

BOSTON BOROUGH COUNCIL

Planning Committee - 17 September 2019

Reference No: B/19/0040

Expiry Date: 20-May-2019

Extension of Time: Until 17/09/2019

Application Type: Full Planning Permission

Proposal: Residential development consisting of 139 dwellings, including associated roads, public open space and drainage infrastructure

Site: Land off London Road, Kirton, Boston, PE20 1JE

Applicant: Ashwood Homes

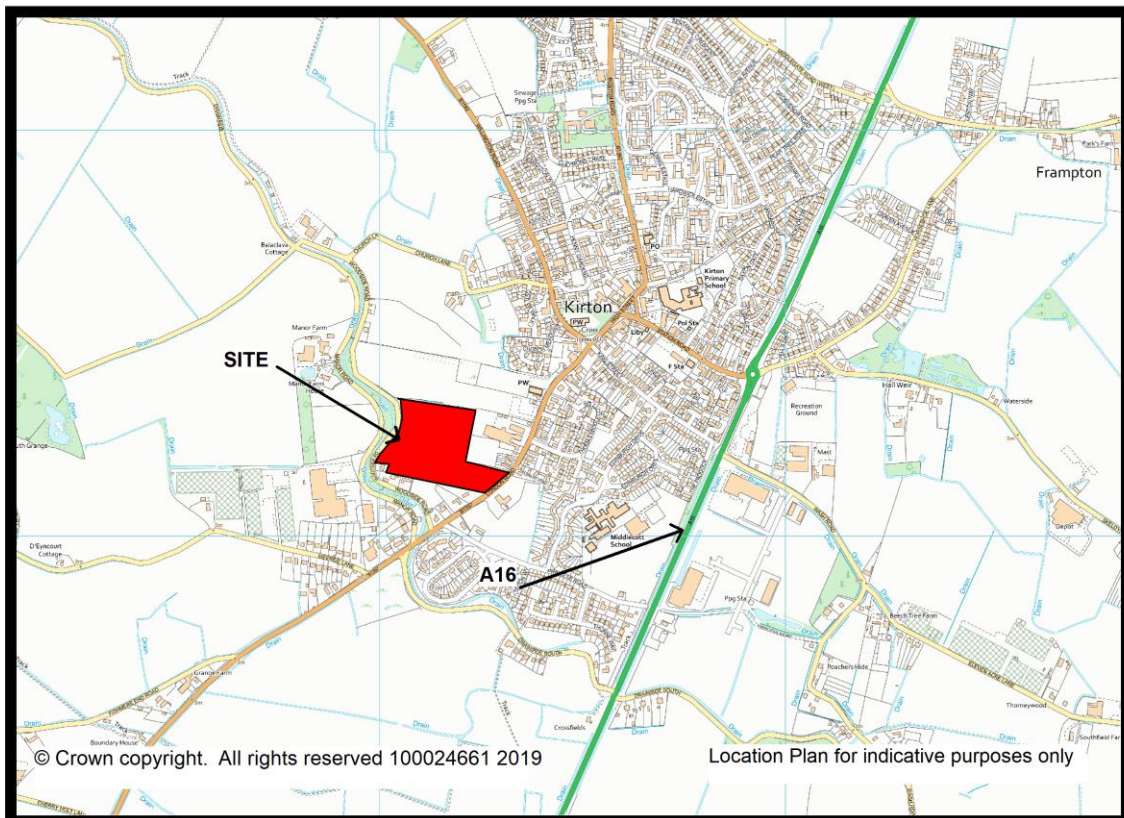
Agent: Mrs Natalie Wallinger, NKW Design Ltd

Case Officer: John Taylor

Third Party Reps: Two

Link to Application: [B/19/0040](#)

Recommendation: RESOLVE TO GRANT PERMISSION SUBJECT TO CONCLUSION OF A LEGAL AGREEMENT



1.0 Reason for Report

- 1.1 This application has been presented to the Planning Committee at the suggestion of the Growth Manager, due to scale of the development and the issues raised. The proposal also includes a S106 legal agreement for contributions towards on-site affordable housing as well as a financial contribution towards education provision.

