

[5] Outline Planning Permission

N/105/00925/22 **APPLICANT:** J. Geddis Holdings Limited,

VALID: 18/07/2022 **AGENT:** Mr. B. McAlister,

PROPOSAL: Outline erection of 14no. dwellings (with means of access, layout, scale and appearance to be considered).

LOCATION: 83 UPGATE, LOUTH, LN11 9HF

1.0 REASONS FOR COMMITTEE CONSIDERATION

1.1 The application is referred to Committee following request by Cllr Makinson-Sanders on the grounds of highway safety and capacity concerns and existing parking problems in the vicinity of the site.

2.0 THE SITE AND SURROUNDINGS

2.1 The site is located to the south of Newmarket and east of Upgate in Louth - defined as a town in the East Lindsey Local Plan. A small portion of the north of the site falls within the Louth Conservation with the remainder being adjacent to it. There are listed buildings further north. The site lies within Flood Zone 1 - Low Risk. The site is to the east side of Upgate which runs in a north to south direction, being mainly to the rear of houses which front Upgate with two points of access. An existing dwelling is set back with the site wrapping round the north, east and south. The land rises up to the east and to the north. The site had a former industrial use, but buildings have been removed and the site is now derelict and overgrown. To the east side of the site on higher ground is a row of garages and the cattle market, which wraps round to the south. To the north is a vacant piece of land which has planning permission allowed on appeal as set out below in the site history.

3.0 PROPOSED DEVELOPMENT

3.1 The application as originally submitted sought outline permission for 16 dwellings, but following negotiation, that has been amended to seek outline planning permission for the erection of 14no. dwellings. Reserved matters of access, layout, scale, and appearance are to be considered as part of the application with landscaping reserved for later approval.

3.2 The proposal is for four blocks of dwellings. One block of four to the northern portion of the site, two blocks adjacent to the eastern boundary each containing four dwellings and a block of two to the south. Access is off Upgate towards the middle of the site between 81A and 85 Upgate. Parking and amenity areas are shown along with a refuse bin collection point near the entrance.

4.0 CONSULTATION

4.1 Set out below are the consultation responses that have been

received on this application. These responses may be summarised and full copies are available for inspection separately. Some of the comments made may not constitute material planning considerations.

Publicity

- 4.2 The application has been advertised by means of a press notice and site notice and neighbours have been notified in writing.

Consultees

- 4.3 TOWN COUNCIL - initially objected to this application due to:
- a) Issues with access to the site
 - b) Over intensification of the area
 - c) Create further issues with the infrastructure of the town with regards to GP surgeries/schools/dentists etc
 - d) Grave concerns that 16 more dwellings in the area will cause further issues on the highway - fast moving traffic where access roads are blind corners. Area being sited close to the traffic lights which is already notorious for road traffic accidents. Development would result in both increased traffic and pedestrian use of this area which has some narrow pavements on a busy main road,
 - e) Create further parking problems on the highway.

Further comments received following submission of additional detail and amendment indicated support for the application. Considered that small houses are much needed in the community. The Council were pleased to see that the properties on Newmarket have been removed from the plan. However, it still had concerns about traffic on Upgate due to parking and nearness to traffic lights but feels it important to clean up the site and discourage antisocial behaviour on site.

Further objection subsequently received on the grounds that the proposals are overbearing for the size of the site. The Council were concerned about the layout and density of buildings and felt that the egress was dangerous, having a very poor visual splay due to the line of parked cars, always present, on the side of Upgate and effectively making a double crossroads on Upgate, being located opposite Quarryside and next to an existing extremely busy traffic light-controlled crossroads.

- 4.4 LCC HIGHWAYS AND LEAD LOCAL FLOOD AUTHORITY - This is a Major Application and is therefore required under the NPPF to provide SUDs drainage proposals for surface water disposal. Advised that a Drainage Strategy is required to outline the proposals for surface water disposal in accordance with the SUDs hierarchy and to ensure that surface water flood risk is not increased by the development.

