

[07] Full Planning Permission

N/128/00956/ 22 **APPLICANT:** Mr. & Mrs. Parker,

VALID: 24/05/2022 **AGENT:** Lincs Design Consultancy Ltd,

PROPOSAL: Planning Permission - Erection of a house, and outbuildings that comprises of a garage/car port, store and greenhouse, and construction of a wildlife pond

LOCATION: LAND NORTH OF LOUTH ROAD, NORTH COCKERINGTON, LOUTH, LN11 7DY

1.0 REASONS FOR COMMITTEE CONSIDERATION

1.1 The proposal has been subject to a call-in request by Councillor Knowles as the Local Ward Member and, if approved, would not fully comply with requirements of the East Lindsey Local Plan. For clarity, however, because elements of the proposal would accord with adopted policy, it is not regarded as a departure from the development plan.

2.0 THE SITE AND SURROUNDINGS

2.1 The application site is an agricultural field located to the north of Louth Road. The built form and associated structures of Rushmoor Country Park are located along the western boundary. A pair of dwellings are located along the frontage of Louth Road, adjacent to the south-eastern corner of the site. A farmhouse is located on the opposite side of Louth Road and a further collection of buildings including a dwelling are located adjacent to the north-eastern corner.

2.2 The site is located in open countryside, being removed from the villages of North Cockerington and South Cockerington by a significant distance. A hedgerow runs along the frontage of the site with Louth Road. More substantial planting is located along the western boundary and parts of the northern boundary. The eastern boundary is partly open to the neighbouring agricultural land and partly hedged, around the grounds of the neighbouring dwelling. The site rises in the centre and slopes down to each side.

3.0 DESCRIPTION OF THE PROPOSAL

3.1 The proposed development as originally submitted provided for the erection of a single two storey detached dwelling in a contemporary barn style approach. In addition, an outbuilding, stable building housing four stables, tack room and a barn, paddocks, wildlife ponds and wildflower area were also proposed.

3.2 As a consequence of negotiations and an iterative design review during the application process, the scheme detail has evolved and been amended to create a single storey collection of buildings sited more centrally within the site. The stables are now omitted

from the proposal with an arable farming area retained towards the Louth Road frontage of the site.

- 3.3 The supporting design statement advises that the design approach has been *'to deliver a high quality eco-friendly dwelling that has sustainability at the forefront of its intentions and that respects the existing rural surroundings, providing a future proof scheme that functions through sustainability.'*
- 3.4 It also confirms that the clients (applicants) family also owns adjacent land, that the applicant wishes to return to the area where he grew up and create a life long home. The site has been chosen as it enables the applicant to be central to the farmland and maintain an integral role in the activity and managing of the farm. They consider that the dwelling is critical for the applicant as their presence on site is fundamental to the efficacy of the successful running of the site and that the dwelling cannot be placed elsewhere in the village of North Cockerington as the applicant needs to be on site to help with management, organisation and operation of the farm.
- 3.5 The submitted details further advise that *'The goal was to provide a contemporary and wholesome lifetime home for the applicant that adapts to their practical and efficient way of living, whilst utilising sustainable building techniques to achieve a zero-carbon rating and provide space for both farming activity and domestic living'*.
- 3.6 The dwelling has been designed to be formed from 3 separate buildings which have been designed to reflect simple local vernacular forms which are interconnected by more contemporary features (including a green roof). Each building will have differing uses, with a bedroom block, a living block and a garage/store/greenhouse block. The orientation and arrangement of the buildings creates a very innovative layout which seeks to maximise solar gain and the surrounding views while also protecting the living area from prevailing winds.
- 3.7 Externally, the dwelling will have a simple, crisp, contemporary aesthetic finished in natural materials which is intended to allow the built form to be assimilated into the landscape. The dwelling itself will be clad in timber whilst the outbuilding will be constructed from brick to give the appearance of a traditional farm outbuilding.
- 3.8 The buildings will be designed to meet a very high level of energy efficiency and will be constructed from timber frame to minimise the carbon footprint.
- 3.9 It is also confirmed that a key part to the scheme is that the quality of the design is not hinged on the dwelling alone, but the design of the surrounding landscape in conjunction with the

dwelling and the functional requirements of the site.

