Fields in Trust website (FIT) (previously the National Playing Fields Association (NPFA)) standards have 3 categories of equipped play areas. These are local areas for play (LAP), local equipped area for play (LEAP) and neighbourhood equipped area for play (NEAP). The main characteristics of each category are:

LAP (Local Area for Play)

The LAP is a small area of open space specifically designated and primarily laid out for very young children to play close to where they live.

LEAP (Local Equipped Area for Play)

The LEAP is an area of open space specifically designated and laid out with features including equipment for children who are beginning to go out and play independently close to where they live.

NEAP (Neighbourhood Equipped Area for Play)

The NEAP is an area of open space specifically designated, laid out and equipped mainly for older children but with the play opportunities for younger children as well.

Table 3: Open Space Quantity Standards

Open Space Provision Type	Quantity Standard
Allotments and Community Growing Spaces	0.31ha per 1,000 population
Amenity Greenspace	0.66ha per 1,000 population
Provision for Children and Young People	0.12ha per 1,000 population
Local and Neighbourhood Parks and Gardens	0.38ha per 1,000 population
Strategic Parks and Gardens	No standard – opportunity based on opportunity and design led
Outdoor Sports Facilities (Public)	1.09ha per 1,000 population
Natural and Semi-Natural Greenspace	1ha per 1,000 population

Tables A3.2-A3.4 of Appendix 3 go on to detail thresholds and calculations for on- and off-site provision as well as average occupancy levels.

Table A3.3. Average Occupancy Levels for Calculating Development Population

Number of bedrooms	Lincoln	North Kesteven	West Lindsey
1	1.3	1.3	1.3
2	1.9	1.7	1.7
3	2.4	2.3	2.3
4	2.9	2.9	2.8
5 or more	3.5	3.2	3.1
District average occupancy rate	2.2	2.3	2.3

TOTAL of 196 DWELLINGS

40 (two bed) x 1.7 = 68

118 (three bed) x 2.3 = 271.4

38 (four bed) x 2.8 = 106.4

Total Population= 446 (445.8)

Calculated requirement of green space by type:

Allotments and Community Growing Space:

$446/1000 \times 0.31 = 0.1382$ hectares or 1382m²

Amenity Greenspace:

$446/1000 \times 0.66 = 0.2943$ hectares or 2943m²

Provision for Children and Young People:

$446/1000 \times 0.12 = 0.0533$ hectares or 535m²

Local and Neighbourhood Parks and Gardens:

$446/1000 \times 0.38 = 0.1694$ hectares or 1694m²

Outdoor Sports Facility:

$446/1000 \times 1.09 = 0.4861$ hectares or 4861m²

Natural and Semi-Natural Greenspace:

$446/1000 \times 1 = 0.4460$ hectares or 4460m²

TOTAL REQUIREMENT= 1.57 hectares 15,875 m²

The total amount of open space including the surface water balancing areas provided within the development is approximately 1.38 hectares which is less than the policy requirement. The original provision was shown on the landscape plan drawing number WL-01 Rev F. This was primarily in the form of amenity green space and natural and semi-natural green space. A swathe of greenspace was proposed along the south eastern edge of the site and included a wildlife pond , orchard , an area labelled "*play area with trim trail / exercise area and balancing challenges for children*". Informal paths are shown running through areas of green space "*Informal path with timber edge and gravel allows use of POS even in wet weather conditions. Bench seats with varying aspects*".

The applicants have agreed to add a Locally Equipped Area of Play (LEAP) to the provision. On balance, notwithstanding the reduced size, subject to agreeing the details of the LEAP, implementation ,maintenance and management with a section 106 legal agreement the Public Open Space provision could be considered acceptable.

Minerals

The site is in a Minerals Safeguarding Area and policy M11 of the Core Strategy applies. The plan is currently under review nevertheless policy M11 exempts allocated sites which this and it would be in accord with M11.

Conclusion and reason for decision:

The proposed development has been assessed against policies S1 The Spatial Strategy and Settlement Hierarchy, S4 Housing Development in or Adjacent to Villages, S6 Design Principles for Efficient Buildings, S7 Reducing Energy Consumption –Residential Development, S20 Resilient and Adaptable Design S21 Flood Risk and Water Resources, S23 Meeting Accommodation Needs, S47 Accessibility and Transport, S53 Design and Amenity of the Central Lincolnshire Local Plan 2023, Policy M11 of the Core Strategy. Furthermore, consideration has been given to guidance contained within the National Planning Policy Framework, National Planning Practice Guidance, National Design Guide and the National Design Code, as well as all other material considerations and representations received.

There are no anticipated adverse impacts on highway safety or drainage and the scheme proposed is considered acceptable in terms of its landscaping, layout appearance design and contribution towards biodiversity. It is on an allocated site which will help meet the Central Lincolnshire Local Plan housing targets over the plan period. It will also deliver 20% BNG, double the normal requirement. The provision of an improved footpath along the southern boundary of the A631 and tactile crossings is considered a positive measure which will be a highway safety benefit to existing residents south of the A631.