Following amendment requests that any permission given by the Local Planning Authority includes conditions for a CMP and surface water drainage scheme.

Advise that the signalled junction with Newmarket is around 70m from the proposed site access and it has had 2 slight and 2 serious accidents in 5-year period. Consider that the proposals will have marginal impact on that junction. Note that the proposed access is opposite Quarryside and will form a crossroads - these are both residential cul-de-sacs with a few number of houses - so the volume of traffic that might go across Uppgate would be very small and not be an unacceptable highway risk.

- 4.5 ENVIRONMENTAL SERVICES (Environmental Protection) - Not received at the time of preparing this report.
- 4.6 ENVIRONMENTAL SERVICES (Drainage) - Not received at the time of preparing this report.
- 4.7 ENVIRONMENTAL SERVICES (Contamination) - Phase 1 report required or conditions.
- 4.8 NHS - Advise that the contribution requested for the development is £8,470.00 (£605 x 14 dwellings).
- 4.9 AFFORDABLE HOUSING OFFICER - Initial request for affordable housing to meet the need but following amendment acknowledge that the proposal is below the threshold for affordable housing delivery as set out at Local Plan Policy SP7. Accordingly, raises no objection to the proposal.
- 4.10 ELDC WASTE SERVICES - Advises that if the access road is unadopted all waste and recycling bins will have to be presented on Uppgate. There will be 3 waste and recycling bins per property without garden waste provision which will make a potential for 4 bins per property. If the development has roads adopted by LCC there will have to be a sufficient turning head to allow a 32tonne 8-wheel refuse freighter to turn.
- 4.11 LINCOLNSHIRE POLICE - Advisory comments on crime prevention.
- 4.12 LOUTH CIVIC TRUST - has no objections in principle to the redevelopment of this brownfield site for residential purposes. However, raised strong objections to the application as it considers that there are no background documents, such as a design and access statement, or information submitted to show how the development would preserve or enhance the setting of the site that adjoins the Louth Conservation Area or the character and appearance of the immediate area. Considers should be refused permission until an application with accompanying documentation is submitted to properly show how the development could be assimilated into the area is submitted.

Following amendment has no objections to the use of this brownfield site for residential purposes but considers that the proposal is overdevelopment leading to highway safety concerns with the additional traffic entering and leaving the site onto Uppgate. Considers the proposal should be limited to two storey development only which would be more in keeping with the character and appearance of the area.

- 4.13 LCC EDUCATION - Request contribution of £51,006.
- 4.14 ANGLIAN WATER SERVICES - Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Provide advisory comment including that the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991. or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. The foul drainage from this development is in the catchment of Louth Water Recycling Centre which currently does not have capacity to treat the flows the development site. Anglian Water are obligated to accept the foul flows from the development with the benefit of planning consent and would therefore take the necessary steps to ensure that there is sufficient treatment capacity should the Planning Authority grant planning permission. The surface water strategy/flood risk assessment submitted with the planning application relevant to Anglian Water is unacceptable. No evidence has been provided to show that the surface water hierarchy has been followed as stipulated in Building Regulations Part H. This encompasses the trial pit logs from the infiltration tests and the investigations in to discharging to a watercourse. If these methods are deemed to be unfeasible for the site, we require confirmation of the intended manhole connection point and discharge rate proposed before a connection to the public surface water sewer is permitted. We would therefore recommend that the applicant needs to consult with Anglian Water and the Environment Agency. We request that the agreed strategy is reflected in the planning approval.
- 4.15 HERITAGE LINCOLNSHIRE (ARCHAEOLOGY) - The site lies to the south of the historic core of the town and at the southern edge of the Conservation Area. The proposal is located at the site of an Iron Foundry, depicted on the Ordnance Survey 1906 25" mapping. A series of buildings are shown at this location on the 1888 6" mapping to the north of a quarry named 'Lime Works'. Limited information has been provided concerning the site; it is unclear if extant structures or remains at the site are associated with the former, industrial use of the site or retain historic fabric of structures associated with the foundry. Insufficient information is available at present with which to make any reliable observation regarding the impact of this development upon any archaeological remains or historic structures. Recommend that further information be provided in order to make an assessment of the likely impact of the proposals on any buried archaeological remains and historic structures. The assessment should consider the significance and proposed impact upon designated and non-designated heritage assets, in accordance to the National Planning Policy Framework. Considers that this can be dealt with by way of conditions.
- 4.16 HERITAGE LINCOLNSHIRE - The design of the dwellings proposed has been designed to reflect the overriding built character of the surrounding area which are predominantly 19th century dwelling houses (some 18th

