

OFFICERS REPORT

PLANNING APPLICATION NO: WL/2024/00446

PROPOSAL: Outline planning application to erect up to 150no. dwellings with access to be considered and not reserved for subsequent applications

LOCATION: LAND NORTH OF CORN CLOSE
CORN CLOSE
FISKERTON
LINCOLN

WARD: CHERRY WILLINGHAM

WARD MEMBER(S): Cllr Trevor Bridgwood; Cllr Chris Darcel and Cllr Maureen Palmer

APPLICANT NAME: Church Commissioners for England

TARGET DECISION DATE: Extension of Time to 7th November 2024

CASE OFFICER: G. Backovic

Recommended Decision: Defer and delegate approval to officers subject to conditions and the completion of a Section 106 legal agreement that delivers:

Education

A contribution to be paid on completion of 50% of the development to increase primary school capacity to accommodate the amount of primary school places expected to be generated from the development

NHS

A contribution of up to £94,875 on completion of 50% of the dwellings in order to contribute to the extension of existing medical facilities at the Nettleham Medical Practice and Wragby Surgery

Highways

£ 15,000 for two new bus stops
£ 5,000 to monitor the Travel Plan
and one tactile crossing at the junction of Corn Close with Ferry Road

Affordable Housing 20% of the dwellings to be delivered as affordable housing.

The tenure split shall be:

25% First Homes; 15% Shared Ownership and 60% Affordable Rent.

Provision of Plots for Custom / self build homes

5% of the site (i.e. up to 7 plots) to comprise custom / self-build homes

Biodiversity Net Gain

To include delivery and monitoring of BNG following reserved matters submission and approval

This application has been referred to the Planning Committee due to large number of objections received including from Fiskerton Parish Council. It was deferred at February Planning Committee for further clarification in relation to the education contribution. This has been provided below within the section of the report headed education contribution.

Description and Proposal:

The site comprises approximately 8.3 hectares of agricultural land located to the north east of Fiskerton. There are two public rights of way that cross the site: Fisk115/1 and Fisk 114/2. There is housing to the south, Fiskerton Church of England Primary School to the west and Hall Lane acts as the eastern boundary with agricultural land and fields to the north.

The principal boundary to the south is with the rear gardens of dwellings that face south onto Ferry Road although the sides of 5 and 8 Corn Close form part of the boundary. To the south west is Fiskerton Village Hall.

The site is at a slightly higher level than Ferry Road with a slope northwards.

The site is allocated for residential development by the Central Lincolnshire Local Plan (policy S81 - site WL/FISK/001A) with an indicative capacity of 122 dwellings .The calculation for the CLLP indicative capacity is explained in doc HOU002A in the Planning Policy Library . It assumes 75% of the site is deliverable for sites between 2 and 20 hectares, at 20 dwellings per hectare (dph) for a medium village .

This application is for outline planning permission for up to 150 dwellings (18.45 dph gross) with access to be considered at this stage and not reserved for subsequent applications. Matters of layout, scale, appearance and landscape are reserved for subsequent approval (hereafter referred to as 'reserved matters').

The following documents have also been submitted in support of the application:

- Illustrative Master Plan
- Tree Survey and Arboricultural Survey (April 2024)
- Statement of Consultation (April 2024)
- Transport Assessment
- Travel Plan
- Flood Risk Assessment
- Sustainable Drainage Strategy
- Heritage Statement and Archaeological Assessment
- Preliminary Ecology Appraisal and BNG calculations
- Phase 1 Ground Conditions

- Landscape and Visual Impact Assessment (April 2024)
- Energy and Sustainability Statement
- Health Impact Assessment (April 2024)
- Parameter Plan

**Screening/EIA Assessment:
Town and Country Planning (Environmental Impact Assessment) Regulations 2017:**

A formal EIA Screening Opinion was provided in March 2024. 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.

Planning History

Reference	Proposal	Decision
147982	Request for a screening opinion for proposed outline planning application for up to 150no. dwellings, green space, access and other associated infrastructure.	EIA NOT Required 05/03/2024

Representations

Chairman/Ward member(s): No comments received.

Fiskerton Parish Council cannot support this application until the below concerns have been addressed.

Scale & Outline plan

Quantity of new homes

The Central Lincolnshire Local Plan (CLLP) 2014 allocated Fiskerton 15% growth which equated to approx. 80 new homes. FPC felt this figure was appropriate, proportionate and acceptable. The CLLP 2023 has increased this figure to an indicative figure of 122 over a site of 8.13 hectares. This equates to a staggering growth of 25% in the developed footprint of the village and an increase of 32% in the number of homes in the village. These figures are extremely high in comparison to other medium sized villages in the CLLP area and as such should be considered maximum figures. The figure in the CLLP is derived from a net density of housing

which is considered appropriate for the area, any increase in the quantity would adversely force the density away from that deemed appropriate. Furthermore, there is no evidence of housing need to justify an inflated figure nor is there any demonstrated community support for an increased figure.

The application document set consistently refers to 'up to 150' homes. This should be made a maximum ceiling and a condition of planning approval that the quantity of homes cannot exceed this figure.

It is imperative that a final figure is settled on at this initial outline application phase as alteration of the quantity of new homes will impact the calculations relating to impact of traffic, site access requirements, provision of open space, management of surface water & sewage, capacity of facilities, etc.

FPC does not support the allocation of up to 150 new homes, nor indeed any increase from the CLLP indicative figure of 122.

There are discrepancies in the mapping of the development area across the documents. This will lead to ambiguity over the extent of the boundary of the development and the possibility of boundary creep by a developer. This should be corrected so that all documents consistently detail the same area of land. I suggest the NW corner is in line with the school field and the NE corner is 130m north of the boundary of the last property on Hall Court.

Access

From a Lincolnshire Road Safety Partnership survey conducted in 2017 it can be seen that the average home in Fiskerton generates 5.56 journeys per day. Another survey in 2023 showed that a third of all vehicles in the village exceeded 30mph speed limit. For an estate of 150 new homes this extrapolates to 834 journeys per day with 278 exceeding the 30mph speed limit, more than 8000 speeding vehicles per month. Due to the location of the allocated site and the proposed access via Corn Close all of this additional traffic and its impacts will be travelling through the centre of the village, past the school entrance, the village hall, the pub and the church. It will also need to navigate the already dangerous double bend past the church. FPC would like to initiate discussion on improved traffic calming and management systems through the heart of the village to mitigate these impacts.

Pictures were taken at approx. 8-hour intervals over the two days following the public consultation on the 27th of Feb 2024.

It's clear that despite the highways assessment Corn Close is never free of parked cars making it similar to a single-track lane most of the time. It was inaccurately represented during the public consultation and the true assessment of its suitability to accept the additional 834 vehicle movements per day should be that it will struggle to accommodate them.

FPC does not support routing residential traffic from 150 homes via Corn Close, nor does it support the use of Hall Lane as a main access point. Alternative permanent access routes should be sought or extensive traffic calming measures should be implemented throughout the village.

Construction Traffic

At a construction rate of 40 dwellings per year it is anticipated that the development of 150 homes will take 3-4 years to complete. FPC feel it is unacceptable to expect residents to endure the disruption and inconvenience of daily trips of construction traffic over this prolonged period of time and that an alternative route and site access needs to be sought for this proposal. Two options exist, one is for all construction traffic to approach the site from the north, via the Fiskerton airfield taxiway, the other is to approach the village from the east.

FPC does not support routing construction traffic via through the village and Corn Close.

Flood Risk Assessment

Surface water flooding

The management of surface water is incredibly important to Fiskerton. As a low-lying community, large areas, including residents' gardens, routinely become bogged out every winter, even during 'normal' expected rainfall levels. It is not uncommon for sewerage systems to back up and run in reverse during seasonal winter rainfall periods. It is a global concern that the frequency and intensity of storm weather is becoming more severe and Fiskerton has recently experienced the disruptive impact of this first hand. The importance of protecting current residents from an increased risk of flooding cannot be overstated especially during exceptional weather event when normal watercourses become overwhelmed.

Paragraph 5.57 of the submitted Planning statement makes reference to CLLP policy S21 which states all developments should be able to demonstrate

- The development does not expose itself or any existing land or buildings to an unacceptable increased risk of flooding.

In October 2023 approximately 100 homes were evacuated in Fiskerton due to the risk of flooding, almost all of those homes lie directly south of the development site, on lower lying land. The submitted Flood Risk Assessment makes no mention of this event nor does it set out any plans to protect existing homes from the inevitable increase of surface water flowing downhill from this development into and through the existing properties below it.

In fact, it repeatedly refers to the development site being in flood risk zone 1 and attempts to consider the development site in isolation of the already existing surrounding properties.

Paragraph 4.2.9 of the Flood Risk Assessment mentions

'an informal flood alleviation scheme on the site' This alleviation scheme was built in partnership with WLDC and LCC following extensive flooding in c. 2010. It forms an essential element of the Fiskerton flood defence and water management scheme, and it cannot be over stated how critical it is that it is retained and enhanced. Throughout the document set it is misrepresented, repeatedly being shown to end in line with route

of the footpath heading north from the rear of the village hall when in fact it extends to within a few metres of the field boundary. There is also a dyke which runs north then links under the footpath to a second dyke which runs across the northern boundary of the Holmfield estate, both of these are omitted from all of the documents and drawings.

The diagram shows the actual extent of the current existing attenuation pond. This should be corrected on all drawings and images as it has a significant adverse effect on the quantity of useable open space being offered alongside the development.

Currently vegetation in and around this pond is maintained by the farmer who rents from the applicant therefore a suitable agreement should be put in place for the applicant to retain responsibility for the annual maintenance of all the flood attenuation ponds and systems.

The current attenuation pond routinely becomes full during normal winter weather so it needs to be demonstrated how and by how much the current pond capacity will be increased to cope with the increased volume of surface water.

FPC does not consider the proposed 2nd pond to the south east to be large enough and it doesn't provide the confidence in its ability to provide protection for the many residents to the south of the proposed development. This second pond should be increased in size to span the full width from Corn Close to Hall Lane.

