

## **Officers Report**

Planning Application No: 147988/R1

**Proposal:** Hybrid planning application comprising of: Outline planning application for the erection of up to 53no. dwellings with access to be considered and not reserved for subsequent applications; and, full planning application for erection of boundary wall and new driveway associated with No.36 St Germain's Way.

### **Location:**

Land south west of Dunholme Road  
Scothern  
Lincoln  
LN2 2UD

**WARD:** SADBROOKE

**WARD MEMBER(S):** Councillor B. Velan

**APPLICANT NAME:** Ralph Day, Christopher Day, Catherine Meace and Rebecca Woodhouse c/o The Manor, Radbourne, Gainsborough

**TARGET DECISION DATE:** Extension of Time

**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 £33,522.50 on completion of 50% of the dwellings in order to contribute to the extension of existing medical facilities.

Affordable Housing 25% of the dwellings to be delivered as affordable housing. The tenure split shall be: 25% First Homes; 15% Shared Ownership and 60% Affordable Rent.

Biodiversity Net Gain To include delivery and monitoring of BNG following reserved matters submission and approval with a monitoring fee of £6637.00 required.

### **Introduction**

The application is presented to planning committee following objections from the Parish Council and local residents.

### **Description and Proposal:**

The site is located on the western fringe of the village of Scothern. It is currently undeveloped and in agricultural use. To the east is a recently completed housing site. North and north west is Scothern Nurseries', and beyond this are agricultural fields. The Scothern beck runs along the southern boundary with agricultural fields beyond.

It is allocated in the development plan as a residential development site - in the Central Lincolnshire Local Plan adopted April 2023 (site WL/SC/003); and as site H1.4 in the Scothern Neighbourhood Plan.

This is a Hybrid planning application comprising of:

- Outline planning application for the erection of up to 53no. dwellings with access to be considered and not reserved for subsequent applications (matters of layout, scale, appearance and landscaping are reserved for subsequent approval, or 'reserved matters'); and,
- full planning application for erection of boundary wall and new driveway associated with No.36 St Germain's Way.

Whilst outline permission is sought and the final layout is a reserved matter, the indicative plan submitted shows an area of open space at the entrance to the site with a road extending across the bottom with two branches north that join up to form a loop. Rear gardens with hedgerows are indicated on the northern and western boundaries of the site. Access (for which permission is sought now) is shown to be taken directly from the adjacent new residential development to the east.

An existing timber fence is to be removed and replaced with a new 1.8 m high brick wall and a new driveway leading to a gravelled off road parking area for 36 St. Germain's Way is proposed, seeking full permission. This will allow the required visibility splays to be provided.

**Relevant history:** W87/155/88 Outline application for residential development. Refused permission 11.04.1988.

#### **Adjacent site to east**

132275 - Outline planning application to erect 33no. dwellings-access and layout to be considered and not reserved for subsequent applications. Granted with a legal agreement on 18.11.2016.

136923 - Application for approval of reserved matters (appearance, landscaping, and scale) to erect 33no. dwellings - following outline planning permission 132275 granted 18 November 2016. Approved 22.02.2018

Subsequent applications have sought confirmation of compliance with conditions (137204) and amendments to the scheme (137437; 137742; and 138947).

#### **Representations received.**

**Scothern Parish Council**

General observation - The village has suffered from severe flooding in recent months and recommend that no work should start until water/flooding issues are resolved. Anglian Water have issued a statement & report on the application on the used water/surface water disposal for the application - Scothern Parish Council agree with the Anglian Water statement. And for the application of up to 53 dwellings - how will the roads cope with the extra traffic, parking spaces are limited - additional parking spaces are required to prevent on street parking issues.

**Local residents:**

Objections have been received from:

11 St. Germain's Way; 30 St. Germain's Way, 32 St. Germain's Way; 16 Craypool Lane; 28 Craypool Lane; 36 Craypool Lane; 4 Thorne Lane; 5 Thorne Lane; 6 Thorne Lane; 6 Orchard Lane; 22 Sudbrooke Road; 6 The Alders; 2 Lime Tree Paddock; 11 Main Street; 2 Back Lane;

Summary of objections with full details on WLDC website;

- Existing sewerage and drainage infrastructure not fit for purpose with significant flooding taking place and effluent surfacing. New houses will make this even worse.
- Scothern is a small village with very limited amenities. There is a village pub that offers drinking only; there is no shop or post office; there is only a small play area for children; the school is popular and over subscribed; The nearest secondary school is also full ; there is no GP facility in Scothern and both Nettleham and Welton Practices are at capacity.
- Public transport is poor to non-existent requiring use of car
- Reports submitted in support of the application must be treated with caution as the statement that we have an hourly bus service is wrong and it is difficult to believe 53 houses will only lead to a 2% increase in traffic.
- The access point to the site is along St Germain's Way, which has a narrow opening onto Dunholme Road. It is a struggle for two average sized cars to be in the junction at the same time, let alone construction vehicles as this is the only planned access point to the site.
- During the building of St Germain's Way, the site was essentially a mud filled due to the problem with surface water and the construction vehicles. The road through the development was usable by motor vehicles but residents' vehicles were regularly caked in mud. It is clear that a development of this site will involve the return of construction vehicles over a protracted period (as evidenced by the similar development at Cricketers Walk in Nettleham). The single road access to the development site, already narrowed by resident parking will simply not cope with the volume of construction traffic.
- Previous and recent applications for much smaller proposed developments including Planning Application No's: 138563 [refused 2019], 133708 [refused 2016];

appeal dismissed 2017] & 133190 [refused 2016] were rejected in full therefore naturally a larger development should be equally unfavourable.