century) of red brick with slate or pantile roofs and timber sash windows of varying styles. The historic building stock comprises both two and three storey variants, the latter tend to primarily be buildings of a higher status. Advise that one of the proposed units is intended to be three storey, which whilst not be out of character for the wider town of Louth it is more typically a feature of Georgian Louth. However, the development site sits in an area more typical of the mid-later 19th century expansion of Louth which predominantly has buildings of two storey height and we consider the development should respect this character. Generally the dwelling designs are well thought out, the proposed materials and style are traditional and in keeping with the character of Louth and it is not considered they would be a harmful addition to the setting of the Conservation Area and if the proposal is to go ahead, its quality can be secured via conditions for building materials, doors, windows, rainwater goods all being approved in writing by the Local Planning Authority.

Notes that the site has previously been identified as a negative floorscape just outside the boundary of Louth's Conservation Area and that the dwellings proposed have been designed to reflect the overriding built character of the surrounding area which are predominantly 19th century dwelling houses (some 18th century) of red brick with slate or pantile roofs and timber sash windows of varying styles. The historic building stock comprises both two and three storey variants, the latter tend to primarily be buildings of a higher status. Notes amendments to the scheme based on previous HL comments - it is now proposed for there to be 4 buildings in a courtyard layout, each being 2 storeys high. This respects the mid-later 19th century character within the area of Louth where the buildings are to be situated and is therefore favoured. In accordance with previous comments, generally the dwelling designs are well thought out, the proposed materials and style are traditional and in keeping with the character of Louth and it is not considered they would be a harmful addition to the setting of the Conservation Area.

- 4.17 ELDC HISTORIC ENVIRONMENT OFFICER - Advised in relation to the original submission that the site lies adjacent to the Conservation area and no Heritage Statement has been submitted. Due to the incline of the land considers that these properties may well be visible from the conservation area and therefore as the application did not specify design, or materials was unable to assess its impact. Advises of S72 General duty as respects conservation areas in exercise of planning functions, that '*special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area*' and draws attention to relevant NPPF heritage policy.

Neighbours

- 4.18 3 no. representations of objection received on the grounds of:
- Parking is a problem in the area and development will increase number of cars;
 - Increase in traffic;
 - Close to junction and junction opposite which would be dangerous;
 - Should be no more than two storey builders and sufficient parking for

two cars;

- 4.19 1 representation of support received on the grounds of:
- Support subject to correct layout and parking is provided to alleviate current onsite parking issues;
 - Would benefit area to improve the site;
- 4.20 The Ward Councillor is aware of the application via the Weekly List.

5.0 RELEVANT PLANNING HISTORY

- 5.1 N/105/00548/05 - Planning Permission - Erection of a block of 31 no. flats, 1 no. block of 3 no. houses with a block of 3 no. garages, 1 no. pair of semi-detached houses each with single detached garage and 1 no. block of 3 no. houses each with detached single garage on site of existing buildings which are to be demolished, provision of parking spaces and alterations to an existing vehicular access. Refused
- 5.2 N/105/00576/05 - Environmental Impact Assessment (E.E.C. Directive 85/337/E.E.C. as amended by Council Directive 97/11E./C) for a screening opinion with respect to the erection of a block of 31 no. flats, 1 no. terrace of 3 no. houses with detached block of 3 no. garages, 1 no. pair of semi-detached houses each with detached single garage and 1 no. terrace of 3 no. houses each with detached single garage on site of existing buildings which are to be demolished, provision of car parking spaces and construction of a vehicular access. Not required.
- 5.3 N/05/00957/05 - Conservation Area Consent - Demolition of existing buildings. Refused.
- 5.4 N/105/02293/11 - Planning Permission - Erection of 1no. block of 3no. dwellings and 1no. block of 4no. flats with the provision of bin storage. Approved on appeal 05/02/2013.
- 5.5 N/105/00933/22 - Environmental Impact Assessment (E.E.C. Directive 85/337/E.E.C. as amended by Council Directive 97/11E.C.) for a screening opinion with respect to the outline erection of 16no. dwellings. Not required.

