

[05] Outline Planning Permission

N/178/02377/23

APPLICANT: Mr. A. Fisher,

VALID: 15/01/2024 **AGENT:** Lincs Design Consultancy Ltd,

PROPOSAL: Outline erection of up to 34no. dwellings.

LOCATION: LAND AT, HUMBERSTON ROAD, TETNEY

1.0 REASONS FOR COMMITTEE CONSIDERATION

1.1 The site owner and applicant of the site is East Lindsey District Council and therefore in the interest of transparency in the decision-making process, determination by committee process is required.

2.0 THE SITE AND SURROUNDINGS

2.1 The application site is located to the west of Humberston Road in the northeast corner of Tetney. The site currently comprises an agricultural field which is approximately 1.75 hectares in area and is mainly rectangular in plan form. The topographical survey shows that the site falls gently from north to south with heights of approximately 5.00mAoD on the northern boundary falling to 4mAoD on the southern boundary. The eastern boundary comprises a broken hedge line and a drainage ditch providing separation from Humberston Road which runs parallel to this boundary. The northern boundary is a drainage ditch and a mature hedgerow. The western and southern boundaries comprise a mixture of landscaping, fencing and drainage ditches providing separation from neighbouring dwellings.

2.2 The site is located in a mainly residential context with dwellings to the south and west with an undeveloped allocated site located to the southwest (TNY320). The application site is also a Local Plan allocated housing site. The land to the north has residential and holiday accommodation uses. The dwellings to the west are a cul-de-sac type development based around Inghams Road and Bunkers Hill, the dwellings are a mixture of 1, 1.5 and 2 storeys in scale. The development to the south known as Staves Court comprises one storey dwellings. The land to the east of the site on the opposite side of Humberston Road is agricultural.

2.3 The village of Tetney is identified as a Large Village in the Local Plan and provides a range of residential amenities such as school, shop, public house, takeaway and playing fields. The site is not located within a conservation area or within an area of landscape protection.

2.4 The Environment Agency flood map for planning identifies the majority of the site as being within Flood Zone 1, with an area of Flood Zone 2 towards to east side and the southern eastern corner

being within Flood Zone 3a.

3.0 DESCRIPTION OF THE PROPOSAL

- 3.1 The proposed application seeks Outline Planning Permission with all matters reserved for the erection up to 34 dwellings therefore layout, access, scale, landscaping and appearance will be agreed at the reserved matters stage should this outline application be approved.
- 3.2 A sketch indicative layout is submitted for information purposes to demonstrate that 34 dwellings can be accommodated in the site.

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 PARISH COUNCIL -Considers that the access/egress is as good as it can be but suggests that the 30-mph zone be extended to include the highway entrance.

Questions who is responsible for ongoing maintenance costs, i.e. keeping clear of weeds, power etc. of substation, attenuation pond and POS?

Questions whether the roadside drain be overwhelmed by surface water?

Questions if there is there a path to Bunkers Hill?

Considers S106 needed for education impacts.

Object to number of 4 bed houses with total disregard for social, affordable, rent or starter homes. There is a need for 3 bed semis for young families and village children to be able to buy and stay.

- 4.4 LCC HIGHWAYS AND LEAD LOCAL FLOOD AUTHORITY – Initially requested further information on drainage. Requested a connection to Bunkers Hill – at least pedestrian. Access onto Humberston Road – need Traffic Regulation Order (TRO) to move 30mph area to include access. Request roadside footway.

NB the application was subsequently presented to the Planning and Drainage Group (PAD) advisory meeting. Drainage strategy agreed in Principle. Also subsequently agreed between Officer and applicant that pedestrian access to Bunkers Hill can be secured (previously thought there may be a ransom strip). Access can be taken from Humberston Road. Start of speed restriction could stay where it is but engineering requirements are significantly different in a 30mph zone to a 60m zone. Therefore, reasonable for a lower standard and moving the 30mph are to include new access. Applicant expected to pay for the fees to facilitate his.

