

OSTON BOROUGH COUNCIL

Planning Committee – 7th February 2023

Reference No: B/22/0248

Expiry Date: 08-Aug-2022

Extension of Time: 14-Feb-2023

Application Type: Full Planning Permission

Proposal: Erection of 4 no. 1.5 storey dwellings and a detached garage and construction of a private access road

Site: 73 & 73A, Rosebery Avenue, Boston PE21 7QR

Applicant: Rosebery Homes Ltd

Agent: Andrew Clover Planning and Design Ltd

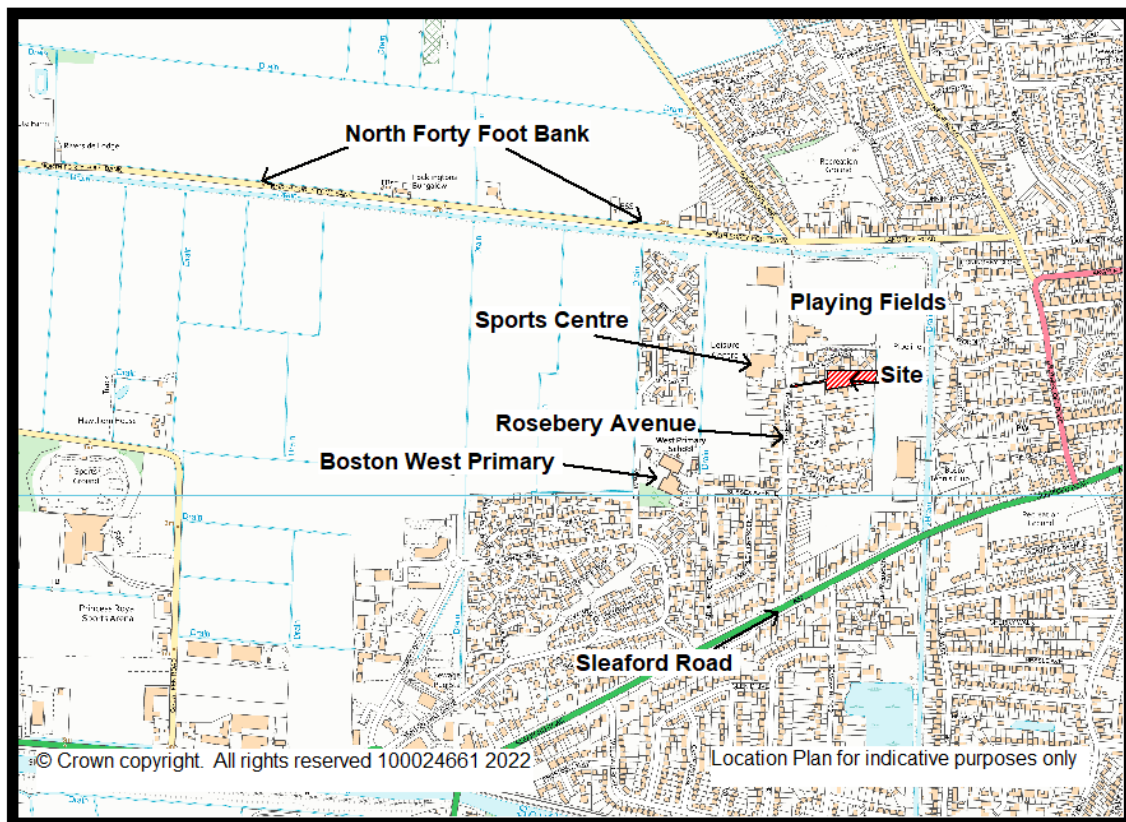
Ward: West

Parish: Boston Town Area Committee

Case Officer: Lewis Humphreys

Third Party Reps: 14

Recommendation: Approve with conditions



1.0 Reason for Report

- 1.1 The application is presented to the Planning Committee following a call-in request from the ward member, Cllr Woodliffe, for the following reasons:
- Policy 30 – impact of noise on residents of The Boundary
 - Policy 30 – Land Quality and concerns the site is unsuitable for residential development
 - Policy 30 – Safe access given narrowness of the track putting pedestrians at risk
 - Laying of services below the access and collection of refuse
 - Access to the site during construction and impacts of construction

