

Officers Report

Planning Application No: 147813 (WL/2024/00100)

PROPOSAL: Planning application to erect 4no. dwellings with detached garages, with new access and associated works.

LOCATION: Land at 31 Tillbridge Road Sturton by Stow Lincoln LN1 2BP

WARD: Stow

WARD MEMBER: Cllr L M Mullally

APPLICANT NAME: Mr Andrew Denton

TARGET DECISION DATE: 07/03/2024 (Extension of time agreed to 4th April 2025)

DEVELOPMENT TYPE: Minor - Dwellings

CASE OFFICER: Holly Horton

RECOMMENDED DECISION: Grant planning permission, subject to conditions

This application has been referred to the planning committee following representations made by third parties, including the Parish Council and WLDC Conservation Officer.

Description:

The application site is located in the village of Sturton by Stow, on the northern side of Tillbridge Road (A1500). The site currently consists of the rear garden area of 31 Tillbridge Road. The site is adjoined by residential development to the north and west, with agricultural fields to the east and the highway to the south with residential dwellings opposite.

There are a number of trees protected by a Tree Protection Order (Sturton By Stow No1 2023) at the south of the site, as well as an isolated protected lime tree within the site, however it is noted that there has been extensive tree felling within the site in 2023. A definitive Right of Way, namely Stur/79/2 lies to the east of the site.

The dwelling at 31 Tillbridge Road known as 'Whitegates' to the front of the site (not within the red line of this application) is identified in the Neighbourhood Plan as a locally important heritage asset and as such, would be considered a Non-Designated Heritage Asset (NDHA). The site also lies within an area that has a mixed surface water flooding risk.

Planning permission is sought for the erection of 4no 3-bed single storey dwellings with detached garages, with a new access and associated works. The proposed dwellings would have a height to the eaves and ridge of approximately 2.8 metres and 5.8 metres respectively, with plots 1 and 4 being served by a double garage, and plots 2 and 3 being served by a single garage. The dwellings would all be situated to the east of the site, with the

access road and new pond with significant tree planting to the west. The dwellings would all be finished in red brick 'Verona' with grey Spanish slate roofing.

The proposal has been amended multiple times since submission following concerns raised by consultees, the LPA and local residents. As such, the proposed layout, form, design and appearance of the proposal has been amended, ultimately reducing the dwellings from 4no two-storey and 1no single storey, to 4no single storey dwellings with a significant amount of on-site planting. The amended proposals have been re-consulted on 3 times.

The most recent amendments (received 18/03/2025) which changed the finishing walling materials for plots 2 and 3 from render to brick and clarified a number of labels on the proposed site plan were minor in nature and therefore it wasn't considered necessary to re-consult on these amendments.

Relevant history: None.

Representations:

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

Sturton by Stow Parish Council:

06/02/2025 –

Sturton by Stow Parish Council objects to the following planning application WL/2024/00100 - Land at 31 Tillbridge Road due to insufficient time to make a constructive comment. Sturton by Stow Parish Council still stands by our previous observations.

30/01/2025 – Still has concerns:

- The Parish Council acknowledges improvements in the revised planning application but highlights several unresolved issues needing further detail or limitations. The development still does not meet the local housing needs outlined in the WLDC-adopted Neighbourhood Plan.
- Flood Risk: Concerns persist over the impact of increased impermeable surfaces and strain on an already overburdened wastewater system. Specific issues include the risk of sewage backflow due to suspected reverse pipe gradients on Tillbridge Lane and the disruption caused by proposed works. Proper flow direction and flood mitigation measures are essential.
- Height of Buildings: While all proposed dwellings are single-storey, requests binding covenants to prevent future roof extensions, ensuring privacy for nearby residents.
- Access Road: The single-track road raises safety concerns regarding vehicle movements, emergency access, and visitor parking.
- Biodiversity: Remain concerned about the ecological harm caused by site clearance. It calls for detailed mitigation measures and binding maintenance conditions for the undeveloped land, ensuring no future burden on the Parish Council.
- Consideration for Neighbouring Properties: Reiterates the need for respectful construction practices, including adherence to property boundaries, and stresses the importance of strict oversight.

12/07/2024 – Object as summarised below:

- Have reviewed the latest consultations submitted to this planning application, we still feel that it's still not taken into consideration any of the points raised by us which take into account our concerns and checked against the neighbourhood plan or the concerns of the local residents. We stand by our previous points raised and strongly object to this application and our previous comments still stand regarding the bio diversity issue.

11/06/2024 – Object to the proposal as summarised below:

- Concerns regarding a significant shortfall of 1.92 Biodiversity Net Gain (BNG) units and a 37.03% biodiversity loss. The developer conducted extensive site clearance, including the removal of ecologically valuable trees, prior to submitting the application. This reduced the site's biodiversity and influenced the Preliminary Ecological Appraisal (PEA). Although Arbtech attempted to estimate the original biodiversity baseline, the shortfall remains evident. The planning application was submitted prior to BNG becoming statutory in February 2024, but urges the council (WLDC) to refuse permission unless the applicant compensates for the biodiversity loss and meets the legal 10% BNG requirement. The Parish Council maintains its stance and continues to object.

07/05/2024 – Objects as summarised below:

- Have reviewed the latest updates submitted to this planning application. We feel that it has still not taken into consideration any of the points raised by us which take into account our concerns and checked against the neighbourhood plan or the concerns of the local residents. We stand by our previous points raised and strongly object to this application.

13/03/2024 – Objects as summarised below:

- Amended drawings changes nothing to address major concerns previously raised.
- Counting a garage space as general parking isn't resolving the problem as garages are not always used to park cars so shouldn't be included in the calculations.
- The footpath on the eastern boundary does not exist so it cannot connect to it, this shows a lack of local knowledge.
- The foul and surface water diagrams are welcomed however it doesn't show where the foul will connect to the overloaded system.
- The depth of the proposed water inverts will mean they will be full of water all year round.

13/02/2024 – Objects as summarised below:

- The application does not meet policies 5.1, 5.2, 5.4, 5.5, 5.9, 5.11, 5.12 and 5.13 of the Neighbourhood Plan.
- The properties are not in keeping with their surroundings and are not 1, 2 or 3 bed properties.
- The development would reduce privacy and amenities of neighbouring properties. The access is not fit for the volume and types of traffic that

the development requires and it will affect traffic flow on Tillbridge Road.

- Negative impact on biodiversity and extreme environmental damage has already occurred.
- Parking is not fit for purpose.
- Neighbouring properties will be more at risk of flooding. The site will no longer hold water and slowly release as a natural swale, run off will be significantly increased. There is also a risk of unwanted sewage being released after heavy rainfall. The sewage treatment works are already at capacity with a 1987 report concluding that no further building work should be allowed. No upgrades to the network have been achieved
- Rainwater harvesting is mandatory.
- The site is at risk of significant surface water flood risk and there is no drainage strategy. an
- The height of the new right lines are not in keeping with surrounding bungalows. This would change the look and give the wrong impression of the character of the housing type in Sturton by Stow.
- The removal of the existing habitat has already had a significant impact on green infrastructure and biodiversity. There is no viable plan to protect or reinstate any habitats that have been lost.

Local residents:

Objections from:

23 Saxilby Road, Sturton by Stow;
29 Tillbridge Road, Sturton by Stow;
12 Upper Close, Sturton by Stow.

Summary of comments on amended plans:

Late Documentation:

- The late submission of documents has made it difficult to fully review the proposal. Request an extension to allow proper evaluation.

Energy:

- The proposed solar panels are ineffective without sufficient battery storage and appropriate inverter specifications. Recommend including a G99 certificate, adequate battery capacity, and a 100A fuse to handle energy demands.

Access and Road Safety:

- The single-track road with poor visibility is hazardous for residents and emergency vehicles. Repositioning the road would improve safety and preserve existing hedges.
- The proposed narrow access road violates Highways standards, with insufficient width, no footpaths, and inadequate sightlines. Constructing the road will further reduce its width due to the preserved tree and the planned close-boarded fence. Alternative routes must be considered.

Environmental/Heritage Concerns:

- Strongly object to the loss of biodiversity and the filling in of the pond. There are no clear plans for hedge or green space maintenance.
- The site is listed as a Heritage Asset, and its destruction provides no community benefit. Significant biodiversity loss, exacerbated by prior land clearance and proposed tree removal, remains unresolved, failing to meet legal targets.

Building Restrictions:

- Binding covenants are necessary to prevent future roof extensions or dormers. Seek guarantees that green spaces will remain intact indefinitely.