2.0 Application Site and Proposal

- 2.1 The application site is located within the settlement boundary of Kirton and consists of a parcel of land measuring approximately 4.26 hectares that extends from the western side of London Road to Woodside Road. Vehicular access to the site will be off London Road. The site has been included within the South East Lincolnshire Local Plan (2011-2036) as a housing allocation under the reference Kir041. This allocation also includes two smaller parcels of land that are not included within the application site.
- 2.2 The site does not contain any buildings and is currently used for agricultural purposes. No other known constraints affect the site.
- 2.3 The site is allocated in the South East Lincolnshire Local Plan (2011-2036) under ref: Kir041. This allocation identifies the following considerations for the site:
- Development proposals will need to be informed by a Heritage Impact Assessment, to address impacts on the historic townscape & in particular how it would preserve & enhance the CA.
 - Vehicular access from Woodside Road would not be acceptable, but pedestrian/cycle access would be desirable
 - The site is within Flood Zone 3a, and the SFRA identifies flood hazard in 2115 as 'danger for some' and flood depth in 2115 as '0.25m to 0.5m. Development will be required to include appropriate mitigation
- 2.4 The applicants have submitted a heritage statement that considers the impacts on nearby heritage assets. These include Kirton House, which is a Grade II heritage asset situated opposite the proposed vehicular access into the site off London Road, and longer distance views have of St. Peter and Paul's church.
- 2.5 To the north/north-east of the site are the rear garden areas of a number of dwellings and commercial premises that all front onto London Road. A small number of houses also relate closely to the southern boundary of the site which are accessed from Woodside Road. The northern boundary adjoins an approved residential scheme (Phase I) that is being constructed by the same developer as this site which was granted under ref B/15/0391, this was for a total of 102 dwellings.
- 2.6 This application seeks full planning permission for the erection of 139 dwellings (Phase II) including associated infrastructure, public open space and drainage infrastructure.

2.7 The development would include:

- 4 x 1-beds
- 41 x 2-beds
- 78 x 3-beds
- 16 x 4-beds

2.8 The scheme also includes for 28 dwellings which would be delivered as affordable housing.

2.9 The application is supported by the detailed plans and the following technical documents:

- Design and access statement
- Air quality assessment
- Ground investigation report
- Ecology report
- Assessment on the impact to designated heritage assets
- Geophysics survey report
- Flood risk assessment
- Draft heads of terms statement

3.0 Relevant History

3.1 No recent relevant history exists for this site.

4.0 Relevant Policy

South East Lincolnshire Local Plan (2011-2036)

The site is an allocated site within the plan, forming part of Kir041.

- Policy 1 – Spatial Strategy
- Policy 2 – Development Management
- Policy 3 – Design of New Development
- Policy 4 – Approach to Flood Risk
- Policy 5 – Meeting Physical Infrastructure and Service Needs
- Policy 6 – Developer Contributions
- Policy 10 – Meeting Assessed Housing Needs
- Policy 11 – Distribution of New Housing
- Policy 17 – Providing a Mix of Housing
- Policy 18 – Affordable Housing
- Policy 28 - The Natural Environment
- Policy 29 - The Historic Environment
- Policy 30 – Pollution
- Policy 31 – Climate Change and Renewable and Low Carbon Energy
- Policy 32 – Community, Health and Well-being
- Policy 33 - Delivering a more Sustainable Transport System
- Policy 36 – Vehicle and Cycle Parking

- Appendix 5 – Infrastructure requirements, constraints and mitigation - Housing Allocations in Kirton – the site forms part of Kir041 which states:
- Development proposals will need to be informed by a Heritage Impact Assessment, to address impacts on the historic townscape & in particular how it would preserve & enhance the CA.
- Vehicular access from Woodside Road would not be acceptable, but pedestrian/cycle access would be desirable.
- The site is within Flood Zone 3a, and the SFRA identifies flood hazard in 2115 as ‘danger for some’ and flood depth in 2115 as ‘0.25m to 0.5m. Development will be required to include appropriate mitigation.
- Appendix 6 – Parking standards
- Appendix 7 - Local Plan implementation
- Appendix 8 – Developer contributions for education
- Appendix 9 - Developer contributions for health care facilities

- **National Planning Policy Framework (2019)**
 - Section 2 – Achieving Sustainable Development
 - Section 4 – Decision Making
 - Section 5 – Delivering a Sufficient Supply of Homes
 - Section 8 – Promoting Healthy and Safe Communities
 - Section 9 - Promoting sustainable transport
 - Section 11 – Making Effective Use of Land
 - Section 12 – Achieving Well-designed Places
 - Section 14 – Meeting the Challenge of Climate Change, Flooding and Coastal Change

5.0 Representations

5.1 As a result of the publicity two letters of representation were received from the occupiers of the following properties:

- Thomas Middlecott Drive – no. 12
- Woodside Road – ‘Carmel’