2.0 Application Site and Proposal

- 2.1 The site is an existing residential site with two backland dwellings, 73 and 73a Rosebery Avenue, both of which are currently unoccupied. The site is within the settlement boundary for Boston, within Flood Zone 3 and within the Danger for All Flood Hazard Zone.
- 2.2 The site is accessed via a driveway between 67 and 79 Rosebery Avenue that sit on the roadside. The site widens at the rear of these properties to a broadly rectangular site that features the two existing dwellings and large area to the rear that serves as the gardens for those properties but is not currently maintained.
- 2.3 To the south of the site is a similar arrangement, with 65a and 65b Rosebery avenue occupying a backland site. To the north of the site is The Boundary, a cul-de-sac development with several bungalows, 6 of which share a boundary with the site.
- 2.4 The application seeks permission to demolish the two existing dwellings and erect four 1.5 storey dwellings. Plots 1, 2 and 4 would back on to the southern boundary of the site, with Plot 3 sitting perpendicular to these. An access road would run from the current driveway along the north of the site to serve all 4 properties.
- 2.5 An additional plot was proposed in the north west of this but this has been removed by amendments with a landscaped area now proposed in that corner. Further amendments have been received that amend a window on Plot 2.
- 2.6 The application has been accompanied by a Preliminary Ecological Appraisal, Biodiversity Assessment and Flood Risk Assessment.

3.0 Relevant History

- 3.1 B/18/0284 - Erection of 4 two storey residential dwellings and private access road leading from The Boundary, following demolition of 73 & 73A Rosebery Avenue – Refused for the following reason:
1. The siting of the proposed four dwellings to the rear of the existing residential properties at The Boundary and Rosebery Avenue will be out of character with the pattern and form of development surrounding the

applications site. Furthermore, the proposed development, having regard to the distances from respective boundaries and rear elevations of neighbouring properties and the proposed locations of the first floor window serving habitable rooms, will result in significant overlooking of neighbouring properties. Collectively this will substantially erode the amenity, privacy and the living conditions of neighbouring residents. The proposed development will therefore be contrary to the objectives of Boston Borough Local Plan 1999 Policies G1, H2 and H3(2) and paragraph 127 of the National Planning Policy Framework (2021).

4.0 Relevant Policy

4.1 South East Lincolnshire Local Plan 2019

- Policy 1 – Spatial Strategy
- Policy 2 – Development Management
- Policy 3 – Design of New Development
- Policy 4 – Approach to Flood Risk
- Policy 17 – Providing a Mix of Housing
- Policy 28 – The Natural 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 Network
- Policy 36 – Vehicle and Cycle Parking

4.2 National Planning Policy Framework

- Section 2 – Achieving sustainable development
- Section 4 – Decision-making
- Section 5 – Delivering a sufficient supply of homes
- 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 publicity 11 responses were received on the initial scheme from nearby addresses raising the following issues:

- In keeping with surrounding buildings and will add much sought after chalet bungalows
- Development sympathetic with regard to number, type and position of dwellings
- Proposal should provide swift bricks
- North facing windows would overlook properties on The Boundary and cause a loss of privacy in gardens, bedrooms, bathrooms and conservatories
- Overlooking of properties to the west and loss of privacy
- Boundary treatments on the south and west need to be higher to account for higher floor levels in proposed properties
- Access should not be allowed via The Boundary

- Narrow access means only vehicle at a time can enter and exit the site with up to 13 vehicles and will cause traffic issues.
- Visibility issues could cause issues with pedestrians on Rosebery Avenue, particularly from nearby primary school and Boston College
- Incorrect width of access due to boundary issues due to new fences
- No passing places in access
- Vehicles accessing site will be noisy
- Materials not in keeping with nearby properties
- Concerns about access to water and sewerage services as already issues from the construction of The Boundary
- Concerns about flooding of track and risk to neighbouring properties
- Concerns about flooding if site levels are raised
- Where will wheelie bins be sited for collections – potential hazard for pedestrians and highway visibility
- Concerns about impact on neighbours fences during construction and maintenance
- Proposal will improve the area and will have little traffic disruption
- For development of the derelict land that surrounds the area we live
- Happy to welcome more people to the community and more custom for surrounding businesses
- Planning was previously refused for four dwellings
- Would have a major impact on the existing environment due to density of houses and traffic flow
- Concerns about construction vehicles accessing the site
- Concerns about noise of vehicles depending on final road surface
- 5 dwellings are too many on this site