- Harmful impacts on existing wildlife and ecology
- 'Site can only be developed only once industrial biomass burner in Scothern Nursery has been fully decommissioned. Written proof should be provided by WLDC and that no similar facility will be adopted in the future.

### **LCC Highways and Lead Local Flood Authority( HLLFA): No objection**

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

**No objection** subject to suggested planning conditions.

#### Comments:

The application is for Outline with access to be considered for 53 Dwellings at Dunholme Road Scothern. The application is an extension to the existing site at St Germain's Way and access is to be from the existing estate road. Included within this is a full application for the erection of boundary wall and new driveway associated with No.36 St Germain's Way to which the highway authority would not object. St Germain's Way has recently been adopted as public highway under a S38 agreement.

#### Highway Safety

A new access has been provided as part of the previous application for the first phase of the site onto Dunholme Road. The access is in good condition and is suitable to serve the proposals subject to this application. The site benefits from a frontage footway and tactile crossings which link the site to the existing footway network. The access to phase 2 of the site is from an existing field access and is 5.5m wide which is suitable to accommodate this phase of the development. It is unlikely that the proposals will have an adverse impact on highway safety.

#### Highway Capacity

The transport statement provided states that the increase in traffic is within the permitted parameters and Dunholme Road is able to accommodate the traffic increase in the area.

#### Site Layout

Site layout is not considered at this stage but thought should be given to providing connectivity within the site. The indicative layout is acceptable in general, however consideration should be given to incorporating Placemaking and Building for a Healthy Life design codes and principles into the submitted layout. The HLLFA encourages permeability and circulation for all modes of movement within the site

and promotes adoption of alternative highway designs. Parking should be provided in line with Lincolnshire County Council guidelines and tandem parking should be avoided if possible.

### Flood risk and Drainage

The proposed drainage strategy is acceptable in principle with water being managed on site within a swale network and attenuated before being discharged at a restricted rate into Scothern beck.

### Off Site Improvements

Off site improvements to the footway network in Scothern are requested to upgrade the pedestrian crossings within the village.

Tactile crossings points should be provided at the following locations to improve accessibility within the village;

Tactiles and dropped kerb at the Main st/junction with the Church.

Tactiles at both ends of Main St/School Crescent

Tactiles at Main St/Lime Tree Paddock

Tactiles at Main St/Weir Farm Paddock Dropped kerb and tactiles at Meadow Close

### S106 Contribution Requests

In light of the limited bus service provision within the village. A S106 sum of £309,608.000 is requested to provide an hourly bus service for the duration of 2 years from Scothern to Lincoln and a 2 x 6 monthly bus pass provision for each new dwelling (to be applied for by homeowners).

Reason: To improve the bus service in the locality and encourage uptake of the new service provided.

Breakdown of S106 sum requested:

2 year, hourly bus service £260,000.00

2 x 6 monthly bus passes per household £49,608.000

Total £309,608.00

Planning conditions are also recommended requiring:

Details of surface water drainage to be submitted for approval ;

Construction Management Plan and Method Statement

Tactile Crossings.

### **Anglian Water:**

#### Wastewater Treatment

The foul drainage from this development is in the catchment of Nettleham 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 and Drainage Strategy Version 1.1 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. The Environment Agency should be consulted if the drainage system directly or indirectly involves the discharge of water into a watercourse.

### **Environment Agency:**

We have no objections to the application.

Informative comment advice to LPA / applicant advice on flood risk issues that are not in our direct remit

The following issue is not within our direct remit or expertise, but nevertheless is an important consideration for managing flood risk for this development. Prior to deciding this application, we recommend that consideration is given to the provision of an adequate means of surface water disposal such that flood risk on and off-site isn't increased.

### **LCC Archaeology :**

25.02.25: No further archaeological input required.

12.03.24: The site lies just north of two potential enclosures of unknown date (LHER: MLI90954), which can be seen as cropmarks in satellite imagery. One of these potential enclosures appears to extend into the proposed site area. There appears to have been further cropmarks of potential linear archaeological features in what is now the southern end of Saint Germain's Way, to the east of the proposed site. These cropmarks were not mentioned in a previous desk-based assessment prior to the residential development of Saint Germain's Way being constructed. A potential N-S linear feature can also be seen as a cropmark in the western end of the proposed site. All these cropmarks can be seen in Google Earth satellite images dating to April 2005.

The presence of cropmarks in the proposed site indicates that there is archaeological potential of yet unknown character and extent. The proposed development will necessarily disturb any potential below-ground archaeological remains in the site

area.

**Recommendation:**

Currently there is insufficient specific information on the archaeological potential for the site and the extent of impact to buried archaeological remains from the proposed development. Given the known archaeological potential, but as yet unknown character and extent, I recommend that the applicant submit the results of a geophysical survey for the full site area. The results of this will inform a trial trench evaluation which may be required prior to determination, depending on the results of the geophysical survey. This will aim to identify the presence/absence, significance, character, depth and date of any archaeology present within the site and provide clear evidence for an appropriate mitigation strategy if necessary and if consent is subsequently granted.