3.10 The application is supported by additional information including:

Preliminary Ecological Appraisal - Advises as follows:

- Great Crested Newts (GCN) – no ponds within the site, but there are four within 500m of the site. Notes that the majority of habitats on site have sub-optimal suitability with only limited areas providing shelter and foraging opportunities. Concludes that it is highly unlikely that GCN are present on site and that no further survey work is necessary. However, a precautionary Method Statement for carrying out work is advocated.
- Badgers – Vigilance is necessary as a precautionary measure.
- Bats – Local bats are considered likely to use the survey area boundaries and adjacent habitats for foraging and commuting and the redevelopment may impact on the availability of foraging areas and commuting routes within the local landscape. No further surveys are considered necessary but precautionary measures relating to design of any lighting are advocated.
- Water Vole – Water vole have been recorded in 2018 within Green Dyke (the ditch to the north and west boundary). The ditch is considered to have high suitability to support water vole. Should there be any anticipated impacts to Green Dyke then mitigation as necessary arising from additional surveys should be considered (NB Other than potential planting, it is not envisaged that the scheme will impact on the dyke).
- Birds – removal/management of hedgerow, scrub or trees on site etc should only be undertaken outside of the active nesting season (march – September) or following a search for nests by an appropriately qualified ecologist.
- The report also advocates inclusion of native hedgerows and tree species and submission of a Biodiversity Management Plan to secure Biodiversity net gain outcomes.
- Also advises planting of light scented flowers to attract moths and night flying insects which will also provide foraging opportunities for bats,
- Positive conservation measures in place such as the proposed wildlife pond,
- Integral bat box and swift boxes,
- The existing southern hedge boundary to be retained.

Biodiversity Net Gain Plan – Confirms that the proposal includes measures to retain, enhance and create habitats on site to ensure a biodiversity net gain in excess of 10% (10.36% for area habitats, 110.4% for linear terrestrial habitats and 17.5% for linear aquatic habitats). Also confirms that a 30-year management and monitoring plan will be required to ensure that the new habitats are managed and monitored appropriately and the predicted biodiversity net gain is achieved.

Sustainability Report/ Basic Compliance Report – Confirming an intention for the dwelling to achieve a zero-carbon rating, exceeding Building Regulation requirements. This would be achieved using high levels of insulation, environmentally friendly materials, and excellent air tightness.

The proposal would include energy saving and water saving measures (with a rainwater harvesting tank). The energy efficient fabric and methods of construction, along with the use of ground source heat pump and photovoltaic cells are intended to result in a self-sufficient building.

Consultation Exercise Statement – A statement confirming that a public engagement exercise was undertaken. This included a physical consultation event at a local community hall, a local letter drop and also the opportunity to provide feedback electronically via email. The statement advises that the majority of the feedback from the consultation process was positive and constructive which assisted in directing the design and layout of the proposals to create a development which local people would like to see. The scheme has incorporated the comments as follows:

- Dwelling set further back into the site away from the road and the reorganisation of the permaculture layout. This offers more land available for agricultural use at the front of the site.
- Removal of the proposed trees on the eastern boundary to keep open field views for neighbouring 'Kingslea' dwelling.
- Introduced swales alongside the hedging to minimise any issue of flood risk.
- Garage design has been amended to better reflect a traditional farm outbuilding (as per one suggestion).
- Pond size reduced.

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 site notice and neighbours have been notified in writing.

Consultees

4.3 PARISH COUNCIL – No comment received

4.4 LCC HIGHWAYS AND LEAD LOCAL FLOOD AUTHORITY - Does not wish to restrict the grant of planning permission. For this proposal the access arrangements remain unchanged and off-road parking and turning is provided, therefore, it is considered that the proposals would not result in

an unacceptable impact on highway safety. This application is classified as a Minor application, and it is therefore the duty of the Local Planning Authority to consider the surface water risk for this planning application. No Observations. Having given due regard to the appropriate local and national planning policy guidance (in particular the National Planning Policy Framework) Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) has concluded that the proposed development is acceptable and accordingly, does not wish to object to this planning application.