5.2 A summary of their concerns are as follows:

- Conditions should be attached to ensure that privacy is protected
- Don’t need any more houses as they are already being built in Kirton
- We need more services and not homes
- Makes builders richer

6.0 Consultations

6.1 LCC as County Highways Authority and Lead Local Flood Authority – No objections subject to conditions.

6.2 Parish council – No objections

- 6.3 Environmental Health – No objections but recommend a condition requiring electric vehicle (EV) re-charging points be provided as part of the development.
- 6.4 Housing Strategy (Affordable Housing) – Fully support the proposed offer of 28 homes (20%) of the development to be made as affordable units.
- 6.5 Black Sluice Internal Drainage Board – Do not object to the scheme and acknowledge that the developers have been in communication with the Board. Advice given to applicant on potential consents that may be required from the Board.
- 6.6 Environment Agency – No objections subject to conditions ensuring that development proceeds fully in accordance with the submitted flood risk assessment and for details of a foul water drainage strategy that should be submitted for approval to the Local Planning Authority.
- 6.7 Anglian Water Services – They confirm that Frampton Water Recycling Centre has capacity for the development. Advise development will lead to increased risk of flooding downstream but advise they are working with the applicant to ensure infrastructure improvement are delivered in line with the development. They recommend conditions and notes to applicant are attached to any approval.
- 6.8 Heritage Lincolnshire – No objection subject to a condition requiring an archaeological evaluation of the site that shall include trial trenching.
- 6.9 Lincolnshire Wildlife Trust – No objections to the scheme but would have liked to have seen some strengthening in the provision of biodiversity net gain. Advice provided for the developers.
- 6.10 NHS England – Do not wish to submit a request for a financial contribution at this point in time.
- 6.11 LCC (Education) - Request a financial contribution of £430,531 towards improving education provision.
- 6.12 Lincolnshire Police (community safety) – No objections but advice given.
- 6.13 Lincolnshire Fire and Rescue – Object to the proposal unless 3no. fire hydrants are installed within the development site.

7.0 Planning Issues and Discussions

7.1 The key planning issues in the determination of this application are:

- Principle of development
- The layout, design, scale and size of the development and its impact on the character and appearance of the area
- Impact on heritage assets
- Impact on residential amenity
- Highway safety and car parking

- Developer contributions
- Flood risk and drainage
- Ecology and wildlife
- Other matters
- Planning Conditions
- Planning Balance

Principle of development

- 7.2 Policy 1 of the SELLP, which identifies Kirton as a main service centre, would generally support the redevelopment of the site for housing as it is located within the settlement boundary of Kirton and will help support Kirton's role as a main service centre. Furthermore, the site is allocated for housing within the Plan under ref: Kir041.
- 7.3 It is therefore considered that, subject to all other matters being acceptable, the principle of residential development on this site is supported.

The layout, design, scale and size of the development and its impact on the character and appearance of the area

- 7.4 The layout for the scheme shows the main vehicular access into the site being taken off London Road with a number of internal spur roads laid out to serve the proposed houses. The road layout also has a vehicular connection in to Phase 1, which is the development of the former Elgrow site abutting the northern boundary of the application site – which was granted permission for 102 dwellings under ref: B/15/0391 and which is currently under construction. The density for the proposed scheme of 139 dwellings equates to approximately 32 dwellings per hectare which in general density terms is considered to be appropriate for this edge of village location. It is noted that the allocation (Kir041) identifies an indicated number of 102 dwellings being accommodated, however, this is only intended as a useful starting point to influence development proposals. The associated policy justification identifies that due regard must be given to policies 2 and 3 as well as Appendix 5 to determine whether the specific development proposal is acceptable.
- 7.5 All dwellings within the scheme will be two-storey with 17 different house types with the layout showing detached, semi-detached and town houses. Most of the properties have dedicated parking areas contained within the plot - many of which have private garages. A few of the plots do have a separate garage detached from the plot but these are all located close to the associated dwellinghouse that it serves. In terms of the design of the proposed properties they appear to be well thought out and the variation in design types with differing materials will create a high quality scheme, along with creating a distinctive sense of place for the development. The size of the dwellings also offer a choice from 1-bed units up to 4-bed units.
- 7.6 All plots appear to have acceptable levels of private garden space for future occupiers and separation distance between habitable room windows appears acceptable. The relationships between properties within the development are considered to be acceptable in the context of a modern estate scheme.