**Principal Ecology and Wildlife Officer:**

24.02.25 I am happy with this now.

30.11.24 Baseline wise the update is better but still inaccurate. The western ditch that has been identified in association with the hedgerow must be included in the watercourse module not in the hedgerow module this is due to it appearing on the OSMAP which indicated that it is likely to be wet for 4 or more months of the year. Also they have applied strategic significance due to blue/green infrastructure policy, is absence of the LNRS we are only using the Biodiversity Opportunity mapping (which this site is not within) so they do not need to apply this multiplier (this will reduce their baseline value and reduce their 10% need). These should be a quick fix but must be made before determination

**Conditions will need to include**

1. The Biodiversity Gain Plan shall be prepared in accordance with the Biodiversity Net Gain Statement dated February 2024 prepared by esl ecological services.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 [and CLLP policy 61]

2. No development must take place until details of mink traps installed in collaboration with Greater Lincolnshire Nature Partnership "Operation Water vole" including their positions, types and specifications are submitted to and approved by the Local Planning Authority. The details approved must be retained as such thereafter as per requirements of Operation Water Vole.

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

3. No development shall take place until a Construction Ecological Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The CEMP protection plan shall include: -

A plan showing habitat protection zones;

Details of development and construction methods measures to be taken to minimise the impact of any works on habitats/wildlife.

Details of any precautionary method statements for protected species

Details of a sensitive lighting strategy

Details of wildlife friendly landscaping within curtilage of private dwellings (including native tree planting)

Details, specification location of hedgehog highway boundaries throughout the site

Details, specification, locations of amphibian friendly curb and drain treatments.

Details, specification and location of the following species incorporated into private dwellings across the site

- 20x small hole bird box/brick, 5x open fronted bird box, 12x multi species bird box/brick [installed in groups of 3], 9x Swift box/brick [installed in groups of 3], 1 x kestrel box, 1x owl box
- 20x small bat box/brick. 5x large bat box, 10x multi chamber bat box, 10x bat lofts [2 access tiles each
- 1 to 2 bee/insect bricks per dwelling

The CEMP shall be implemented in accordance with the approved plan. All features to be installed within private dwellings shall be installed prior to occupation and retained a such thereafter.

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

Detailed requirements for the Section 106 are also set out which can be viewed in full on the website and include a monitoring fee of £6637 (this is based on the site being of small size and the likely inclusion of a SUD making it moderately difficult).

### **Waste Policy and Commercial Waste Lead Officer**

Our refuse vehicles will not access an unadopted road unless it has sufficient space for a turning circle and is built to withstand a 26 tonne vehicle. Our vehicles are approximately 10.15 m long x 2.3m wide x 3.5 m high (excluding mirrors) and this should be taken into account when planning new developments. There should be sufficient outdoor storage space in all new residential properties for individual wheeled bins. Each property is required to have at least 3 wheeled bins (1 x black bin for general waste, 1 x blue bin for mixed recycling, 1 x purple lidded bin for paper and cardboard only), with green garden waste bins being optional. Each property should have adequate space to store these bins to prevent them being left out on the footpath. Please note that there is a charge for bins – please see [www.westlindsey.gov.uk/wastefees](http://www.westlindsey.gov.uk/wastefees) for details of current charges. Purple lidded bins



are currently free until 2025. We expect that developers will include this cost with the price of the property.

**Strategic Housing:**

Should the proposal be acceptable, the application would trigger an affordable housing obligation of 25% under Policy S22 of the adopted Central Lincolnshire Local Plan (April 2023) as the site falls within Value Zone A. Given the indicative dwelling number, this would equate to 13.25 affordable housing units with onsite provision being the expected form of delivery.

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 Councils 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 £161,000 after the necessary 30% discount is applied, with this figure being adjusted annually in April. This has been reviewed and is now £179,000.

The applicant is encouraged to have further discussions with Strategic Housing regarding the affordable housing requirement for the site as the proposals progress.

**LCC 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	15	N	15	£297,202.50
Secondary	8	N	8	£0
Sixth-form	3	N	3	£0
			<b>Total</b>	<b>£297,202.50</b>

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	£297,202.50	Education provision at Scothern Ellison Boulters Primary School to include outdoor education provision and the purchase of additional land for the school
Secondary	£218,010.72	N/A - CIL
Sixth-form	£81,754.02	N/A - CIL

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	53	0.30	15.9	0.1611	8.5383	0.060	3.18
Total (rounded down)	53	-	15	-	8	-	3

Capacity 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.

Type	Local School/School Planning Area	Pupils generated	Sufficient places available 2026/27 (Y/N/Partial)	Places to be mitigated
Primary	Scothern Ellison Boulters Primary School	15	N	15
Secondary	Welton William Farr Church of England Academy	8	N	8
Sixth-form	Welton William Farr Church of England Academy	3	N	3

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

Type	Places to be mitigated	Contribution per place*	Sub-total	Local multiplier**	Lincolnshire contribution per place	Total contribution requested
Primary extension	15	£19,425	£291,375	2.00	£19,813.50	£297,202.50
Secondary extension	8	£26,717	£213,736	2.00	£27,251.34	£218,010.72***
Sixth-form extension	3	£26,717	£80,151	2.00	£27,251.34	£81,754.02***
Total	-	-	£585,262	-		£596,967.24

\* 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.