- 4.5 ENVIRONMENTAL SERVICES (Environmental Protection) - No comments received
- 4.6 ENVIRONMENTAL SERVICES (Drainage) - No comments received
- 4.7 ENVIRONMENTAL SERVICES (Contamination) - No comments received
- 4.8 LINDSEY MARSH DRAINAGE BOARD - The site is outside of the Lindsey Marsh Drainage Board district but within the Boards catchment. There are no Board maintained watercourses in close proximity to the site. Under the provisions of the Flood and Water Management Act 2010 and the Land Drainage Act 1991, the prior written consent of the Lead Local Flood Authority, Lincolnshire County Council, is required for any proposed works or structures in any watercourse outside those designated main rivers and Board Drainage Districts. At this location this Board acts as Agents for the Lead Local Flood Authority and as such any works, permanent or temporary, in any ditch, dyke or other such watercourse will require consent from the Board. The applicant is advised that they are likely to have a riparian responsibility to maintain the proper flow of water in any riparian watercourse which borders or flows through land owned or occupied by them.

Neighbours

- 4.9 Seventeen letters of support and two letters of objection. Comments received are summarised as:
- Controlled growth should be acceptable
 - New homes for local people
 - Attractive house of good design which is environmentally friendly
 - Materiality of dwelling proposed is right for the area
 - Maintenance of farmland
 - Design of dwelling fits well in the countryside setting
 - Will set a precedent for development in the fields
 - Light and disturbance from vehicles
 - Risk of flooding
 - Highway safety concerns at access
 - Site is at distance from North Cockerington
 - Would impact on view and privacy
 - Expect development in towns and villages, did not expect in a rural area.

4.10 The Ward Councillor is aware of the application via the Weekly List.

5.0 RELEVANT SITE HISTORY

5.1 None relevant.

6.0 PLANNING POLICY

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.

East Lindsey Local Plan

SP1 – A sustainable pattern of places (confirms a hierarchy of settlements within the district)

SP2 – Sustainable development (mirrors the presumption in favour of sustainable development within the NPPF)

SP3 – Housing growth and the location of inland growth (together with SP4 confirms how appropriate sites for residential development will be identified).

SP4 – Housing in inland medium and small villages

SP8 - Rural exceptions (confirms specific exceptions opportunities for dwellings in rural areas).

SP10 – Design (seeks to secure good design outcomes)

SP11 – Historic Environment (requires consideration of heritage assets).

SP16 - Inland Flood Risk (seeks to ensure that flood risk and drainage are considered)

SP22 - Transport and Accessibility (seeks to support accessibility and reduce isolation in the district)

SP23 – Landscape (seeks to ensure that the districts landscapes are appropriately protected).

SP24 – Biodiversity and geodiversity (seeks to ensure the safeguarding and enhancement of biodiversity and geodiversity).

National Planning Policy Framework (NPPF)

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 development**
- **Visual amenity and the impact on the character and appearance of the rural area**
- **Residential amenity**

- **Highway safety**
- **Ecology**
- **Other material considerations and the planning balance**

Principle of development

- 7.2 The site is removed from the nearest settlement by a considerable distance. As the crow flies, the site is approximately 2.4km from the edge of Louth, 1.2km from the edge of North Cockerington and 1.1km from the edge of South Cockerington. The application site is therefore identified as being located within open countryside, where new dwellings are resisted, other than in exceptional cases, in order to ensure more sustainable development across the District (as set out under Policy SP1 of the Local Plan).
- 7.3 Paragraph 84 a) of the NPPF states that planning decisions should avoid the development of isolated homes in the countryside unless one or more of certain circumstances apply. Criteria a) to paragraph 84 advises that one of those circumstances is that *'there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside'*.
- 7.4 Local Plan Policy SP8 sets out the situations in rural areas where exceptional cases are accepted for new housing. An exception site is one where housing would not normally be supported unless warranted by exceptional circumstances. Policy SP8 states (amongst other things): *'2. Applications for new houses associated with rural workers proposed in isolated locations will need to show that: -*
- *there is an established existing full-time functional need for the worker that requires a permanent presence on site;*
 - *the activity should have been established for a minimum period of three years, be profitable for at least one of those years and be currently financially sound.*
 - *the housing need cannot be fulfilled by an existing unit on the site or in the surrounding area'*
- The justification text to Policy SP8 states that *'applications for new houses associated with rural workers proposed in isolated locations will be scrutinised thoroughly, as inappropriate development in the open countryside is not acceptable. Proposals will need to clearly show it is essential to make permanent provision at or near the place of work'*.
- 7.5 The supporting information submitted with the application identifies that the applicant has family links to the area and to an existing farming enterprise. However, no evidence of a full-time functional need for the applicant to have a permanent presence on site has been provided. The applicant has not disputed that position.
- 7.6 Under Paragraph 84 e) of the National Planning Policy Framework, there is also the potential for support for the delivery of a new dwelling in an isolated location if the dwelling is of a design of exceptional quality, in that it is truly outstanding, reflecting the highest standards in architecture, and