- 4.5 LCC EDUCATION – request a contribution education provision. £198,135 towards primary, £136, 256 towards Secondary. £334, 391 in total. Advise that where an application is in outline a formulaic approach will be taken in a section 106 agreement, this may result in a higher contribution if a high proportion of large houses are built. This would be finalised at the reserved matters stage. Suggest the S106 monies are paid at the halfway point in the development to allow timely investment by the County Council whilst not adversely affecting the developer's viability.
- 4.6 ENVIRONMENTAL SERVICES (Environmental Protection) – no comment received.
- 4.7 ENVIRONMENTAL SERVICES (Drainage) – no comment received.
- 4.8 ENVIRONMENTAL SERVICES (Contamination) –The application for residential development is a sensitive end-use. Furthermore, the previous use of the land was for agriculture. This may give rise to contaminants such as herbicides, pesticides, petroleum hydrocarbons, heavy metals, and asbestos, which are harmful to human health. Recommend that where a proposed development introduces a vulnerable end use and/or the development site could be affected by a former potentially contaminative land use, the possibility of land contamination should always be considered. In these circumstances, a Phase 1 assessment should be submitted as a minimum, which includes a desktop study, a site walkover and a conceptual site model prior to submission. However, if the council is mindful of determining the application without the information required under National Planning Policy guidance, then this department would recommend including the conditions to secure appropriate investigation and mitigation.
- 4.9 HERITAGE LINGS (ARCHAEOLOGY) - No comment
- 4.10 LOCAL HOUSING AUTHORITY - Within the outline application 10 units have been proposed equating to 30% affordable housing provision which would meet the planning policy requirement for Tetney. 70% of these properties should be provided as affordable rented homes and 30% as First Homes. The details of this affordable housing provision should be secured within a Section 106 Agreement. As this is an outline application the specific details

of the affordable housing provision should be discussed and agreed with the Housing Strategy and Enabling team prior to the submission of a reserved matters application.

4.11 ANGLIAN WATER - Assets close to site or crossing site. (Not specified where). Development needs to take this into account. Foul drainage recycling centre has capacity. Outlines sequential approach to SW and that proposed SW appears to be outside AWA jurisdiction. Although submission suggests adoption by AWA, no approach by applicant made. Needs to be Suds based if AWA are to adopt.

4.12 ENVIRONMENT AGENCY – Conditional support - The development shall be carried out in accordance with the submitted Flood Risk Assessment (FRA) (dated 05 December 2023, issue no. 2, compiled by Lincs Design Consultancy) and the following mitigation measures it details: • All dwellings to be two storey • Any dwelling located within the areas of surface water flooding (as shown within Figure 4 of the FRA) will have floor levels set 300mm above existing ground level.

The application is supported by a Surface Water Drainage Strategy. The LPA should seek the advice of the Local Lead Flooding Authority with respect to the adequacy of this element of the assessment.

4.13 NHS LINCOLNSHIRE - The development is proposing 34 dwellings which, based on the average of 2.2 people per dwelling for the East Lindsey District Council area, would result in an increase in patient population of 75. Request a Section 106 contribution from the development of 34 dwellings on Land to the West of Humberstone Road, Tetney to contribute to the expansion in capacity through remodelling/changes to layout or extension to existing facilities within the East Lindsey and Meridian Primary Care Networks (PCNs) at North Thoresby Practice and/or Marsh Medical Practice. The contribution requested for the development is £20,570.00 (£605 x 34 dwellings). It is requested that the trigger point for the release for funds for health care be set at payment of all monies upon completion of 50 percent of the dwellings for each phase of the development.

4.14 LINC'S POLICE – Various advisory comments

4.15 WASTE SERVICES - Waste Services assumes that all access roads on the proposed development will be built to highways standard suitable for a 32 tonne 8-wheel refuse freighter with the appropriate turning heads. If this is not the case the refuse freighters will not enter the development and all waste receptacles will have to be placed adjacent to the nearest public adopted highway.

4.16 DRAINAGE BOARD - The Board maintained Borman Greens Sewer, an open watercourse, exists TO THE Northern and Eastern

boundary of the site and to which BYELAWS and the LAND DRAINAGE ACT 1991 applies. The Board's consent is required to erect any building or structure (including walls and fences), whether temporary or permanent, or plant any tree, shrub, willow or other similar growth within 9 metres of the top edge of any Board maintained watercourse or the edge of any Board maintained culvert.

The Board's consent is required for any works that increase the flow or volume of water to any watercourse or culvert within the Board's district. Surface water run-off rates to receiving watercourses must not be increased as a result of the development.