**NHS Lincolnshire Integrated Care Board:**

The above development is proposing up to 53 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 122. 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	122
Access rate	5260 per 1000 patients
Anticipated annual contacts	$0.122 \times 5260 = 641.19$
Assume 100% patient use of room	641
Assume surgery open 50 weeks per year	$641/50 = 12.8$
Appointment duration	15 mins
Patient appointment time hrs per week	$12.8 \times 15/60 = 3.2$ hrs per week

**Treatment room Practice Nurse**

Proposed population	122
Access rate	5260 per 1000 patients
Anticipated annual contacts	$0.122 \times 5260 = 641.19$
Assume 20% patient use of room	128
Assume surgery open 50 weeks per year	$128/50 = 2.565$
Appointment duration	20 mins
Patient appointment time hrs per week	$2.565 \times 20/60 = \dots 0.9$ hrs per week

Therefore an increase in population of 122 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

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, Welton Family Health Centre, Lindum Medical Practice as the development is within their catchment area.

## 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 £33,522.50 (£632.50 x 53 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.

### **Lincolnshire Police:** No objections

with advice provided on: Dwelling Frontage; Perimeter; Gates; Landscaping; Lighting; Footpaths; Parking Provision; Utilities and Building Regulations.

### **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 (adopted June 2016) and the Scothern Neighbourhood Plan Review (Made 24.06.24)

### Development Plan

- **Central Lincolnshire Local Plan 2023 -**

Relevant policies of the CLLP include:

Policy S1: The Spatial Strategy and Settlement Hierarchy  
Policy S2: Growth Levels and Distribution  
Policy S6: Design Principles for Efficient Buildings  
Policy S7: Reducing Energy Consumption – Residential Development  
Policy S12: Water Efficiency and Sustainable Water Management  
Policy NS18: Electric Vehicle Charging  
Policy S20: Resilient and Adaptable Design  
Policy S21: Flood Risk and Water Resources  
Policy S22: Affordable Housing  
Policy S23: Meeting Accommodation Needs  
Policy S47: Accessibility and Transport  
Policy S49: Parking Provision  
Policy S53: Design and Amenity  
Policy S57: The Historic Environment  
Policy S60: Protecting Biodiversity and Geodiversity  
Policy S61: Biodiversity Opportunity and Delivering Measurable Net Gains  
Policy S81: Housing Sites in Medium Villages

- ***Scothern Neighbourhood Plan Review (NP)***

Relevant policies of the NP include:

H1: Location of New Residential Development  
H2: Housing Type & Mix  
H3: Site H1.4 Land to the Southwest of Dunholme Road, Scothern  
D1: Design and Character  
D2: Renewable Energy and Low Carbon Development  
E3: Scothern Beck Green Corridor  
T1: Parking Standards  
T2: Pedestrian and Cycle Routes  
E2: Biodiversity

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

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

### **National policy & guidance (Material Consideration)**

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

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

### **Main Considerations:**

- Principle of development:
- Drainage and Flood Risk

- Highway Safety
- Design, visual impacts on the site and surrounding area
- Residential amenity - future occupants and neighbours:
- Climate Change
- Ecology, Biodiversity and Net Gain
- Impact on heritage assets
- Open space:

### **Assessment:**

Planning law requires that applications are determined in accordance with the development plan, unless material considerations 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/SC/004A, Land to the south-west of Main Street primarily for residential development." The indicative number of dwellings identified over the plan period is 53, as is proposed by the application. It also identifies a site specific requirement:

- Site only to be developed following full decommissioning of neighbouring biomass plant.

Residential Allocations WLDC part 2 published 16th March 2022 states in relation to this site:

*"Following concerns raised at Regulation 18 Consultation in relation to smoke nuisance from a biomass boiler system at the Scothern Nurseries, investigations have been undertaken into the issue. Written confirmation from the owner of the Garden centre has been received confirming that the biomass boiler is now decommissioned (Officer underlining) and is due to be removed from the site. Wording has been added to the Policy to ensure development only proceeds where there is no risk of smoke nuisance."*

<https://www.n-kesteven.gov.uk/central-lincolnshire/planning-policy-library>

The report of the Independent Examiner to West Lindsey District Council on the Review of the Scothern Neighbourhood Plan on 21st February 2024 also considers this issue at 7.34 and 7.35 when he recommends "*deletion of the redundant criterion f (following the closure of the biomass burner at the Scothern Garden Centre);*" and "*a consequential modification to paragraph 7.21 which relates directly to criterion f.*"

On this basis it would therefore be reasonable to conclude that it has met the criteria for development of this site.

Policy H3 of the Neighbourhood Plan Review allocates the site for the development of residential dwellings and associated infrastructure. The policy sets out a detailed design code in the form of a series of distinctive criteria. They include the mix of housing, vehicular access, and landscaping/natural features. As appearance, scale, layout and landscaping are reserved for subsequent planning applications it is not possible to assess such matters at this stage. A condition will be imposed however

requiring demonstration of compliance with H3 to be submitted at reserved matters stage.

In conclusion on the issue of principle this is clearly supported by both the Central Lincolnshire Local Plan and the Scothern Neighbourhood Plan.

It is concluded that a residential development of up to 53 dwellings would in principle, accord with the provisions of the development plan, namely policy S81 of the Central Lincolnshire Local Plan, and policy H3 of the Neighbourhood Plan.

### **Drainage and Flood Risk:**

CLLP Policy S21 specifically addresses Flood risk. It requires that development not place itself or existing land and buildings at risk of flooding . Policy E3 of the Neighbourhood Plan requires development adjacent the beck to ensure that they do not negatively impact upon its capacity to act as a flood defence and to regulate water flow to reduce flood risk. Paragraph 181 of the National Planning Policy Framework seeks to ensure that flood risk is not increased elsewhere. It is noted that a number objections to the proposal focus on issues related to flooding including historical occurrences.