6.0 PLANNING CONSIDERATIONS

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the development plan unless material considerations indicate otherwise. The Development Plan comprises of the East Lindsey Local Plan (adopted 2018), including the Core Strategy and the Settlement Proposals Development Plan Document; and any made Neighbourhood Plans. The Government's National Planning Policy Framework (NPPF) is a material consideration.

Planning Policy:

East Lindsey Local Plan:

SP1 - A Sustainable Pattern of Places

SP2 - Sustainable Development

SP3 - Housing Growth and the Location of Inland Growth

SP10 - Design

SP11 - Historic Environment

SP16 - Inland Flood Risk

SP22 - Transport and Accessibility

SP28 - Infrastructure and S106 Obligations

National Planning Policy Framework

7.0 OFFICER ASSESSMENT OF THE PROPOSAL

Main Planning Issues

- 7.1 The main planning issues in this case are considered to be:
- **Principle of the development in terms of sustainability.**
 - **Impact of the development on the character of the area including the setting of the conservation area.**
 - **Impact of the development on the amenity of the neighbours.**
 - **Other Issues**

Principle of the Development in Terms of Sustainability.

- 7.2 SP1 of the East Lindsey Local Plan sets out the settlement hierarchy based on the range of services, facilities, and employment available in them. Settlements are defined as either towns or large, medium, or small villages with the remainder of the district including hamlets being open countryside. Louth is defined as one of the higher order Towns in the Local Plan and is therefore considered, in principle to be a sustainable and suitable location for development. SP2 of the East Lindsey Local Plan sets out the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF unless material considerations indicate otherwise. SP3 of the East Lindsey Local Plan sets out the overall district wide housing requirement for the plan period and outlines in broad terms where housing should be located.
- 7.3 The site is not an allocated site in East Lindsey Settlement Proposals Development Plan Document and would therefore be defined as a windfall site. SP3 - Housing Growth and the Location of Inland Growth at Clause 4 allows for windfall sites in towns and large villages "in appropriate locations within the settlement and outside of, but immediately adjacent to the developed footprint". The policy goes on to define 'appropriate location' and 'developed footprint'.
"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.
- Be connected to the settlement by way of a footpath.

** 'appropriate locations' means a location which does not conflict, when taken as a whole, with national policy or policies in this Local Plan.

*** '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;
- outdoor sports and recreation facilities and other formal open spaces on the edge of the settlement."

7.4 In this case the site is located within the built-up part of the town, it is a brownfield site and is surrounded by built development. It is therefore considered that the proposal would retain the core shape and form of the town. Impact on the character of the area is discussed in detail below. There is a footway at the entrance to the site and as mentioned previously the site is close to the town centre and within the continuous built-up part of the settlement. The former industrial buildings have been demolished and the site is untidy and overgrown. It is therefore considered that the principle of development on this site would comply with the Strategic Policies of the Local Plan mentioned previously.

Impact of the Development on the Character of the Area including the Setting of the Conservation Area.