Neighbours

4.18 2 letters received raising the following issues of concern:

- Lack of access details. Bunkers Hill not suitable. No details of Humberston road access in a 60mph area. Potentially only access via Humberston Road, creating a 'silo' and disconnected development. Proposed roadside footpath not part of the 'red line application site'. Therefore its questionable whether it can be delivered.
- FRA not accurate as Up to 14 dwellings are in the flood zone. Therefore, sequential and exception testing not undertaken correctly. Furthermore, how can the attenuation pond can be designed and constructed to remain functional, operational and safe for users in times of flood when its located within a high probability of flooding area without causing flooding elsewhere.
- The submitted Flood Risk Assessment contradicts the Preliminary Drainage Strategy and Proposed Drainage Strategy Plan as the former refers to advise at 6.10, 'any of the dwellings falling within an area of surface water flooding should have the Finished Floor Level (FFL) set 300mm above the existing ground level'. Whereas the Preliminary Drainage Strategy and plan proposes a FFL at 150mm above existing level.
- Preliminary Drainage Strategy that its highly unlikely infiltration will provide sufficient surface water drainage. It is therefore surprising as part of the proposed surface water drainage design it includes for porous paving for the purposes of 'some additional attenuation'. Questions the strategy.
- Known drainage problems in the village. Are Anglian Water accepting the Proposal?
- No BNG assessment. Contravenes both local planning policies and national mandate as outlined in the Environment Act. However, the Biodiversity report states that further investigation needed if any impacts to the road sided drain. Construction of a headwall and

associated works will conflict with this.

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

5.0 RELEVANT SITE HISTORY

5.1 none

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
SP2 - Sustainable Development
SP3 - Housing Growth and Location of inland Growth
SP10 - Design
SP16 - Inland Flood Risk
SP18 - Coastal Housing
SP22 - Transport and Accessibility
SP23 - Landscape
SP24 - Biodiversity and Geodiversity
SP26 - Open Space, Sport and Recreation
SP28 - Infrastructure and S106 Obligations

SP DPD1 - Housing (amongst other things confirms that the Districts housing requirements will be delivered through commitments and allocations)

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:

- **The Principle of Development**
- **Design and impact on character of the area**
- **The Impact of Neighbouring Residential Properties**
- **Access/Highway Matters**
- **Drainage**
- **Biodiversity**

- **Contributions**

Principle of development

- 7.2 Policy SP1 of the Local Plan establishes a hierarchy of settlements within the district to guide the distribution, scale and nature of future development. Tetney offers a number of key services that support the village itself and surrounding smaller villages. It is therefore well placed in the settlement hierarchy and is defined Tetney as a 'Large village'.
- 7.3 SP2 reiterates the national policy to take a positive approach reflecting a presumption in favour of sustainable development. It also states that planning applications that accord with the policies in the Local Plan will be approved without delay unless material considerations indicate otherwise.
- 7.2 Through SP3 of the Local Plan the site is allocated for housing and therefore the proposal is acceptable in principle. That position is confirmed through SP DPD1.
- 7.3 Notwithstanding the site's allocation and Tetney's confirmation as an 'inland' settlement, the east section of the site is within Flood Zone 2 and a tiny fraction in the southeast corner is flood zone 3 where it is also a Hazard area, close to where the access is proposed. Therefore, that element of the site is just within the Local Plan Coastal Zone area. As such policy SP18 (coastal housing) is also technically relevant.
- 7.4 Paragraph 172 of the NPPF states that 'Where planning applications come forward on sites allocated in the development plan through the sequential test, applicants need not apply the sequential test again. However, the exception test may need to be reapplied if relevant aspects of the proposal had not been considered when the test was applied at the plan-making stage, or if more recent information about existing or potential flood risk should be taken into account'. In this case, there are no new circumstances for consideration that undermine the deliberations through the Local Plan process for allocation of the site.
- 7.5 Furthermore, the Environment Agency conditionally support the application but request that 2 storey dwellings only are allowed and to raise the finish floor levels of dwellings at the lowest part of the site. These are considered appropriate and reasonable measures and can be secured by condition.

Design and impact on character of the area

- 7.6 Policy SP10 of the Local Plan states that the Council will support well-designed sustainable development, which maintains and enhances the character of the District's countryside. In addition, Chapter 12 of the Local Plan recognises the rich and varied

landscapes across the district, much of which has been protected through designations but also recognises the appeal of non-designated areas. Policy SP23 refers to landscapes and also states that they 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.