- 7.7 Two areas of public open space are proposed within the site, one of which is close to the centre of the development and the other close to the northern boundary. This is considered to be an appropriate design response which would allow accessibility to these areas for all residents within the development.
- 7.8 The site would alter the appearance of the area by introducing a development on agricultural land. There will therefore be visual change to the area as well as spatial. However, it is considered that in view of the sites allocation there is a general acceptance that the site is suitable for development and that in spatial terms this would be acceptable. It is accepted that there would be some visual change to the area, however this is unlikely to cause significant harm in terms of the development's impact on the character and appearance of the area, and any harm that would result must be weighed in the planning balance against other positive aspects of the scheme.
- 7.9 Based on the above assessment of the development the layout, design, size and scale of this proposal appears acceptable for this allocated site (Ref: Kir041) For these reasons the proposal appears to accord with Policies 2 and 3 of the SELLP and the intentions of Section 12 'Achieving Well-designed Places' of the NPPF.

Impact on heritage assets

- 7.10 Policy 29 of the SELLP sets out the criteria that must be considered where development proposals affect heritage assets and their settings. The policy allows development proposals where the resulting impact on the setting of listed buildings preserve or better reveal the significance of the listed building. Section 16 of the NPPF 'Conserving and enhancing the historic environment' also states that where development proposals have the potential to affect heritage assets then the developer needs to describe the significance of the assets affected. These policies seek to support the objectives of the Town & Country Planning (Listed Buildings and Conservation Areas) Act 1990, which includes specific duties under S66 (for Listed Buildings) and & 72 (for Conservation Areas) in respect of decision making.
- 7.11 As part of the developer's submission an assessment on designated heritage assets was carried out. This identifies that Kirton House, which is a Grade II listed building, is situated opposite the site's entrance on London Road. It explains that the built form of the new development is to be set back approximately 20 metres from London Road and that when travelling along this road views of Kirton House will remain unchanged. It also explains how new viewpoints of Kirton House will be created when leaving the new estate road.
- 7.12 A further listed building (including the entrance gates to this dwelling) is located at no.96 London Road. The assessment concludes that this building would be separated by existing dwellings and is unlikely to be affected by the proposal.
- 7.13 The built form of the new development is set back approximately 20 metres from London Road (to the east) creating a good separation distance from the asset with the scale of the houses unlikely to be prominent within the streetscene. In conclusion, whilst there would be change to the context for the identified heritage assets, this change is not considered to be harmful and as such, the scheme would be in

accordance with the established planning policies and legislative special duties in relation to heritage assets.

- 7.14 Further, a geophysical survey has also been submitted by the developers and this has highlighted the potential for archaeological remains to be present at the site. An appropriate condition recommending the developer to carry out a scheme of archaeological work to be carried out at the site that should include trial trenching.
- 7.15 It is considered that a proper assessment of the impact on heritage assets has been carried out and it is concluded that the proposal would preserve and better reveal the views of Kirton House by the creation of new viewpoints from the new access road. The proposal would therefore accord with Policy 29 of the SELLP and the intentions of the NPPF.

Impact on residential amenity

- 7.16 The nearest dwellings that may be impacted by the development are the three properties along Woodside Road, known as 'Breson', 'Carmel' and 'Millstone House'. Only two representations have been received, one of which was from the dwelling known 'Carmel'
- 7.17 The three dwellings referred to above are located on good-sized plots. In terms of the separation distances between the built form of the new development and the existing dwellings, a distance of almost 20 metres will be maintained between their rear elevation and the nearest part of any new dwellinghouse. It is therefore unlikely that any harmful dominance or visual intrusion would occur as a result of the new development.
- 7.18 Furthermore, views of the new houses from the existing properties would be primarily the gable ends of the dwellings or their parking areas only, leading to the conclusion that any loss of privacy through overlooking would be marginal.
- 7.19 It is therefore considered that the relationship between the existing dwellings along Woodville Road and the new dwellings proposed as part of this development would be acceptable as only minor harm to neighbour's amenity would occur in terms of dominance, visual intrusion and loss of privacy/overlooking. The proposal would therefore accord with Policies 2 and 3 of the SELLP.

Highway safety and car parking

- 7.20 The main vehicular access into the site along with the estate roads would be built to adoptable standards and, once completed, the road network will be adopted by the Local Highways Authority.
- 7.21 No objections have been raised by the Local Highway Authority subject to a number of conditions. It should be noted that no vehicular access from the development is proposed onto Woodside Road and this is to be conditioned accordingly.