5.2 Following amendments to reduce the number of dwellings and the submission of a preliminary ecological appraisal and biodiversity plan a further 3 comments were received raising the following additional issues:

- North facing windows were removed from plots 3 and 4 but not 1 and 2 and this is unacceptable and would still result in a loss of privacy in bedroom, garden and conservatory
- Not 1.5 storey as elevated floor levels so these would be as high as houses
- Development should be restricted to bungalows

6.0 Consultations

- 6.1 Black Sluice IDB – Prior consent of board is required before discharge into piped watercourse. Full details of surface water scheme required, including suitability of pipe system to take flows. Ground levels should not be raised above the level of any surrounding land.
- 6.2 Environment Agency – Condition required to secure the mitigation within the FRA to make the development safe. Sequential test must still be applied.
- 6.3 Environmental Health – No objection in principle but previous application it was noted the site once had ‘clay pits’ on it. Recommend contaminated land conditions to mitigate. Recommend conditions relating to the provision of EV charging and construction management to protect amenity.
- 6.4 LCC Highways/SuDS – Does not wish to restrict the grant of permission:

“This proposal is for the development of 5no. dwellings to land off Rosebery Avenue, which will utilise the existing access arrangements that serves the current use. Sufficient parking and turning provision have been made within the site to allow vehicles to enter and leave in a forward gear.

The Highway and Lead Local Flood Authority have been mindful of the fact, that this is already an existing access and is suitable, so that drivers intending to enter the highway at this access may have sufficient visibility of approaching traffic and pedestrians to judge if it is safe to make the manoeuvre. Vehicles exiting at the back edge of the footway from this access, will have to consider the presence of pedestrians on the footway. The absence of wide visibility splays at this access, will encourage drivers to emerge more cautiously and consideration has been given to whether this is appropriate, considering of the frequency of vehicle movements, the amount of pedestrian activity and the width of the existing footway.

Although the existing access is narrow, there is sufficient visibility and room for vehicles to enter and leave without causing queuing or obstruction should they meet other vehicles at the access. Additionally, there has been no recorded Personal Injury Accidents (PIA) in the vicinity of this access in the last 5 years. It is therefore not considered that this proposal would result in an unacceptable impact upon highway safety.”

6.5 Cadent Gas – No objections

7.0 Planning Issues and Discussions

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

- Principle of development and flood risk
- The proposed access arrangements and the impact on highway safety
- The impacts on neighbour amenity
- Quality of design and the impact on the character of the area
- Other matters

The principle of development and flood risk

7.2 The application seeks planning permission for four dwellings. There are currently two dwellings on site already, as such the main issue is whether the addition of two more dwellings would accord with Local Plan Policy.

7.3 The site lies within the settlement boundary for Boston. Policy 1 of the Local Plan supports development that supports the town’s role as sub-regional centre. The majority of residential growth within the Borough is directed to the town, therefore four dwellings within such a location would be acceptable.

7.4 The site is within Flood Zone 3 and the proposal is for ‘more vulnerable’ development and must satisfy the sequential and exceptions tests. Policy 4 of the Local Plan advocates that the search area for the development should be limited to within the settlement boundary. The whole of the town is within Flood Zone 3. Looking at the Hazard maps, the site is within the red Danger

for All zone, which covers a large portion of the town, with the rest in the orange Danger for Most hazard zone.