would help to raise standards of design more generally in rural areas and would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.

- 7.7 The bar required to be passed to meet the requirements of paragraph 84 e) of the National Planning Policy Framework is very high. Whilst the sustainability credentials of the building are recognised, they alone do not provide justification for a new dwelling in an isolated location. The design whilst it is acknowledged that it has been designed in a considered and contemporary way, whilst reflecting the rural characteristics of the area, it is not considered to be of a quality that can be considered exceptional. The current site does not pose a detrimental impact on the character and appearance of the area, and therefore the landscaping proposed within the application site, although beneficial is not considered to significantly enhance the immediate setting as required by paragraph 84 e).
- 7.8 It is therefore considered, based on the specifics of this case that insufficient evidence has been submitted to demonstrate that a dwelling is necessary on site to meet the needs of an existing and established rural enterprise where there is a need for someone to be on site permanently.
- 7.9 It is also considered, that whilst the design of the proposed dwelling is well thought out, it does not constitute design of exceptional quality that would meet the very high bar required by paragraph 84 e) of the National Planning Policy Framework. There is therefore no exceptional reason set out that justifies the provision of a new dwelling in an open countryside location, and therefore the proposal is considered to be contrary to the spatial strategy set out in the Local Plan which seeks to deliver sustainable patterns of new development.

Visual amenity and the impact on the character and appearance of the rural area

- 7.10 Paragraph 131 of the NPPF sets out that *'the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve and that 'good design is a key aspect of sustainable development, creating better places in which to live and work and helps make development acceptable to communities'*.
- 7.11 Of particular relevance is Paragraph 135 of the NPPF which goes on to state that planning decisions should ensure developments:
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.
 - c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).
- 7.12 Local Plan Policy SP10 relating to design furthers this and sets out how the Council seek to support well-designed sustainable development which maintains and enhances the character of the Districts towns, villages and countryside by layout, scale, massing, height and density which reflects

the character of the surrounding area.

- 7.13 Policy SP23 relates to landscape considerations. Clause 1 of the Policy states that *'the District's landscapes will be protected, enhanced, used and managed to provide an attractive and healthy working and living environment. Development will be guided by the District's Landscape Character Assessment and landscapes defined as highly sensitive will be afforded the greatest protection'*.

The East Lindsey Landscape Character Assessment 2009 identifies the site as being within Landscape Character Area (LCA) I1, Holton le Clay to Great Steeping Middle Marsh. This LCA is identified as being a strongly rural landscape with many small historic villages and a patchwork of arable and pastoral fields interwoven with rows of hedgerows and trees. The overall landscape character sensitivity of Holton le Clay to Great Steeping Middle Marsh is considered to be moderate to high. Given the very distinctive and very intact rural landscape with very few detracting features, the positioning of any future developments should use the existing screening elements, which are characteristic to the area and their location should be concentrated around existing settlements to prevent any further loss of the rural landscape.

- 7.14 The proposed dwelling is considered to have been well thought out in terms of siting and design, and it is considered to be a contemporary approach to design that contextually, is appropriate in linking back to agricultural characteristics. The configuration and form of the buildings enables domestic spaces to be screened in the wider landscape. Due to the topography of the site, and in response to community input, the dwelling has also been sited to have a more limited impact, being located towards the behind the central risen area.