Paragraph 2.2 of the flood risk assessment refers to a number of culverts and pipes which will be used to transfer captured water from the attenuation ponds to the south of the village and ultimately into the North Delph. These are old pipes which have rarely been maintained. There has been an occurrence of the one along St Clements Drive collapsing. A full structural survey should be carried out on these pipes to prove their integrity to be relied upon and to determine their outflow capacity.

Planning Statement' document, para's 4.21 to 4.22 describe how the NPPF seeks for new development to provide 'safe' places to live. The current attenuation pond is located in private land and secluded from much of the community. When full it can achieve a depth of over 1.5m.

The proposed development will encompass the current pond and look to create a second one in close proximity to homes and aims to incorporate these into the new housing estate. FPC considers that due to their depth and proximity to homes, the proposed play areas and the primary school that these ponds are now a considerable risk to life for residents, especially young children.

For this reason, FPC feel it is essential that these ponds are to be fenced off to exclude the public from them and their banks and therefore they should also be excluded from any calculations of useable on-site open space.

FPC cannot support this proposal until the size and capacity of both ponds has been increased or reviewed and proven adequate, until safety measures are incorporated to protect the public from the danger of open water, until a structural survey of the culverts and pipes has been carried out and until ownership and maintenance responsibilities have been defined.

Sewerage

When the Holmfield estate was built in Fiskerton, c. 2000, the sewage system was initially unable to cope and was poorly connected into resulting in trucks being needed to pump out the sewage and take it away. The planning statement only makes one mention of sewage, only saying that Anglian Water have said the sewer on Corn Close is an 'acceptable connection' with no mention of its ability to handle the increased capacity. There is also discussion in the village that the sewage works in Fiskerton is already operating at capacity. A full review and report on the capacity of the Fiskerton works and the capacity of the current pipework to handle the increased capacity needs to be conducted and accompany this application.

FPC cannot support this application without a full review and report on the local sewer system and its capacity.

Amenity land

FPC fully support policy S51 of the CLLP and in particular where it states discussion and negotiation over the provision of accessible, good quality and useable public open space should occur at pre-application phase with the involvement of the Parish Council.

Paragraph 5.88 of the planning statement defines an allocation of 20,120 sqm of publicly accessible open space, this is a generous allocation and FPC fully endorse locking this figure into the illustrative masterplan as a baseline for future reserved matter applications. When the masterplan is examined though it is difficult to see where this area of 'publicly accessible' open space is, especially when the pointless and unusable areas are deducted.

From the perspective of the proposed development and when only this development is considered in isolation of its surroundings or the wider village the location of the open space could appear appropriate and meet the preference for on-site allocation over an off-site one. However, by taking a holistic view of the village and the needs of all our residents the allocated locations of the open space become less appropriate. They are isolated within the new housing estate to the north of the village and would only really be used or serve any useful purpose for the residents of the new estate.

Access to it is poor, currently only via a very muddy path at the rear of the village hall and along the side of the surface water drainage dyke. The land is also on a gradient which would limit its use for some playground equipment or for ball games. FPC feel it would be difficult to justify committing to long term investment to developing the allocated sites for public use when only a small proportion of the community would benefit from the use of it.

FPC have already discussed with the land owners and their agent the strong community desire to acquire the Manor Farm Paddock for community use. Its use for community events is ingrained in our village history with its use for village gala's, cricket and football matches with neighbouring villages and its place as an open space at the heart of the community being recently relished.

The CLLP (policy S51) list two situations when off-site allocation should be considered and agreed at pre application, see below, FPC feels both of these conditions are met and a proportionate area of the Manor Farm Paddock should be considered.

- g) the provision of open space on-site is not feasible or suitable due to the nature of the proposed development, by virtue of its size and/or other site-specific constraints; and/or
- j) the open space needs of the proposed residential development can be met more appropriately by providing either new or enhanced provision off-site

If an alternative off site allocation cannot be agreed, then the onsite allocation needs to be able to prove it's worth and value to both the current village and its residents along with those housed on the new estate. The proposed development site already benefits from 2 public footpaths which link it to an extensive network of footpaths, bridleways and the Viking Way to the north of the village.

What Fiskerton desperately needs is a single larger play area. A place where a football match or a community cricket match could be played, a place where marquees and a stage could be erected for a summer gala or fete and a quieter park area for young families to explore the country side. All of this nestles and integrated with a toddlers play area for the under 10's and a more adventurous themed area for children growing into their teens builds a vision of an integrated, sustainable community, a place where people will want to live and our youngsters could thrive.

FPC acknowledge it isn't the sole responsibility of this application to provide the entirety of this vision but with careful and thoughtful planning and a locked in commitment to deliver 20,000 sqm of useable public open space it has the potential to at least provide the land upon which the vision would be built.

The western end of the of the development, as shown in the masterplan, misrepresents the current flood water attenuation pond and needs correcting. This area could also be remodelled to provide half of the allocated 20,000 sqm of useable space in a single, open, multipurpose, levelled play and recreation area.

FPC fully support the allocation of 20,000 sqm of useable public open space.

FPC also supports either an allocation of offsite open space at the Manor Farm Paddock or remodelling of the west end of the masterplan to include a single, level play and recreation area of 10,000 sqm.

FPC consider it essential that this remodelling is done as part of this outline application to ensure sufficient vehicle access is provided for the maintenance of the recreation area and to provide easy and intuitive access for emergency response vehicles. Access to the recreation area should also be considered in the Access Statement.

Facilities & Infrastructure

The lack of Facilities and infrastructure are of significant concern to the residents of The CLLP Policy S45 states that developments must demonstrate that there is, or will be, sufficient infrastructure capacity to meet the requirements arising from the

proposed development. It lists that capacity should be demonstrated for education, healthcare, water, open green space, public transport, walking and cycling routes. FPC would expect water to incorporate both surface water attenuation, watercourse capacity and sewerage capacity.

Fiskerton primary school has only 5 available spaces across all years, the nearest secondary school in Cherry Willingham is consistently oversubscribed, there is no shop or chemist in the village and transport links to the ones in Cherry Willingham are limited. The nearest doctor's surgery in Nettleham has very few available appointments with patients being directed to other locations as far afield as Gainsborough,

NHS dental care is impossible to find and it is common to expect a 24-48 hrs wait in A&E at Lincoln hospital with patients waiting in ambulances in the carpark to even get into the building

One opportunity could be that the gateway property into any new development will always be the show home, when this property has completed it's purpose the developer could offer it to the community for it to be converted into a community shop and café.

FPC acknowledge the issues listed above are far further reaching than this application and that this application alone cannot repair the holes in county wide infrastructure deficiency, however we do not feel the application goes far enough in meeting CLLP policy S45 and it cannot be seen anywhere how the developer intends to contribute to reducing these issues. FPC would fully support the offer of transferring the show home into community ownership for the purposes mentioned.

Employment

Throughout the documents 'The provision of employment through construction' is repeatedly referred to. This employment is of a transient nature and does not provide any long-term sustainable employment benefit to Fiskerton or the local area. The provision of employment throughout the document set should be reviewed to define what actual long term sustainable employment the development will provide.

The transfer of the show home (para 7.4), an extension to the woodland area (para 9.2) and the creation of a recreation area (para 6.9) would all contribute to actual long-term sustainable employment opportunities in the community.

FPC cannot support this application until it is able to demonstrate its contribution to real, long-term employment opportunities in the village and local area.

Biodiversity

The proposal claims a 10% increase in biodiversity. This is a notional figure which is unproven. On the proposed site kestrels, buzzards and hawks are frequently seen hunting, muntjac deer and foxes regularly prowl within it. It is impossible to imagine how converting 8.13Ha of open countryside into housing and roads can even maintain current biodiversity let alone increase it

CLLP policy S61 states that developments should deliver at least 10% measurable biodiversity net gain. FPC would like to initiate discussion into extending an area of Forestry Commission woodland to the south of the parish to contribute to the required 10% increase.

FPC cannot support this proposal until measurable 10% net gain has been demonstrated.

Renewable energy. FPC fully support the CLLP direction to strive for net zero developments. Policies S6 and S7 set out the requirements for developments to consider and contribute towards net zero.

Fiskerton Parish Council comments 12.01.2025 (Summary below)

Corn Close is not suitable to handle the amount of traffic for a development of this scale. The fact that the applicant has felt the need to submit an additional report to attempt to justify using Corn Close as the single point of access for this development supports the belief and opinion that it is an unsuitable access route. Rather than attempting to justify the use of an unsuitable route pressure should be applied to the CLLP team to work with the Parish Council to allocate an alternative site where traffic and vehicle access will not impact the village or residents of Fiskerton.

The content of the document is poor in that it relies on a comparison of a development only 9 homes, of which 5 or terraced, to provide assumed figures which will have little resemblance of the true volume of traffic this development will produce. It also claims that even if a second access point was placed on Hall Lane that the majority of drivers would still choose to exit via Corn Close making the 2nd entrance pointless. This could very simply be overcome by designing the road scheme so that each has only has 1 access route per the sketch below. By doing this you can easily dictate the proportion of traffic which could use each route.

Comments submitted by Jennifer A. Robinson (Chair) on behalf of the Witham Valley Access Project team

Background information regarding the Witham Valley Access Project (WVAP) The Witham Valley Access Project (WVAP) was established to campaign for the protection, extension, and improvement of public access to the countryside around the villages of Cherry Willingham, Fiskerton and Reepham and comprises of local residents who are involved in countryside activities and are regular users of the local access network. The combined knowledge of the local network (its level of use, as well as its shortcomings) held by WVAP members, is therefore extensive.

In recent years, in addition to successfully campaigning for improved access to the River Witham, WVAP members have been proactive in working with Cherry Willingham Parish Council in the construction and maintenance of new paths. Much of this practical work has also involved planting and managing native trees, shrubs.

Local residents: (Part 1) Representations have been received from 8 Priory Drive; 27 Ferry Road; 8 Meadow Bank Avenue; 23 Ferryside Gardens; 30 Ferry Road; 23A Ferry Road; 25 Ferry Road; 53 Ferry Road; 37 Ferry Road; 27 Ferry Road; 15 Church View Crescent; 12 Ferry Road; 1 Ridings Close; 3 Ridings Close; 6

Corn Close; 6 St. Clements Drive; 15 St. Clements Drive; 14 Church View Crescent; 22 Ferry Road; 64 Ferry Road; 22 Ferryside Gardens; 5 Corn Close; 63 Ferry Road; 59 Ferry Road; 2 Corn Close; 15 St. Clements Drive; 29 Ferry Road; 4 Corn Close;

All of the representations above **object** to the planning application.