A Flood Risk Assessment and Surface Water Drainage Strategy has been submitted, in accordance with NPPF paragraph 181 and CLLP policy S21.

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.

Scothern Beck which runs along the southern edge of the site is shown as Flood Zone 2 (medium probability) /3 (high probability), indicating high water levels occur within the watercourse. Localised flooding (flood Zone 3) is shown downstream of the site on and alongside the Nettleham Road highway.

The FRA advises that:

*“The proposed development site for 53 properties occupies an area of approximately 3ha of which approximately 60% would be hard surfacing roofs, drives, adoptable highway and footway. The proposed development is not at risk of fluvial flooding, but there is a low risk of surface water flooding below 300mm in depth to the southern end of the site alongside Scothern Beck. Floor levels should be at least 300mm above the ground level within this area.”*

As set out, planning policy requires that development does not increase the risk of flooding elsewhere - Policy S21 requires the incorporation of Sustainable Drainage Systems within development proposals as does paragraph 181 of the National Planning Policy Framework. The National Planning Practice Guidance sets out The Hierarchy of Drainage to promote the use of Sustainable Drainage Systems.

1. into the ground (infiltration);
2. to a surface water body\*;
3. to a surface water sewer, highway drain, or another drainage system\*;
4. to a combined sewer\*.

Percolation tests on the adjacent site have confirmed that infiltration on site is not a viable option.

Discharge to Scothern Beck is therefore proposed, second on the drainage hierarchy. The drainage would consist of onsite attenuation storage of 1413m<sup>3</sup> for a 1 in 100 year rainfall event including a 40% increase for climate change. The storage would be provided by a pond and with a discharge rate limited to 8.2l/s to Scothern Beck. Treatment prior to water entering the watercourse would be provided by swales and the pond. Swales are to have porous underdrains acting as the main drainage system, and these will have connections from adjacent plots.

The stated intention is that below ground drainage, attenuation ponds, flow control devices and outfall to Scothern Beck will be adopted by Anglian Water. The public highway and swales are proposed to be adopted by Lincolnshire County Council.

The FRA advises:

*“Based upon the area to be drained and a greenfield run-off rate of 4.02l/s/ha the permitted discharge rate would be 7.6 l/s. The amount of attenuation storage required at this discharge rate using a vortex flow control has been calculated as 1443m<sup>3</sup>. However the storage would take 26 hours, which is longer than the accepted 24 hours to half empty. Increasing the maximum discharge rate 8.2l/s reduces this time to 24 hours. This figure has been agreed in principle with the IDB. The amount of attenuation storage required at this maximum discharge rate has been calculated as 1413m<sup>3</sup>.”*

Foul drainage is proposed to connect to the existing public sewer on St Germain's Way in accordance with the preferred hierarchy for disposal. Anglian Water have advised that the foul drainage from this development is in the catchment of Nettleham Water Recycling Centre that will have available capacity for these flows. They have also advised that the sewerage system at present has available capacity for these flows.

The Lead Local Flood Authority have advised that they consider the drainage strategy is acceptable. Conditions requiring the submission of detailed surface water drainage proposals for the written approval of the local planning authority and a condition requiring dwellings along the southern boundary with the Scothern beck to have a floor level 300mm higher than existing ground levels would be required.

Whilst third party concerns in regard to drainage and flood risk are noted, the application has demonstrated that development can be achieved without increasing flood risk elsewhere, the correct policy test under CLLP policy S21 and NPPF paragraph 181.

It would be in accordance with policy S21 of the Central Lincolnshire Local Plan and E3 of the Neighbourhood Plan.

As the scheme is in outline only, planning conditions will be required to secure final drainage details once the layout has been confirmed.



## Highway Safety

Access is due to be determined with this application and is not a 'reserved matter'. An access to the site will be provided between number 17 and number 36 Saint Germain's Way. The works proposed to 36 Saint Germain's Way under consideration as part of this application will provide the required visibility splay.

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. Policy H3 of the Neighbourhood plan sets out the requirement to provide an access from the site to Dunholme Road through the existing Cathedral View Site; to provide a pedestrian footway from the site; and not to lead to any detrimental impact to existing highway capacity or safety. Policy T2 requires safe and direct pedestrian and cycle routes.

The Highways authority have commented that the existing access is suitable to serve the proposals, and that the Highway Statement provided states the increase in traffic is within the permitted parameters and Dunholme Road is able to accommodate the traffic increase in the area. No objections are raised on Highway Safety grounds.

It is noted that a total of £309,608.00 is requested broken down into £260,000 to fund a new 2 year hourly bus service and a further £49,608 to provide two 6 month bus passes per household. The provision of tactile crossings throughout the village is also requested to be delivered by condition. A material consideration that weighs against the need for such a financial contribution is the allocation of the site for residential development in the Central Lincolnshire Local Plan. Obviously this does not prevent consideration of issues of sustainability.