- 7.5 It is noted that a previous application on the site (B/18/0284), also for 4 dwellings, was refused and flood risk did not form a reason for refusal on that application. While that application predated the adoption of the Local Plan, the Local Plan was at a very late stage and was afforded significant weight in decision making. Furthermore, the Strategic Flood Risk Assessment which forms the basis for Policy 4 and contains the approach to the sequential test, formed part of the evidence to the Plan and should equally have been afforded weight at the time of determination of the previous application.
- 7.6 Giving weight to the position of the previous application on the site, it is considered the search area for the sequential test should be reduced to the site area. Within the site there are no areas at lesser risk and the sequential test is considered to be passed.
- 7.7 The proposal must then undergo the Exceptions Test, requiring the proposal demonstrate wider sustainability benefits that outweigh the flood risk and demonstrate the proposal would be safe for its lifetime from flooding.
- 7.8 The proposal would provide some limited social and economic benefits, arising from the mix of house types and economic benefits of construction itself. The proposal also includes some landscaping and biodiversity improvements that would enhance the immediate environment. Given the strategic approach within Policy 1 supports development for housing within the settlement boundaries, this is considered to satisfy the exceptions tests.
- 7.9 The Environment Agency have provided comments indicating they consider the development would be safe for its lifetime subject to a condition securing the mitigation set out in the applicants Flood Risk Assessment (FRA).
- 7.10 Full details of foul and surface water disposal have not been provided with the application, although it is indicated the proposals intend to connect to the existing foul water mains system and make use of a sustainable drainage solution for surface water.
- 7.11 The FRA identifies that the site would be unsuitable for infiltration and some possible source control SuDS features are referenced within the mitigation section of that report. However, in the absence of full details, it is unlikely a true sustainable drainage system could be achieved on site. Nonetheless, it is considered that an appropriate scheme would be achievable on site and that full details of both foul and surface water disposal could be secured by condition.

The proposed access arrangements and the impact on highway safety

- 7.12 The proposal makes use of an existing access that currently serves the two existing dwellings on site. It is noted from representations received during the course of the application that a further dwelling, currently accessed via The Boundary, also has a right of access over this route.

- 7.13 The access is narrow, less than 4m wide at its narrowest point. It is wide enough to accommodate a vehicle but vehicles would be unable to pass. Furthermore, the width would bring pedestrians and cyclists into conflict with vehicles if using it at the same time.
- 7.14 The access track runs between 67 and 79 Rosebery Avenue and is bordered on both sides by a 1.8m close boarded fence. There is approximately 0.5m separation to the ground floor and 1-1.5m separation to the first floor of the dwelling to 67 Rosebery Avenue the south and 4.5m clearance to the dwelling to 79 Rosebery Avenue to the north. This boundary arrangement gives limited visibility from the access of vehicles travelling along Rosebery Avenue.
- 7.15 LCC as Highways Authority consider that the nature of the access would slow vehicles using the access and that there is an existing potential level of use arising from the two dwellings on site already. As such, they consider the proposals would not be detrimental to Highway Safety and have not objected to the proposal. Giving weight to their comments, it is considered that the access would be safe.

The impacts on neighbour amenity

- 7.16 Policies 2 and 3 of the Local Plan, along with paragraph 130 of the NPPF seek to secure a good standard of amenity for occupiers of existing and proposed properties.
- 7.17 The proposal would result in an increase in the number of movements down the access that would have a corresponding impact on neighbour amenity with additional harm arising through the noise and disturbance associated with those movements. In particular there would be harm where there are first and ground floor windows overlooking the access. The extant position of two dwellings on site is a material consideration and an assessment of harm should be based on the difference in harm to amenity, if any, arising from four rather than two dwellings on site and using the access.
- 7.18 The proximity of the windows of 67 Rosebery Avenue to the access means that vehicle movements are likely to cause some harm through noise and disturbance but when balanced against the existing harm arising from the extant position and some limited mitigation from the 1.8m fence, this harm is not considered to be contrary to Policies 2 and 3 of the Local Plan.
- 7.19 Several representations have raised concerns regarding overlooking, particularly of bungalows to the north. Of particular note, Plots 1 and 2 have north facing first floor windows. Plot is not expected to cause significant harm, the orientation of plot means any views of 1 or 4 The Boundary would be at an obliqui angle, limiting the potential for overlooking. Furthermore, the window would face the side elevation of 75 Rosebery Avenue, which already has an existing boundary treatment along the length of this elevation that would prevent harmful levels of overlooking.
- 7.20 Plot 2 faces towards 4 The Boundary and there is the potential for harmful overlooking of windows on the rear of that property. Given the height differential there would be an added perception of overlooking that would increase the level of harm caused.