- 7.15 Whilst it is accepted that the design has been well considered, this does not, however, mean that it meets the very high bar required by paragraph 80 e) of the National Planning Policy Framework. Due to this, the design of the proposal does not override the principal objection to the delivery of new homes in open countryside, removed from settlements.

Residential Amenity

- 7.16 Paragraph 135 of the NPPF states that development should ensure a high standard of amenity for existing and future occupants. Policy SP10 of the ELLP which relates to design confirms that development will be supported where it does not unacceptably harm nearby residential amenity.

In this case, although the concerns of third parties are noted, due to the modest scale of the proposal and separation distances from the nearest neighbouring properties it is considered that the proposal would not have a significant detrimental impact on residential amenity

- 7.17 Sufficient parking spaces are provided for the proposed dwelling which is considered sufficient and compliant with the requirements of Local Plan Policy SP22.

Highway safety

- 7.18 Clause 5 of Policy SP10 of the Local Plan confirms that development will be supported if it does not unacceptably harm or reduce the safety of highways, cycleways and footways. The proposal includes the use of the existing established farm access. The Highway Authority have been consulted and have raised no objections.
- 7.19 Based on these comments and the submitted information, although, again mindful of representations received, it is not considered that the proposal will have a detrimental impact on highway safety, cycleways or footways.

Ecology

- 7.20 Clause 1 of Policy SP24 of the Local Plan confirms that '*Development proposals should seek to protect and enhance the biodiversity and geodiversity value of land and buildings, and minimise fragmentation and maximise opportunities for connection between natural habitats.*'
- 7.21 As noted above, a Preliminary Ecological Appraisal, prepared by CGC Ecology in May 2022 has been submitted in support of the application together with a Biodiversity Net Gain Plan. A range of recommendations and method statements are identified as being required along with a range of ecological enhancements that could contribute to the site. These range of measures, would ensure compliance with SP24 and are acknowledged as being significantly beneficial, not least as, at this moment in time, legislative requirements for the delivery of net gain do not apply to the scheme.
- 7.22 However, although the BNG is welcomed and of notable benefit to the scheme and wider environment (it is considered that notable weight can be given to those benefits given the timing of the application), it is not considered that those undoubted benefits alone, carry sufficient weight to override the overarching issue regarding the principle of development in open countryside locations, without one of the exceptional reasons being met

Other material considerations and the planning balance

- 7.23 Notwithstanding the above observations confirming conflict with adopted Local Plan policy, there are considered to be a number of additional material considerations that apply.
- 7.24 As referenced earlier in this report, the applicant has undertaken a proportionate Community Consultation which included a physical consultation event at a local community hall, a local letter drop and also the opportunity to provide feedback electronically via email. The majority of the feedback from the consultation process was positive and constructive which has assisted in directing the design and layout of the proposals to create a development which local people would like to see. The scheme has incorporated the comments as follows:
- Dwelling set further back into the site away from the road

and the reorganisation of the permaculture layout. This offers more land available for agricultural use at the front of the site.

- Removal of the proposed trees on the eastern boundary to keep open field views for neighbouring 'Kingslea' dwelling.
- Introduced swales alongside the hedging to minimise any issue of flood risk.
- Garage design has been amended to better reflect a traditional farm outbuilding (as per one suggestion).
- Pond size reduced.