Summary of reasons for objection with full details available to view on the Council's website:

- Will increase the risk of flooding. The field as it exists has already resulted in flooding to the lower sections of the village. Single attenuation pond is insufficient and it will be overwhelmed with residents to the south bearing the brunt of flooding. The proposed plan indicates that part of the Fiskerton Flood Defence Scheme is being removed and disconnected from the section that protected the Holmfields estate, this is a vital piece of the defence scheme which needs to be retained and improved, not taken away. How are you going to ensure that by reducing the size of the existing flood mitigation ponds that the properties on Ferry Road will not be affected by surface run off water?
- Corn Close which has cars parked on it is patently unsuitable as the only access to the site. Highly unlikely that HGVs could make use of this. Another access is required.
- Construction will take years and cause endless disruption to existing residents
- Increase in traffic will be dangerous to already busy roads and lead to greater noise in this quiet village
- Existing infrastructure is insufficient to cope with this large new development. It's almost impossible to get same day appointments at the doctor's surgery, 48hr waits in A&E are common place, the primary school is full, the secondary school oversubscribed. More attempt should be made by the applicant to show how they intend to contribute to the village to foster and improve the community and how they will support the wider area
- This is the wrong location for such a large development and alternatives must be considered that will not result in flooding and provide a better means of access
- Disproportionate scale of development allocated to the village which is 3 times the average for medium villages
- The application claims to provide 20,000 sqm of publicly accessible open space (PAOS), it is difficult to see where that is in the outline plan. Fiskerton is already a village in the countryside and has good access to footpaths. What the village needs is a single, larger space where children can play football, families can meet and have a picnic and people can sit and relax. Any onsite allocation will be remote from the centre of the village making it inaccessible and of no benefit to much of the village.
- You are claiming to increase biodiversity by 10%, in the existing fields we already have an abundance of wildlife, birds, animals, insects, flora and fauna important to our environment, please tell us how destroying their habitat and filling it with concrete is increasing biodiversity? Your 10% appears to include the gardens of the new dwellings, how can you be sure that these areas will not be covered in astroturf or patios?

- I would be devastated to see this go ahead, living in one of the houses that backs onto the field. Meaning not only will our peaceful surroundings be lost but our house value will decrease.
- Will be overlooked by the proposed housing as it sits at a higher level than us.
- this planning application has chosen good grade arable fields on which to build, which currently provides a habitat for a wide range of wildlife. This would be destroyed by heavy machinery, ground works, and road and path construction. The existing trees and hedgerows provide homes for an abundance of nesting birds and overhead surveying of feeding grounds by buzzards, kestrels, rooks and many other species.
- The technical note prepared for the Church Commissioners by Pell Frischmann uses application number WLDC140637 as an example this application was for 9 dwellings on Chapel Road, so hardly a fair comparison.
- Do you know what has prompted the applicant to submit an additional document justifying the use of Corn Close as a single point of entry? Was it just in response to the public comments to the initial application or has something else brought its suitability into doubt?
- Not only is the fact that you propose to turn a narrow Close into a major thoroughfare ridiculous, but the entire development is flawed in so many details, the scale is too huge and it is in completely the wrong location. Please listen to the views of the people who will be affected by this.
- The report goes on to say that even if a second access point was created on Hall Lane that most residents would still choose to access the development via Corn Close. This is a poor assessment and lazy designing. By having a 2 road system rather than a single loop design, traffic can be directed exactly where you want it to go, it could easily be designed so that 75% of the homes only have Hall Lane as an access point thus massively reducing the flow, burden and inconvenience from the residents of Corn Close. Although all this does is pass the negative impact on to their neighbours on Hall Lane and Ferry Road.

Local residents :(Part 2) Representations have also been received from: Applegarth, Ferry Road; Kestan Place, Plough Lane; Well Hill, Plough Lane; The Old Rectory, Reepham Road; Fen View, Lincoln Road; South Fork, Reepham Road; 1 Lincoln Road; Bramley Cottage, Orchard Road; Cavendish House, Reepham Road; Kosylea Orchard Road, The Haven, Plough Lane; Katchikalli, Plough Lane;

All of the representations above **support** the application. Summary of comments below

- The village needs to increase in size if it is to generate the facilities and social amenities it requires. The country needs to increase its housing stock as part of the governments plan to regenerate the economy. I think it is better to have a large number of relatively small developments like this one rather than the large scale development of new towns.
- I believe it provides the best option for the village. It is in accordance with the current plan and fits within the present bounds of the village, not making it even longer.

- I have lived in the village since 1951 and would like to see sensitive development of modern eco housing and the maintenance and support of local community facilities.

I think a large open space within the village would be a great and lasting benefit for the village and affordable when such a large building plan is proposed.

- it fits in with the village it's near to the school which would ease school run traffic easy access to the main road, the sewage treatment plant is nearby hopefully there will be affordable housing to attract young couples it would be nice to see the cricket and football field reinstated and the village shop.
- it would be good for the community to get some planning gain from this development. Access from the development to Hall Lane would be a good idea and give two ways in and out.
- it is the most organic location for the proposed development in respect of the village in terms of amenities, traffic flow, safety & drainage, I look forward to the plans moving forward.
- Fiskerton needs to develop for future generations and attract younger families to the village. This proposed development appears to provide everything needed to do just that, while complying with the current Central Lincolnshire Local plan.
- This is definitely the right place for further development in the village. Roads and pathways are much better suited here. It will be safer as further into the village, rather than the outskirts. Great to see numbers improve in the fantastic village school if families were to move in.
- A much-needed development for Fiskerton village, which will allow the village to remain sustainable and develop, well into the future. The proposal conforms well with the requirements of the current Central Lincolnshire Local Plan and is well thought through and presented.

LCC Highways and Lead Local Flood Authority:

02.12.24 :Following on from yesterdays meeting, I can confirm the Highway Authority's position on the utilisation of Hall Lane for vehicular access, as not being required for this proposed development. The transport information contained in the application lays out a robust justification, in safety and capacity terms, for the use of Corn Close as the sole means of vehicular access. No improvements to the network, in terms of this element, are required.

It is the Highway Authority's desire to utilise Hall Lane as a shared space for pedestrians, cyclists and the small amount of existing vehicular access associated with the lane at present. A link from the development site onto the lane for pedestrians and cyclists is all that is required.

02.08.24 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 subject to the S106 requests and highway improvements outlined below:

- Tactiles crossing points at 5 junctions in the locality of the development,
- Improvements and metalling of the existing PROW's that run through the site, including a diversion under the T&CPA,
- 15k S106 contribution to provide 2x additional bus stops in the locality of the development.
- 140k S106 contribution towards bus services, 12-month travel pass contribution per household.
- 5k S106 contribution toward future monitoring of the approved Travel Plan.

Conditions are recommended to cover ; Construction Management Plan and Method Statement; Tactile Crossing points; Travel Plan

Highway capacity

The submitted Transport Assessment (TA) documents outline the proposed developments trip generation impact on the public highway, and it is considered that the impact is acceptable. Access to the site will be via the existing priority junction of Corn Close and Ferry Road, and no improvements to this junction are required to facilitate this development.

Flood Risk and Drainage A suitable in principle drainage strategy has been submitted and will be subject to detailed design at reserved matters stage.

All culverted sections and associated structures of the existing outfalls from the site will require surveying and any remedial works carried out.

Outfalls proposed for the surface water management of the developed site must be upgraded where necessary.

A Planning condition in relation to the details of surface water drainage is recommended.

Anglian Water

Wastewater Treatment

The foul drainage from this development is in the catchment of Fiskerton Water Recycling Centre that will have available capacity for these flows

Used Water Network

This response has been based on the following submitted documents: FRA Rev P02 6/5/24 and Sustainable Drainage Strategy Rev P02 3/5/24 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.

Surface Water Disposal

The preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer seen as the last option. Building Regulations (part H) on Drainage and Waste Disposal for England includes a surface water drainage hierarchy, with infiltration on site as the preferred disposal option, followed by discharge to watercourse and then connection to a sewer. From the details submitted to support the planning application the proposed method of surface water management does not relate to Anglian Water operated assets. As such, we are unable to provide comments in the suitability of the surface water management. The Local Planning Authority should seek the advice of the Lead Local Flood Authority or the Internal Drainage Board.

LCC Historic Services:

31.10.24 : I can confirm that given the results of the archaeological evaluation, no further archaeological input is required for this application.

09.07.24 Pre-application comments were given by this department for the site of application WL/2024/00446. A recommendation was made for the submission of a geophysical survey to inform archaeological trial trenching, all of which should be carried out pre-determination of the application. We have received the report of the geophysical survey, but archaeological trial trenching is yet to have been carried out on the site in support of the application.

NHS Lincolnshire Integrated Care Board

Impact of new development on GP practice

The above development is proposing up to 150 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 345.

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	345
Access rate	5260 per 1000 patients
Anticipated annual contacts	$0.345 \times 5260 = 1814.70$
Assume 100% patient use of room	1815
Assume surgery open 50 weeks per year	$1815/50 = 36.3$
Appointment duration	15 mins
Patient appointment time hrs per week	$36.2 \times 15/60 = 9.1$ hrs per week

Treatment Room Practice Nurse

Proposed population	345
Access rate	5260 per 1000 patients
Anticipated annual contacts	$0.345 \times 5260 = 1814.70$
Assume 20% patient use of room	363
Assume surgery open 50 weeks per year	$363 / 50 = 7.259$
Appointment duration	20 mins
Patient appointment time hrs per week	$7.259 \times 20/60 = 2.4$ hrs per week

Therefore an increase in population of 345 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

GP practice(s) most likely to be affected by the housing development

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 Nettleham Medical Practice and Wragby Surgery as the development is within their catchment area.

Issues to be addressed to ensure the development is acceptable

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. NHS Lincolnshire Integrated Care Board (LICB) wishes for the Section 106 contribution from the development of up to 150 dwellings on Land North of Corn Close, Corn Close, Fiskerton, Lincoln to contribute to the expansion in capacity through remodelling/changes to layout or extension to existing facilities within the IMP and East Lindsey Primary Care Networks (PCNs) at Nettleham Medical Practice and/or Wragby Surgery.