- 7.21 It is noted, however, that there would be approximately 17m from that first floor window to the boundary treatment and approximately 28m from the window to the rear of the bungalow. This includes the front garden of Plot 2, the access way and a small portion of the landscaped, biodiversity area.
- 7.22 The proposed window has been reduced in size through amendments to the application and this would reduce the level of harm. The window would serve a bedroom that would also be served by a pair of roof lights. It would be unfeasible to secure a non-opening window via condition and the use of obscure glazing on an opening window in this location would not significantly mitigate the impacts remaining, in part because some of those impacts arise from a perception rather than an actual loss. Taking all of these matters cumulatively, it is considered that the separation distance and reductions in the window size are sufficient to mitigate the level of harm to an acceptable level in accordance with Policies 2 and 3.
- 7.23 Representations have also raised impacts to neighbour amenity arising from the raised floor levels. Each property has raised floor levels to mitigate flood risk and an outside veranda area at the height of the proposed floor levels. Concerns have been raised that these would result in overlooking over the 2m fence to the south of the site, in closest proximity to the raised platforms. It is considered that the existing boundary treatment is sufficient and no additional conditions increasing the height of this boundary treatment or otherwise related to this relationship have been recommended but members may wish to consider the imposition of such a condition.
- 7.24 There have been concerns raised about impacts during construction, particularly regarding accessing the site and construction hours. Given the narrow width of the access to the site and the proximity of nearby dwellings it is considered reasonable and necessary in these circumstances to secure a construction management plan addressing these issues by condition.

Quality of design and impact on the character of the area

- 7.25 The development would replace an existing 2 dwellings with 4 dwellings, served by a private road running along the northern side of the site. The site would sit back from Rosebery Avenue, with very limited visibility in the street scene.
- 7.26 Such an arrangement is not uncommon in this area, with The Boundary to the north, 65a and 65b Rosebery Avenue to the immediate south and Arcott Drive, and 41-49 Rosebery Avenue further to the south. There is a strong pattern of backland development in the area and the proposal would be in keeping with the character and form of development in its surroundings.
- 7.27 Generally these dwellings in the immediate vicinity are bungalows, notably on The Boundary and to the immediate south, however, the dwellings along Rosebery Avenue have a greater mix. The proposed dwellings would be 1.5 storey, however, the raised floor levels to mitigate flood risk give the dwellings a height more akin to a 2 storey dwelling. However, the scale would not be out of keeping with this mixed character and would not adversely impact the character of the area.

- 7.28 The proposed dwellings would have a contemporary style, making use of a timber cladding on the main element with brick additions and a raised outdoor area. This contemporary design would enhance the immediate vicinity but it is noted that the limited wider visibility of the site means this benefit is of limited impact in the wider area.

Other matters

- 7.29 The existing site has the potential to be of some biodiversity importance, in particular the preliminary ecological appraisal submitted with the application identified of scrub at the eastern end of the site with further small areas in the north and south western corner. This is considered to be of moderate local nature conservation value with the potential to support herpetofaunal, avifaunal and mammal inhabitancy. Additionally the overgrown lawn area of the two existing dwellings has been assessed as having low species diversity but again moderate local nature conservation value.
- 7.30 The proposals would result in a loss of these habitats, offset by a proposed landscaped area in the north western corner of the site and some additional hedgerow planting.
- 7.31 The Environment Act 2021 strengthened requirements with the NPPF and Local Plan Policy 28 to protect biodiversity. The Act will introduce a requirement for some development to provide a measurable 10% biodiversity net gain but the secondary legislation enacting this and the appropriate methodology has not yet been published or come into force. Current policy requires no net loss but does not require a particular methodology or evidence base to demonstrate this.
- 7.32 The application has been supported by a biodiversity assessment that would not meet the requirements that have been proposed as part of the mandatory net gain but indicatively indicate a greater than 20% loss in area biodiversity units with a 100% increase in linear units.
- 7.33 The method for calculating this does not allow these units to be added or directly compared and both area and linear habitats should demonstrate a gain to be considered under that proposal. As such, the proposal would not meet these requirements.
- 7.34 Notwithstanding this, the proposals would demonstrate some off-setting and provision of measures such as bat or bird boxes. These measures could be secured by condition. The biodiversity assessment sets out that the outcomes within assume that the proposals establish successfully and are managed and monitored to ensure longevity over a 30 year period. The details submitted do not achieve that but it is considered reasonable to secure that by condition.
- 7.35 Turning to protected species, the preliminary ecological appraisal did not identify any and recommends precautionary measures for nesting birds, reptiles, badgers, foraging bats, and amphibians. The existing buildings have potential to be used by roosting bats and additional surveys are required to ascertain whether the buildings contain bats and to identify the relevant mitigation.