7.5 SP10 of the Council's Local Plan relates to the design of new development. It confirms that the Council will support well-designed sustainable development which maintains and enhances the character of the Districts towns, villages and countryside. This advice is reiterated in the National Planning Policy Framework in paragraphs 130. SP11 of the Council's Local Plan aims to secure the continued protection and enhancement of heritage assets in the district and support proposals that preserve and enhance heritage assets and their setting and the special character, appearance and setting of conservation areas. This advice is reiterated in paragraphs 194-198 of the NPPF, which relates to proposals which affect heritage assets and paragraphs 199-204 which provide guidance on considering potential impacts on the significance of designated and non-designated assets. The Planning (Listed Buildings and Conservation Areas) Act 1990 imposes duties requiring special regard to be had to the desirability: at Section 72(1), of preserving or enhancing the character or appearance of a Conservation Area. Section 66 of The Planning (Listed Buildings & Conservation Areas) Act 1990 requires that special regard must be had to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

7.6 As set out above a small portion to the north of the site falls within the Louth Conservation Area with the remainder of the site being adjacent to the Conservation Area. There are some grade II listed houses further north along Lee Street and Uppgate however given the distance and the buildings in between it is not considered that the proposal would have any impact on the setting of those listed buildings. Given the sensitivity of the site to the Conservation Area, access, layout, scale, and appearance are all being considered at this outline stage.

7.7 As mentioned previously the brownfield site is untidy and overgrown and has a negative impact on the character of the area and the setting of the conservation area. It is therefore considered that an appropriate development would remedy that situation and potentially enhance the quality and character of the area. The site is unusual in shape, wrapping round 81A Uppgate. Four blocks of dwellings are proposed to create a courtyard form for the development with parking amenity areas in between. The amenity areas would provide landscaped sitting out areas and a visual separation of the blocks of dwellings. As noted by the Council's heritage advisers, the appearance of the blocks has been designed to reflect the overriding built character of the surrounding area which are predominantly 19th century dwelling houses (some 18th century). The materials shown on the plans being red brick with slate roofs and timber sash windows of varying styles would be in keeping with the character of the conservation area. The scale of the buildings is also considered to be appropriate to the character of the area and this part of the conservation area. The external material detail can be secured by condition along with the windows and doors, should permission be granted. Landscaping detail is not a consideration for this application but remains as a reserved matter for which details will need to be submitted. However, it is considered that a suitable landscaping scheme could be designed to ensure that shared surfaces and planting would 'soften' the appearance of the development. SP22 of the Council's Local Plan sets out the criteria for transport and accessibility for development within the district. The concerns raised by the ward councillor, Town Council and residents regarding parking issues and highway safety are noted however the proposal would provide eighteen car parking spaces for the fourteen dwellings with the potential for an additional four along the wide access road. LCC as the Local Highway Authority have clarified that "the signalled junction with Newmarket is around 70m from the proposed site access and it has had two slight and two serious accidents in 5-year period. They consider that the proposal would have marginal impact only, on that junction. Whilst the proposed access is opposite Quarryside and will form a crossroads, these are both residential cul-de-sacs with a few number of houses – so the volume of traffic that might go across Uppgate would be very small and not be an unacceptable highway risk". A wheelie collection point at the entrance has been included which can also be secured by condition along with cycle storage areas within the site.