Viability is accepted as a reason for no provision of affordable housing and a shortfall towards medical provision is considered a negative impact.

This is therefore a finely balanced decision and the case officer considers that the positive elements of the proposal outweigh the lack of infrastructure.

Recommendation: Defer and delegate approval to officers subject to the completion of a section **106 legal agreement** that delivers a contribution of £61,985 towards medical services **and** a contribution of £100,000 towards secondary education **and** the extension and upgrading of the footway to a to the south of the A631 to a minimum width of 1.8m from Lancaster Green to Dog Kennel road **and** the provision of an uncontrolled tactile crossing point to connect to the existing footway on the northern side of the A631 at Gibraltar Road and Capper Avenue **and** details of the composition, management and maintenance of public open space and the specification of the proposed Locally Equipped Area of Play **and** if a start on site has not occurred within 2 years of the granting of permission the viability assessment must be reviewed and if it shows that contributions towards affordable housing and medical facilities would be viable they must be made in accordance with details to be agreed

and imposition of the following planning conditions:

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

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

2. No development shall take place until a Construction Management Plan and Method Statement has been submitted to and approved in writing by the Local Planning Authority.

The Plan and Statement shall include.

- the phasing of the development to include access construction
- the routes of construction traffic to and from the site
- the on-site parking of all vehicles of site operatives and visitors;
- the on-site loading and unloading of all plant and materials.
- the on-site storage of all plant and materials
- Measures to control the emission of noise, dust and dirt during construction
- Wheel Wash Facilities

Reason: In the interests of highway safety and to restrict disruption to the living conditions of neighbouring dwellings and the surrounding area from noise, dust and vibration in accordance with policies S47 and S53 of the Central Lincolnshire Local Plan.

3. No development shall take place until a written Habitat Management and Maintenance Plan [HMMP] in accordance with the [Ecological Impact Assessment (EclA)] dated [June 2022] and prepared by [SLR] is submitted to and approved in writing by the Local Planning Authority. The HMMP shall relate to all 'significant' biodiversity gains on site and must be strictly adhered to and implemented in full for a minimum of 30 years following completion of the development. 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 to create or improve habitat.
 - i. Explanation as to how climate change models (RCP 8.5) have impacted management, species selection and/or provenance of woody species.
 - 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 of how Hydrological surveys have impacted the creation and species selection of SUD features
 - iv. Explanation habitat creation/enhancement has included micro-topologies to maximise ecological niches.
 - v. Explanation as to the selection of donor site for green hay and/or choice of seed mixes
 - vi. Explanation/specification as to any protected/notable species, mitigation, compensation and enhancement methods (such as the inclusion of beetle banks, wildlife towers, Hibernacula) within public open space.
- e. the management measures to maintain habitat for a period of 30 years from the completion of development.
 - i. Explanations as to how minimum intervention management techniques have been prioritised.
 - ii. Explanation as to frequency and method of grass cutting (where grazing is not used) ensuring nutrient level and ecological niches are managed appropriately.

- iii. Explanation as to how management allows for creation/maintenance of quality overwintering habitat.
- iv. Explanation as to how mosaic features within each habitat type will be supported whilst ensuring habitat definitions are maintained for the 30-year period.
- v. Explanation of methods employed to reduce/mitigate local scale anthropogenic risks (for example tree guards or restricting access)

f) the monitoring methodology and frequency in respect of the retained, created and/or enhanced habitat to be submitted to the local planning authority for years 1, 3, 5, 10, 15, 20, 25 and 30 following the completion of the development.

g) Reports to the Local Planning Authority should use the Natural England HMMP Monitoring report template (Word) supplemented with either an updated Statutory Metric showing gains to date or Natural England HMMP Monitoring report template (Excel). Geostamped Photo evidence must also be provided.

All reports must be submitted no later than September 1st on each reporting year

h) the mechanisms of adaptive management and remedial measures to account for changes in the work schedule to achieve required targets.

(Applicants are advised to use the Natural England HMMP Template found at <https://publications.naturalengland.org.uk/publication/5813530037846016>)

Reason: To ensure the development delivers a biodiversity net gain on site double that of the minimum requirement which was afforded positive weight in the determination of the application.

4. 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:

Planning Layout Drawing No. 21-770-03 Rev H 23.09.24

Landscape Plan Drawing No. WL-01 Rev F 03.04.24

Urban 201 House Type Drawing No. 21-201-U-0001 C02:

Urban 202 House Type Drawing No. 21-202-U-0001 C02;

Urban 250 House Type Drawing No. 21-250 -U -001 C01;

Urban 252 House Type drawing no. 21-252-U-0001 C01:

Urban 301 House Type drawing no. 21-301-U-0001 C02;

Urban 303 House Type drawing no. 21-303 -U-0001 C02;

Urban 304 House Type drawing no. 21-304-U-0001 C02:

Urban 311 House Type drawing no. 21-311-U-0001 C02;