- 7.22 Policy 36 'Vehicle and Cycle Parking' provides minimum parking standards for various types of development. Annex 6 of the SELLP provides details on the level of car parking and cycle parking expected within new residential developments. It indicates that two parking spaces should be provided to serve properties of up to three bedrooms and that a garage can count as one space if it has an internal dimensions of 2.6m by 5.6m with an additional 1m at its end to park cycles.
- 7.23 All dwellings appear to have adhered to the minimum parking levels set out in Annex 6, apart from plot 106 and 244. These two dwellings are 4-bed properties and should ideally require three parking spaces for each of these dwellings and both only offer two spaces per dwelling. This minor failing is considered to have minimal adverse effect in the overall context of the scheme. The overall level of parking offered throughout the scheme and its layout is considered, on balance, acceptable and is generally in accordance with Policy 36 of the SELLP and associated Annex 6.

Developer contributions

- 7.24 Policy 6 'Developer Contributions' of the SELLP sets out the obligations for major developments that may be required to mitigate impacts of new development on local services and infrastructure, and Policy 18 'Affordable Housing' sets out the trigger points and levels of affordable housing that would normally be expected for such developments.

- 7.25 28 of the 139 dwellings are proposed to be affordable units in the form of:

Rented:

- 4 no. 1-bed houses
- 10 no. 2-bed houses
- 4 no. 3-bed houses
- 2 no. 4-bed houses

Shared ownership:

- 3no. 2-bed houses
- 5no. 3-bed houses

- 7.26 This equates to 28 affordable homes on the site (20%) and thus would meet the requirements of Policy 18. The mix and tenures have also been discussed with the Councils Housing section who are in agreement with the proposals.
- 7.27 A request has also been made by Lincolnshire Education Services for a financial contribution of £430,531 towards one additional general teaching classroom at Thomas Middlecott Secondary School and a new sports hall at Boston Grammar School. This request has been justified and would be included within the S106 legal agreement.
- 7.28 In respect of a contribution towards health provision, NHS England have confirmed they do not request any contribution for this scheme.

- 7.29 Subject to a Legal Agreement which satisfactorily covers the above being concluded the scheme would accord with policies 6 and 18 of the SELLP.

Flood Risk and drainage

- 7.30 The application site is located within flood zone 3 of the Environment Agency's flood zone maps and according to the EA flood hazard maps (1 in 200 year) it is in a 'danger for some' area.
- 7.31 The application is accompanied by a Flood Risk Assessment and the Environment Agency has been consulted. Their response is one of no objections subject to a condition ensuring that the development proceeds in accordance with mitigation measures outlined in the FRA including that finished floor levels shall not be set lower than 500mm above existing ground level and that all dwellings shall be a minimum of two storeys. A further condition is attached requesting details of the foul drainage scheme that is required to be submitted to and approved by the Local Planning Authority.
- 7.32 Advice provided by Anglian Water Services and Black Sluice IDB for the developers should also accompany any forthcoming approval for this development.
- 7.33 Based on the above assessment it is considered that, subject to conditions, the proposal would accord with Policy 4 of the SELLP and the intentions of Section 14 'Meeting the challenge of climate change, flooding and coastal change' of the NPPF.

Ecology and wildlife

- 7.34 As part of the proposal the applicants have submitted an extended Phase I ecological survey the results of which did not find any species or habitats that would warrant further surveys to be carried out. However, recommendations were made within the report and it is good practice to ensure that the development is carried out in accordance with the reports recommendations. It is therefore considered that a condition should be attached to ensure compliance with these recommendations.

Other matters

- 7.35 Policy 30 'Pollution' and 31 'Climate change and renewable and low carbon energy' of the SELLP set out a range of measures that developers would normally be expected to comply with such as electric charging points, energy efficient boilers and the need to comply with water efficiency standards. These measures aim to help reduce the carbon footprint of developments making them more sustainable in line with the guidance contained in the NPPF. This development would be a modern development, designed to provide a high quality scheme meeting the expectations of future residents and building regulations. With regard to the imposition of further measures it is considered that this can be sufficiently dealt with by the way of planning conditions requiring the submission of further details.

Planning Conditions

- 7.36 In addition to the standard conditions which limits the life span of the planning permission and lists the approved plans, conditions are recommended which relate to drainage and flood risk, highway works, archaeology, ecology and a construction management plan.
- 7.37 In order to protect the site and neighbouring land from flooding and in the interests of flood risk, conditions are recommended that require the submission for approval of a satisfactory drainage system and that the development is carried out in accordance with the submitted flood risk assessment.
- 7.38 It is also recommended that a condition is imposed that requires the submission of samples of the materials to be used in the construction of the development to ensure that the buildings satisfactorily assimilates within the area.
- 7.39 Compliance conditions are also imposed to ensure that landscaping proposals are carried out and that the mitigation measures set out in the ecological survey are adhered to.
- 7.40 A construction management plan also requires the submission of details of where construction materials will be stored, the siting of welfare facilities, working hours etc. in order to protect the amenities of the occupiers of nearby dwellings during the construction of the development.