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 strategic direction both nationally through the development of PCNs and locally through the Sustainability Transformation Plan is to provide primary care at scale, facilitating 100% patient population primary care and services delivered in the community in an integrated way. Included within the PCNs this is the introduction of additional roles to enhance the delivery of primary care, including a Clinical Pharmacist, Physiotherapist and Social Prescriber. Nationally the NHS Long Term Plan, published in January 2019, seeks to improve the quality of patient care and health outcomes. The plan builds on previous national strategies, including the General Practice Forward View (2016), includes measures to:

- Improve out-of-hospital care, supporting primary medical and community health services.

- Ensure all children get the best start in life by continuing to improve maternity safety including halving the number of stillbirths, maternal and neonatal deaths and serious brain injury by 2025.
- Support older people through more personalised care and stronger community and primary care services;
- Make digital health services a mainstream part of the NHS, so that patients in England will be able to access a digital GP offer.

The Nettleham Medical Practice and Wragby Surgery are within the LICB IMP and East Lindsey PCN where the housing is being developed; there is a huge variation in the type; age and suitability of premises within the PCN of the planned development

Fairly and reasonably related in scale and kind to the development

	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.

Financial contribution requested

The contribution requested for the development is £94,875.00 (£632.50 x 150 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.

Trigger point

After reviewing the practice response regarding their capacity to accommodate the increase in patient numbers arising from this development, it's requested that the trigger point for the release for funds for health care be set at payment of all monies upon completion of 50 percent of the dwellings for each phase of the development. This will ensure the practices are not placed under undue pressure. To ensure that there is sufficient time carry out the works and allow the s106 funds to be spent in the most appropriate way, a repayment period of 10 years from receipt of the final payment transfer (for the entire development) to the relevant NHS body will be required.

The contribution requested for the development is £94,875.00 (£632.50 x 150 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.

County Council (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 2026/27 (Y/N/Partial)	Places to be mitigated	Contribution sought
Primary	45	N	45	£891,607.50
Secondary	24	N	24	£0
Sixth form	9	N	9	£0
			Total	£891,607.50

Please note, where an application is outline, a formulaic approach will be taken in a section 106 agreement, this may result in a higher contribution if a high proportion of large houses are built. This would be finalised at the reserved matters stage. All section 106 agreements should include indexation using the Tender Price Index of the Royal Institute of Chartered Surveyors Building Cost Information Services (RICS BCIS TPI).

The above contributions would be spent on the following:

Type	Amount	Scheme
Primary	£891,607.50	Education provision at Cherry primary planning area
Secondary	£654,032.16	N/A - CIL
Sixth form	£245,262.06	N/A - CIL

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.

The below table indicates the number of pupils generated by the proposed development. This is on the basis of research by Lincolnshire Research Observatory utilised to calculate Pupil Production Ratio (PPR) multiplied by the number of homes proposed.

House Type (if known)	No of Properties	PPR Primary	Primary Pupils	PPR Secondary	Secondary Pupils	PPR Sixth Form	Sixth Form Pupils
Unknown	150	0.30	45	0.1611	24.165	0.060	9
Total (rounded down)	150	-	45	-	24	-	9

CapaCapacity is assessed using the County Council's projected capacity levels at 2026/27, this is the point when it is reasonable to presume that the development would be complete or well on the way.

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	45	£19,425	£874,125	2.00	£19,813.50	£891,607.50
Secondary extension	24	£26,717	£641,208	2.00	£27,251.34	£654,032.16** *
Sixth-form extension	9	£26,717	£240,453	2.00	£27,251.34	£245,262.06** *
Total	-	-	£1,755,786	-		£891,607.50

* 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.

We would suggest the s.106 monies are paid at the halfway point in the development to allow timely investment by the County Council whilst not adversely affecting the developer's viability. Please note the County Council retains the statutory duty to ensure sufficiency of school places and this includes capital funding provision of sufficient places at maintained schools, academies, and free schools. We would invest

the funding at the most appropriate local school(s) regardless of their status but ensure the s.106 funding is used only to add capacity as this is the only purpose for which it is requested.

Strategic Housing :Should the proposal be acceptable, the application would trigger an affordable housing obligation of 20% under Policy S22 of the adopted Central Lincolnshire Local Plan (April 2023) as the site falls within Value Zone B. Given the indicative dwelling number, this would equate to 30 affordable housing units with onsite provision being the expected form of delivery. The details of the appropriate mix of affordable property types would require agreement with the Council at the reserved matters stage. The distribution of the affordable housing units across the site would also need agreement, and it should be noted that Policy S22 requires the affordable housing to integrate seamlessly into the site layout amongst the private housing. A Section 106 agreement would be required in order to secure the affordable housing obligation.

Following the introduction of the Governments First Homes policy, the Council's preferred tenure split for a site is

25% First Homes

15% Shared Ownership

60% Affordable Rent

It should be noted that Policy S22 applies a maximum value price cap to a First Home of £179,000 after the necessary 30% discount is applied, with this figure being adjusted annually in April. The proposal also triggers the provision of at least 5% of the dwellings as serviced plots for self-build or custom build homes, as required by Policy NS24 of the Local Plan. The applicant is encouraged to have further discussions with Strategic Housing regarding the affordable housing requirement for the site as the proposals progress.

Lincs Wildlife Trust

Reviewing the BNG metric for this planning application we can see the ratio of vegetated gardens to developed land is above the 30:70 ratio, exceeding the national BNG user guidance. The ratio for this application is closer to 40:60 meaning the development is overly reliant on these vegetated gardens in achieving the minimum 10% net gain requirement. Lincolnshire Wildlife Trust agree urban green space for people and nature is critical for the well-being of all, but the applicant cannot guarantee that astro-turf or patios are not laid straight after sale, as there are no controls placed on the private gardens. Therefore, to address the biodiversity and climate crises developers should not be trying to reduce their mandatory 10% net gain for biodiversity by including gardens that cannot be secured through relevant legal mechanisms. 10% net gain should be secured through legal mechanisms including providing Habitat Management and Monitoring Plans (HMMP). Lincolnshire Wildlife Trust has discussed this with the wider Wildlife Trust family, and in regard to gardens contributing to mandatory BNG, we take the policy position that this does not count.

Therefore, in regard to this application further units should be secured to address the shortfall created by removing units accredited to gardens.

Principal Ecology and Wildlife Officer (Summary below with full details available to view on WLDC website):

If final site layout is a reserved matter, then following correction to the baseline I would be able to support this application. If site layout is not a reserved matter, then I object due to the lack of understanding as to proposed habitat at post development. A S106 will be required to secure Significant post development habitat and a monitoring fee.

15.01.25: As this is outline with all matters reserved a definitive monitoring fee for the s106 cannot be determined. A such legal will need to add that there will be payments of a monitoring fees calculated in accordance with <https://www.n-kesteven.gov.uk/sites/default/files/2024-05/Monitoring%20Fee%20overview.odt>

The monitoring frequency within the S106 also needs to encompass all options as until receipt of the Reserved matters total site complexity cannot be guaranteed. The HMMP requirements should also be kept broad to encompass all scenarios

18.10.24: Any reserved matters planning application submitted to the Local Planning Authority must include the details listed below:

- A minimum of one bat roost unit incorporated into each structure.
- A minimum of one bird nest unit incorporated into each structure (with 50% dedicated to swifts)
- A minimum of one bee brick unit incorporated into each structure.
- Hedgehog appropriate fencing
- Amphibian friendly curb treatments and drains.

The details submitted must include the positions, types and specifications. The details approved must be installed prior to occupation of each individual dwelling and must be retained as such thereafter.

Conditions are also recommended including a Construction Environmental Management Plan (CEMP) with reference to the submitted Preliminary Ecological Appraisal . Detailed requirements for a Habitat Management and Monitoring Plan (HMMP) are also identified. A habitat management and monitoring plan is a detailed plan that outlines how the land will be managed over at least 30 years to:

- create and enhance habitats for biodiversity net gain (BNG)
- manage and monitor the BNG

The HMMP will be delivered by use of a section 106 agreement .

Environment Agency: The Environment Agency does not wish to make any comment on this application. It does not appear to meet any of the criteria listed on our External Consultation Checklist.

Relevant Planning Policies:

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

Development Plan:

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

Relevant policies of the CLLP include:

S1: The Spatial Strategy and Settlement Hierarchy

S2: Growth Levels and Distribution

S4: Housing Development in or Adjacent to Villages

S6: Design Principles for Efficient Buildings

S7: Reducing Energy Consumption – Residential Development

S12: Water Efficiency and Sustainable Water Management

S21: Flood Risk and Water Resources

S22: Affordable Housing

S23: Meeting Accommodation Needs

NS24: Custom and self-build Housing

S45: Strategic Infrastructure Requirements

S47: Accessibility and Transport

S48: Walking and Cycling Infrastructure

S51: Creation of Open Space, Sports and Leisure Facilities

S53: Design and Amenity

S60: Protecting Biodiversity and Geodiversity

S61: Biodiversity Opportunity and Delivering Measurable Net Gains

S81: Housing Sites in Medium Villages

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

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

National policy & guidance (Material Consideration)

- National Planning Policy Framework (NPPF 2024)
- National Planning Practice Guidance
- National Design Guide (2019)
- National Model Design Code (2021)

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 2024.. Paragraph 232 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).

It also states that "Where a local planning authority can demonstrate a five year supply of deliverable housing sites and where the Housing Delivery Test indicates that the delivery of housing is more than 75% of the housing requirement over the previous three years, policies should not be regarded as out-of-date on the basis that the most up to date local housing need figure.

In Central Lincolnshire [we currently have a 7.8yr HLS \(October 2024\)](#), and achieved over 100% in the HDT (2023 = 178%; 2022 = 182%; 2021 = 175%). The policies of the CLLP should not be considered to be out of date as a result of the new housing requirement figures.