- 7.7 In this case the application is submitted for consideration in outline form with all matters reserved. As such, although there is a sketch layout submitted, it is indicative only and not part of the consideration. On site there are few features of note as it is a simple agricultural field, with limited constraints. These are limited to the boundaries and neighbouring uses (hedges, drains, third party dwellings) but are not insurmountable to ensuring delivery of an appropriate scheme. In that respect, the indicative sketch layout provides reasonable comfort, but it is stressed that the detail of that scheme is not for consideration and should not necessarily be regarded as acceptable. That further detail and careful consideration will be subject to reserved matters applications.

The Impact of Neighbouring Residential Properties

- 7.8 Point 5 of Strategic Policy 10 of the East Lindsey Local Plan Core Strategy states that development will be supported provided it does not unacceptably harm any nearby residential amenity. This advice is consistent with paragraph 135 of the National Planning Policy Framework (Dec 2023), and this relates to both existing neighbouring properties and the future occupiers of the proposed dwellings.
- 7.9 In this case the application is made in outline form with all matters reserved. As such, although there is a sketch layout submitted, it is indicative only and not part of the consideration. Whilst there are third parties on 3 sides it is not insurmountable to ensure an appropriate scheme can be delivered.

Access/Highway Matters

- 7.10 In assessing sites, paragraph 114 of the NPPF (Dec 2023), states it should be ensured that 'safe and suitable access to the site can be achieved for all users'. Paragraph 112 continues by stating that 'Development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe'.
- 7.11 Paragraph 116 is also relevant giving criteria and considerations to ensure appropriate accessibility and movement.
- 7.12 This national policy position is also reflected in Local Plan policy

SP10 which states that it will support well-designed sustainable development, which maintains and enhances the character of the towns, villages and countryside by (amongst other criteria) ensuring it is easy for everyone to get around by incorporating safe and attractive roads, cycleways and footways that enable people of all abilities to access shops, jobs, schools and other community facilities.

- 7.13 In this case the proposal is to create a new vehicular and pedestrian access onto Humberston Road. In principle this is acceptable. It is also reasonable to ensure pedestrian connectivity to the main body of the village along Humberston Road. Therefore, a condition can be imposed to ensure a roadside path between the site and the existing extent of the roadside path. This is agreed in principle between Highway Authority and applicant.
- 7.14 In addition, there is potential for further pedestrian connectivity via Bunkers Hill. It has been confirmed that there is no ransom strip between the site and Bunkers Hill and therefore to integrate the development into the rest of the village a condition can be imposed to secure this link.
- 7.15 The proposed access position is just beyond the village 30mph area and the just within the national, 60mph area. Different design access requirements are relevant dependant on which speed restriction area the access is within. A higher, more engineered design is required in a 60mph area. It is therefore likely that in designing a suitable access, a Traffic Regulation Order (TRO) will be required to move the speed limit to include the new access. The TRO would need to be pursued by the applicant/developer and a condition can be secured to achieve this.

Drainage

- 7.16 Submitted with the application is a Flood Risk Assessment (FRA). It identifies the vast majority of the site is in Flood zone 1 with a fraction in the southeast corner in zones 2 and 3. On the indicative plan no dwellings are shown in Zones 2 and 3. The drainage attenuation pond is suggested here (the lowest part of the site). As such, this is acceptable in principle. The Environment Agency confirm that opinion.
- 7.17 In the Local Plan, policy SP16 addresses flood risk within the inland part of East Lindsey. That policy is considered the most relevant to this application and states:

6. All new development must show how it proposes to provide adequate surface and foul water disposal including avoiding impacting on surface water flow routes or ordinary watercourses. The Council will expect this to involve the use of Sustainable Urban Drainage Systems along with other appropriate design features, including the retention of any existing water features on a site.

7. Surface water connections to the combined or surface water system should only be made in exceptional circumstances where it can be demonstrated that there are no feasible alternatives and where there is no detriment to existing users.

- 7.18 In this case, mains drainage is proposed for foul water. For Surface water, connection is shown to the open land drain on the east boundary, via an attenuation pond. These have been discussed at the Planning and Drainage Group (PAD). Both these are acceptable in principle and a detailed scheme can be secured by condition, if approved.