The Highways Authority in a further response dated 19.06.2024:

*"The bus service request is to improve sustainable travel options in the area, despite the development not having a residual impact on traffic and capacity in the area, there should still be the option for potential occupiers of the development to travel by bus. There's no assumption that everyone on the development would own a car and other options should be available. Scothern could potentially be a sustainable location given the provision of a bus service. 53 dwellings is a significant increase in population for the area and consideration should be given to providing sustainable travel options in the area with new residents not having to be reliant on owning a car.*

*There are good pedestrian links within the village, however these can be further enhanced by providing tactile crossings primarily for pedestrians with impaired vision as the tactiles guide them across the road. It would also improve accessibility and safety for wheelchair users and people with prams and allow them to travel with more ease around the village. I would be happy to reconsider which of these locations are essential so that the requested mitigation can comply with NPPF guidance."*

Section 122 of The Community Infrastructure Levy Regulations 2010 states that:

*"(2) A planning obligation may only constitute a reason for granting planning*

*permission for the development if the obligation is –*

*(a) necessary to make the development acceptable in planning terms;*

*(b) directly related to the development; and*

*(c) fairly and reasonably related in scale and kind to the development. "*

Taking these in turn, whilst the request has come from the Highways Authority, the case officer is not persuaded that it is necessary to make the development acceptable in planning terms.

The 2021 Census shows a population of 974 in Scothern. Whilst the size of the dwellings is not known at this stage the average household size in West Lindsey is 2.3 which would lead to a population of  $(58 \times 2.3) = 129$ , which represents a 13% increase in population. Nevertheless the comment that "Scothern could potentially be a sustainable location" seems to indicate a desire for this development to deliver this for the whole village by funding a new bus service for 2 years. Similarly in relation to the tactile crossings requested by condition the acknowledgement "*that there are good pedestrian links that can be further enhanced*" point to village wide delivery rather than the effects of the development. On this basis therefore on balance it is not capable of being considered as fairly and reasonably related in scale and kind to the development. In the absence of the requested financial contributions and tactile crossings there would be no adverse impacts on Highway safety, and it would be in accordance with Policy S47 of the Central Lincolnshire Local Plan.

### **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.

Nonetheless, Neighbourhood Plan policy H3 sets out certain site specific criteria that will need to be met. this includes the provision of a linear green buffer landscaped with trees and a hedgerow to the west of the site to reduce the introduction of a hard edge between the new development and the open countryside; retention of the existing hedgerows around the site; and to establish natural boundary treatments through the use of hedgerows where those boundaries are adjacent to open countryside; A condition will be imposed to ensure that these details are submitted at Reserved Matters.

### **Residential Amenity - occupants and neighbours**

Policy S53 of the CLLP requires that development proposals do not have an unacceptable impact on residential amenity. This includes considerations such as compatibility with neighbouring land uses, noise, vibration, odour, and the creation of safe environments amongst other things. Furthermore, paragraph 135 f) of the NPPF requires that development proposals provide a high standard of residential amenity for both existing and future users. Policy H3 (l) of the Neighbourhood Plan seeks to reduce impacts on the private amenity of adjacent dwelling.

The closest neighbouring dwellings to the site are located to the east with the rear gardens of dwellings served off Saint Germain's Way running along the boundary. Overlooking of the existing dwellings is capable of being mitigated by a satisfactory

layout submitted in a future reserved matters application. This would be subject to an acceptable layout and scale of development at the Reserved Matters stage. On this basis it is capable of according with policy S53.

### **Climate Change**

Policy S6 sets out the overarching principles that relate to design of energy efficient buildings. In turn, Policy S7 outlines a specific requirement for all new residential development to be accompanied by an Energy Statement. This sets out two criteria which require that new residential development provides at least the same amount of on-site renewable energy as the dwelling consumes. The second criteria states that no single dwelling should exceed a total energy demand of 60 kWh/m<sup>2</sup>/yr with a site average of 35 kWh/m<sup>2</sup>/yr.

Policy H3 of the Neighbourhood Plan states that development proposals should allow for the use of passive solar energy through orientation, if possible, together with the use of sustainable and locally sourced materials where practicable. Policy D2 sets out the aim to meet a high level of sustainable design and construction and to be optimised for energy efficiency, targeting zero carbon emissions.

This application is seeking outline planning permission with all matters reserved with the exception of access. Therefore, no detailed design proposals with the exception of an indicative layout have been submitted at this stage and as such it is not possible to request an Energy Statement at this stage. A standard condition will be attached to this permission requiring that an Energy Statement is submitted alongside any subsequent Reserved Matters application alongside two further conditions to ensure compliance with any approved details.

### **Biodiversity**

Policy S60 looks to the protection of biodiversity and geodiversity whilst S61 seeks to secure deliverable measurable net gains. Policy H3 seeks to maximise the use of natural features such as hedgerows and trees in the development whilst also seeking retention of existing hedgerows. It also seeks to ensure no environmental harm arises to Scothern Beck on the southern boundary of the site. Policy E2 of the Neighbourhood Plan seeks to protect and preserve biodiversity and the delivery of 10% BNG. Policy E3 in relation to the Scothern Beck Green Corridor seeks its preservation and enhancement.

A Preliminary Ecological Appraisal has been submitted.

The summary of the findings and recommendations is set out below:

- No sites with statutory or non-statutory designation for nature conservation will be affected by the proposed development.
- Two ponds identified within 250m of the Site returned negative results for great crested newt eDNA.
- One tree was identified adjacent to the Site as having Potential Roost Features for bats.
- Scothern Beck provides suitable habitat for water voles.
- Boundary features of the Site are suitable for use by nesting birds.
- All other species were scoped out of the appraisal due to the absence, low value

and/or unsuitability of the habitats present on or adjacent to the Site.

Summary of recommendations:

- Should the scheme design impact Scothern Beck, a water vole survey will be required to determine presence/presumed absence.
- A lighting scheme should be designed in accordance to industry guidance to prevent unnecessary light spill on boundary features.
- No vegetation suitable for use by nesting birds should be cleared between March and August inclusive unless it has been hand-searched by an experienced ecologist for active nests in advance. All active nests must be protected from damage until the young have fledged.
- Details of opportunities for the scheme to meet the local planning requirements for Biodiversity Net Gain will be provided in a Biodiversity Net Gain Statement.