Draft Fiskerton Neighbourhood Plan

NPPF paragraph 49 states that Local planning authorities may give weight to relevant policies in emerging plans according to:

- e. the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);*
- f. the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and*
- g. the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).*

Fiskerton Parish Council is preparing the Fiskerton Neighbourhood Plan for the parish. It has completed the Plan's Regulation 14 (pre-submission) stage on which consultation closed on 28 October 2024.

This is relatively early in the process. A Pre-submission Draft Plan was published in September 2024. The Parish Council considered that only limited weight should be attached to it. Whilst the draft NP may be a material consideration, it is not yet part of the statutory development plan.

Relevant Draft Policies

Policy 1: Flood Risk

Policy 2: Roads and Transport

Policy 10:using Type and Mix

Policy 11: Development Allocation

Draft Minerals and Waste Local Plan (DMWLP)

Lincolnshire County Council are currently reviewing the Minerals and Waste Local Plan. The draft Minerals and Waste Local Plan has been through a consultation which started in July and closed on 24th September 2024.

The Draft Plan has not been adopted as yet once adopted will cover the period to 2041. The consulted draft plan includes the following relevant policy:

SM15: Safeguarding of Mineral Resources.

Applying paragraph 49 of the NPPF, the draft plan would have some limited weight in the decision-making process.

Main Considerations:

- Principle of Development:
- Increase in Indicative Capacity
- Highway Safety / Access
- Flood Risk and Drainage:
- Design, Visual Impacts on the site at this relatively early stage in the process, applying NPPF paragraph 49.and wider landscape.
- Impacts on existing residents and future occupiers of the development
- Affordable Housing
- Infrastructure Requirements and Contributions:
- Public Open Space:
- Ecology, Biodiversity and Net Gain:
- Custom and Self Build Housing
- Climate Change
- Historic Assets
- Minerals
- Site specific requirements of policy S81

Assessment:

Planning law requires that planning applications are determined against the provisions of the development plan, unless there are material considerations that would indicate otherwise.

Principle

Policy S81 Housing Sites in Medium Villages of the Central Lincolnshire Local Plan (Adopted in April 2023) allocates the site which is identified as "WL/FISK/00A , Land North of Corn Close Sykes Lane" primarily for residential development." The indicative

number of dwellings identified over the plan period is 122. it also identifies a number of site specific requirements:

- *Development to address low voltage power lines along southern boundary*
- *Design to be sensitive to the local rural context and in keeping with the local vernacular*
- *Public Rights of Way to be retained*
- *Access via Corn Close and Hall Lane with improvements and possible footway provision and speed limit extension*
- *Requirement to engage with local community*
- *Partially within Sand and Gravels Mineral Safeguarding Area*

The application seeks approval to the principle of development with only access considered at this stage. Appearance, scale, layout and landscaping are reserved for future consideration. The principle of housing is therefore supported by its specific allocation for such purposes in the Central Lincolnshire Local Plan adopted in 2023.

The proposed development for up to 150 dwellings would therefore accord with the residential allocation in the Central Lincolnshire Local Plan 2023.

Detailed impacts including, highway safety, drainage, and impacts on existing education and medical services are discussed below.

Increase in Indicative Capacity from 122 to 150

A number of objections have been received due to the indicative numbers within the CLLP of 122 dwellings, being exceeded.

Paragraphs 13.2.2-13.2.3 of the CLLP address this matter. It states that *"Where the site is without planning permission, the figure is in most cases an estimate based on the size of the site, an assumption about the net developable area, and an assumption about the net residential density which would be appropriate for the area in which the site is located."*

The CLLP assumes the site is 75% developable and would have a net density of 20dph to derive the indicative figure.

However, paragraph 13.2.3 clearly states:

"The indicative numbers of dwellings are used to demonstrate how the Local Plan requirement can be met [29,150 dwellings across the plan period]. It is emphasised that they are only 'indicative', and do not represent a fixed policy target for each individual site."

This has been tested at appeal. In 2019 planning permission was sought for 63 dwellings in Nettleham (ref 138494). In granting permission, a condition was placed to limit the number of dwellings to 50, to accord with the indicative development plan figure.

This condition was appealed [appeal ref APP/N2535/W/19/3233948. The planning inspector found that " *the disputed condition limiting development to 50 dwellings is both unreasonable and unnecessary and so does not meet the tests of conditions set out at Paragraph 55 of the Framework* " and allowed the appeal.

The key issue is whether the site can satisfactorily accommodate the increase in numbers. The calculation of the indicative capacity in the CLLP is explained in the "residential allocations introduction" found in the planning policy library with the reference HOU002a. (<https://www.n-kesteven.gov.uk/central-lincolnshire/planning-policy-library>).

The assumptions that underpin this relate to the "developable area" which for sites of this size is 75% **and** the location within the settlement hierarchy. As a medium village a density of 20dph is assumed. 75% of the developable area is 6.3 hectares and 122 dwellings would equate to 19.4 dph. Notwithstanding this, based on a simple calculation of density in relation to the total site area 122 dwellings is equivalent to a density of 14.7 dwellings per hectare with the proposed 150 dwellings a density of 18.29 dwellings per hectare. This is still a low density of development and demonstrates that the site is capable of accommodating the increased numbers. Paragraph 129 of the NPPF states that decisions should support development that makes efficient use of land.

Highway Safety / Access

Access is to be determined with this application, and is not reserved for subsequent approval (i.e. a reserved matter).

Policy S81 states that site access is to be made "via Corn Close and Hall Lane with improvements and possible footway provision and speed limit extension".

The application proposes that all vehicular access will be taken via Corn Close only. This would also allow access for pedestrians and cyclists. A link for pedestrians and cyclists will be provided from the site to Hall Lane.

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. The Highways authority have commented that the "*submitted Transport Assessment (TA) documents outline the proposed developments trip generation impact on the public highway, and it is considered that the impact is acceptable. Access to the site will be via the existing priority junction of Corn Close and Ferry Road, and no improvements to this junction are required to facilitate this development.*" (Officer underlining).

On this advice, no harm is considered to arise to highway safety. The recommendation for 5 tactile crossings is also noted with the reason being " *safe and adequate means of access to the development*". The only tactile crossing that would provide direct access to the site would be at the junction of Corn Close with Ferry Road and this is considered acceptable whilst the remaining junctions are located to the east and west

and do not provide direct access to the site. On this basis they are not considered to be necessary to make the development acceptable.

The Section 106 requests have also been considered. The £15,000 S106 contribution to provide 2 additional bus stops in the locality of the development and £5,000 towards Travel Plan monitoring are considered reasonable and proportionate in terms of promoting sustainable transport. The sum of £140,000 requested towards the provision of 12 month bus passes per household has also been considered. This is a site allocated for housing development in the Central Lincolnshire Local Plan. It does not preclude consideration of issues of sustainability. It is accepted this could help promote use of transport other than the car. There is no actual detail, however, supplied in terms of how this would be delivered and there is a possibility that £140,000 provided up front to purchase bus passes may not actually be utilised. On this basis on balance it is not therefore considered necessary to make the development acceptable.

The requested metalling of the public rights of way and their proposed diversion is not considered necessary at this stage where layout is a reserved matter.

Policy S81 sets out criteria for development of the site which includes:

"Access via Corn Close and Hall Lane with improvements and possible footway provision and speed limit extension"

This was considered as part of the determination process with a view to also limiting noise and disturbance to existing residents by utilising a second access off Hall Lane. A highways technical note and noise report was submitted by the applicants to provide additional information.

Pell Frischmann Technical Highways Note Extracts below:

"The proposed development could be expected to generate a total of 671 vehicles daily. This covers a 12-hour period (07:00-19:00). Due to the site's location relative to the nearest trip attractors, primarily within Lincoln, the vast majority of traffic is directed onto Ferry Road (West). This includes traffic accessing both the wider highway network and destinations along the A15. Having two access points to the site would not alter the overall distribution of trips but would instead affect the proportion using each access. Some trips would utilize the nearest access point, with most trips still routing west as that is the direction of their routing, especially also given the higher specification of this access."

An email from LCC Highways dated 02.12.24 sets out the following:

"Following on from yesterdays meeting, I can confirm the Highway Authority's position on the utilisation of Hall Lane for vehicular access, as not being required for this proposed development. The transport information contained in the application lays out a robust justification, in safety and capacity terms, for the use of Corn Close as the sole means of vehicular access. No improvements to the network, in terms of this element, are required. It is the Highway Authority's desire to utilise Hall Lane as a shared space for pedestrians, cyclists and the small amount of existing vehicular

access associated with the lane at present. A link from the development site onto the lane for pedestrians and cyclists is all that is required."

It is therefore reasonable to conclude notwithstanding, the objections raised by residents and Fiskerton Parish Council, that the provision of a second vehicular access off Hall Lane as set out in the site criteria would not bring about any highway safety benefits. On this basis the use of Hall Lane for pedestrians and cyclists only is considered acceptable. Subject to the imposition of certain conditions requiring the improvements discussed above to be completed before occupation of any dwellings it is considered that no harm would arise to highway safety, and it would be in accordance with policy S47. The cycle and pedestrian link would also assist in the provision of walking and cycling infrastructure required by policy S48. The link will be conditioned.

Flood Risk and Drainage

The vast majority of the site falls within Flood Zone 1 which is low probability land having a less than 1 in 1,000 annual probability of river or sea flooding. (Shown as 'clear' on the Flood Map – all land outside Zones 2 and 3) There are also vertical sections of the site within Flood Zone 2 which is medium probability land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding; or land having between a 1 in 200 and 1 in 1,000 annual probability of sea flooding. (Land shown in light blue on the Flood Map



A Drainage Strategy has been submitted in support of the application. This shows that the site is underlain primarily by clay and till which prohibits the disposal of surface water runoff by means of infiltration.

It is proposed for the development area to drain as two catchments. Outfall locations have been noted as existing culverts, two located in the south-west of the site and the third located along the western boundary to the east of the centre of site. The developable and impermeable areas have been measured from the development masterplan. The impermeable area also accounts for 10% urban creep.

The attenuation for Catchment "A" will utilise the existing basin located along the southern boundary in the catchment. The current basin is split into two discrete features by the existing Public Right of Way which cuts across the site. The idea is to increase the size of the basin to accommodate the proposed volumes produced by Catchment "A".