- 7.36 This survey is recommended to be carried out between May and August in accordance with the standing advice. It is highly likely that the presence of roosting bats would be able to suitably mitigated and given the nature of the proposal, avoiding harm to any bats there is not feasible given the existing buildings would need to be demolished to facilitate the development. A condition securing further surveys is considered to be reasonable and necessary in these circumstances.
- 7.37 Taken cumulatively, the proposals would be of some minimal harm to biodiversity.
- 7.38 Comments have been received regarding bin storage. The access is unlikely to be suitable for regular access of a refuse vehicle. Current arrangements likely have bins for the existing dwellings stored at each dwelling and then put out on Rosebery Avenue for collection. Such an arrangement would continue for this proposal. Policy 3 of the Local Plan requires that proposals provide facilities for the bin storage, given bins would be able to be stored at each dwelling the proposals would comply with this part of Policy 3.
- 7.39 Environmental Health have identified that the site may previously have had clay pits on it. While the site currently has a residential use, they have recommended the imposition of conditions to identify whether there is any land contamination to ensure future development is safe. This is considered reasonable and necessary and such a condition is recommended.

8.0 Summary and Conclusion

- 8.1 The proposal would see two existing dwellings on site demolished and 4 new dwellings served by a private residence erected. The site has a previous application for 4 dwellings on the site which was refused, primarily due to the impact on neighbour amenity.
- 8.2 The site is within the settlement boundary of Boston, which is the main focus for new residential development. The site is within Flood Zone 3 and in a Danger for All Hazard area. Giving weight to the previous assessment of the site, it is considered the proposal would pass the sequential and exceptions tests and the proposed mitigation is considered to be sufficient to make the development safe for its lifetime.
- 8.3 The proposal would be accessed via the existing narrow driveway, this access provides limited visibility of the highway and no opportunities for vehicles passing. However, significant weight is given to the comments of the Highway Authority that consider the proposals would not harm highway safety.
- 8.4 The proposed layout and scale are considered to be in keeping with the wider character of development along Rosebery Avenue. The designs and material palettes are contemporary and would be a minor enhancement to the area, limited by the lack of wider visibility of the site.
- 8.5 There proposals would result in some harm to neighbour amenity. There is harm identified to 69 Rosebery Avenue arising from the increase in vehicle movements along the access and in close proximity to that property and its

windows. However, given the existing dwellings on site, this harm is not considered to be so significant as to warrant refusal of the proposal.

- 8.6 There are overlooking and loss of privacy concerns relating to the height of boundary treatments to the south. Given the position and nature of the raised outdoor areas, no condition to increase that height has been recommended.
- 8.7 Additionally concerns have been raised regarding overlooking and loss of privacy from first floor windows in Plots 1 and 2. The angles of overlooking from Plot 1 are considered to limit the harm arising from this plot. The window on Plot 2 has been reduced in size and there is a good distance separating the window from 4 The Boundary, which would be most affected. This is considered to be sufficient to mitigate this harm to an acceptable level within the suburban context of the site.
- 8.8 Some harm to biodiversity is expected due to the loss of habitats on site, while this would not be completely outweighed by proposed landscaping, this could be supplemented through additional measures and secured by conditions. No impacts on protected species have been identified but precautionary measures, including additional surveys, have been recommended in the preliminary ecological appraisal.
- 8.9 Overall, it is not considered the harm identified above would be sufficient to outweigh the benefits of the proposal and the application is recommended for approval subject to the below conditions.