- 7.25 Engagement between applicants, communities, local planning authorities and other interests is recognised at paragraph 131 of the NPPF as a potential aid to the creation of high quality design which in itself is a key aspect of sustainable development. The result of the public consultation is evidenced as contributing to a design that responds to both the applicants and the local community aspirations.
- 7.26 That approach is commendable and can be given some limited but beneficial weight in favour of the proposal.
- 7.27 Of more significant weight is the consideration that the proposal can be considered as a self-build/custom house. The Self Build and Custom Housebuilding Act 2015 places a duty on certain public authorities to keep a register of individuals and associations of individuals who wish to acquire serviced plots of land to bring forward self-build and custom housebuilding projects and to place a duty on certain public authorities to have regard to those registers in carrying out planning and other functions.
- 7.27 Furthermore paragraph 63 of the NPPF (although set in the context of policy making) also recognises that the needs of people wishing to commission or build their own homes should be a planning consideration with the legislation itself advising that local authorities are also subject to duties under sections 2 and 2A of the Act to have regard to this and to give enough suitable development permissions to meet the identified demand.
- 7.28 It is also confirmed that self and custom-build properties could provide market or affordable housing and that in considering whether a home is a self-build or custom build home, relevant authorities must be satisfied that the initial owner of the home will have primary input into its final design and layout. Off-plan housing, homes purchased at the plan stage prior to construction and without input into the design and layout from the buyer, are not considered to meet the definition of self-build and custom housing.
- 7.29 It is further explained that self-build or custom build helps to diversify the housing market and increase consumer choice. Self-build and custom housebuilders choose the design and layout

of their home and can be innovative in both its design and construction.

- 7.30 The applicant has not only registered as enabled by the Act but has also clearly been heavily invested in the design evolution of the proposal. Consequently, it is considered that, as a self and custom build proposal, weight can be given to the proposal in seeking to deliver a bespoke custom-built dwelling.
- 7.31 Furthermore, although it is likely that the majority of self-build opportunities would take the form of simple serviced plots and in more sustainable locations, there is no absolute expectation through legislation or policy for that to essentially be the case. For those serviced plot opportunities, it is also likely that many windfall opportunities within the district will enable need to be satisfied.
- 7.32 The planning balance considerations for this proposal therefore, can be summarised as follows: The proposal does not satisfy adopted policy requirements as a sustainable location for new housing development, but raises no undue concerns in respect of impact on character or amenity. All technical matters for the development are also acceptable or can also be addressed by condition. The design of the dwelling is commendable, but not of sufficient quality to satisfy national exceptions policy requirements. Ecology mitigation can be accommodated or managed within the scheme and significant weight can be given to the biodiversity net gains that are proposed through the scheme. The development would also deliver a bespoke well considered self-build/custom built dwelling that has evolved through a degree of input from the local community. It is considered that significant weight can also be given to those circumstances and outcomes such that 'on balance' notwithstanding the 'in principle' policy concerns, the weight of benefits accruing from the proposal nominally outweighs that conflict with policy.

8.0 CONCLUSION

- 8.1 To reiterate the planning balance observations, notwithstanding the 'in principle' policy concerns, the weight of benefits accruing from the proposal nominally outweighs that conflict with policy such that a favourable recommendation can be made.
- 8.2 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

Planning permission be granted subject to the following conditions

RECOMMENDATION: Approve

subject to the following conditions:

1. Full Permission
The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this permission.

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

- 2 The development hereby permitted shall only be undertaken in accordance with the following approved plans;

Plan No. LDC3770-PL-01	Received by the LPA on 09/01/2024.
Plan No. LDC3770-PL-02C	Received by the LPA on 09/01/2024.
Plan No. LDC3770-PL-03B	Received by the LPA on 09/01/2024.
Preliminary Ecological Appraisal	Received by the LPA on 17/05/2022.

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

- 3 The development hereby permitted shall not be carried out unless as 'self-build or custom-build' development as defined in the Glossary in Annex 2 of the National Planning Policy Framework (February 2019) or any subsequent replacement document.

Reason: For the avoidance of doubt and to confirm the nature of the permission granted, as the proposed development would not otherwise be acceptable.

- 4 The development hereby permitted shall be carried out in accordance with the requirements of the Biodiversity Net Gain Plan prepared by CGC Ecology dated January 2024. The further details required by the Net Gain Plan shall be submitted for approval in writing to the Local Planning Authority in the form of a Management and Monitoring Plan (as indicated at 4.5 of the Net Gain Plan). The requirements and detail of the Management and Monitoring Plan shall be implemented as so approved.

Reason: In the interests of securing enhanced biodiversity as required by SP24 of the East Lindsey Local Plan and the NPPF.