Flooding and Drainage:

- Is the main issue with this development. Claims that flooding only occurs during storms is inaccurate; as a resident of Upper Close, I often face blocked drains and sewage overflows in all weathers. The outdated drainage system cannot support four new properties, worsening overflow issues for residents of Upper Close, Tillbridge Road, and 29 Tillbridge Road. The sudden inclusion of a pond in the plans suggests the developer recognizes these flooding problems. If it overflows, it will impact the development's green space and nearby gardens.
- The flood risk report by C2C, dated March 2024, is out of date and contains errors. It fails to address risks from standing water and inadequate drainage, with video evidence proving regular flooding in Eastfield and Sturton. Removing trees on-site has worsened these issues. Planting mature trees and shrubs would help mitigate this.
- Sturton's infrastructure cannot handle constant development. New builds don't provide affordable housing or necessary facilities like doctor's surgeries or shops. Adding oversized, expensive properties only increases pressure on existing systems. I urge the council to refuse this application, considering the community's needs and the evidence of recurring issues.
- Recent video evidence contradicts claims in the flood risk report, proving surface water flooding is a serious issue near Upper Close. The drainage system cannot cope with current demand, and additional properties will worsen sewage overflow. Removing mature trees has increased flood risks, while the planned removal of Holly and Yew trees for the access road will further harm biodiversity, already at a deficit.
- remain deeply concerned about the risk of surface and foul water flooding from this development, which will directly affect my property. The foul water system is already overloaded, and granting permission without addressing this issue disregards public health. Historic data in the flood risk assessment is flawed and ignores video evidence of severe flooding in the area, proving the report unreliable.
- Amended plans still fail to mitigate flooding risks, raising the likelihood of raw sewage flooding the village, a situation unacceptable in modern times. Until these issues are addressed, my objections to the development stand firm.
- The flood risk document acknowledges surface water flooding risks of up to 20cm, yet raising the finished floor levels fails to address or reduce this threat. The heavy clay soil is unsuitable for soakaways, as evidenced by water-filled ruts. The proposed foul connection at 29 Tillbridge Road will negatively impact the property, with risks ignored in the plan. The document's disclaimers undermine its reliability, and video evidence contradicts claims of no flooding. Flood Risk Policy 13 confirms surface water issues at this

location. These unresolved risks and insufficient drainage planning reinforce my objections to this development. My previous concerns remain valid.

Boundary and Fencing Concerns:

- The plan incorrectly states there is an existing boundary fence where none exists. My fence, built for my dogs, does not follow the boundary line and was installed sympathetically to preserve the Holly Hedge. Removing the hedge will uproot boundary posts that still mark the original line.

Design Concerns:

- The garage of Plot 4 is planned unreasonably close to my property's fence, and the entrance road borders 29 Tillbridge Road, whose residents have also strongly objected. The proposal disregards the impact on neighbours, reinforcing valid objections that must be considered.

Objections from:

23 Saxilby Road, Sturton by Stow;
12 Upper Close, Sturton by Stow;
15 Ashfield, Sturton by Stow;
Cragwood 20 Tillbridge Road, Sturton by Stow;
10 Eastfield, Sturton by Stow;
6 Eastfield, Sturton by Stow;
29 Tillbridge Road, Sturton by Stow;
2 Eastfield, Sturton by Stow;
High Street, Sturton by Stow;
24 Tillbridge Road, Sturton by Stow;

Summary of comments on original plans summarised below:

Housing Concerns and Design Issues The proposed 4- and 5-bedroom houses are inappropriate and fail to align with the Neighbourhood Plan, which prioritizes 1-, 2-, and 3-bedroom homes to meet local needs. Larger homes are unaffordable for first-time buyers and unsuitable for the area. This development does not enhance the character of the settlement or integrate with its rural feel. Instead, two-storey houses overlook surrounding bungalows, causing privacy loss and overshadowing. The site is part of the undeveloped footprint, and any changes contradict local planning policies. Existing plans disregard the heritage value of 31 Tillbridge Road and destroy the former orchard and cottage garden, which supported significant wildlife.

Environmental and Drainage Issues The site has suffered ecological destruction, with the removal of trees, hedgerows, and habitats for numerous species such as Smooth Newts, Grass Snakes, and various birds. The ecology report is flawed as it was completed after the clearance. Mitigation, like planting 18 trees, does not compensate for prior damage. Filling in the pond will further harm amphibians, while the loss of hedgerows impacts biodiversity and stability. There is no drainage strategy, despite the site's high water table and persistent waterlogging since November 2023. Surface water flooding and overloaded sewage systems already cause raw sewage to flood gardens during rainfall. This situation would worsen if the development proceeds, endangering public health.

Access and Infrastructure Problems The proposed single-lane access road is inadequate, causing safety risks, tailbacks, and no space for vehicles to pass. It fails to comply with highway standards and jeopardizes emergency vehicle access. Without a pedestrian footway, the road's impact on privacy and security for nearby homes is significant. Increased vehicle movements create safety hazards, particularly with speeding issues on Tillbridge Road. The permeable access road cannot handle surface water from heavy storms, worsening flooding risks. Parking provision is also insufficient, with only two spaces per property, leading to unacceptable on-street parking.

Health and Safety Concerns The broken Nissan hut, made of asbestos, poses health risks as harmful fibres were released during clearance. Proposed ASHPs near properties will cause noise disturbances, disrupting tranquillity. Light pollution is a concern, and the development includes no plans for vehicle wheel washing, potentially contaminating the highway. Construction will severely disrupt residents through noise and damage, with many properties losing light, views, and privacy due to the proximity of new buildings.

Planning and Policy Failures This proposal fails to comply with the NPPF 2023 and local policies. Key infrastructure, such as the sewage system, is at capacity, with no planned upgrades in 36 years. The repeated modifications disregard local concerns, showing a lack of consideration for residents. With 35 properties currently for sale in the village, additional housing is unnecessary and unwanted. Residents strongly oppose this development, and planning permission should be refused.

Make a general observation from: 24 Tillbridge Road

Comments summarised:

- A 1.8 metre high fence would surely only mean a fantastic view from the first floor.
- There is no Drainage Impact Assessment included.
- Architectural elevations would be helpful to review the impact.
- Would like to see an extension to the 30mph limit to the existing 40mph at the current location.

LCC Highways: 11/03/2025 - No Objections and request informatives. 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 and therefore does not wish to object to this planning application.

Comments: The proposal provides a suitable access point and has sufficient parking and turning within the site, therefore it would not have an unacceptable impact on the public highway.

31/01/2024 - Please request the applicant demonstrate turning within the site for a white goods vehicle, it's noted there is an area but is this intended for parking? Could turning be achieved if vehicles were parked there? It's noted the road narrows down, a minimum width of 3.7m should be maintained to allow safe access for emergency vehicles. Please request the applicant gives consideration to providing an internal link within the site to the PROW located to the north east of the site, this will give residents access to the park and provide permeable links to the village.

LCC Archaeology: The site is located just off Till Bridge Lane, which is a road of Roman origin. There are also Roman coins which have been found in a nearby field. There is some archaeological potential on the site pertaining to this period. The trees on the site were possibly planted at some point between 1885 and 1905 when 31 Till Bridge Lane was constructed. It is possible that rooting from these trees has impacted any potential archaeological remains and the removal of the trees will have a further impact on any potentially surviving archaeological remains. I think it would be impractical to adequately record any potential archaeology on the site prior to its destruction. Given the constraints of the site and that the archaeological potential is not very high I would not recommend an archaeological condition.

WLDC Strategic Housing: In accordance with Policy S22 of the Central Lincolnshire Local Plan, no affordable housing obligation is triggered by the proposed development.

WLDC Conservation Officer: 23/01/2025 – Objects - My previous comments still stand that I feel the NDHA should contain the entirety of the land as a single development created within the countryside as found in the historic mapping. The CLLP has a presumption in favour in retention of NDHAs and their significance with the retention and reinstatement of special features of the heritage asset. However, the harm to a NDHA must be balanced against the significance and the significance of the NDHA. In the Sturton by Stow and Stow Neighbourhood Plan only identifies the property as significant, not the grounds, which limits the weight afforded to it when considering the balance against other policies. I would request the planning officer considers the significance of the grounds in their balanced judgement as required in para 216 of the NPPF, even though this has not been identified within the Neighbourhood Plan.

If the proposal of development is deemed acceptable then the spatial quality of the development has improved by having four properties which has allowed more green space per property, I do not have a concern over this.

However, the quality of design of the bungalows offers limited architectural detail, creating a low-quality proposal within the grounds of a heritage asset. I would expect to see more architectural design that exceeds the low-quality 20th century bungalows to the west, not mimic it. Mitigation of harm can be assisted through high quality design and materials to respect the heritage asset, so I would expect to see a stronger design to better reduce the harm in

the proposal. The slate and red brick respects the material palette within the site however, the introduction of render is incompatible and should be entirely removed. The roof lines would also benefit from architectural features such as the dentil brick features and a brick chimney with some architectural design. The introduction of a chimney would enable the use of carbon neutral wood burners within the bungalows which can benefit the energy performance of the properties whilst aiding in mitigating harm through high quality architectural design.

Overall, I feel part of the heritage significance of the NDHA is being lost through the development, however, if this harm is deemed balanced then I would expect to see a higher quality design to better mitigate the harm of the development as detailed above.

03/07/2024 – Objects (as summarised below):

- The rear garden of 31 Tillbridge Road is an integral part of the Non-Designated Heritage Asset (NDHA) as it reflects the property's original, architecturally designed layout. Claims in the HIA that the development would cause "negligible" harm to the setting are incorrect; the impact is significant and irreversible. Both the rear and front gardens are part of the high-status property's intentional design, and their destruction will severely diminish the NDHA's significance. Mitigation strategies, such as additional trees or high-quality materials, fail to address this harm, as modern developments are incompatible with the late Victorian/early Edwardian character of the site.
- The proposed development cuts through the front garden for access and destroys the rear orchard, violating Policies S57 and S53 of the CLLP and Paragraph 209 of the NPPF. The modern, compact housing designs lack compatibility with the historical context and harm the NDHA's significance. Attempts to justify the scheme fail, as there are no benefits to the NDHA or its setting. The planned development, including visible two-storey homes and solar panels, harms the historical integrity of the site and its surroundings, particularly views from Tillbridge Road and the public right of way. The proposal must be rejected due to these significant negative impacts.