9.0 Recommendation

- 9.1 It is recommended that Committee Approve the application subject to the below conditions:

1.	<p>The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this permission.</p> <p>Reason: Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004.</p>
2.	<p>The development hereby permitted shall only be undertaken in accordance with the following approved plans;</p> <ul style="list-style-type: none"> ▪ Drawing No. 18622-01 Location Plan ▪ Drawing No. 18622-103 Rev A Site Plan ▪ Drawing No. 18622-104 Plot 1 Floor and Roof Plan ▪ Drawing No. 18622-105 Plot 1 Elevations and Section ▪ Drawing No. 18622-106 Plot 2 Rev A Floor and Roof Plan ▪ Drawing No. 18622-107 Plot 2 Elevations and Section ▪ Drawing No. 18622-108 Plot 3 Floor and Roof Plan ▪ Drawing No. 18622-109 Plot 3 Elevations and Section ▪ Drawing No. 18622-110 Plot 4 Floor and Roof Plan ▪ Drawing No. 18622-111 Plot 4 Elevations and Section ▪ Drawing No. 18622-112 Plot 4 Garage

	<ul style="list-style-type: none"> ▪ Drawing No. 18622-113 Proposed Site Plan (west) ▪ Drawing No. 18622-114 Proposed Site Plan (east) <p>Reason: To ensure that the development is undertaken in accordance with the approved details, in the interests of residential amenity and to comply with Policies 2 and 3 of the South East Lincolnshire Local Plan (2019).</p>
3.	<p>Prior to commencement of the development hereby approved a detailed construction management plan shall be submitted to and approved in writing by the Local Planning Authority. The construction management plan shall include:</p> <ul style="list-style-type: none"> ▪ Method statement detailing how construction traffic, site personnel vehicles, materials deliveries and site accommodation will be managed to safeguard highway safety and residential amenity. ▪ Phasing of development to include access construction, parking and construction compounds ▪ Details of measures to minimise disturbance during the demolition and construction process through noise, dust, vibration and fumes ▪ A method statement detailing where pile foundations are to be used and measures to protect the amenity of neighbours during this process ▪ Proposed hours and days of working <p>The development shall thereafter be carried out in accordance with approved construction management plan.</p> <p>Reason: In the interests of the amenity of local residents in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan (2019).</p>
4	<p>No development shall be undertaken until bat activity surveys have been carried out in accordance with the recommendations of the Preliminary Ecological Appraisal. A report detailing the results of that survey along with details if any necessary mitigation shall be submitted to and approved in writing by the Local Planning Authority prior to any works being carried out. The development shall proceed in strict accordance with the recommendations of the approved report.</p> <p>Reason: In the interests of biodiversity and in accordance with Policy 28 of the South East Lincolnshire Local Plan (2019).</p>
5	<p>The development hereby approved shall not be commenced until details of a comprehensive contaminated land investigation has been submitted to and approved by the Local Planning Authority and until the approved scope of works have been implemented. The assessment shall</p>

	<p>include the following measures unless the LPA dispenses with any such requirement in writing:</p> <ul style="list-style-type: none"> ▪ A Phase 1 desk study carried out to identify and evaluate all potential sources of contamination and the impacts on land and/or controlled waters, relevant to the site. The desk study shall establish a 'conceptual model' of the site and identify all plausible pollutant linkages. Furthermore the assessment shall set objectives for the intrusive site investigation works/quantitative risk assessment. A copy of the desk study and non-technical summary shall be submitted to the Local Planning Authority. ▪ A site investigation shall be carried out to fully and effectively characterise the nature and extent of any land contamination and/or pollution of controlled waters. It shall specifically include a risk assessment that adopts the source-pathway-receptor principle and take into account the sites existing status and proposed new use. A copy of the site investigation and findings shall be submitted to the Local Planning Authority. <p>Reason: To ensure potential risk arising from previous site uses have been fully assessed and to accord with Policies 2 and 3 of the South East Lincolnshire Local Plan (2019).</p>
6	<p>Where the risk assessment identifies any unacceptable risk or risks, a detailed remediation strategy to deal with land contamination and/or pollution of controlled waters affecting the site shall be submitted to and approved in writing by the Local Planning Authority. No works, other than investigative works, shall be carried out on the site prior to receipt of written approval of the remediation strategy by the Local Planning Authority.</p> <p>Remediation shall be carried out in strict accordance with the approved remediation strategy.</p> <p>Reason: To ensure the proposed remediation plan is appropriate and to accord with Policies 2 and 3 of the South East Lincolnshire Local Plan (2019).</p>
7	<p>If during development contamination not previously considered is identified, then the Local Planning Authority shall be notified immediately and no further work shall be carried out until a method statement detailing a scheme for dealing with suspected contamination has been submitted to and approved in writing by the Local Planning Authority.</p>