Impact of the Development on the Amenity of the Neighbours

7.8 SP10 states that development will be supported provided it does

not unacceptably harm any nearby residential amenity. This advice is reiterated in the National Planning Policy Framework in paragraph 130. Concerns raised by nearby residents mainly relate to highway and parking issues which have been discussed above. It is suggested that two parking spaces should be provided for each dwelling. However, given the proximity of the site to the town centre and the modest size of the dwellings, it is not considered that two car parking spaces per unit would be warranted in this case. The concern raised regarding the scale of the blocks has been also, been mitigated through negotiation as all are now two storey only. Blocks D and A are closest to the existing dwellings in the area. There is permission for a row of houses adjacent to the north of the site to the rear of Block D, which is the 2011 permission listed in the site history. A start was made on this development, so it is still extant. The site is lower than the adjoining land and whilst quite close this situation is not uncommon in urban areas. Block D has been positioned so it would only sit behind one of the proposed houses. It is not considered that there would be any notable overlooking from ground floor windows and first floor windows are shown to be bedrooms. The west side elevation which would face the rear of properties which front on to Uppgate would contain kitchen and bathroom windows and there is a greater, acceptable degree of separation. Block A is positioned to the southern end of the site behind houses which front on to Uppgate. A parking area is shown to be in between and only stairwell windows are shown to face the existing houses. It is therefore considered that, given the relationship of the proposed blocks of dwellings to the neighbours, there is not likely to be any significant loss of privacy or loss of light. Furthermore, due to the scale and position of the blocks they would not be unduly over-bearing on the neighbours. With reference to the position of the access between nos. 81A and 85 Uppgate, it is accepted that there would be an increase in activity but given the previous industrial use of the site and as there are no windows to the side elevation of 81A and only one first floor window to 85, it is not considered that there would be a significant harmful impact on those neighbours amenity from the comings and goings at this access point. However, given the on-road parking situation and the constrained nature of the site, in order to protect neighbour's amenity during the construction phase, it is considered that a construction management plan should be secured (by imposition of condition).

Other Issues.

7.9 Archaeology.

There is the potential for archaeology at the site as noted in the comments received from Heritage Lincolnshire. Conditions can ensure that any archaeological remains are recorded as required by paragraph 205 of the NPPF.

7.10 Drainage and Flood Risk.

SP16 of the Council's Local Plan relates to inland flooding. Clause 6 requires that all new development must show how it proposes to provide adequate surface water and foul water disposal. It is considered that these can be appropriately secured by condition.

7.11 Contamination.

Given the previous industrial/foundry uses at the site there is the potential for contamination. It will therefore be necessary to secure by conditions Phase 1 contamination report and any necessary mitigation.

Affordable Housing, and Mitigation for Health and Education Services

7.12 The proposal has been reduced in scale following negotiations to fall below the threshold for the provision of affordable housing as set out in SP7. The NHS and LCC Education have requested contributions to mitigate the impact of the development on the local education and health services. These are considered to be justified requests and as an outline application, schemes of mitigation can be secured by condition.

8.0 CONCLUSION

8.1 The application site is located in established built area of Louth, which is a sustainable settlement for housing growth as defined in the Core Strategy of the East Local Plan. Furthermore the site is brownfield and redevelopment represents an opportunity to significantly enhance the character of the area and the setting of the conservation area.

8.2 The development has been designed in to be respect and enhance the character of the area and the adjacent conservation area and also would not result in a significant harmful impact on the amenity of the neighbours.

8.3 Conditions as set out in the report can appropriately secure mitigation that would, in part address concerns expressed in representation.

8.4 This conclusion has been arrived at having taken into account all other relevant material considerations, none of which outweigh the reasons for the officer recommendation made below.

9.0 OFFICER RECOMMENDATION

RECOMMENDATION: Approve

subject to the following conditions:

1. Outline Permission

Details of the landscaping (hereinafter called "the reserved matter") shall be submitted to the Local Planning Authority before the expiration of 3 years from the date of this permission. No development shall commence unless approval of the reserved matters has been obtained from the Local

Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: In order to comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Approval of reserved matters

The development hereby permitted must be begun no later than the expiration of two years from the final approval of all reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: In order to comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

3 The development hereby permitted shall only be undertaken in accordance with the following approved plan numbers:

Site location plan scale 1:1250	Received by the LPA on 18/07/2022.
110 OPTION C REV 3	Received by the LPA on 18/07/2023.
120 SHEET 5 REV A	Received by the LPA on 18/07/2023.
119 SHEET 4 REV B	Received by the LPA on 18/07/2023.
118 SHEET 3 REV B	Received by the LPA on 18/07/2023.

Reason: For the avoidance of doubt and the interests of proper planning.

4 No development shall take place until a written scheme of archaeological investigation has been submitted to and approved by the Local Planning Authority. This scheme should include the following:

1. An assessment of significance and proposed mitigation strategy (i.e. preservation by record, preservation in situ or a mix of these elements).
2. A methodology and timetable of site investigation and recording.
3. Provision for site analysis.
4. Provision for publication and dissemination of analysis and records.
5. Provision for archive deposition.
6. Nomination of a competent person/organisation to undertake the work.