12/06/2024 – Objects (in summary)

- The site at 31 Tillbridge Road, identified as "Whitegates" in the Neighbourhood Plan, is a Non-Designated Heritage Asset (NDHA). Its historic significance, including the house, garden, and orchard designed as a cohesive plot circa 1900, is acknowledged in Policy S57 of the Local Plan and Paragraph 209 of the NPPF. This policy emphasizes the preservation of NDHAs, requiring any harm to their significance to be balanced against the proposal's benefits.
- The proposal, which seeks to remove trees, alter boundaries, and build dwellings within the garden space, undermines the integrity of the NDHA. The garden is intrinsic to the asset, with mapping records confirming its unaltered design since its creation. Recent clearance of the garden should not diminish its significance, as deliberate neglect or damage should not influence planning decisions (Paragraph 202, NPPF).
- The removal of trees has caused harm, and replanting is necessary. The development would destroy the character and significance of the NDHA and its setting, contrary to the NPPF and Policy S57 of the Local Plan. As such, I

object to the proposal and urge its refusal to protect this important heritage asset.

WLDC Building Control:

17/03/2025

- The storm water is shown discharging to an existing pond, attenuated eventually to 1.6 l/s
- There are provisions for fully porous roads and drives
- There does not appear to any provision for any over-flowing of the pond (if required)
- Some of the calculations note 'surcharged' and 'flood risk' – this should be clarified
- *The Engineer confirms the development will not be at risk from surface water etc.*
- The foul water is shown discharging to an existing foul water sewer
- This should be OK if all necessary permissions are granted

05/07/2024:

- The foul water is shown discharging to an existing sewer
- This should be OK if all necessary permissions are granted
- The storm water is shown discharging to an existing pond with a discharge rate of 1.6 l/s
- Suitable calculations are required to show this is suitable / acceptable
- Is not obvious if there are provisions for if the pond over-flows

Central Lincolnshire Ecology and Wildlife Officer:

05/12/2024 – Verbal conversation that the amended metric is acceptable and have reached a point where no further on-site gains could be achieved. The current proposals are acceptable, and the baseline is agreeable. The applicant will however need to purchase off site credits. A condition to show that the development has delivered 10% would be required on any decision.

04/07/2024 - This site has been subject to preapplication degradation. The Ecologist has used satellite imagery to estimate the number and size of trees removed (they themselves have admitted that this is likely an underestimation). The felled trees have also been included in the baseline as having moderate condition; DEFRA guidance is that any degraded habitat (such as tree felling) should assume good condition where other evidence is not available. As such this would further inflate the baseline. A heavily precautionary approach to the baseline must be taken (and agreed by the LPA) if we were to consider the application (this would likely impact site viability)

The proposal itself does make effective use of urban greening (some of which would not be permitted unfortunately under Statutory BNG). However, the post development value is also inaccurate as trees added to hedgerows and forming lines of trees have been counted as individual trees rather than in the hedgerow module this is incorrect and would thus require further unit compensation. The loss of trees would need to also be compensated for not

only for BNG but also policy 66. It is likely that given an updated baseline and correct inclusion of trees that this application would show closer to -50% for area habitat. Such a low value would reflect a lack of adherence to both the NPPF mitigation Hierarchy and BNG hierarchy.

With the degree of pre application degradation it would not be appropriate for me to support such an application and every effort should be taken to reinstate the lost habitat.

WLDC Trees and Landscaping Officer

11/02/2025 – Request details to be provided as part of a landscaping condition:

- Some further information is required to clarify tree form and sizes.
- Some tree positions require moving further away from the edge of the access drive, to prevent the trees being damaged or them damaging the drive by lifting and distorting it as the trees grow in stem girth and roots increase in diameter. Specific trees are identified in above paragraphs 3 and 4.
- Some notes on the plan are covered by neighbouring houses, and the notes should be moved where they can be clearly read or made so they appear on top of the houses instead of behind them.
- The percentages of some hedge plant species needs to be altered, unless these percentages are specifically required for BNG, as detailed above in paragraph 5.
- Hedge planting layout and spacing/density is required.
- Some additional maintenance details are required, as detailed above in paragraphs 8 and 9.

12/02/2025 – Further details required:

- There is insufficient space for screen planting between the westerly plot and the new boundary, in particular alongside the section of boundary adjoining No8 Eastfield.
- Further information is required for the proposed landscape scheme to clarify size and form of intended trees.
- The details in the landscape specification on drawing RDS 11778/18 (D) should be followed to ensure the new planting has the best chances of survival.
- The installation of any underground services should be kept outside tree RPA,s. Where this cannot be avoided , and encroachment into any RPA of TPO trees should avoid mechanical excavations, and should be carried out using the NJUG Volume 4 guidance.
- It is vital that the details within the Arboricultural Method Statement are adhered to, and it should be conditioned so. Any activities relating to the development of this site should be carried out in accordance with the Arboricultural Method Statement dated 22nd December 2023, Ref: QU-942-23-EQUANS.
- Tree protection methods as detailed within the AMS and its Appendix A plan should be installed at the correct positions prior to any development activities commencing, and should be kept in position until complete, or until the driveway construction is started. Once tree protection measures have been moved to allow driveway creation, no heavy vehicles or machinery/plant should drive over the trees exposed RPAs before the driveway is constructed.

- Only the specific tree works as detailed in the AMS may be carried out if planning permission is granted, otherwise an additional tree application would be required for any further tree works intended. A condition should be included to specify any tree works must be carried out to British Standards for Tree Works, as detailed in document BS3998:2010, to ensure pruning works are carried out to current arboricultural standards.

Horizon: Checked 18/03/2025

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 Sturton by Stow and Stow Neighbourhood Plan Review (minor modifications) (adopted August 2022); and the Lincolnshire Minerals and Waste Local Plan (adopted June 2016).

Development Plan

- ***Central Lincolnshire Local Plan 2012-2036 (CLLP)***

Relevant policies of the CLLP include:

S1: The Spatial Strategy and Settlement Hierarchy

S2: Growth Levels and Distribution

S4: Housing Development in or Adjacent to Villages

S6: Design Principles for Efficient Buildings

S7: Reducing Energy Consumption – Residential Dwellings

S21: Flood Risk and Water Resources

S23: Meeting Accommodation Needs

S47: Accessibility and Transport

S49: Parking Provision

S53: Design and Amenity

S57: The Historic Environment

S60: Protecting Biodiversity and Geodiversity

S61: Biodiversity Opportunity and Delivering Measurable Net Gains

S66: Trees, Woodland and Hedgerows

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

- ***Sturton by Stow and Stow Neighbourhood Plan Review 2019 – 2036 (NP)***

Relevant policies of the NP include:

Policy 1: Sustainable Development

Policy 2: Residential Development Management

Policy 4: Housing Mix and Affordability

Policy 5: Delivering Good Design

Policy 6: The Historic Environment

Policy 12: Environmental Protection

Policy 13: Flood Risk

<https://www.west-lindsey.gov.uk/planning-building-control/planning/neighbourhood-planning/sturton-stow-stow-neighbourhood-plan>

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

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

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

National policy & guidance (Material Consideration)

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

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

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:

"Existing [development plan] policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, according to their degree of consistency with this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given)."

- **National Planning Practice Guidance**

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

- **National Design Guide (2019)**

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

- **National Design Model Code (2021)**

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

Main issues

- Principle of Development
- Heritage Impact
- Character and Visual Impact
Trees and Landscaping
- Residential Amenity
- Flood Risk
- Highways, Access and Parking
- Climate Change/Energy Efficiency
- Foul and Surface Water Drainage
- Biodiversity Net Gain

- Right of Way
- Other Matters

Assessment:

Principle of Development

Local Policy S1 sets out a spatial strategy and settlement hierarchy from which to focus housing growth. Policy S1 of the CLLP designates Sturton by Stow as a medium village. Policy S1 outlines that medium villages may receive some limited growth through allocations in this plan in order to achieve a balance between ensuring the vitality of the village and protecting the rural character. Policy S1 goes on to state that *'beyond site allocations made in this plan or any applicable neighbourhood plan, development will be limited to that which accords with Policy S4: Housing Development in or Adjacent to Villages or other policies relating to non-residential development in this plan as relevant'*.

Policy S4 states the following:

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

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

Proposals on unallocated sites not meeting these criteria will not generally be supported unless there are clear material planning considerations that indicate otherwise.

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

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

It is therefore necessary to assess whether the proposed site is within the developed footprint of Sturton by Stow, and whether the site is an appropriate location.

The developed footprint of a settlement is defined in the Glossary of the CLLP as:

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

- *individual buildings or groups of dispersed buildings which are clearly detached from the continuous built up area of the settlement;*
- *gardens, paddocks and other undeveloped land within the curtilage of buildings on the edge of the settlement where land relates more to the surrounding countryside than to the built up area of the settlement;*
- *agricultural buildings and associated land on the edge of the settlement; and*
- *outdoor sports and recreation facilities and other formal open spaces on the edge of the settlement.'*

The parcel of land is situated on the easternmost edge of Sturton by Stow and is bound to the north and west by residential dwellings and their garden areas, to the south by 31 Tillbridge Road with the highway beyond that, and residential dwellings beyond, and open agricultural fields to the east. The current use of the site is domestic garden land associated with the dwelling at 31 Tillbridge Road. It is therefore considered that the site is garden land within the curtilage of a building on the edge of the settlement, however it is considered that given the site is adjoined by residential uses to the north, west, and south, that the land relates more to the built-up area of the settlement rather than the countryside to the east. Therefore, the site is considered to be within the developed footprint of Sturton by Stow.

The proposal would accord with the scale of development of up to 10 dwellings permitted on an unallocated site in a medium village.