8.0 Planning Balance

- 8.1 Section 38(6) of the Act requires that proposals are determined in accordance with the development plan unless material considerations indicate otherwise. It is well-defined in case law that the development plan (in this case the SELLP) should be taken as a whole and it is for the decision-maker to weigh up compliance/lack of compliance with policies of the development plan, along with all relevant material considerations. The weight attributed to each of these factors within this exercise is known as the 'planning balance'.
- 8.2 This site is allocated in the SELLP for housing (ref: Kir041) and within the settlement boundary of Kirton. Therefore, the principle of residential development on this site is not disputed. It therefore accords with policies 1, 10 and 11 of the SELLP. The scheme would make a significant contribution to boosting the supply of housing within the Borough, and would also contribute towards the delivery of Affordable Housing. These are significant, positive benefits arising from the scheme.
- 8.3 The layout of the development appears well thought out with numerous house-types using differing materials with the overall scheme being unlikely to cause undue harm to the general character and appearance of the area. The proposed dwellings appear to have suitably sized gardens and good levels of parking and the scheme would provide a quality living environment for future occupiers of the dwellings. The scheme would result in the loss of agricultural land, and visual change to the area, however these effects are considered to be minor in nature given that the land has been

previously found as being acceptable for development by virtue of its allocation, and that the scheme would appropriately assimilate into the existing spatial character of the area. As such, the proposals therefore comply with policies 2, and 3 of the SELLP.

- 8.4 The environmental impacts of this development in relation to impact on heritage assets, flood risk, wildlife/ecology and general sustainability are considered to be acceptable and can be appropriately mitigated through the imposition of recommended conditions. Therefore the scheme would comply with policies 2, 3, 4, 28, 29, 30 and 31 of the SELLP.
- 8.5 The proposal would also include for provision of 28 affordable homes and a financial contribution towards a classroom at Thomas Middlecott Primary School and a sports hall at Boston Grammar School in order to mitigate the impacts of the development. These contributions are justified and are to be secured by a S106 legal agreement. The scheme would therefore accord with policies 6, 18, and 32 of the SELLP.
- 8.6 To conclude, when taken as a whole, it is Officers opinion that the scheme would be acceptable in the planning balance, subject to the completion of the necessary legal agreement and subject to the imposition of the conditions as recommended.

9.0 Summary and Conclusion

- 9.1 The proposal would result in the development of existing agricultural land for residential purposes. The scheme would provide a substantial contribution to the housing supply within the Borough and would provide for a high quality housing scheme which is in accordance with the policies of the development plan. The site is suitable for residential development and the primary issues in the determination of the application have been fully assessed as identified above and found to be acceptable or would be acceptable subject to the imposition of the conditions recommended and the conclusion of the associated S106 agreement. It is therefore recommended that the application is supported.

10.0 Recommendation

- 10.1 It is recommended that Committee RESOLVE TO GRANT PLANNING PERMISSION subject to the following conditions and the completion of the section 106 agreement relating to affordable housing and contributions towards education as detailed in the report

CONDITIONS AND INFORMATIVES

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

Reason: Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby approved shall be carried out in accordance with the following approved plans:

- Ref: 1197/LP/SP – ‘Location Plan - Southern Phase’
- Ref: 90A-PL-01 Rev D – ‘Planning Layout - Southern Phase’
- Ref: 90A-HOL-001 – ‘Design Sheet - Holland’
- Ref: 90A-DEE-01 – ‘Design Sheet - Dee’
- Ref: 90A-EDN-001 – ‘Design Sheet - Eden’
- Ref: 90A AV-001 – ‘Design Sheet - Avon’
- Ref: 90A-CLY-001 – ‘Design Sheet - Clyde’
- Ref: 90A-SPAR-01 – ‘Design Sheet - Sparta’
- Ref: 90A-CORO-001 – ‘Design Sheet - Coronation’
- Ref: 90A-CORO-002 – ‘Design Sheet - Coronation’
- Ref: 90A-LCK-001 – ‘Design Sheet - Lock’
- Ref: 90A-MER-001 – ‘Design Sheet - Mere’
- Ref: 90A-MER-002 – ‘Design Sheet - Mere’
- Ref: 90A-NENE-001 – ‘Design Sheet - Nene’
- Ref: 90A-BAL-001 – ‘Design Sheet - Balmoral’
- Ref: 90A-BAL-002 – ‘Design Sheet - Balmoral’
- Ref: 90A-RIBB-001 – ‘Design Sheet - Ribble’
- Ref: 90A-HUM-001 – ‘Design Sheet - Humber’
- Ref: 90A-HUM-002 – ‘Design Sheet - Humber’
- Ref: 90A-A516-001 – ‘Design Sheet - A516’
- Ref: 90A-A516-002 – ‘Design Sheet - A516’
- Ref: 90A-A732-001 – ‘Design Sheet - A732’
- Ref: 90A-A902-001 – ‘Design Sheet - A902’
- Ref: 90A-A1336-001 – ‘Design Sheet - A1336’
- Ref: 1197/LA1 Rev A – ‘Landscape Proposals - Sheet 1 of 11’
- Ref: 1197/LA1 Rev A – ‘Landscape Proposals - Sheet 2 of 11’
- Ref: 1197/LA1 Rev A – ‘Landscape Proposals - Sheet 3 of 11’
- Ref: 1197/LA1 Rev A – ‘Landscape Proposals - Sheet 4 of 11’
- Ref: 1197/LA1 Rev B – ‘Landscape Proposals - Sheet 5 of 11’
- Ref: 1197/LA1 Rev B – ‘Landscape Proposals - Sheet 7 of 11’
- Ref: 90A-SG-01 – ‘Design Sheet - Single Garage’
- Ref: 90A-DG-01 – ‘Design Sheet - Double Garage’
- Ref: 90A-DSG-01 – ‘Design Sheet - Double Shared Garage’
- Ref: 90A-TSG-01 – ‘design Sheet - Triple Shared Garage’

And read in conjunction with the various recommendations of the supporting documents which accompany the application unless varied by other conditions attached to and forming part of this decision.

Reason: To ensure that the development is carried out in accordance with approved plans in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan (2011-2036)

3. The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) dated August 2018, referenced MA11011-FRA-R01 by Millward, including the following mitigation measures detailed within the FRA:

- Finished floor levels to be set no lower than 500mm above existing ground Level
- All dwellings to have at least two storeys

The mitigation measures shall be fully implemented prior to occupation and subsequently remain in place.

Reason: To reduce the risk of flooding to the proposed development and future occupants and to accord with Policies 2, 3, 4 and 31 of the South East Lincolnshire Local Plan (2011-2036) and the intentions of the National Planning Policy Framework (2019).

4. Prior to the construction of any building above damp proof course, a detailed scheme for drainage and water infrastructure shall be submitted to and agreed in writing by the Local Planning Authority. The details shall include:

- a scheme for the provision of mains foul sewage infrastructure on and off site
- details of connection point(s) and discharge rate(s)

Prior to the occupation of any dwelling within any phase of the development, the drainage and water infrastructure measures relating to that phase and dwelling must have been carried out in complete accordance with the approved scheme.

Reason: To prevent environmental and amenity problems arising from flooding and to accord with Policies 2, 3, 4 and 31 of the South East Lincolnshire Local Plan (2011-2036) and the intention of the National Planning Policy Framework (2019)

5. The water consumption of each dwelling hereby permitted should not exceed the requirement of 110 litres per person per day (as set out as the optional requirement in Part G of the Building Regulations 2010 and the South East Lincolnshire Local Plan, 2019).

The person carrying out the work must inform the Building Control Body that this duty applies.

A notice confirming the requirement for the water consumption has been met shall be submitted to the Building Control Body and Local Planning Authority, no later than five days after the completion of each individual dwelling.

Reason: To protect the quality and quantity of water resources available to the district. This condition is imposed in accordance with Policy 31 of the South East Lincolnshire Local Plan (2011-0236).

6. No development shall take place above ground level until details of the materials proposed to be used in the construction of the external surfaces have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: No details of materials have been submitted, these details are required in the

interests of the amenity of the area and to ensure that the new buildings are in keeping with the character of the area to accord with the objectives of Policies 2 and 3 of the South East Lincolnshire Local Plan (2011-2036) and the intentions of the National Planning Policy Framework (2019).

7. All landscape works relating to each completed part of the development shall be carried out in accordance with the approved details within 6 months of the completion of that part of the development. Any trees, plants, grassed areas which within a period of 5 years from the date of planting die, are removed or become seriously damaged or diseased shall be replaced in the first available planting season with others of similar size species or quality.