The scheme of archaeological investigation must only be undertaken in accordance with the approved details.

Reason: To ensure the preparation and implementation of an appropriate scheme of archaeological mitigation in accordance with paragraph 205 of the National Planning Policy Framework.

5 The archaeological site work must be undertaken only in full accordance with the approved written scheme referred to in condition no. 4. The applicant will notify the Local Planning Authority of the intention to commence at least fourteen days before the start of archaeological work in order to facilitate adequate monitoring arrangements. No variation shall take place without prior consent of the Local Planning Authority.

Reason: To ensure satisfactory arrangements are made for the recording of possible archaeological remains in accordance with paragraph 205 of the National Planning Policy Framework.

- 6 A report of the archaeologists findings shall be submitted to the Local Planning Authority and the Historic Environment Record Officer at Lincolnshire County Council within 3 months of the works hereby given consent being commenced unless otherwise agreed in writing by the Local Planning Authority; and the condition shall not be discharged until the archive of all archaeological work undertaken hitherto has been deposited with the County Museum Service, or another public depository willing to receive it.

Reason: In order to ensure that satisfactory arrangements are made for the investigation, retrieval and recording of any possible archaeological remains on the site and in accordance with paragraph 205 of the National Planning Policy Framework.

- 7 The development hereby permitted shall not be commenced until further investigation has been 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, in order that any potential risks are adequately assessed taking into account the sites existing status and proposed new use. Two full copies of the site investigation and findings shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works.

Reason: To ensure potential risks arising from previous site uses have been fully assessed in accordance with paragraph 183 of the National Planning Policy Framework.

- 8 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 and approved 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. Remediation of the site shall be carried out in accordance with the approved remediation strategy. No deviation shall be made from this scheme.

Reason: To ensure adequate and appropriate remediation of the site in accordance with paragraph 183 of the National Planning Policy Framework.

- 9 On completion of remediation, two copies of a validation report shall be submitted to the Local Planning Authority. The report shall provide validation and certification that the required works regarding contamination have been carried out in accordance with the approved Method Statements. Post remediation sampling and monitoring results shall be included in the closure report.

Reason: To ensure that the remediation strategy has adequately mitigated against the contamination in accordance with paragraph 183 of the National Planning Policy Framework.

- 10 If during redevelopment 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 the suspect contamination has been submitted to and agreed in writing with the Local Planning Authority. On completion of the development the Local Planning Authority shall be notified in writing if no additional contamination was identified during the course of the development and the dwellings hereby permitted shall not be occupied until the Local Planning Authority has acknowledged receipt of the same.

Reason: To ensure adequate and appropriate remediation of the site in accordance with paragraph 183 of the National Planning Policy Framework.

- 11 No development shall take place until a Construction Management Plan and Method Statement has been submitted to and approved in writing by the Local Planning Authority. The Plan and Statement shall indicate measures to mitigate the adverse impacts of vehicle activity and the means to manage the drainage of the site during the construction stage of the permitted development. It shall include;
- the phasing of the development to include access construction;
 - the on-site parking of all vehicles of site operatives and visitors;
 - the on-site loading and unloading of all plant and materials;
 - the on-site storage of all plant and materials used in constructing the development;
 - wheel washing facilities;
 - strategy stating how surface water run off on and from the development will be managed during construction and protection measures for any sustainable drainage features. This should include drawing(s) showing how the drainage systems (temporary or permanent) connect to an outfall (temporary or permanent) during construction;
 - measures to control the emission of dust and dirt during construction;
 - details of noise reduction measures
 - a scheme for recycling/disposing of waste resulting from demolition and construction works,
 - the hours during which machinery may be operated, vehicles may enter and leave, and works may be carried out on the site,
- The construction works shall only be carried out in accordance with the approved Construction Management Plan.