Biodiversity

- 7.19 SP24 of the Local Plan and paragraphs 180, 185 and 186 of the NPPF (Dec 2023) seeks to protect and enhance valued sites of biodiversity. Any application should be accompanied by an assessment of the existing biodiversity across the site and how this will be taken into account in developing the site, including any mitigation and enhancement measures. Those considerations may also resonate with SP25 (4) which requires provision of multi-functional green infrastructure (e.g., recreational areas, footpaths, wildlife areas etc) on housing sites over 1 hectare.
- 7.21 A Preliminary Ecological Appraisal has been submitted with the application dated October 2022 by CGC Ecology. It concludes that there are no overriding reasons to prevent development but there are certain factors to consider. This includes that there is an active outlier badger sett on the site, this will either need to be closed under licence from Natural England, or a buffer zone set up around the sett and precautionary measures adhered to, to avoid undue disturbance to badgers. A condition can be secured to provide a detailed badger mitigation strategy. This could result in the sett remaining and mitigation included in the layout. Or, if it is not possible to retain the sett on site, then it will need to be closed under licence from Natural England once planning permission has been secured. This will involve an update survey and the production of a detailed Method Statement, to illustrate how the work will be undertaken and how the proposals will not alter the ecological functionality of the local badger population.
- 7.22 The Appraisal recommends precautionary work in relation to bats and nesting birds. This can be addressed by advising the applicant through a 'footnote' on the decision notice. The appraisal also recommends that appropriate lighting is kept to a minimum designed to minimise disturbance to bats. Details of external lighting can be secured by condition.
- 7.23 For water voles the report recommends that if there are any anticipated impacts to the ditches along the northern or eastern boundaries then further survey work will be required in order to comply with the most recent guidelines and to remain legally compliant. Further survey work has been undertaken. The report

has yet to be formally submitted to the LPA but it is understood that there were no signs of water vole recorded in the ditch and no further work or mitigation is required in relation to water voles.

- 7.24 The appraisal makes a series of recommendations to how enhancements can be made. A condition can be imposed seeking details of enhancement measures in accordance with SP24.
- 7.25 In relation to mandatory Biodiversity Net Gain (BNG), the application was submitted prior to the new legislation coming into force and is therefore not subject to this requirement.

Contributions

- 7.26 SP28 in the Local Plan advises at bullet 4 that developer contributions will be sought towards the delivery of infrastructure on schemes of more than 10 dwellings where it is shown to be necessary for the development to proceed. The text (at para 15.7) includes health and education facilities as those elements of infrastructure where contributions are likely to be required. SP7 of the Local Plan supports the delivery of affordable housing in the towns and large villages. Delivery of affordable housing is a key strategy of the Council.
- 7.27 The NPPF advises that planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition. It also sets out the applicable tests necessary to make the development acceptable in planning terms, directly related to the development and fairly and reasonably related in scale and kind to the development.
- 7.28 The developer acknowledges that SP7 requires 30% affordable housing across the site. As such 10 affordable dwellings are offered and their provision can be secured by condition.
- 7.29 Based on 34 dwellings, the NHS has requested a financial contribution of £20570 towards remodelling/changes to layout or extension to existing facilities within the East Lindsey and Meridian Primary Care Networks (PCNs) at North Thoresby Practice and/or Marsh Medical Practice. Alternatively, the funding may, where appropriate, be used to support expansion in capacity at an alternative general practice site as required to meet the local population health need.
- 7.30 Given this is an outline application, the number of dwellings proposed could vary, as may the housing type. Therefore, the actual amount may vary but the issue can be addressed at this stage via condition.
- 7.31 The education authority has requested a financial contribution £334,391.70 towards improving provision at the village primary school and at North Somercotes Academy. On a similar note, the actual amount may vary but the issue can be addressed at this stage by condition.

- 7.32 It is considered that requirement for mitigation of impacts on those services would meet the relevant tests and a condition could be imposed which seeks details for achieving that.
- 7.33 SP26 requires development of 10 dwellings or more to provide quality and accessible sports and recreation facilities in order to meet need it generates. This is expected to be on site provision and the precise detail can be secured at the reserved matters stage. However, there is need to secure the 'in principle' provision of open space and recreation facilities at the outline stage such that a condition would need to be imposed.