The existing volumes proposed additional volumes and total volumes of the attenuation required has been calculated. The attenuation required for the Catchment "B" will be provided by a grassed attenuation basin. This basin will be dry under normal conditions and will fill up under significant storm events prior to discharge into the receiving sewer at the catchment greenfield. It is noted that the capacity of the attenuation ponds has been questioned, nevertheless, the proposed volume has been arrived at following detailed calculations set out in Appendix G of the Sustainable Drainage Report

The detailed objections from the Parish Council and residents are noted with particular reference to the possibility of flooding southwards toward existing housing. The drainage strategy includes an exceedance plan in order to show that the houses to the south of the proposed development are not at risk of flooding. The western basin will flow to the southwest or southeast in the case of water levels exceeding the top of bank level, and the majority of the exceedance flow from the eastern basin would flow to the east towards Hall Lane.

The Lead Local Flood Authority has confirmed that it is suitable in principle and will be subject to detailed design at reserved matters stage. Subject to the imposition of conditions requiring the submission of detailed proposals for written approval it would be in accordance with policy S21.

S12 seeks to minimise impact on the water environment of by utilising water efficiency measures including the provision of water harvesting butts and this will be secured by condition.

Design, Visual Impacts on the site and wider landscape.

These matters are not capable of detailed consideration at this stage as appearance, scale, layout and landscaping are reserved for future consideration. Nevertheless a Landscape and Visual Impact Assessment (LVIA) has been submitted with the application together with an Arboricultural Impact Assessment.

This demonstrates that the site is visually well contained and is only visually accessible in short and medium range views from its southern and eastern boundaries. A break of slope, a dense thick hedgerow with trees, both combine to preclude views into, and out of, the site from the north and the west respectively. Due to its elevated position, long distance views of the site can be obtained from the lower lying land across the River Witham to the south, but these views are influenced to some extent by the ribbon of existing development which defines the character of its southern boundary.

In terms of landscape effects the development is judged to have a largely minor to negligible adverse effect on landscape character and a variable effect from major to no change on landscape resources. Residual effects are judged to remain the same. In terms of landscape resources most of the residual effects also remain the same apart from hedgerows as the new perimeter hedge matures and makes a positive contribution linking all existing hedges together.

In relation to visual effects, the effects are similarly varied. Where the viewpoint is close to the development then the effects are predicted to be moderate adverse as open views of countryside are replaced with housing. This applies to most of the footpaths that cross the site. However, where the viewpoint is more contextual, then values of moderate beneficial are recorded where the development is seen as a consistent, non-prominent extension of the existing housing along Ferry Road. In terms of residual effects which consider mitigation measure then the values are predicted to decline slightly as the hedgerow and street trees mature.

The case officer is in agreement with the findings that the landscape is capable of accommodating the development proposed.

Arboricultural Survey:

A total of four trees (T) and two tree groups (TG) have been identified and assessed as part of the tree survey. All trees surveyed with the exception of one tree group were within the site or stood on the boundary.

The distribution of the trees and tree groups across the site is limited to being randomly dispersed within field boundary hedgerows. A tree group is also present off-site, immediately adjacent to the south-eastern boundary, with a canopy that extends into the site.

Hedgerows: A total of seven hedgerows have been identified and assessed as part of the hedgerow survey. Whilst the hedgerows were assessed against the Hedgerow Regulations (1997) criteria, they did not support the number of woody species or associated features required to meet the criteria for an Important Hedgerow.

Recommendations (Adequate Tree Protection) Those trees identified within any development plan for retention will need to be adequately protected during any approved development works. As a general rule at this Site, measures to protect trees should follow the best practice principles set out in BS5837: Trees in Relation to Design, Development and Construction (2012). Prior to any construction or development work proceeding, the RPAs of individual trees to be retained should be marked out using the distances provided in the Table 1. Marking out should be completed by a person with arboricultural or horticultural expertise as individual trees will have root zones that may be affected by local conditions and allowances would need to be made to accommodate this.

Recommendation 2 (Ash Dieback) Trees that display signs of ash dieback should be monitored annually to assess their long-term viability.

The Tree survey carried out identified and plotted tree categories: These are:

Category (A): Trees whose retention is most desirable and are of high quality and value. These trees are considered to be in such a condition as to be able to make a lasting contribution (a minimum of 40 years)

Category (B): Trees whose retention is considered desirable and are of moderate quality and value. These trees are considered to be in such a condition as to make a significant contribution (a minimum of 20 years).

Category (C): Trees that could be retained but are considered to be of low quality and value. These trees are in an adequate condition to remain until new planting could be established (a minimum of ten years) or are young trees with a stem diameter below 150 mm.

Category (U): Trees that are considered to have no significant landscape value but it is not presumed that there is any overriding need to remove these unless stated otherwise in the description and recommendations.

A condition will be imposed requiring retention of category A and B trees with associated root protection measures to be implemented before development commences. This will help mitigate the visual impact of the development and protect biodiversity.

Impacts on existing residents and future occupiers of the development

Policy S53 sets out that all development proposals will be assessed against and will be expected to meet specified design and amenity criteria (officer underlining) including

8a) Provide homes with good quality internal environments and adequate space for users and good access to private , shared or public spaces.

This is considered achievable due to the size of the site.

8d) Not result in harm to peoples amenity either within the proposed development or neighbouring it through overlooking, overshadowing, loss of light or increase in artificial light or glare.

As with 8a) above harm within the development is considered unlikely. Whilst objections have been raised by some residents to the south on the subject of overlooking it is noted that the land rises to the north which could potentially allow a greater degree of overlooking however as layout is a reserved matter for future consideration it is considered that sufficient distance separation could be provided to mitigate any impacts.

Increased noise and disturbance would arise principally to residents surrounding and in proximity to the single access proposed into the site which originally weighed against a positive determination. it is also noted that the site specific criteria includes access "*via Corn Close and Hall Lane with improvements and possible footway provision and speed limit extension*"

The proposed development could be expected to generate a total of 671 vehicles daily. This covers a 12-hour period (07:00-19:00). In addition to the highways technical note discussed earlier in this report a noise report by acoustic consultants Sharps Redmore was also submitted in support of the application which is based on the traffic movements predicted. It should be noted that the figures quoted are not disputed by the Highways Authority.

Sharps Redmore Noise Report Extracts below:

To determine existing noise levels a noise survey was carried out in 13 November 2024. Measurements were taken at a location chosen to be representative of the residential bungalows in Corn Close.

Survey Results – 13 November 2024

Period	Noise Level $L_{A10,1hr}$	Observations
1300 – 1400 hrs	54 dB	Noise levels dominated by road traffic on Ferry Lane.
1400 – 1500 hrs	56 dB	
1500 – 1600 hrs ^[1]	55 dB	

^[1]Measurement cut short due to influence from red arrows practicing near site

"Using the above formulae the existing day time ambient noise level $L_{Aeq16hr}$ is calculated as 52 (55-2-1) dB. As advised above with the exception of air craft noise after 1520 hours, the existing noise climate is dominated by road traffic noise on Ferry Road, which as observed carried a steady flow of traffic, including buses, light and heavy goods vehicles. Existing noise levels are in excess of 50 dB $L_{Aeq16hr}$ as advised in the World Health Organization Guidelines but below the upper threshold of 55 dB $L_{Aeq16hr}$.

Predicted Noise Levels

To determine predicted noise levels, SR has used data provided by the transport consultants Pell Frischmann. Two scenarios have been considered:

Option 1 – Single access into site from Corn Close;

Option 2 – Main access off Corn Close (75% of predicted flow) with secondary access (25% of predicted flow) off Hall Lane

TABLE 6: Predicted Noise Levels – Existing + Development Traffic

	100% Corn Close	75% Corn Close
Predicted Level $L_{Aeq16hr}$	49 dB	48 dB
Measured Existing Noise Level $L_{Aeq16hr}$	52 dB	52 dB
Overall Noise Level $L_{Aeq16hr}$	54 dB	54 dB
Change in noise level $L_{Aeq16hr}$	+2dB	+2dB

The change in noise level for both scenarios would be an increase in ambient daytime noise levels of around 2 dB. As advised an increase of 2dB would be imperceptible and have a negligible impact on existing residents in Corn Close. Predicted noise levels would also still be below the upper threshold of 55 dB, as recommended in the WHO Guidelines for Community Noise. As shown the impact of the secondary access off Hall Lane on noise levels in Corn Close would be negligible, and therefore in terms of noise, there is no benefit of having a secondary access off Hall Lane."

It would therefore be reasonable to find based on the above that traffic noise and disturbance would not represent a reason to withhold consent. Concerns raised about noise and disturbance from construction are also noted and a Construction Environmental Management Plan will be conditioned to help mitigate impacts. In conclusion it is considered that unacceptable adverse impacts on existing and future residents would not arise and the proposal would be in accordance with policy S53.

Affordable Housing

Policy S22 requires the provision of 20% affordable housing on the site which would equate to 30 units. This has been agreed by the applicant and can be delivered through the completion of satisfactory S106 agreement. Subject to this it would be in accordance with S22.

Infrastructure Requirements and Contributions

Policy S45 requires development to be supported by and have good access to infrastructure.

Medical Services

The contribution requested for the development is £94,875.00 (£632.50 x 150 dwellings).

This will fund improvements to Nettleham Medical Practice and Wragby Surgery as the development is within their catchment area.

This has been agreed with the applicants and can be delivered by completion of a Section 106 Legal Agreement.

Education contribution

The Local Education authority (Lincolnshire County Council) has identified a shortfall in Primary School places and does not have current capacity to meet the needs that will arise from the development.

They are seeking a financial contribution to address an expected shortfall in primary school places. They estimate that a scheme of 150 dwellings could generate a need for up to an additional 45 spaces.

Following February's meeting, further discussion has been held with the applicant. They have now confirmed that they are agreeable to making a full contribution to cover the amount of primary school places that will be generated by the development.

As is standard practice, as the application is in 'outline', a formula will be used in the S106 planning obligation in order to calculate the final number of primary pupil places expected to be generated, based on the final house numbers, types and sizes approved at the reserved matters stage.

Public Open Space:

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.