Reason: In the interests of the safety and free passage of those using the adjacent public highway; to ensure that the development is adequately drained without creating or increasing flood risk to land or property adjacent to, or downstream of the development during construction and to protect the amenity of nearby residents. This condition is imposed in accordance with SP10 and SP16 of the East Lindsey Local Plan and paragraph 130 of the National Planning Policy Framework.

- 12 No development shall commence until a surface water drainage scheme

has been submitted to and approved in writing by the Local Planning Authority.

The scheme shall;

- be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development;
- provide flood exceedance routing for storm event greater than 1 in 100 year;
- provide details of how run-off will be safely conveyed and attenuated during storms up to and including the 1 in 100-year critical storm event, with an allowance for climate change, from all hard surfaced areas within the development into the existing local drainage infrastructure and watercourse system without exceeding the run-off rate for the undeveloped site;
- provide attenuation details and any discharge rates which shall be restricted to 5 l/s;
- provide details of the timetable for and any phasing of implementation for the drainage scheme; and
- provide details of how the scheme shall be maintained and managed over the lifetime of the development, including any arrangements for adoption by any public body or Statutory Undertaker and any other arrangements required to secure the operation of the drainage system throughout its lifetime.

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

Reason: To ensure that the site is adequately drained without creating or increasing flood risk to land or property adjacent to, or downstream of, or upstream of the development and to avoid pollution. This condition is imposed in accordance with SP16 of the East Lindsey Local Plan.

- 13 Prior to the commencement of the development hereby permitted a foul water drainage strategy, including connection point and discharge rate, shall be submitted to and approved in writing by the Local Planning Authority. Prior to the occupation of any dwelling, the foul water drainage works relating to that dwelling must have been carried out in complete accordance with the approved scheme.

Reason: To ensure that the site is adequately drained and to avoid pollution. This condition is imposed in accordance with SP16 of the East Lindsey Local Plan.

- 14 The external materials to be used in the construction of buildings shall be as specified on drawings nos. 120 SHEET 5 REV A; 119 SHEET 4 REV B; and received by the Local Planning Authority on 18th July 2023.

Reason: In the interest of preserving/enhancing the appearance and character of the Conservation Area in which the site is located. This condition is imposed in accordance with SP11 of the East Lindsey Local Plan.

- 15 Notwithstanding the submitted details prior to installation on site, details of the window frames, doors and door frames to be utilised in the development hereby permitted, including samples if so required, shall be submitted to and approved in writing by the Local Planning Authority. Such details shall indicate, at a scale of not less than 1:20, the longitudinal and cross-sectional detailing, cill and lintol detailing, and means of opening. The window frames, doors and door frames shall be installed in accordance with the approved details and thereafter maintained.

Reason: In the interests of the architectural and historic integrity of the site and the development. This condition is imposed in accordance with SP10 and SP11 of the East Lindsey Local Plan.

- 16 Details the wheelie bin collection area at the entrance to the site shall be submitted to and approved in writing by the Local Planning Authority. The wheelie bin collection area and details for its subsequent maintenance and management of use shall be provided prior to the occupation of any dwelling and shall thereafter be so retained and maintained.

Reason: In order to ensure that areas are provided for the presentation of wheelie bins on collection days which does not result in a hazard to pedestrians. This condition is imposed in accordance with SP10 of the East Lindsey Local Plan.

- 17 No dwelling shall be occupied until a scheme providing mitigation for the impacts on the local Health Service facilities and public education facilities that arise as a direct result of the residential development hereby permitted have been submitted to and approved in writing by the Local Planning Authority.

Reason: This condition is imposed in order to secure suitable mitigation for impacts on NHS and public education provision. This condition is imposed in accordance with SP28 of the East Lindsey Local Plan.

- 18 No development shall take place before details of the existing and proposed site and floor levels of the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The submitted levels shall be measured against a fixed datum and shall show the existing ground levels of any neighbouring property. The development shall be carried in accordance with the approved levels.

Reason: In the interests of the amenity of local residents. This condition is imposed in accordance with paragraph 130 of the National Planning Policy Framework.