8.0 CONCLUSION

- 8.1 This is a site allocated for housing in the east Lindsey Local Plan and therefore the principle of housing is established in terms of the Council's housing strategy mindful of flood risk considerations.
- 8.2 The application is submitted in outline form with all matters reserved so there are no specific proposals such as layout and house types to consider.
- 8.3 There are not considered to be any insurmountable technical constraints to development of the site and all relevant principle considerations and mitigation requirements can be secured by condition.
- 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: Conditional Approval

RECOMMENDATION: Approve

subject to the following conditions:

1. Outline - approval of details
Details of the access, appearance, landscaping, layout, and scale, (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development takes place and the development shall be carried out as approved.

Reason: This is outline permission only and these matters have been reserved for the subsequent approval of the Local Planning Authority.

2. Outline - time for reserved matters
Application for approval of the reserved matters shall be made to the local planning authority not later than 3 years from the date of this permission.

Reason: As required by Section 92 of the Town and Country Planning Act

1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

3. Outline - commencement

The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: As required by Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

4 The development hereby permitted shall be carried out in accordance with the following approved drawings and other documents, and any drawings approved subsequently in writing by the local planning authority pursuant to any conditions on this decision letter.

Plan No. LDC3867-PL-01 Received by the LPA on 05/12/2023.

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

5 No development shall take place until a surface water drainage scheme for the site, based on sustainable urban drainage principles and an assessment of the hydrological and hydrogeological context of the development has been submitted to and approved in writing by the Local Planning Authority.

The scheme shall:

- a) 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;
- b) Provide attenuation details and discharge rates which shall be restricted to rate to be agreed as part of the submission.
- c) Provide details of the timetable for and any phasing of implementation for the drainage scheme; and
- d) 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. The development shall be carried out in accordance with the approved drainage scheme and 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 permitted development is adequately drained without creating or increasing flood risk to land or property adjacent to, or downstream of, or upstream of, the permitted development having regard

to SP16 of the East Lindsey Local Plan.

- 6 Notwithstanding the details shown on the approved plans, all foul water from the development hereby approved must be collected and discharged into the existing mains foul water system.

Reason: To ensure appropriate on-site drainage having regard to SP16 of the East Lindsey local Plan

- 7 The dwellings shall not be occupied until the optional water efficiency requirement in Part G(2)(b) of the Building Regulation limiting water consumption to 110 litres per person per day has been complied with. Any replacement fixture and fittings relating to water consumption must not exceed the 110 litres/person/day limit calculated in accordance with the methodology in the Water Efficiency Calculator for New Dwellings.

Reason: To reduce demand for finite resources as the district is in a water scarce area. This condition is imposed in accordance with SP10 of the East Lindsey Local Plan.

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

Reason: In the interests of safety, to avoid the creation of pedestrian trip hazards within the public highway from surfacing materials, manholes and gullies that may otherwise remain for an extended period at dissimilar, interim construction levels having regard to SP10 and SP22 of the East Lindsey Local Plan.

- 9 The permitted development shall be undertaken in accordance with an Estate Road Phasing and Completion Plan, which shall first be approved in writing by the Local Planning Authority. The Plan shall set out how the construction of the development will be phased and standards to which the estate roads on each phase will be completed during the construction period of the development.

Reason: To ensure that a safe and suitable standard of vehicular and pedestrian access is provided for residents throughout the construction period of the development having regard to SP10 and SP22 of the East Lindsey Local Plan.

- 10 Prior to the commencement of the development hereby permitted, full details of pedestrian links from the development to the existing footway network on both Humberston Road and Bunkers Hill must be submitted to the Local Planning Authority for approval in writing. Details shall include a timetable for implementation. The works shall also include appropriate arrangements for the management of surface water run-off from the highway/footpaths and ongoing management of the footpaths. The footways must be implemented in accordance with the details as so

approved.

Reason: To ensure the provision of safe and adequate pedestrian access to the permitted development, without increasing flood risk to the highway and adjacent land and property having regard to SP10 and SP22 of the East Lindsey Local Plan.

- 11 The development shall be carried out in accordance with the submitted Flood Risk Assessment (FRA) (dated 05 December 2023, issue no. 2, compiled by Lincs Design Consultancy) and the following mitigation measures it details:

- All dwellings to be two storey
- Any dwelling located within the areas of surface water flooding (as shown within Figure 4 of the FRA) will have floor levels set 300mm above existing ground level.