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)

Where household size is unknown (e.g. outline permission) the district average household size will be used (2.3). The average occupancy levels for calculating development population are set out in Table A3.3 in Appendix 3 of the Central Lincolnshire Local Plan and replicated below. 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

Up to 150 Dwellings proposed x 2.3 : Therefore total population calculated to be 345.

TOTAL POPULATION= 345

Calculated requirement of Open Space by type:

Allotments and Community Growing Space:

$345/1000 \times 0.31 = 0.1069$ hectares or 1069m²

Amenity Greenspace:

$345/1000 \times 0.66 = 0.2277$ hectares or 2277m²

Provision for Children and Young People:

$345/1000 \times 0.12 = 0.0414$ hectares or 414m²

Local and Neighbourhood Parks and Gardens:

$345/1000 \times 0.38 = 0.1311$ hectares or 1311m²

Outdoor Sports Facility:

$345/1000 \times 1.09 = 0.3760$ hectares or 3760m²

Natural and Semi-Natural Greenspace:
 $345/1000 \times 1 = 0.3450$ hectares or 3450m^2

The total requirement $(0.1069 + 0.2277 + 0.414 + 0.1311 + 0.3760 + 0.345) = 1.6007$ hectares (16,000 sq.m.)

Provision identified on indicative site plan
 $0.792 + 0.847 + 0.371 = 2.01$ hectares (20,100 sq.m)

This demonstrates that there would be sufficient space within the application site to accommodate the total requirement. Concerns have been raised by the parish and objectors with regard to its location and usability. Layout is reserved for future consideration and is not a matter under consideration with this application. A condition will be imposed requiring details of the public open space to be submitted to and approved in writing by the local planning authority, and to demonstrate compliance with Appendix 3 of the CLLP and the latest Central Lincolnshire Developer Contributions SPD (or similar subsequent document). An additional condition would require the timing of implementation of the approved public open space to be submitted to and approved in writing by the local planning authority. Subject to this it would accord with policy S51.

Ecology, Biodiversity and Net Gain

Policy S60 seeks to protect biodiversity and geodiversity. A Preliminary Ecological Appraisal (PEA) has been submitted in support of the application. A summary of its findings is reproduced below.

Designated Sites: The site is not covered by any statutory or non-statutory native conservation designations. There are no sites covered by statutory designations within 2km of the site boundary and there is a single Local Wildlife Site within 2km of the site boundary. No impacts upon designated sites are predicted and no further survey and assessment work are recommended.

Habitats: The habitats within the site have no significant or intrinsic botanical value and the loss of the area of arable agricultural cropland, ruderal vegetation and neutral grassland habitats would not be significant. No further survey or assessment work is recommended with regard to their botanical value.

Bats (Buildings and Structures): There are no buildings within the site. No impacts upon roosting bats in buildings are predicted and no further survey or assessment work is recommended

Bats (Trees and Habitats): There are no large trees with potential roost features to be removed or directly affected by the proposed development and no commuting routes would be disrupted. Habitats created as part of the outline site plan will create additional areas of foraging habitat for bats. No significant impacts upon commuting or feeding bats or upon bats roosting in trees are predicted and no further survey and assessment work is recommended.

Otter: The site does not contain any habitats of potential value to otters, no evidence of otter activity was recorded during the field survey. No impacts upon otters are predicted and no further survey or assessment work for otters is recommended.

Water Vole: The site does not contain any habitats of potential value to water vole, no evidence of water vole activity was recorded during the field survey and the ditches were considered unsuitable for this species. No impacts upon water vole are predicted and no further survey or assessment work for water vole is recommended.

Brown Hare: The arable agricultural land is of limited value to brown hare, and none were recorded during the field surveys. Areas of new grassland and hedgerow proposed for the site will provide habitat for brown hare. No significant impacts upon brown hare are predicted and no further survey or assessment work for brown hare is recommended.

Hedgehogs: The hedgerows within the site boundary provide foraging habitat and potential hibernating habitat for hedgehogs. The hedgerow and associated habitats would be retained. The outline landscape proposals include the planting of new extensive length of hedgerow along the northern site boundary with some areas of woodland planting and grassland creation. Garden fences will include access for hedgehogs to move freely between gardens and adjacent areas of habitat and the retained hedgerows will provide corridors for movement through the residential areas. No significant impacts upon hedgehogs are predicted and no further survey work is recommended.

Breeding Birds: The arable agricultural land has little interest for breeding birds and the boundary and dividing hedgerows would be retained and protected with natural buffer zones. No significant impacts upon nesting birds are predicted and no further ornithological survey work is recommended.

Amphibians: The site does not contain any ponds and is linked only to a single off-site pond adjacent to the southern boundary. No impacts upon amphibians are predicted and no further survey work is recommended.

Reptiles: Previous ecological studies completed in 2015 identified a small number of grass snake on site adjacent to the southern boundary. The arable agricultural cropland is of very limited value to reptiles and hedgerows and much of the existing flood basin will be retained as habitat suitable for reptile. It is recommended that any development of the site be undertaken under the guidance of a standard method statement to minimise potential impacts upon reptiles and that this be included in the project CEMP. No significant impacts upon reptiles are predicted and no further survey work is recommended.

Recommendations:

Breeding Birds: That removal of trees, shrubs and surface vegetation should be completed outside of the bird breeding season (March to September inclusive). Where this is not possible a suitably qualified and experienced ecologist should complete a survey of the site immediately prior to completion of the proposed works to search for

nesting birds and to advise on exclusion zones or timing of works if nesting birds are recorded.

Reptiles: It is recommended that any development of the site be undertaken under the guidance of a standard method statement to minimise potential impacts upon reptiles and that this be included in the project CEMP.

Subject to conditioning the recommendations above no harm is considered to result to biodiversity on the site notwithstanding the objections received from residents on this issue.

Biodiversity enhancement and the delivery of BNG:

The results of the BNG metric are reproduced below which show in excess of 10% BNG being delivered. As an outline planning application no landscaping proposals have been submitted with the indicative masterplan demonstrating that the required BNG could be delivered. This will be delivered on site through soft landscaping proposals that would be submitted at reserved matters.

On-site baseline	Habitat units	22.85	
	Hedgerow units	6.61	
	Watercourse units	1.42	
On-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	25.51	
	Hedgerow units	8.47	
	Watercourse units	1.61	
On-site net change (units & percentage)	Habitat units	2.66	11.65%
	Hedgerow units	1.86	28.11%
	Watercourse units	0.20	13.78%

A Habitat Management and Maintenance Plan (HMMP) will be required and this will be secured through a section 106 agreement. Subject to this it would deliver in excess of the statutory requirement for BNG.

Custom and Self Build Housing

Policy NS 24: Part 3 Provision of plots on large sites: This requires proposals for 100 or more dwellings to deliver serviced plots of at least 5% of the total number of dwellings (i.e. 8 plots for a site of 150 dwellings). All plots set aside for self build or custom build housing (secured via a legal agreement or planning condition) must include:

- a) Legal access onto a public highway
- b) water, foul drainage, broadband connection, and electricity supply available at the plot boundary.
- c) sufficient space to build without compromising neighbouring properties and their amenity and the amenity of future occupiers: and
- d) an agreed design code or plot passport If plots remain unsold after a thorough and proportionate marketing exercise which:
- e) includes making details available to people on the custom and self build register at the Central Lincolnshire Districts: and
- f) covers a period of at least 18 months from the date at which the plots are made available (with the 18 month time frame not commencing until

(i) thorough and appropriate marketing is in place and
(ii) criteria (a)-(d) have been implemented): These plots may be built out as conventional market housing subject to detailed permission being secured and the relevant District being satisfied that e) and f) have been satisfactorily concluded.

This can be secured by a Section 106 legal agreement.

Climate Change

Policies S6 and S7 collectively seek to reduce energy consumption in all new residential development and set out design guidance. The submission of an Energy Statement is required. The principal aim is to ensure that the energy demands of new development are met by renewable energy. The target is to achieve a site average space heating demand of 15-20 kW/m²/yr and a site average total energy demand of 35kW/m²/yr. No single dwelling can have a total energy demand of greater than 60kW/m²/yr irrespective of the amount of renewable energy generation. A condition will be placed requiring an Energy Statement to be submitted with the Reserved Matters application. It would therefore be in accordance with S6 and S7.

Historic Assets

Policy S57 requires that development affecting archaeological remains should take steps to protect them. Following further investigations recommended by LCC Archaeology it has been determined that it would be unlikely that any significant archaeological remains will be impacted by the proposed development. On this basis it would accord with policy S57.

Minerals

It is noted that the draft Minerals and Waste Local Plan is progressing towards adoption.

Nevertheless the current plan is considered relevant for assessment purposes. Policy M11 allows development in such areas if it forms part of an allocation in the Development Plan. This is the case here.

Site specific requirements of policy S81

Development to address low voltage power lines along southern boundary ;

The application submission indicates that these will be placed underground.

Design to be sensitive to the local rural context and in keeping with the local vernacular :

Layout, scale, appearance and landscape are reserved for subsequent approval and cannot be considered at this stage although this is considered capable of being delivered at reserved matters stage.

Public Rights of Way to be retained :

Layout is a matter for future consideration. Nevertheless the submitted illustrative layout incorporates the rights of way which demonstrates this is capable of delivery.

Access via Corn Close and Hall Lane with improvements and possible footway provision and speed limit extension :

Vehicular access is proposed from Corn Close with a link from the site onto Hall Lane for pedestrians and cyclists to be provided. This is the explicitly expressed preference of the Highways Authority. This is supported by the submission of additional information principally the Highways Technical note prepared by Pell Frischmann , whilst it is noted this is subject to objections from residents it is important to note that the Highways authority does not question its methodology or findings. The provision of a link to the site for pedestrians and cyclists will be conditioned. Technically this could be considered an access to the site.

Requirement to engage with local community :

This is summarised in the design and access statement:

Community involvement has taken place during the course of the design process. In summary, this process has included a mail-shot to the local residents and stakeholders and a Community Consultation Event where local residents and stakeholders were invited to view and comment upon the proposals.

Following the public consultation event, held on 27.02.2024, the following improvements have been made to the illustrative site layout:

- *Parking provisions are in-curtilage.*
- *Hall Lane Site access is for pedestrians and cyclist only, with provisions for emergency vehicles to be access controlled.*

On this basis it is reasonable to conclude that there has been engagement with the local community.