- 5 The development shall be undertaken in strict accordance with the mitigation measures as detailed in the approved Preliminary Ecological Appraisal (PEA).

Those measures shall include:

- Compliance with the Method Statement for Great Crested Newts,
- Avoidance of the active nesting season for birds unless undertaken in accordance with the search for nests requirement as stipulated in the PEA,
- The undertaking of additional precautionary water vole surveys should any work be undertaken that would impact on Green Dyke (the findings to be reported to the Local Planning Authority together with any further mitigation requirements identified together with

details for delivery of the necessary mitigation).

Reason: To ensure conservation of local biodiversity in accordance with SP24 of the East Lindsey Local Plan and the National Planning Policy Framework.

- 6 No external lighting shall be installed on site unless details of such lighting, including design, location, the intensity of illumination and fields of illumination, have been first submitted to, and approved in writing by, the Local Planning Authority. Any lighting shall also comply with the mitigation objectives identified in the approved Preliminary Ecological Appraisal. Any external lighting that is installed shall accord with the details so approved.

In the interests of the character and appearance of the development, the visual amenity of the area and ecological interests. This condition is imposed in accordance with SP10 and SP23 of the East Lindsey Local Plan and the National Planning Policy Framework.

- 7 Before any works above the damp proof course a schedule of external materials, including samples where requested, to be used in the construction of buildings and hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details.

Reason: In the interests of the character and appearance of the development and the visual amenity of the area in which it is set. This condition is imposed in accordance SP10 of the East Lindsey Local Plan and paragraph 127 of the National Planning Policy Framework.

- 8 Prior to first occupation of the development hereby permitted, the details of the boundary treatments shall be submitted to and approved in writing by the Local Planning Authority. This shall include the number, species, spacing and height at planting of any new hedges, and details of any fencing and walls where appropriate. The approved details shall be completed prior to the occupation of the dwelling and thereafter retained and maintained.

Reason: In the interests of the character and appearance of the development and the visual amenity of the area. This condition is imposed in accordance with SP10 of the East Lindsey Local Plan and the National Planning Policy Framework.

- 9 Notwithstanding the provisions of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, (or any Order or Statutory Instrument revoking and re-enacting that Order), no extensions or outbuildings shall be erected within the curtilage of the dwelling on the site.

Reason: To ensure the Local Planning Authority retains control over the future development of the site in the interests of its architectural integrity

and visual amenity of the local area. This condition is imposed in accordance with SP 10 and SP25 of the East Lindsey Local Plan.

- 10 Prior to the commencement of the development hereby permitted, the approval of the Local Planning Authority is required to a scheme of landscaping and tree planting for the site indicating, inter alia, the number, species, heights on planting and positions of all the trees, together with details of post-planting maintenance. Such scheme as is approved by the Local Planning Authority shall be carried out in its entirety within a period of 6 months following the date on which development is commenced or in line with a timetable/phasing strategy agreed in writing by the Local Planning Authority. All trees, shrubs and bushes shall be maintained by the owner or owners of the land on which they are situated for a minimum of five years beginning with the date of completion of the scheme and during that period all losses shall be made good as and when necessary.

Reason: To ensure that appropriate landscaping is provided to integrate the site into the local area. This condition is imposed in accordance with SP10 and SP23 of the East Lindsey Local Plan.

- 11 The applicant shall be the first occupant of the dwelling hereby permitted.

Reason: In recognition of the broader adopted policy position which effectively presumes against new dwellings in this location and the bespoke circumstances for the proposal as a self build/custom designed dwelling in which the applicant has been actively involved in the design process.

- 12 Before any works above the damp proof course a surface water strategy shall be submitted to and approved in writing by the Local Planning Authority. No building shall be occupied until the works have been carried out in accordance with the surface water strategy so approved.

Reason: To ensure the development is not at risk of flooding and does not increase the risk of flooding elsewhere. This condition is imposed in accordance with SP16 of the East Lindsey Local Plan and the National Planning Policy Framework.

- 13 Before any works above the damp proof course a foul water strategy shall be submitted to and approved in writing by the Local Planning Authority. No building shall be occupied until the works have been carried out in accordance with the foul water strategy so approved.

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.