When considering if the site is an appropriate location, it must comply with Part 2 of Policy S4 above and the below definition contained within the Glossary of the CLLP:

'Appropriate locations means a location which does not conflict, when taken as a whole, with national policy or policies in this Local Plan. In addition, to qualify as an 'appropriate location', the site, if developed, would:

- *retain the core shape and form of the settlement;*
- *not significantly harm the settlement's character and appearance; and*
- *not significantly harm the character and appearance of the surrounding countryside or the rural setting of the settlement.'*

The proposed development is considered to retain the core shape and form of the settlement as it would not result in any sprawl into the open countryside to the immediate east of the site. Following significant revisions during the determination of this application, it is considered that the development of this site would not significantly harm the settlement's character and appearance nor that of the surrounding countryside/rural setting of the settlement. The development would therefore be an appropriate location for housing development. Overall, the proposal would accord with Policy S1 and S4 of the CLLP.

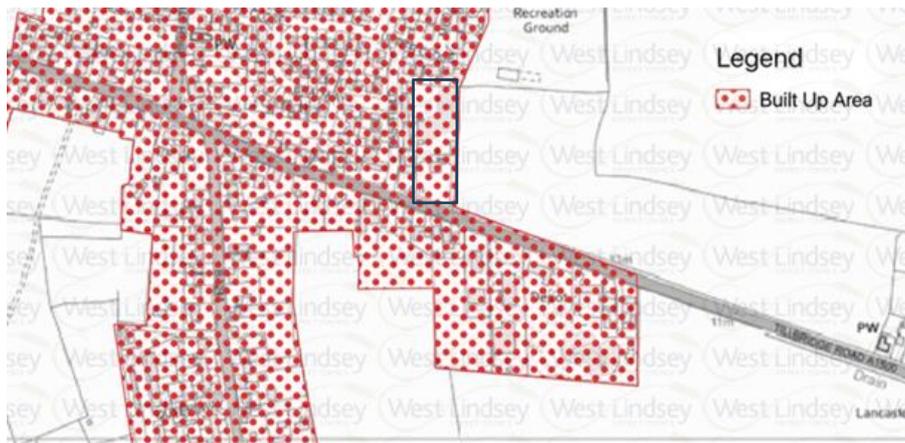
Policy 2: Residential Development Management of the NP states that (in regards to the principle of new dwellings):

'Proposals for residential development of up to nine dwellings in Sturton by Stow or four dwellings in Stow, on infill and redevelopment site will be supported where they meet the following criteria:

a) they fill a gap in an existing frontage, or on other sites, within the existing or planned built-up area of the villages (as shown in Policy Map 2.1 and Policy Map 2.2);*

*f) the proposed development does not result in back-land development, unless it is demonstrated that a particular back-land development will not unacceptably reduce the amenities** which neighbouring residents may reasonably expect to enjoy;'*

Below is a screenshot from Policy Map 2.1 of the NP showing the southern area of the Sturton by Stow Built Up Area. The black rectangle roughly indicates the site that is the subject of this application. The proposed site is considered to sit within the existing built up area of the village and would 'fill a gap' within this built up area.



In regards to criteria f) of the Policy 2 of the NP, the NP does not provide a definition of back-land development however it can reasonably be assumed that back-land development is development that sits behind an established building line of existing housing or other development, on land that is often used as garden land. The proposed development would be in the large rear garden area of 31 Tillbridge Road however there is not an established building line given dwellings forming Eastfield and Upper Close adjoin the site to the west and north. Notwithstanding this, it is not considered that the amenities of the nearby properties would be unacceptably harmed by the proposed development. The proposal is therefore considered to accord with Policy 2 of the NP.

Conclusion

Overall the principle of the development is considered to accord with Policies S1 and S4 of the CLLP and Policy 2 of the NP and would therefore be acceptable subject to satisfying other material considerations.

Heritage Impact

The dwelling at 31 Tillbridge Road known as 'Whitegates' to the front of the site (not within the red line of this application) is identified in the NP as a locally important heritage asset and as such, would be considered a Non-Designated Heritage Asset (NDHA). The dwelling lies to the south of the site however it is not within the red line application site boundary, nor is it within the ownership of the applicant.

The NP notes the following in regard to the dwelling:

'Good quality red brick with a slate roof and dentil course. Original fenestration pattern, windows and fittings. Original veranda. Several outbuildings of red brick with pantile roof. 20th C Built by a Quaker businessman in 1900 and largely unaltered externally. Outbuildings include granary/apple store and pony stable.'

Policy S57 of the CLLP states the following in regards to development that would affect a NDHA:

'Where a non-designated heritage asset is affected by development proposals, there will be a presumption in favour of its retention, though regard will be had to the scale of any harm or loss and the significance of the heritage asset. Any special features which contribute to an asset's significance should be retained and reinstated, where possible.'

Policy 2 of the NP states that residential development will be supported where *"h) there are no adverse impacts on locally important heritage assets and/or wildlife features."*

Policy 5 (2)(d) states that development proposals will be supported, that *"avoid adversely impacting on Heritage Assets listed in Policy 6 and/or the Protected Views of Policy 9"*.

Policy 6 of the NP states that *'When considering the impact of a proposed development on the significance of a designated and non-designated heritage asset (as shown on Policy Map 6), great weight will be given to the asset's conservation. The more important the asset, the greater the weight will be.'*

Paragraph 216 of the NPPF states that: *"The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset."*

A Heritage Statement was requested during the determination of the application, in accordance with the requirement within Policy S57 of the CLLP.

It concludes the following:

“The site clearly has capacity for additional development. The proposed layout has sought to protect the primary setting of the existing house, namely the front garden. The visual impact of the new housing on the setting of these non-designated heritage assets is limited due to the separation distances involved. This could be further mitigated by a comprehensive landscape planting scheme. This would be in accord Step 4 of the GPA 3 ‘to maximise enhancement and minimise harm to the setting of heritage assets’.

In addition to this, what limited impact there may be because of the proposals could be compensated for by mitigation measures which include high-quality materials, appropriate massing, architectural detailing which hopefully combine to create a coherent and well-ordered estate layout.

The impetus of the proposed development could help to ensure the timely refurbishment and reuse of the existing buildings which are of local interest and significance. In addition to this, the gardens, hedgerows and trees could all be managed, augmented and improved.”

The WLDC Conservation Officer has been consulted on the proposal throughout and has maintain an objection throughout. Their comments on the most recent amendment to the proposal are as follows:

“My previous comments still stand that I feel the NDHA should contain the entirety of the land as a single development created within the countryside as found in the historic mapping. The CLLP has a presumption in favour in retention of NDHAs and their significance with the retention and reinstatement of special features of the heritage asset. However, the harm to a NDHA must be balanced against the significance and the significance of the NDHA. In the Sturton by Stow and Stow Neighbourhood Plan only identifies the property as significant, not the grounds, which limits the weight afforded to it when considering the balance against other policies. I would request the planning officer considers the significance of the grounds in their balanced judgement as required in para 216 of the NPPF, even though this has not been identified within the Neighbourhood Plan.

If the proposal of development is deemed acceptable then the spatial quality of the development has improved by having four properties which has allowed more green space per property, I do not have a concern over this.

However, the quality of design of the bungalows offers limited architectural detail, creating a low-quality proposal within the grounds of a heritage asset. I would expect to see more architectural design that exceeds the low-quality 20th century bungalows to the west, not mimic it. Mitigation of harm can be assisted through high quality design and materials to respect the heritage asset, so I would expect to see a stronger design to better reduce the harm in the proposal. The slate and red brick respects the material palette within the site however, the introduction of render is incompatible and should be entirely removed. The roof lines would also benefit from architectural features such as the dentil brick features and a brick chimney with some architectural design.

The introduction of a chimney would enable the use of carbon neutral wood burners within the bungalows which can benefit the energy performance of the properties whilst aiding in mitigating harm through high quality architectural design.

Overall, I feel part of the heritage significance of the NDHA is being lost through the development, however, if this harm is deemed balanced then I would expect to see a higher quality design to better mitigate the harm of the development as detailed above.”

In accordance with policy S57 of the CLLP and paragraph 216 of the NPPF, the balance in this decision is the scale of any harm or loss against the significance of the heritage asset.

Whilst the comments of the Conservation Officer are noted, the non-designated heritage asset including the outbuilding would remain as a result of the development. There would be no loss of any element except from the removal of a more modern addition at the rear constructed out of breeze block, the removal of which would be considered as an enhancement to the NDHA. It is not considered that the garden area to the rear would be encompassed within the NDHA, given the assets description within the neighbourhood plan does not detail this.

The description contained within the NP is very narrow and doesn't make reference to the grounds of the building, however it does acknowledge that there are outbuildings within the site (which are being retained albeit with the loss of the modern breeze block extension as below). Therefore, the only consideration is the impact of the proposal on the setting of the NDHA.



The existing NDHA is read within the context of the surrounding development which consists largely of single storey dwellings, with the occasional two-storey dwelling, all finished in a variety of materials including red brick, buff brick and render. Whilst there would be some impact to the setting of the NDHA, as identified within the Heritage Statement, however the dwellings have been reduced in size and numbers (from 4no two-storey and 1no single storey, to 4no single storey). Since the Conservation Officers most recent comments, the dwellings have all been changed to be finished in red brick.

This Officer acknowledges that there would be some harm caused by the introduction of dwellings to the rear of the existing NDHA, however the

proposal has been significantly altered to minimise the impacts on the NDHA and the NDHA would retain sufficient amenity space. Therefore overall, it is considered that this harm would be indirect and is outweighed by the provision of 4no market dwellings in a sustainable location for development. The proposal would therefore accord with policy S57 of the CLLP, Policy S6 of the NP, and the guidance contained within the National Planning Policy Framework, in particular paragraph 216.