Urban 313 House Type drawing no. 21-313-U-0001 C02

Urban 314 House Type drawing no. 21-314-U-0001 C02.
Urban 340 House Type drawing no. 21-340-U-0001 C02.
Urban 350 House Type drawing no. 21-350-U-0001 C01:
Urban 360 House Type drawing no. 21-360-U-0001 C01.
Urban 401 House Type drawing no. 21-401 -U-0001 C02.
Urban 403 House Type drawing no. 21-403-U-0001 C02:
Urban 435 House Type drawing no. 21-435-U-0001 C03.
Urban 436 House Type drawing no. 21-436-U-0001 C02.
Gable Front Sales Garage drawing no. EY -01-07 Rev D.
201/ 301 House Types Floor Plans and Elevations drawing no. No. 21-573-101.
202 House Type Floor Plans and Elevations drawing no. No. 21-573-108.
403 (OP) House Type- Floor Plans and Elevations drawing no. No. 21-573-119:
301/201 House Type- Floor Plans and Elevations drawing no. No. 21-573-102:
304 (OP) House Type- Floor Plans and Elevations drawing no. No. 21-573-111:
311 (OP) House Types Floor Plans and Elevations drawing no. No. 21-573-121.
314 (OP) House Type Floor Plans and Elevations drawing no. No. 21-573-113.
435 (OP) House Type- Floor Plans and Elevations drawing no. No. 21-573-117:
337 (OP) House Type- Floor Plans and Elevations drawing no. No. 21-573-115:
360 (AS) House Type- Floor Plans and Elevations drawing no. No. 21-573-100:
313/340 (OP) House Type- Floor Plans and Elevations drawing no. No. 21-574-125:
401 (OP) House Type- Floor Plans and Elevations drawing no. No. 21-573-107:
436 (OP) House Type- Floor Plans and Elevations drawing no. No. 21-573-121:
1800mm high close boarded timber fence drawing no. SD-100.
600mm high post and wire fence drawing no. SD-103.
Detached Single Garage drawing no. SD1700.
Detached Double Garage drawing no. SD1701.

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 in the interests of proper planning.

5. No construction works above ground level must take place until details of the proposed walling and roofing materials and all external hard surfaces have been submitted to and approved in writing by the Local Planning Authority. It shall thereafter be implemented in full accordance with the approved details.

Reason: To ensure a satisfactory visual appearance in accordance with policy S53 of the Central Lincolnshire Local Plan

6. The permitted development shall be undertaken in accordance with an Estate Road Phasing and Completion Plan, which shall first be approved in writing by the Local Planning Authority. The Plan shall set out how the construction of the development will be phased and standards to which the estate roads on each phase will be completed during the construction period of the development.

Reason: To ensure that a safe and suitable standard of vehicular and pedestrian access is provided for residents throughout the construction period of the development in accordance with policy S47 of the Central Lincolnshire Local Plan.

7. The development hereby permitted shall be carried out in full accordance with the details set out in the Noise Assessment prepared by Spectrum Acoustic Consultants dated 02/08/2022 in particular pages 11 and 12 which identify the specification for sound insulation to achieve acceptable internal noise levels within the dwellings and mitigation to achieve acceptable noise levels in outdoor amenity spaces. These must be in place prior to occupation of the dwellings identified.

Reason: To ensure an acceptable level of noise mitigation from the A631 within the hereby approved dwellings and in outdoor amenity areas in accordance with policy S53 of the Central Lincolnshire Local Plan.

8. The development hereby permitted shall be carried out in full accordance with the Ecological Impact Assessment prepared by SLR Consulting dated 02/08/2024 in particular the required mitigation measures identified in section 5.

Reason: In the interests of Biodiversity protection in accordance with policy S60 of the Central Lincolnshire Local Plan.

9. Before any dwelling is occupied, all of that part of the estate road and associated footways that forms the junction with the main road and which will be constructed within the limits of the existing highway, shall be laid out and constructed to finished surface levels in accordance with details to be submitted to, and approved in writing by, the Local Planning Authority.

Reason: In the interests of safety, to avoid the creation of pedestrian trip hazards within the public highway from surfacing materials, manholes and gullies that may otherwise remain for an extended period at dissimilar, interim construction levels in accordance with policies S47 and S53 of the Central Lincolnshire Local Plan.

10. The permitted development shall not be occupied until those parts of the approved Travel Plan that are identified therein as being capable of implementation before 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

11. All planting comprised in the approved details of landscaping shown on drawing number WL-01 Rev H dated 23.09. 2024 shall be carried out in the first planting and seeding season following the occupation of the dwelling or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of the visual amenity of the area and to provide biodiversity enhancements in accordance with policies S53, S60 and S61 of the Central Lincolnshire Local Plan (adopted April 2023)

12. Prior to occupation of any dwelling they must each have a rain harvesting water butt of a minimum 100 litre capacity in place.

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

13. No dwelling shall be occupied before evidence has been submitted to and approved in writing by the local planning authority that Anglian Water has capacity to treat foul drainage from the site.

Reason: Anglian Water in their response to the application stated they had no capacity to treat foul drainage from the development and in accordance with policy S21 of the Central Lincolnshire Local Plan.