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the schemes timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: To reduce the risk of flooding to the proposed development and future occupants having regard to SP16 of the East Lindsey Local Plan and the NPPF.

- 12 Prior to any development commencing on site a detailed strategy to mitigate the impact on badgers must be submitted to the Local Planning Authority for approval in writing. In preparing the strategy regard must be given to the findings of the Preliminary Ecological Appraisal dated October 2022 by GCE Ecology submitted with the application. Development must be implemented in accordance with the strategy as so approved.

Reason: To protect local biodiversity in accordance with SP24 of the East Lindsey Local Plan.

- 13 No external lighting within individual plot areas 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 prior to first occupation/use of the site. External lighting should be carefully designed to minimise disturbance to bats and any external lighting that is installed shall accord with the details so approved.

Reason: To protect and enhance local biodiversity in accordance with SP24 of the East Lindsey Local Plan.

- 14 Prior to any development commencing on site a detailed strategy outlining ecological enhancements to the site must be submitted to the Local Planning Authority for written approval. In preparing the strategy, regard must be given to the findings of the Preliminary Ecological Appraisal dated October 2022 by GCE Ecology, submitted with the application and detail an

implementation timetable and management strategy. The development must be implemented in accordance with the strategy as so approved.

Reason: To protect and enhance local biodiversity in accordance with SP24 of the East Lindsey Local Plan.

- 15 The development shall not begin until a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the local planning authority. The scheme shall be submitted as accompaniment to the submission of the reserved matters as required by condition (1) and the housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex 2 of the National Planning Policy Framework. The scheme shall include:

1. the numbers, type, tenure and location on the site of the affordable housing provision to be made which shall consist of not less than 30% of housing units;
2. the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;
3. the arrangements for the transfer of the affordable housing to an affordable housing provider or the management of the affordable housing (if no Registered Social Landlord involved) ;
4. the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
5. the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

The affordable housing shall be retained in accordance with the approved scheme.

Reason: The application has been assessed as submitted on the basis of providing a fully affordable housing scheme and to ensure compliance with SP7 of the East Lindsey Local Plan and the NPPF.

- 17 The reserved matter details required by condition (1) shall be accompanied by a scheme providing mitigation for the impacts on education facilities that arise as a direct result of the development hereby permitted. The scheme shall be submitted to and approved in writing by the Local Planning Authority and implemented as so approved.

Reason: This condition is imposed in order to secure suitable mitigation for impacts on health facility provision having regards to Policy SP28 of the East Lindsey Local Plan.

- 18 No development shall commence until details of a scheme for the provision of the extension of the Traffic Regulation Order on Humberston Road has been submitted to and approved in writing by the Local Planning Authority. The works required by the scheme shall be implemented in accordance with the agreed details prior to first occupation of any dwelling on the site.

thereafter.

Reason: In the interests of highway and pedestrian safety in accordance with SP10 and SP22 of the East Lindsey Local Plan. Reason: To ensure that a safe and suitable standard of vehicular access is provided having regard to SP10 and SP22 of the East Lindsey Local Plan.

- 19 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 LPA. On completion of the development the LPA 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 LPA has acknowledged receipt of the same.

Reason: To ensure all contamination within the site is dealt with whilst having regard to Paragraphs 189-191 of the national Planning Policy Framework

- 20 The reserved matter details required by condition (1) shall incorporate areas of open space, sport and recreation as required by SP25 and SP26 of the East Lindsey Local Plan. The reserved matters submission shall also be accompanied by details for the management and maintenance of those areas.

Reason: To ensure a satisfactory quality of development as required by SP25 and SP26 of the East Lindsey Local Plan and the NPPF.

- 21 No development shall take place before a method statement for the construction of the development hereby approved has been submitted to, and approved in writing by, the Local Planning Authority. The construction works shall be carried out in accordance with the approved method statement.

The method statement shall provide details for wheel cleaning facilities, excavation, site preparation and construction stages of the development. The method statement shall also include details of the means of recycling materials, the provision of parking facilities for contractors during all stages of the development (excavation, site preparation and construction) and the provision of a means of storage and/or delivery for all plant, site huts, site facilities and materials.

Reason: In the interests of amenity and highway safety as required by SP10 and SP22 of the East Lindsey Local Plan and the NPPF.