Character and Visual Impact

Local Plan Policy S53 states that all development must achieve high quality sustainable design that contributes positively to local character, landscape and townscape, and supports diversity, equality and access for all. Development must relate well to the site, its local and wider context and existing characteristics including the retention of existing natural and historic features wherever possible and including appropriate landscape and boundary treatments to ensure that the development can be satisfactorily assimilated into the surrounding area.

It further states that development should contribute positively to the sense of place, reflecting and enhancing existing character and distinctiveness, and should be appropriate for its context and its future use in terms of its building types, street layout, development block type and size, siting, height, scale, massing, form, rhythm, plot widths, gaps between buildings, and the ratio of developed to undeveloped space both within a plot and within a scheme. In addition, development must achieve a density not only appropriate for its context but also taking into account its accessibility.

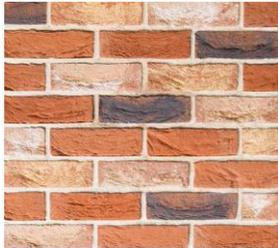
Policy 2 of the NP states that development should be well designed and in keeping with their local surroundings, and respect the character of the area - including any heritage assets.

The dwellings forming Eastfield to the west of the site are single storey in height, as are the bungalows forming Upper Close to the north of the site. 29 Tillbridge Road to the south west is two storey in height, as is the existing dwelling to the immediate south (31 Tillbridge Road). The approach into the settlement of Sturton by Stow when travelling along Tillbridge Road looking towards the application site in a westerly direction is largely green and verdant, despite a significant number of non-protected trees being removed prior to the submission of this application.

The proposed development would consist of 4no single storey dwellings that have a height to the eaves and ridge of approximately 2.8 metres and 5.8 metres respectively, with plots 1 and 4 being served by a double garage, and plots 2 and 3 being served by a single garage. The dwellings would all be situated to the east of the site, with the access road and new pond with significant tree planting to the west. Existing hedging and fencing along the northern boundary would be retained, with new fencing proposed along the western and southern boundary. New fencing is proposed to the east of the dwellings, however this would be inset from the existing boundary line by

approximately 2m to allow a modified grassland buffer strip between the existing hedge line (which is sparse in parts) and the proposed fencing.

The proposed dwellings would be all be finished in Verona brickwork with slate tiles, black guttering and dark grey windows and doors. An example of Verona Multi brick as supplied within this application below:



The proposed materials will be conditioned were it minded to grant planning permission to ensure they are completed in accordance with the details provided.

The dwellings all being single storey and finished in brickwork would assimilate with the surrounding character being largely bungalows. Overall, it is considered that the development would not appear incongruous when read within the street scene context and the surrounding character of the area, and would therefore respect the surrounding scale and massing of development.

Trees and Landscaping

Policy S66 of the CLLP states that *'development proposals should be prepared based on the overriding principle that:*

- *the existing tree and woodland cover is maintained, improved and expanded; and*
- *opportunities for expanding woodland are actively considered, and implemented where practical and appropriate to do so.'*

Policy 2 of the NP states that development should not have an unacceptably impact on the natural environment.

As briefly stated in the Biodiversity Net Gain section, and as detailed in the full comments of the WLDC Trees and Landscape Officer, substantial tree clearance took place on the site in 2023 to remove many non-protected trees and shrubs. Following a request for a Tree Preservation Order (TPO) from local residents, and following consideration by the WLDC Tree Officer, a TPO was created (Sturton by Stow No1 2023) for certain trees along the southern and eastern boundaries of 31 Tillbridge Road. Trees in the rear garden did not provide sufficient prominence or feature when viewed from surrounding public vantage points for their amenity value to meet the criteria for a TPO. They have additionally stated that the non-TPO trees remaining on the site are all category C trees which should not pose a constraint to development.

The WLDC Trees and Landscaping Officer has been consulted on the proposal throughout. Amendments have been made to the proposal since submission which include the planting of a significant number of trees across the site. The Tree Officer has stated that they are happy with submitted information however they do require further information in the form of a comprehensive landscaping plan to ensure full details are secured with regard to the proposed planting, were it minded to grant planning permission on the site. They have also requested a condition to ensure that development proceeds in accordance with the submitted tree protection measures. It is therefore considered that subject to these conditions, the proposed development is acceptable in this regard and would accord with Policy S66 of the CLLP, Policy 2 of the NP, and the provisions of the NPPF in this regard.

Overall, it is considered that the proposal, subject to conditions, would accord with Policies S53 and S81 of the Central Lincolnshire Local Plan, Policy 2 of the NP, and the provisions of the NPPF.

Residential Amenity

Criteria 8 Homes and Buildings of Policy S53 states that development proposals will:

- a) Provide homes with good quality internal environments with adequate space for users and good access to private, shared or public spaces;*
- b) Be adaptable and resilient to climate change and be compatible with achieving a net zero carbon Central Lincolnshire as required by Policies S6, S7 and S8;*
- c) Be capable of adapting to changing needs of future occupants and be cost effective to run by achieving the standards set out in Policy S20;*
- d) Not result in harm to people's amenity either within the proposed development or neighbouring it through overlooking, overshadowing, loss of light or increase in artificial light or glare;*
- e) Provide adequate storage, waste, servicing and utilities for the use proposed;*

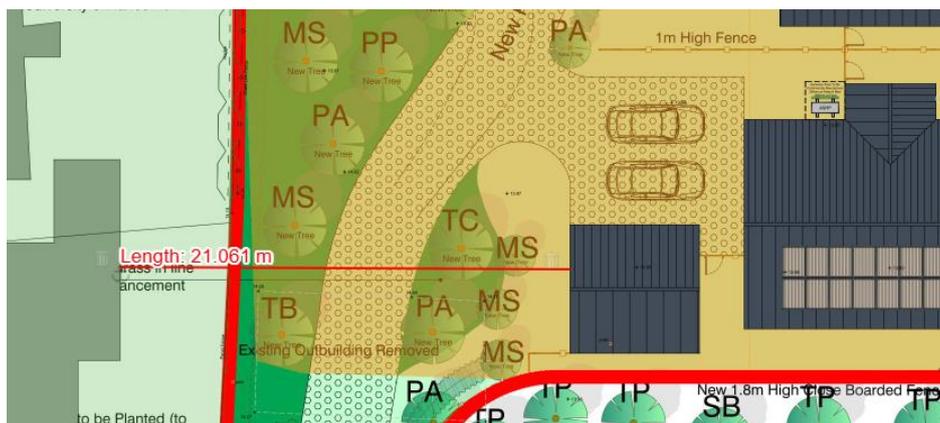
Policy 2 of the NP states the following in regard to proposals for new residential development:

'c) they do not unacceptably reduce the privacy and/ or amenity of nearby properties;'

The proposed site would be adjoined by residential dwellings to the north, east and south. The separation distance between plot 4 and the rear elevation of the dwelling to the north '14 Upper Close' would be approximately 10.1 metres, with the dwelling being situated approximately 3 metres from the shared boundary. The garage serving plot 4 would be approximately 12.7 metres from the rear elevation of No 12 Upper Close. The proposed bungalow and garage at plot 4 would have a height to the eaves of approximately 2.8 metres and 2.7 metres respectively, and the ridges of both would slope away from the dwellings to the north.



The separation distance between the garage of plot 1 (the most westerly built structure) and the rear elevation of '2 Eastfield' to the west is approximately 21 metres.



All of the bungalows are positioned within the eastern-most area of the site and are positioned as such to allow sufficient separation distance between the proposed and existing neighbouring dwellings. The proposed dwellings would all be single storey in height and therefore would not overlook or over dominate the other proposed dwellings or existing neighbouring dwellings. Given the separation distances, and the design of the dwellings, the proposed development would not be expected to have an adverse impact through overdominance, overlooking or overshadowing.

Access Road

Concerns have been raised in regard to the private access road and the impacts on the rear amenity areas of the dwellings to the west of the site.

The proposed access would serve 4no 3-bed dwellings. The private driveway serving the dwellings would run close to the shared boundary with the

dwellings to the east of the site, in particular 29 Tillbridge Road and No2, 4 and 6 Eastfield. It is considered that a proposal of this size would not generate a significant number of comings and goings to the detrimental harm of the amenities of the occupiers of neighbouring dwellings, however given the application proposes a new 2.1 metre high close boarded fence to be erected inside existing boundary fence, in the interests of minimising any impact on the amenities of the occupiers of neighbouring dwellings, it is considered to be reasonable and necessary to include a condition to ensure that the fencing is acoustic fencing, to reduce any noise caused by the vehicles serving the 4no dwellings. Subject to this condition, the proposal would not be expected to have an unacceptably harmful noise impact or headlight glare disturbance on the dwellings to the east of the site.

Private Amenity Space

The proposed dwellings are considered to have sufficient private amenity space to the rear, with an average rear garden length of approximately 9.5 metres by 13 metres.

Construction

Although the construction phase is temporary, it can last a number of months when constructing 4 dwellings. To ensure the construction phase would not have an overly disturbing impact on the existing residents, it is considered relevant, reasonable and necessary to attach a construction management plan condition to the permission.

To conclude, it is considered that the proposed development, subject to conditions, would not have any unacceptably harmful impacts on the living conditions of existing or proposed neighbouring dwellings. The proposed development would therefore accord with Policy S53 of the CLLP, Policy 2 of the NP, and the provisions of the NPPF.