	<p>Reason: To ensure all contamination within the site is dealt with and to accord with Policies 2 and 3 of the South East Lincolnshire Local Plan (2019).</p>
8	<p>Prior to development above ground level a schedule of external materials for buildings and hard surfaced areas and details of proposed boundary treatments shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the materials so approved.</p> <p>Reason: In the interests of the appearance and character of the development and the visual amenity of the area in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan (2019).</p>
9	<p>Prior to development above ground level, full details of the proposed means of foul and surface water disposal to separate systems shall be submitted to and approved in writing by the Local Planning Authority and the details so approved shall be implemented in full before there are any flows into the receiving systems.</p> <p>Reason: To ensure that the site is adequately drained, to avoid pollution, and to prevent increased risk of flooding in accordance with Policies 2, 3 and 30 of the South East Lincolnshire Local Plan (2019) and national guidance contained in Section 14 of the National Planning Policy Framework (2021).</p>
10	<p>Notwithstanding the submitted details a scheme for the long-term management and monitoring of the proposed landscaping and biodiversity measures shown on Drawing No. 18622-113 and 18622-114 shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>Such a scheme shall cover a minimum period of 30 years and the development shall be occupied and managed in accordance with the agreed details.</p> <p>Reason: To ensure that biodiversity enhancement is achieved to mitigate the loss of existing habitats on site in accordance with Policy 28 of the South East Lincolnshire Local Plan (2019) and Section 15 of the National Planning Policy Framework (2021).</p>
11	<p>The scheme of landscaping, tree planting and biodiversity enhancements shown on Drawing No. 18622-113 and 18622-114 shall be carried out and completed in their entirety during the first planting season following practical completion of the development. All trees, shrubs and bushes</p>

	<p>shall be maintained in accordance with the details required by Condition 10 and during that period all losses shall be made good as and when necessary.</p> <p>Reason: To ensure that the development is adequately landscaped, in the interests of its visual amenity and character in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan (2019).</p>
12	<p>The development hereby permitted shall be undertaken in accordance with the Recommendations set out in Section 5.0 of the Preliminary Ecological Appraisal. Should any protected species be found during the development work shall cease immediately and details of protection measures shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>Reason: To ensure the protection of protected species during the development, in accordance with Policy 28 of the South East Lincolnshire Local Plan (2019).</p>
13	<p>The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) June 2022 by Andrew Clover Planning and Design Ltd. and the following mitigation measures detailed with in the FRA:</p> <ul style="list-style-type: none"> ▪ Finished floor levels to be set no lower than 2.7m above Ordnance Datum (AOD), equivalent to 1.0m above existing ground level. ▪ The development shall not include single storey dwellings ▪ Demountable defences/flood doors to be provided to a height of 600mm to cover all ground floor doors ▪ Flood resilience and resistance measures to be incorporated into the proposed development as stated <p>The mitigation measures shall be fully implemented prior to occupation and subsequently remain in place.</p> <p>Reason: In the interest of reducing flood risk in accordance with Policy 4 of the South East Lincolnshire Local Plan (2019).</p>
14	<p>The water consumption of any dwelling hereby permitted should not exceed the requirement of 110 litres per person per day (as set out 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</p>

	<p>be submitted to the Building Control Body and Local Planning Authority, no later than five days after the completion of each individual dwelling.</p>
--	--

	<p>Reason: To protect the quality and quantity of water resources available to the Borough, in accordance with Policy 31 of the South East Lincolnshire Local Plan (2019).</p>
--	--