Partially within Sand and Gravels Mineral Safeguarding Area:

This has been discussed in the Minerals section above and the development complies with the Minerals and Waste Local Plan.

Other Matters

The Parish Council is concerned by the noise and disturbance generated during construction. A condition is recommended for a Construction and Environmental Management Plan to be submitted for written approval to help mitigate the impacts.

Conclusion and reason for decision:

The decision has been considered against policies S1 The Spatial Strategy and Settlement Hierarchy, S2 Growth Levels and Distribution, S4 Housing Development in or Adjacent to Villages, S6 Design Principles for Efficient Buildings, S7 Reducing Energy Consumption – Residential Development, S12 Water Efficiency and Sustainable Water Management, S21 Flood Risk and Water Resources, S22 Affordable Housing, S23 Meeting Accommodation Needs , NS 24 Custom and Self Build Housing, S45 Strategic Infrastructure Requirements, S47 Accessibility and Transport, S51 Creation of New Open Space, Sports and Leisure Facilities, S53 Design and Amenity, S60 Protecting Biodiversity and Geodiversity, S61 Biodiversity Opportunity and Delivering Measurable Net Gains, and S80 Housing Sites in Large Villages of the Central Lincolnshire Local Plan 2023 . Furthermore, consideration has been given to guidance contained

within the National Planning Policy Framework, National Planning Practice Guidance, National Design Guide and National Design Model Code.

This is an application for outline permission with all matters apart from access reserved for future consideration for up to 150 dwellings on a site specifically allocated for residential development. It exceeds the indicative capacity of 122 however the site size is capable of satisfactorily accommodating the increase. The need for additional school places and improvements to existing medical services have been considered in detail and are capable of being provided through financial contributions secured by legal agreements. Highway safety has also been considered and has been found to be acceptable subject to the imposition of conditions. Surface water drainage arrangements have been considered by the Lead Local Flood Authority who raise no objections. The required level of affordable housing and public open space will also be secured. Existing measured noise levels are 52db and the predicted increase of around 2 db is not considered significant. Biodiversity will be protected and enhanced with BNG provided via a suitable soft landscaping scheme submitted in the future via an application for approval of the reserved matter of landscaping and will be delivered through an appropriate S106 legal agreement that will include monitoring arrangements. Approval is therefore recommended.

Decision Level: Committee

Defer and delegate approval to officers subject to completion of a Section 106 agreement that provides:

Education

A contribution to be paid on completion of 50% of the development to increase primary school capacity to accommodate the number of primary age children expected to be generated by the development

NHS

A contribution of up to £94,875 on completion of 50% of the dwellings in order to contribute to the extension of existing medical facilities at the Nettleham Medical Practice and Wragby Surgery

Highways

£ 15,000 for two new bus stops
£ 5,000 to monitor the Travel Plan

Affordable Housing 20% of the dwellings to be delivered as affordable housing. The tenure split shall be:

25% First Homes; 15% Shared Ownership and 60% Affordable Rent.

Provision of Plots for Custom / Self build homes - No less than 5% of plots to be reserved for custom and self build housing.

Biodiversity Net Gain

and recommended conditions

1. Apart from the allocated self-build plots an application for approval of the reserved matters for the remaining dwellings must be made to the Local Planning Authority before the expiration of three years from the date of this permission. No commencement of the self-build plots must occur until the reserved matters for the self-build plots are approved.

Reason: To conform with Section 92 (2) of the Town and Country Planning Act 1990 (as amended).

2. No development must take place until, plans and particulars of the **appearance, layout** and **scale** of the building(s) to be erected and the **landscaping** of the site (hereinafter called “the reserved matters”) have been submitted to and approved in writing by the Local Planning Authority, and the development must be carried out in accordance with those details.

Reason: The application is in outline only and the Local Planning Authority wishes to ensure that these details which have not yet been submitted are appropriate for the locality.

3. The development hereby permitted must be begun before the expiration of two years from the date of final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: To conform with Section 92 (2) of the Town and Country Planning Act 1990 (as amended).

4. The reserved matters planning application submitted to the Local Planning Authority considering layout, scale and appearance must be accompanied by an Energy Statement to accord with the requirements of local policy S6 and S7 of the Central Lincolnshire Local Plan 2023. The development must thereafter proceed only in accordance with the agreed Energy Statement, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to ensure efficient buildings and reduce energy consumption, to accord with the National Planning Policy Framework and policies S6 and S7 of the Central Lincolnshire Local Plan 2023.

5. The reserved matters planning application submitted to the Local Planning Authority considering layout, scale and appearance must include:

- The retention and protection of the category "A" and "B" trees identified by the Arboricultural Survey prepared by Delta Simons dated April 2024.
- A minimum of one bat roost unit incorporated into each structure.
- A minimum of one bird nest unit incorporated into each structure (with 50% dedicated to swifts)
- A minimum of one bee brick unit incorporated into each structure.
- Hedgehog appropriate fencing

- Amphibian friendly curb treatments and drains.

The details submitted must include the positions, types and specifications. The details approved must be installed prior to occupation of each individual dwelling and must be retained as such thereafter.

Reason: In the interests of biodiversity protection and enhancement in accordance with policy S60 of the Central Lincolnshire Local Plan and section 15 of the National Planning Policy Framework

6. The reserved matters planning application submitted to the Local Planning Authority considering layout, scale and appearance must contain details of a pedestrian and cycle link from the site to Hall Lane.

Reason: In the interests of improving cycling and pedestrian accessibility to the site in accordance with policy S48 of the Central Lincolnshire Local Plan.

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

7. No development shall commence until a surface water and foul water drainage scheme has been submitted to and approved in writing by the Local Planning Authority

The scheme shall:

- be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development.
- provide flood exceedance routing for storm event greater than 1 in 100 year.
- provide details of how run-off will be safely conveyed and attenuated during storms upto and including the 1 in 100 year critical storm event with an allowance for climate change, from all hard surfaced areas within the development to 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 an agreed greenfield run off rate.
- 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 a public body or statutory Undertaker and any other arrangements required to secure the operation of the drainage system throughout its lifetime

No dwelling shall be occupied until the approved scheme has been completed or provided on the site in accordance with the approved phasing. The approved scheme shall be retained and maintained in full, in accordance with the approved details.

Reason: To ensure that the permitted development is adequately drained without creating or increasing flood risk to land or property adjacent to, or downstream of, or upstream in accordance with policy S21 of the Central Lincolnshire Local Plan.

8. No development shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The CEMP shall indicate measures to mitigate the adverse impacts of noise and disturbance and vehicle activity and the means to manage the drainage of the site during the construction stage of the permitted development. The CEMP shall include

- a) Location of the site compound and routing of construction and delivery vehicles
- b) Parking and turning areas for construction vehicles, delivery vehicles and site personnel;
- c) Temporary traffic management signage;
- d) Access points, loading/unloading and turning areas for construction traffic;
- e) Hours of operation and timing of deliveries which are to be between 07:30 to 18:00 Monday to Friday, 08:00 to 13:00 on a Saturday and at no time on a Sunday or Bank Holiday unless in association with an emergency;
- f) Dust suppression, odour suppression and vapour suppression methods;
- g) fencing/hoardings to any compounds;
- h) Structures to be located within compounds and any proposed lighting including measures to limit light spillage to the public highway and to nearby residents;
- i) Plant, equipment and machinery to be installed within the compound including details of hours of operation and noise during operation;
- j) Facilities for washing the wheels, chassis and bodywork of construction vehicles free of mud;
- k) Storage and removal of demolition and construction waste;
- l) Construction activities to be carried out in accordance with best practice pollution prevention guidelines.

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.

9. No development shall take place until a written Construction Ecological Management Plan (CEMP) in accordance with the Preliminary Ecological Appraisal dated June 2024 and prepared by Rob Firth is submitted to and approved in writing by the Local Planning Authority. The CEMP shall relate to the species-specific mitigation and enhancement measures described in subsection 6.6 and 6.7. The details approved must be adhered to.

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

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

10. With the exception of the detailed matters referred to by the conditions of this consent, the development hereby approved relates to the following drawing:

Site Location Plan Drawing No. S001 Rev A - red line application boundary

Reason: In the interests of proper planning

11. No works above ground level shall take place until details of the proposed public open space including planting plans, written specification, schedules of plants and species and any outdoor seating or equipment to serve the development have been submitted to and approved in writing by the local planning authority. The details submitted must demonstrate compliance with Appendix 3: Open Space Standards of the Central Lincolnshire Local Plan adopted 2023 and compliance with the latest Central Lincolnshire Developer Contributions Supplementary Planning Document (or similar subsequent document).”

Reason: To ensure sufficient provision of open space to serve the development in accordance with policies S51 and S53 of the Central Lincolnshire Local Plan.

12. The public open space details approved by condition 11 must be provided on site prior to first occupation of the dwellings approved **or** to a timescale and phasing that has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the timely provision of public open space to accord with Policy S51 of the Central Lincolnshire Local Plan.

13. The dwelling/s hereby approved shall be constructed to ensure that the consumption of wholesome water by persons occupying the dwelling/s is in accordance with the Building Regulations Approved Document G, Requirement G2/Regulation 36 Optional Technical Requirement of 110 litres per person per day.

Reason: To minimise impacts on the water environment and to accord with Optional Technical Housing Standards to accord with Policies S12 and S53 of the Central Lincolnshire Local Plan (2023).

14. No services must be laid within the development for the provision of piped natural gas.

Reason: In the interests of energy efficiency to accord with the National Planning Policy Framework and local policy S6 and S7 of the Central Lincolnshire Local Plan 2023.

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

15. No part of the development hereby permitted shall be occupied before the works to improve the public highway by means of the provision of a tactile crossing point at the following junction locations, have been certified complete by the Local Planning Authority.

Corn Close/Ferry Road

Reason: In the interests of highway safety in accordance with policy S47 of the Central Lincolnshire Local Plan

16. 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 highway 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.

17. Before any dwelling is occupied it must have a rain harvesting water butt of a minimum 100 litre capacity within its garden area.

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

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

Reason: In the interests of energy efficiency to accord with the National Planning Policy Framework and local policy S6 and S7 of the Central Lincolnshire Local Plan 2023.

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