Flood Risk

Policy S21 of the Central Lincolnshire Local Plan states that:

‘Through appropriate consultation and option appraisal, development proposals should demonstrate:

- a. that they are informed by and take account of the best available information from all sources of flood risk and by site specific flood risk assessments where appropriate;*
- b. that there is no unacceptable increased risk of flooding to the development site or to existing properties;*
- c. that the development will be safe during its lifetime, does not affect the integrity of existing flood defences and any necessary flood mitigation measures have been agreed with the relevant bodies;’*

Policy 13 of the NP states the following in regards to flood risk:

1. *‘Development proposals, including those within areas that have experienced flooding, as shown on accredited flood risk maps, should demonstrate that the proposal has considered the risk of flooding from all sources and will not have an unacceptable impact on existing foul and surface water drainage infrastructure. Development proposals should make use of sustainable drainage systems to manage surface water, wherever practicable.*
2. *Development proposals should not increase the rates of surface water runoff or increase flood risk in the area.’*

The application site is located within Flood Zone 1 which is sequentially preferable, however Gov.uk¹ mapping indicates that part of the central area of the site is identified as being at low and medium risk of surface water flooding as well as the southern-most part at the entrance of the site.

A site-specific flood risk assessment (FRA) (most recent received 11/03/2025) was requested during the determination of the application due to areas of the site being at risk from surface water flooding.

The FRA states that:

“The proposed drainage strategy proposes to incorporate a lined porous paved access road and driveways in this location. The permeable paved access road and driveways will allow all surface water run-off from the development to enter the drainage system, control and treat the flows, and convey them to the existing pond located on site. The surface water flood risk will be mitigated, therefore, reducing the site-wide flood risk. The risk of post development surface water flooding will be reduced from the pre-development risk.

As the surface water flood maps show the maximum depth of surface water flooding within the high-risk area is 0.2m, although the dwellings are situated outside of this high-risk zone, finished floor levels of the dwellings have been increased to be 300mm above external site levels to provide additional protection.

The permeable paved access road will also provide treatment for all surface water intercepted and conveyed into the pond.”

Whilst a small proportion of the proposed dwellings would be constructed in an area at risk of surface water flooding, a significant portion of the proposed dwellings would lie outside of the area at risk of surface water flooding. The FRA has made it clear that the permeable paved access road would be largely in the area where the highest risk of surface water flooding occurs on the site. In the absence of an existing drainage scheme for that area of the site, and whilst the permeable area of the site would be increased as a result of the proposal, the FRA demonstrates that there would actually be a betterment on site in terms of surface water drainage with the risk being

¹ <https://check-long-term-flood-risk.service.gov.uk/map>

reduced from the pre-development risk due to the implementation of a site wider drainage scheme. In addition to this, the floor levels of the proposed dwellings would be set at 300mm above external site levels to provide additional protection to occupiers of the proposed dwellings.

It is considered that with a positive drainage scheme in place, the proposed development would not increase the risk of flooding elsewhere.

As such, it is considered that the proposal would accord with the aims of Policy S21 of the CLLP, policy 13 of the NP and the provisions of the NPPF.

Highways, Access and Parking

Local Plan Policy S47 and S49 requires well designed, safe and convenient access for all, and that appropriate vehicle parking provision is made for development users. Policy S49 of the CLLP states that for a dwelling with either 3, 4 or 5+ bedrooms in a village location, there should be off-street parking provision for 3 cars.

Policy 2 of the NP states that development should provide appropriate access, off street parking and turning arrangements and should not unacceptably affect the free and safe flow of traffic on Tillbridge Road, Stow Road, Ingham Road and Sturton Road including all junctions. In addition, development should ensure that there is safe foot and cycle path access to the centre of the closest village.

The proposed development would create a new vehicular access point off Tillbridge Road and would be a private driveway. There would be a separate pedestrian access point to the site which is existing and is located at the south-western corner of the site. The Highways Authority at Lincolnshire County Council have no objections to the proposal, commenting that:

“The proposal provides a suitable access point and has sufficient parking and turning within the site, therefore it would not have an unacceptable impact on the public highway.”

Taking account of the comments made by LCC Highways, it is considered that the proposed access is appropriate and that the proposal would not have an unacceptable impact on highway safety along Tillbridge Road.

It is noted that the original highways comments requested a connection to the public right of way to the north east of the site, however the right of way does not connect to the site therefore it is not feasible for the development to connect to it, therefore this request has been removed from their final comments.

Parking

Policy S49 sets the following car parking standards for dwellings in Villages and Rural Areas:

3 bed dwelling – 3 parking spaces;

The applicant has provided a site layout that demonstrates that each of the plots provides sufficient parking in line with the required parking standards. Plots 2 and 3 have provision for 3no spaces and Plots 1 and 4 have provision for 2no spaces with a double garage. The proposal is therefore considered to comply with the requirements of Policy S49 of the CLLP.

Overall, it is considered that the proposal would accord with Policies S47 and S49 of the CLLP, Policy 2 of the NP, and the provisions of the NPPF.

Climate Change/Energy Efficiency

The CLLP sets specific standards that are required by new residential and non-residential development in relation to site average space heating demand and total energy demand. Policy S6 states a set of design expectations that should be considered when formulating development proposals. This includes the orientations of buildings, form of buildings, fabric of buildings, heat supply and renewable energy generated. Policy S7 requires that all new residential buildings are accompanied by an Energy Statement and in addition to the requirements of policy S6, must meet the following criteria:

1. *'Can generate at least the same amount of renewable electricity on-site (and preferably on-plot) as the electricity they demand over the course of a year, such demand including all energy use (regulated and unregulated), calculated using a methodology proven to accurately predict a building's actual energy performance; and*
2. *To help achieve point 1 above, target achieving a site average space heating demand of around 15-20kWh/m²/yr and a site average total energy demand of 35 kWh/m²/yr, achieved through a 'fabric first' approach to construction. No single dwelling unit to have a total energy demand in excess of 60 kWh/m²/yr, irrespective of amount of on-site renewable energy production. (For the avoidance of doubt, 'total energy demand' means the amount of energy used as measured by the metering of that home, with no deduction for renewable energy generated on site).'*

Policy 2 of the NP states the following with regard to energy efficiency:

'j) appropriate mitigation measures are incorporated in the design of the proposal where any potentially negative impacts from a development on climate change are identified;

k) the proposal demonstrates clear measures for adaptation and resilience to climate change;'

In addition to this, criteria 2 (c) of Policy 5 states the following:

'minimise the waste of resources (e.g. electricity, gas and water) and promote renewable energy generation and energy efficiency, minimise risk of flooding, the design of all aspects of the development should mitigate for climate change impacts and incorporate climate change adaption and resilience

measures that ensure there is no increase in carbon emissions (preferably a reduction), they promote renewable energy generation and energy efficiency and do not increase the risk of local and nearby flooding (including the use of Sustainable Urban Drainage Solutions, permeable surfaces etc).;

The application has been accompanied with an Energy Statement (most recent received 4th February 2024) and accompanying SAP calculations, spreadsheet and overheating calculations. The energy statement has been amended throughout the application process during the change of design of the dwellings to ensure compliance with policies S6 and S7.

The Energy Statement justifies policy S6 as follows:

Orientation – The orientation of the building is rather set by the Planning constraints and prevailing character, to follow the historic pattern of the area. However, the window proportions do generally comply with the supplementary planning guidance and although not optimal orientation to maximize solar gain, the site is relatively narrow, adjoining other residential developments, which would limit solar gains and increase overshadowing, leading to a poor outlook to the new dwelling. The dwelling orientated as submitted will benefit from late afternoon and early morning sun into the family areas, both internally and externally. The orientation also allows, in the large gardens for natural drying of washing, which reduces the need for the use of electricity.

Form – The design complies with part O of the 2021 building regulations for over-shadowing and over-heating.

Fabric – The u values present a betterment over current Part L building regs of 26%. The dwelling has been designed in line with the recommendations put forward by the CLLP Joint Strategic Planning committee – energy efficiency guidelines with u values set in table S6.3

Heat Supply – All plots would use an air source heat pump (below 45 degrees C flow temperature) and combined cylinder flow rate.

Renewable Energy – Total of 60 number 400watt photovoltaic panels across the development with inverters and battery storage.

In regards to policy S7, the applicant has submitted a full Energy Statement which outlines that the proposed site would have an average space heating demand of 3.6 kWh/m²/yr, and a total energy demand of 32.2 kWh/m²/yr. Solar PV Panels would generate an average of 56.97 kWh/m²/yr through the installation of an average 6KW photovoltaic array.

The plot by plot breakdown is as follows:

	Average Space Heating Demand (kWh/m ² /yr)	Total Energy Demand (kWh/m ² /yr)	PV Panel Generation (kWh/m ² /yr)	Photovoltaic Array (KW)
Plot 1	3.86	30.91	58.66	6.4
Plot 2	3.61	31.68	55.28	5.6
Plot 3	3.56	32.52	55.28	5.6
Plot 4	3.46	30.61	58.66	6.4

The proposal would therefore generate at least the same amount of renewable electricity on-site as the electricity the dwellings demand over the course of a year and comply with the requirements of S7.

Were it minded to grant planning permission, the standard conditions would be imposed relating to the development being completed in accordance with the details in the Energy Statement, the removal of national permitted development rights with respect to fuel tanks, and a pre-occupation condition requiring a verification statement to ensure the approved scheme has been implemented in full. It is therefore considered that subject to conditions, the proposal would accord with the aims of policies S6 and S7 of the Central Lincolnshire Local Plan and policies 2 (j) (k) and 5 (2) of NP.

Foul and Surface Water Drainage

Policy S21 of the CLLP requires proposals demonstrate that they have incorporated Sustainable Drainage Systems (SUDS) in to the proposals unless they can be shown to be inappropriate; to show that there is no unacceptable increased risk of flooding to itself or existing land or buildings; and that adequate foul water treatment and disposal already exists or can be provided in time to serve the development.