Reason: In the interests of visual amenity and to ensure an effective landscaping scheme is delivered, including planting of trees, and to ensure that the approved scheme is implemented satisfactorily, in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan (2011-2036).

8. Prior to the commencement of any part of the development above slab level, details shall be submitted to and approved by the Local Planning Authority for the provision of three (3) fire hydrants or other acceptable alternative along with a timetable for their installation relative to the phasing of the development. The fire hydrants (or other acceptable alternative) shall be installed at the relevant point of development in accordance with the agreed timetable.

Reason: To enable the protection and maintenance of the development and to accord with Policies 2 and 3 of the South East Lincolnshire Local Plan (2011-2036).

9. No development shall take place until the applicant has secured a programme of archaeological work, which shall include trial trenching, in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.

Reason: In order to ensure that satisfactory arrangements have been made for the investigation, retrieval and recording of any possible archaeological remains on the site and to accord with Policies 2, 3 and 29 of the South East Lincolnshire Local Plan (2011-2036) and the intentions of the National Planning Policy Framework (2019).

10. The development hereby approved shall be carried out in accordance with the recommendations contained within the submitted Phase I Ecology Survey prepared by Hillier Ecology Limited.

Reason: To ensure that protected species and their habitats are protected and to provide enhancements to biodiversity in accordance with Policies 2, 3 and 28 of the South East Lincolnshire Local Plan (2011-2036).

11. Prior to the commencement of development above slab level, final details of measures that aim to reduce pollution and promote renewable and low carbon energy (including measures such as facilities for EV car charging) and details relating to the timing of their implementation, shall be submitted to and approved in writing with the Local Planning

Authority. The development shall be constructed in accordance with the approved measures.

Reason: To help reduce pollution and promote renewable and low carbon energy in new development schemes and to accord with Policies 2, 3, 30 and 31 of the South east Lincolnshire Local Plan (2011-2036) and to accord with the intentions of the National Planning Policy Framework (2019).

12. Before each dwelling is occupied, the roads and footways providing access to that dwelling, for the whole of its frontage from an existing public highway, shall be constructed to a specification to enable them to be adopted as Public Highway, less the carriageway and footway surface courses. The carriageway and footway surface courses shall be completed within three months from the date upon which the erection is commenced of the penultimate dwelling.

Reason: To ensure that a safe and suitable standard of vehicular and pedestrian access is provided for residents throughout the construction period of the development and that the roads and footways are completed within a reasonable period following completion of the dwellings. This condition accords with Policies 2 and 3 of the South East Lincolnshire Local Plan (2011-2036).

13. No dwelling shall be commenced before the first 60 metres of estate road from its junction with the public highway, including visibility splays, have been completed to Binder Course level.

Reason: To ensure construction and delivery vehicles, and the vehicles of site personnel may be parked and/or unloaded off the existing highway, in the interests of highway safety and the amenity of neighbouring residents and to accord with Policies 2 and 3 of the South East Lincolnshire Local Plan (2011-2036).

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

Reason: In the interests of safety, to avoid the creation of pedestrian trip hazards within the public highway from surfacing materials, manholes and gullies that may otherwise remain for an extended period at dissimilar, interim construction levels. This condition accords with Policies 2 and 3 of the South East Lincolnshire Local Plan (2011-2036).

15. There shall be no vehicular access to the permitted development from Woodside Road. Effective measures, both physical and contractual, shall be incorporated into the development to prevent any such access being formed at any time.

Reason: Woodside Road is unsuitable, in terms of its carriageway width and construction standard and the absence of footways, to be able to accommodate additional vehicle movements from a residential development of the scale hereby

permitted. This condition accords with Policies 2 and 3 of the South East Lincolnshire Local Plan (2011-2036).

16. Prior to the commencement of the development above ground level, a Construction Management Plan shall be submitted to the Local Planning Authority for approval in writing. The Construction Management Plan will prescribe how the construction of the site will be phased, where site accommodation and welfare facilities will be placed, hours of working, where site vehicles and the vehicles of site personnel will be parked and where materials will be delivered and stored within the site. Construction of the permitted development shall be undertaken in accordance with the approved Construction Management Plan.

Reason: In the interests of the safety and free passage of the public, in the interests of residential amenity and to accord with Policies 2 and 3 of the South East Lincolnshire Local Plan (2011-2036).

Mike Gildersleeves
Growth Manager