A water vole survey was subsequently carried out with no evidence found of past or present use by water voles.

Policy S60 requires the protection of biodiversity as does policy E2 of the Neighbourhood Plan which will be delivered by the development subject to implementation of the recommendations above which will be conditioned.

### **Net Gain**

The application was submitted following statutory biodiversity net gain (BNG) coming into force. It is therefore required to provide a mandatory 10% BNG in accordance with schedule 7A of the Town & Country Planning Act 1990.

Policies S60 and S61 of the CLLP requires that development proposals do not have an unacceptable impact on ecology or biodiversity and should take opportunities to provide a net gain in biodiversity wherever possible. This is also reflected in policies E2 and E3 of the Neighbourhood Plan. These concerns are also reflected within paragraph 193 of the NPPF. Paragraph 193 also states where there is significant harm to biodiversity, planning permission should be refused.

The Site possesses a baseline value of 6.06 Biodiversity Units (BU) for habitats, 3.42BU for hedgerows and 2.28BU for rivers. The submitted metric shows that there would be no change to the hedgerow and river baseline units and a reduction in the habitat units to 5.88.

This finding is based on the indicative layout however, and the submitted BNG statement sets out the potential to achieve 10% by additional biodiversity provision through detailed landscaping on site and amendment to the layout.

Layout and landscaping is not fixed, and both are reserved matters for future consideration. Given this, the lack of objection from the Principal Ecology and Wildlife Officer together with the conditions recommended above and the use of a section 106 legal agreement it would be capable of accoding with statutory requirement and policy S61 of the Central Lincolnshire Local Plan , policies E2 and E3 of the Scothern Neighbourhood Plan and the National Planning Policy Framework.

### **Impacts on heritage assets**

The presence of cropmarks indicated that there was archaeological potential of yet

unknown character and extent. The trial trenching requested by LCC was carried out with sixteen 30m x 1.8m trial trenches excavated which revealed limited archaeological potential on the site. No further archaeological investigation is sought, and it would therefore be in accordance with policy S57 of the CLLP.

### **Affordable Housing**

As the site falls within Value Zone A, CLLP policy S22 and NP policy H3(b) requires the provision of 25% affordable housing on the site which would equate to 13.25 units. This has been agreed by the applicant and can be delivered through the completion of a S106 agreement. Subject to this it would be in accordance with S22 and H3(b).

### **Infrastructure Requirements and Contributions**

Policy S45 requires development to be supported by and have good access to infrastructure. Further clarification and detail is provided by Planning Obligations (Supplementary Planning Document) dated October 2023.

[https://www.n-kesteven.gov.uk/sites/default/files/2023-11/Planning\\_obligations\\_SPD\\_adopted\\_October\\_2023.pdf](https://www.n-kesteven.gov.uk/sites/default/files/2023-11/Planning_obligations_SPD_adopted_October_2023.pdf)

### **Medical Services**

Whilst acknowledging the objections in relation to the lack of capacity at Nettleham and Welton, it is worthwhile to repeat some of the comments from the NHS Lincolnshire Integrated Care Board below with officer underlining:

"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, Welton Family Health Centre, Lindum Medical Practice as the development is within their catchment area.

The contribution requested for the development is £33,522.50 (£632.50 x 53 dwellings).

"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 of 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. "

On this basis, therefore, the impact of development on medical services will be mitigated by a financial contribution to cover improvements. This is to be delivered by completion of a satisfactory legal agreement under Section 106 of The Town and Country Planning Act 1990.

### **Education** :

The County Council have requested a financial contribution to address the shortfall of up to an additional 15 primary school places. 15 primary school places would amount

to £297,202.50. 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.

This is to be delivered by completion of a satisfactory legal agreement under Section 106 of The Town and Country Planning Act 1990.

**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).”

[https://www.n-kesteven.gov.uk/sites/default/files/2023-11/Planning\\_obligations\\_SPD\\_adopted\\_October\\_2023.pdf](https://www.n-kesteven.gov.uk/sites/default/files/2023-11/Planning_obligations_SPD_adopted_October_2023.pdf)

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.

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 53 dwellings are proposed x 2.3.. Therefore total population is calculated as 122 (121.9).

Calculated requirement of open space by type:

Allotments and Community Growing Space:

$122/1000 \times 0.31 = 0.0378$  hectares or  $378m^2$

Amenity Green space

$122/1000 \times 0.66 = 0.08052$  hectares or  $805m^2$

Provision for Children and Young People:

$122/1000 \times 0.12 = 0.01464$  hectares or  $146m^2$

Local and Neighbourhood Parks and Gardens:

$122/1000 \times 0.38 = 0.0463$  hectares or  $463\text{m}^2$

Outdoor Sports Facility:

$122/1000 \times 1.09 = 0.1329$  hectares or  $1329\text{m}^2$

Natural and Semi-Natural Green space:

$122/1000 \times 1 = 0.122$  hectares or  $122\text{m}^2$

The total requirement expressed in size is for  $0.3925$  hectares or  $3925\text{m}^2$

This is capable of being provided on site. A condition requiring details to be submitted for written approval together with the use of a section 106 legal agreement would ensure delivery and future maintenance. On this basis it would accord with policy S51.

**Comments made by Waste Policy and Commercial Waste Lead Officer**

These will be added as an informative on the decision notice.