Policy 13 of the NP states the following in regards to surface water drainage:

4. *Development proposals for new dwellings should be designed to minimise the discharge of surface water. Proposals that include the provision of permeable parking spaces and driveways will be particularly supported.*
5. *Drainage strategies for the management of surface water run-off from new development should incorporate Sustainable Drainage Systems and be designed to incorporate ecological benefits where practicable.'*

Foul Water

The application proposes that foul water would be disposed of via mains sewer, which is the most preferred method as set out within the NPPG. The WLDC Building Control Team have commented on this proposal and have stated that this should be acceptable in principle subject to all necessary permissions being granted.

Surface Water

The National Planning Practice Guidance advises that *“generally, the aim should be to discharge surface run off as high up the following hierarchy of drainage options as reasonably practicable:*

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

Particular types of sustainable drainage systems may not be practicable in all locations. It could be helpful therefore for local planning authorities to set out those local situations where they anticipate particular sustainable drainage

systems not being appropriate". (Paragraph: 080 Reference ID: 7-080-20150323)

The drainage strategy for the site has been amended since submission due to the amendments to the application, with the most recent strategy received on 11th March 2025.

The accompanying information within the application states that *"Infiltration testing has been carried out on site and confirms infiltration is not a viable option for storm water disposal. Therefore, a full surface water strategy has been proposed which discharges into the existing pond to the southeast of the development site. Proposed discharge rates from the proposed surface water drainage system into the pond will be 1.6 l/s, which is the equivalent of the pre-development QBar rate."*

Under the aforementioned hierarchy, discharge to a watercourse may be acceptable where discharge into the ground via infiltration is not feasible. It has been shown that in this instance, infiltration is unviable and therefore, discharge into a watercourse can be accepted.

WLDC Building Control have been consulted on the amended drainage scheme and they have commented as follows:

1. The storm water is shown discharging to an existing pond, attenuated eventually to 1.6 l/s
2. There are provisions for fully porous roads and drives
3. There does not appear to any provision for any over-flowing of the pond (if required)
4. Some of the calculations note 'surcharged' and 'flood risk' – this should be clarified
5. *The Engineer confirms the development will not be at risk from surface water etc.*

The applicant has responded to points 4 and 5 as below:

(4) Not required, the storm water outfall rates match the existing, therefore, the same volume of water will enter ad pre-development. The pond is also being extended from the original size and therefore, the pond will operate the same as pre-development.

(5) Surcharge means the water level is above the top of drain and within the manhole. Flood Risk means the water levels is below but within 300mm of the manhole cover level. In both cases, flooding does not occur. Surcharge requirements only need to be met for adoptable drainage systems. This drainage system is private, and therefore, surcharging is acceptable for this development.

Given the comments, the principle behind the submitted drainage strategy is not considered to be acceptable. It is also noted that the development of the

site would secure a positive drainage strategy within the site where presently there is an absence of such.

It is also noted that the proposal incorporates a mix of grass crete and permeable paving for a significant portion of the access drive as well as the parking spaces, which is supported in particular by criteria 4 of Policy 13 of the NP.

Policy S12 requires that a rain harvesting water-butt with a minimum capacity of 100l be included for all residential development. The proposed elevation drawings show water-butts and a condition would be included in this regard to ensure the development includes them at the required capacity.

Foul and surface water drainage matters are considered acceptable in principle, subject to a condition to ensure that the drainage proposals are completed in accordance with the submitted information, and would be not be expected to have a harmful impact. As such it is considered that the proposal would accord with policy S21 of the CLLP, Policy 13 of the NP, and the provisions of the NPPF.

Biodiversity Net Gain

Biodiversity Net Gain (BNG) is now mandatory on minor developments submitted from 2nd April 2024 under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). It requires that development must deliver a net gain of 10% to ensure that habitats for wildlife are left in a measurably better state than they were before the development. This application was submitted in January 2024 before BNG became mandatory, however it is a policy requirement under policies S60 and S61 to achieve a net gain on site, as below.

Local policy S61 of the CLLP requires *“all development proposals should ensure opportunities are taken to retain, protect and enhance biodiversity and geo-diversity features proportionate to their scale, through site layout, design of new buildings and proposals for existing buildings with consideration to the construction phase and ongoing site management”*.

Local policy S61 goes on to state *that “All qualifying development proposals must deliver at least a 10% measurable biodiversity net gain attributable to the development. The net gain for biodiversity should be calculated using Natural England’s Biodiversity Metric”*.

Policy 12 of the NP states that development should conserve or enhance biodiversity or geodiversity of the environment.

The Central Lincolnshire Ecology Officer has been consulted on the proposal and has been subject to extensive discussions between the applicant and the Ecology Officer to overcome the issues with Biodiversity Net Gain on site due to significant degradation (felled trees) on the site prior to the submission of this application. Amended BNG documents and plans have been received.

In summary, the proposal would deliver a 53.08% gain in hedgerow units, and a minus 11.52% loss in habitat units. This would include a neutral grass meadow to the north-western corner of the site, 92 proposed small native trees, grass crete access drives and parking areas as well as a pond in the northwestern corner of the site also.

The Ecology Officer has commented that with the application being pre-statutory, they have pushed the boundaries for on-site delivery therefore cannot legitimately create any more BNG delivery on-site, therefore the current proposals are acceptable, and the baseline is agreeable.

The applicant will however need to purchase off site credits. He has stated that a condition to show that the development has delivered 10% would be required were it minded to approve the application. Subject to conditions, it is considered that the proposal would accord with the policy requirements of Policy S61 of the CLLP and Policy 12 of the NP, and the provisions of the NPPF in this regard.

Ecology/Protected Species

The application has been accompanied by a Preliminary Ecological Appraisal and Preliminary Roost Assessment completed by Arbtech dated December 2023, as well as an Ecological Mitigation, Enhancement and Management Plan dated December 2023, the latter of which contains a Construction Ecological Management Plan (CEMP). The Central Lincolnshire Principal Ecology and Wildlife Officer has requested a condition to ensure faunal enhancements are delivered on site. This request has been amalgamated with a condition for a full CEMP given the current CEMP is based on the original proposal, which has since been amended. Overall, subject to conditions, the proposal would accord with Policy S60 and S61 of the Central Lincolnshire Local Plan, and the provisions of the NPPF.

Right of Way

A definitive Right of Way, namely Stur/79/2 lies to the east of the site. Whilst the proposal would be visible from the Right of Way, it is not considered that the proposal would unacceptably harm future users of the Right of Way.

Other Matters

Removal of Permitted Development Rights

Unrestricted, the development would benefit from householder permitted development rights. In view of the development proposed, considering the setting of the NDHA to the south, the edge of settlement location, and in the interests of protecting the amenity of the occupiers of neighbouring dwelling, it is recommended that a condition is applied to remove permitted development rights covering the erection of extension, outbuildings, and any alterations or additions to the roofs of the dwellings, in order to ensure the residential amenity of the neighbouring dwellings and character of the area is protected.

Conclusion and Reasons for Decision

This 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 Dwellings, S21: Flood Risk and Water Resources, S23: Meeting Accommodation Needs, S47: Accessibility and Transport, S49: Parking Provision, S53: Design and Amenity, S57: The Historic Environment, S60: Protecting Biodiversity and Geodiversity, S61: Biodiversity Opportunity and Delivering Measurable Net Gains and S66: Trees, Woodland and Hedgerows of the Central Lincolnshire Local Plan in the first instance, as well as policies 1: Sustainable Development, 2: Residential Development Management, 4: Housing Mix and Affordability, 5: Delivering Good Design, 6: The Historic Environment, 12: Environmental Protection and 13: Flood Risk of the Sturton by Stow and Stow Neighbourhood Plan Review. Guidance contained in the National Planning Policy Framework, National Planning Practice Guidance, National Design Guide and the National Model Design Code has also been taken into consideration.

In light of this assessment, it is considered that the principle of the proposal would be acceptable and would provide 4no dwellings in an appropriate location for housing within the developed footprint of Sturton by Stow. The proposed development would not have an unacceptable harmful visual impact or have a harmful impact on the living conditions of existing and future neighbouring dwellings. The harm to the NDHA would be indirect and would be outweighed by the provision of 4no market dwellings in a sustainable location for development.

In addition, the proposal would not have a harmful impact on highway safety, biodiversity, drainage, trees and would not increase the risk of flooding. It would also provide dwellings which are energy efficient and incorporate renewable energy sources. The proposal is therefore acceptable and recommended for approval, subject to the satisfying a number of conditions.

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

Conditions

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

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

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

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

2. No development shall take place until a scheme to include a Biodiversity Gain Plan and a Habitat and Management Monitoring Plan to ensure that there is a 10 percent net gain in biodiversity within a 30 year period as a result of the development has been submitted to and approved by the Local Planning Authority.

The Biodiversity Gain Plan should provide:

- the biodiversity unit values before and after development for on-site and off-site areas;
- explanation as to how the 10% BNG will be delivered
- a completed biodiversity metric calculation (macro enabled), including any off-site areas; and
- plans before and after development showing the location of on-site habitat.

In addition, evidence that any off-site gains in the plan have been allocated on the Biodiversity Gain register must be provided prior to the occupation of any of the dwellings approved by this permission.

Reason: To ensure the development compensates for the on-site biodiversity loss, and achieves an overall biodiversity net gain of 10%, to accord with Policy S61 of the Central Lincolnshire Plan.

3. No development shall take place until a CEMP has been submitted to and approved in writing by the local planning authority. It shall include details of faunal species enhancements including their positions, types and specifications are submitted to and approved by the Local Planning Authority. Enhancements must include:

- A minimum of a single bat roost accessed via bat roof tiles incorporated into each structure.
- A minimum of a single bird nesting brick unit incorporated into each structure
- A minimum of a single bee brick unit incorporated each structure
- Hedgehog appropriate fencing
- Amphibian friendly drain and curb treatments

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 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.

4. No development must take place until details (including the colour) of the position, type and height of acoustic fencing along the western have been submitted to and approved by the Local Planning Authority. The acoustic fencing must be installed in strict accordance with the approved details and retained as such thereafter.

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

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

- (i) the routing and management of traffic;
- (ii) the parking of vehicles of site operatives and visitors;
- (iii) loading and unloading of plant and materials;
- (iv) storage of plant and materials used in constructing the development;
- (v) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- (vi) wheel cleaning facilities;
- (vii) measures to control the emission of dust and dirt;
- (viii) details of noise reduction measures;
- (ix) a scheme for recycling/disposing of waste;
- (x) the hours during which machinery may be operated, vehicles may enter and leave, and works may be carried out on the site;

Reason: To restrict disruption to the living conditions of the neighbouring dwelling and surrounding area from noise, dust and vibration and to accord with the National Planning Policy Framework and local policy S53 of the Central Lincolnshire Local Plan 2023.

6. No development shall take place until the works to extend the pond for surface water drainage as detailed on drawing RDS 11778 / 18 Rev V have been completed and evidence submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure adequate drainage facilities are provided to serve the dwellings, to reduce the risk of flooding and to prevent the pollution of the water environment to accord with the National Planning Policy Framework and Policy S21 of the Central Lincolnshire Local Plan.

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

7. The proposed biodiversity landscaping and planting details as detailed in the submitted Biodiversity Metric received 16/01/2025, RDS 11778 / 16 Rev V dated 18/03/2025 and RDS 11778 / 18 Rev V dated 18/03/2025 shall be completed prior to the occupation of any dwelling and retained in perpetuity for the lifetime of the development.

Reason: To protect and enhance the biodiversity value of the site to accord with the National Planning Policy Framework and policy S60 of the Central Lincolnshire Local Plan.

8. 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 and materials:

Site Wide Plans – RDS 11778 / 01 Rev E dated 23/02/2024, RDS 11778 / 18 Rev V dated 18/03/2025, RDS 11778 / 16 Rev V dated 18/03/2025, RDS 11778 / 03 Rev X dated 18/03/2025, Proposed Brickwork Email received 17/03/2025.

Plot 1 – Elevations RDS 11778 / 05 Rev H dated 17/03/2025, Floor Plans RDS 11778 / 04 Rev G dated 27/01/2025, Garage RDS 11778 / 19 received 16/01/2025

Plot 2 – Elevations RDS 11778 / 08 Rev F dated 17/03/2025, Floor Plans RDS 11778 / 07 Rev F dated 27/01/2025, Garage RDS 11778 / 17 Rev E received 16/01/2025

Plot 3 – Elevations RDS 11778 / 10 Rev F dated 17/03/2025, Floor Plans RDS 11778 / 09 Rev F dated 27/01/2025, Garage RDS 11778 / 17 Rev E received 16/01/2025

Plot 4 – Elevations RDS 11778 / 12 Rev H dated 17/03/2025, Floor Plans RDS 11778 / 11 Rev G dated 27/01/2025, Garage RDS 11778 / 20 received 16/01/2025

The works shall be carried out in accordance with the details shown on the approved plans and in any other approved documents forming part of the application.

Reason: To ensure the development proceeds in accordance with the approved plans and to accord with the National Planning Policy Framework and Policy S53 of the Central Lincolnshire Local Plan.

9. The development hereby permitted shall be carried out in full accordance with the details set out in the submitted Energy Statement received 04/02/2025, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development takes place in accordance with the approved details and in accordance with the provisions of Policies S6 and S7 of the Central Lincolnshire Local Plan.

10. Prior to occupation of the building, a written verification statement shall be submitted to demonstrate that the approved scheme has been implemented in full, in accordance with the submitted Energy Statement received 04/02/2025, and approved in writing by the Local Planning Authority.

Reason: To ensure that the development takes place in accordance with the approved details and in accordance with the provisions of Policies S6 and S7 of the Central Lincolnshire Local Plan.

11. The development must be completed in strict accordance with the drainage strategy as detailed on drawing C2C-XX-XX-DR-C 500 Rev P02 dated 06/03/2025 and on drawing C2C-XX-XX-DR-C 501 Rev P01 dated 27/02/2025. No occupation must occur until the approved scheme has been installed and retained as such thereafter.

Reason: To ensure adequate drainage facilities are provided to serve the dwellings, to reduce the risk of flooding and to prevent the pollution of the water environment to accord with the National Planning Policy Framework and Policy S21 of the Central Lincolnshire Local Plan.

12. No occupation of the dwellings hereby approved must take place until a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. Details to include (but not limited to):

- Type, height, specification and position of all boundary treatments.
- Material finish of all any access roads, driveways, patios and paths.
- Species, planting height, formation and position of new trees and hedging.

The development must be completed in strict accordance with the approved landscaping scheme.

Reason: To ensure that appropriate landscaping is introduced and would not unacceptably impact on the character and appearance of the site and the surrounding area or the amenity of nearby residents to accord with the

National Planning Policy Framework and local policies S53 of the Central Lincolnshire Local Plan 2023.

13. Any new hardstanding shall be constructed from a porous material or shall be appropriately drained within the site and shall be retained as such thereafter.

Reason: To ensure appropriate drainage to accord with the National Planning Policy Framework and Policy S21 of the Central Lincolnshire Local Plan.

14. Prior to occupation of the approved dwelling, evidence must be submitted to the local planning authority that a rainwater harvesting butt of a minimum 100 litres has been installed.

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

15. The dwellings hereby approved shall be constructed to ensure that the consumption of wholesome water by persons occupying the dwellings 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.

16. The development shall be carried out in accordance with the submitted flood risk assessment undertaken by C2C Consulting Engineers Limited dated 7th March 2025 including the following mitigation measure it details:
 - Finished floor levels shall be set no lower than 300mm above existing ground level.

These mitigation measures shall be fully implemented prior to occupation and subsequently shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: To reduce the risk of flooding to the proposed development and future occupants in line with Policy S21 of the Central Lincolnshire Local Plan.

17. The development hereby approved must only be carried out in accordance with the tree protection measures set out in the Arboricultural Method Statement dated 22nd December 2023 completed by Equans. All tree protection measures identified on Tree Protection Plan TPP-211223-02 dated 21st December 2023 must be erected prior to commencement of the development and retained in place until the development is fully completed.

Reason: For the avoidance of doubt and to ensure all parties are aware of the approved operations, whilst ensuring the continued well-being of the trees in the interest of the amenity of the locality in accordance with Policy S66 of the Central Lincolnshire Local Plan, and the provisions of the NPPF.

18. Any tree works must be carried out to British Standards for Tree Works, as detailed in document BS3998:2010, to ensure pruning works are carried out to current arboricultural standards.

Reason: To ensure the continued well-being of the trees in the interest of the amenity of the locality in accordance with Policy S66 of the Central Lincolnshire Local Plan, and the provisions of the NPPF.

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

19. All planting, seeding or turfing comprised in the approved details of landscaping as required by conditions 6 and 11 shall be carried out in the first planting and seeding season following the occupation of the building(s) or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed, or become seriously damaged or diseased shall be replaced in the next planting become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure that an approved landscaping scheme is implemented in a speedy and diligent way and that initial plant losses are overcome, in the interests of the visual amenities of the locality and occupiers of adjacent buildings and in accordance with Policies S53, S60 and S61 of the Central Lincolnshire Local Plan.

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

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

21. Notwithstanding the provisions of Classes A, AA, B, C, E, F, G and H of Schedule 2 Part 1 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) the dwellings hereby permitted must not be extended and no buildings or structures must be erected within or on the curtilage of the dwellings, or alterations made to the roof of each respective dwelling unless

planning permission has first been granted by the Local Planning Authority.

Reason: To enable any such proposals to be assessed in terms of their impact on the character of the area, the setting of the non-designated heritage asset, and the amenities of neighbouring dwellings, to accord with the National Planning Policy Framework and Policies S53 and S57 of the Central Lincolnshire Local Plan 2023.

Notes to the Applicant:

HIGHWAYS

The permitted development requires the formation of a new/amended vehicular access. These works will require approval from the Highway Authority in accordance with Section 184 of the Highways Act. Any traffic management required to undertake works within the highway will be subject to agreement. The access must be constructed in accordance with a current specification issued by the Highway Authority. Any requirement to relocate existing apparatus, underground services, or street furniture because of the installation of an access will be the responsibility, and cost, of the applicant and must be agreed prior to a vehicle access application. The application form, costs and guidance documentation can be found on the Highway Authority's website, accessible via the following link:
<https://www.lincolnshire.gov.uk/licences-permits/apply-dropped-kerb>.

Please contact the Lincolnshire County Council Streetworks and Permitting Team on 01522 782070 to discuss any proposed statutory utility connections, Section 50 licences and any other works which will be required within the public highway in association with the development permitted under this Consent. This will enable Lincolnshire County Council to assist in the coordination and timings of these works. For further guidance please visit the Highway Authority's website via the following link: Traffic Management - <https://www.lincolnshire.gov.uk/traffic-management>

LANDSCAPING SCHEME

Please see the comments of the WLDC Trees and Landscaping Officer for full details on what we would expect to see in this scheme.