**Full planning application for erection of boundary wall and new driveway associated with number 36 St. Germain's Way.**

This is to facilitate the provision of the required visibility splays for the access to the larger site. This proposes the erection of a new wall to the side of number 36 Saint Germain's Way, which is in the ownership of the applicants. It will be 1.8 metres in height in brick to match that on the existing dwelling and will have piers topped in artificial stone. The existing timber fence is to be cut back and a new driveway with dropped kerbs installed with a 2m x 2m visibility splay for pedestrians to the rear of the dwelling leading to a gravelled area capable of accommodating 4 car parking spaces. The use of brick is considered visually appropriate with more than sufficient off road parking provided and no harm arising to pedestrian safety. It would accord with policies S53, S47 and S49 of the Central Lincolnshire Local Plan. Standard conditions are proposed with a condition placed on the outline consent requiring full implementation of the alterations prior to any occupation of the proposed dwellings in the interests of highway safety.

**Conclusion and planning balance for the outline application:**

This is an application seeking outline planning approval for up to 53 dwellings on a site specifically allocated for residential development with an identical indicative number. Subject to the imposition of recommended conditions and completion of a satisfactory Section 106 agreement delivering the necessary infrastructure contributions towards education, medical facilities, affordable housing and the provision of open space and securing Net Gain no adverse impacts are considered to arise and approval is recommended.

**Recommendation (outline): 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 £33,522.50 on completion of 50% of the dwellings in order to contribute to the extension of existing medical facilities.

Affordable Housing 25% of the dwellings to be delivered as affordable housing. The tenure split shall be: 25% First Homes; 15% Shared Ownership and 60% Affordable Rent.

Biodiversity Net Gain To include delivery and monitoring of BNG following reserved matters submission and approval with a monitoring fee of £6637.00 required.

### **Recommended Conditions:**

#### **Outline Permission**

1. Application for approval of the reserved matters must be made to the Local Planning Authority before the expiration of three years from the date of this permission.

**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 buildings 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 landscaping, 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 and D2 of the Scothern Neighbourhood Plan. 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 landscaping, layout, scale and appearance must contain details of existing and proposed levels, with dwellings along the southern boundary with the Scothern beck to have a floor level 300mm higher than existing ground levels.

**Reason:** To reduce the risk of flooding in accordance with policy S21 of the Central Lincolnshire Local Plan.

**6.** The reserved matters planning application submitted to the Local Planning Authority considering landscaping, layout, scale and appearance must contain details of the provision of a linear green buffer landscaped with trees and a hedgerow to the west of the site between the new development and the open countryside; retention of the existing hedgerows around the site; and natural boundary treatments through the use of hedgerows where those boundaries are adjacent to open countryside;

**Reason:** To accord with the site specific development requirements of policy H3 of the Scothern Neighbourhood Plan.

**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 up to and including the 1 in 100 year critical storm event with an allowance for climate change, from all hard surfaced areas within the development 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 must take place until details of mink traps installed in collaboration with Greater Lincolnshire Nature Partnership "Operation Water vole" including their positions, types and specifications are submitted to and approved by the Local

Planning Authority. The details approved must be retained as such thereafter as per requirements of Operation Water Vole.

**Reason:** In the interest of nature conservation and to accord with the National Planning Policy Framework and local policy S61 of the Central Lincolnshire Local Plan 2023.

**10.** No development shall take place until a Construction Ecological Management Plan (CoEMP) has been submitted to and approved in writing by the local planning authority. The CoEMP protection plan shall include: -

A plan showing habitat protection zones;  
Details of development and construction methods measures to be taken to minimise the impact of any works on habitats/wildlife.  
Details of any precautionary method statements for protected species  
Details of a sensitive lighting strategy  
Details of wildlife friendly landscaping within curtilage of private dwellings (including native tree planting)  
Details, specification location of hedgehog highway boundaries throughout the site  
Details, specification, locations of amphibian friendly curb and drain treatments.  
Details, specification and location of the following species incorporated into private dwellings across the site

- 20x small hole bird box/brick, 5x open fronted bird box, 12x multi species bird box/brick [installed in groups of 3], 9x Swift box/brick [installed in groups of 3], 1 x kestrel box, 1x owl box
- 20x small bat box/brick. 5x large bat box, 10x multi chamber bat box, 10x bat lofts [2 access tiles each
- 1 to 2 bee/insect bricks per dwelling

The CoEMP shall be implemented in accordance with the approved plan. All features to be installed within private dwellings shall be installed prior to occupation and retained as such thereafter.

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

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

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

Site Location Plan Drawing No. J1418 001 Rev B

Block Plan Drawing No. J1418 002 Rev A

Proposed Access Drawing No. J1418 005 Rev D

Proposed Boundary Details J1418 006 Rev B

**Reason:** In the interests of proper planning

**12.** 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.

**13.** The public open space details approved by condition 12 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.

**14.** 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).

**15.** 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**

**16** No dwellings shall be occupied until the works shown on Proposed Access Drawing No. J1418 005 Rev D have been completed in full.

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

**17.** 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.

**18.** 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.

**Recommendation (full) Defer and delegate approval to officers subject to the following conditions**

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

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

**2.** With the exception of the detailed matters referred to by the conditions of this consent, the development hereby approved shall be carried out in accordance with the following drawings:

Proposed Access Drawing No. J1418 005 Rev D; Proposed Boundary Details J1418 006 Rev B

**Reason:** In the interests of proper planning