

[05] Outline Planning Permission

S/169/00025/24 **APPLICANT:** Mr. & Mrs. Cash,

VALID: 10/01/2024 **AGENT:** Neil Dowlman Architecture Ltd

PROPOSAL: Outline erection of 46no. dwellings (with means of access and site layout to be considered).

LOCATION: LAND ADJACENT TO WILLIAM LOVELL CHURCH OF ENGLAND ACADEMY/STICKNEY MEADOWS, STICKNEY

1.0 REASONS FOR COMMITTEE CONSIDERATION

1.1 The application has been called in by Cllr Ashton due to the significant public interest the proposal has generated and concern about encroachment into the open countryside.

2.0 THE SITE AND SURROUNDINGS

2.1 The site is located in the village of Stickney which is defined as a large village in the Council's Local Plan. It is in Flood Zone 1 - Low Risk and there is a Public Right of Way (PRoW) which runs to the west side of the site in a north to south direction. The site is part of a field which is directly to the west side of the William Lovell Church of England Academy school. To the south is a recently constructed housing estate of Stickney Meadows. The school grounds also wrap round to the north with Holmes Close, a road of bungalows, beyond. The site is a flat grass field. There is a hedge to the northern boundary with a wire fence. To the western boundary is a wire fence with hedging and trees behind. The southern boundary is a mix of wire fencing with some scattered hedge plants. the eastern boundary is open to the remainder of the field.

2.2 Stickney is linear village with the majority of development fronting the road. That said there are two relatively new estates set back being the development to the north and south. Amongst other facilities Stickney has primary and secondary schools, small shop, garage and petrol station and a bus service.

3.0 DESCRIPTION OF THE PROPOSAL

3.1 Outline erection of 46no. dwellings (with means of access and site layout to be considered).

3.2 The proposal is outline with the means of access and site layout being considered at this stage. The access would link through from Stickney Meadows, the new estate to the south. A road is shown heading north with properties either side and another road further west heading partly north and changing to an edge lane leading round providing a loop-road. A short road is shown to link to the land to the west and a further edge lane linking to the PRoW and a

further link is shown to the north. Properties are shown around the site fronting on to the roads and edge lanes. An area of public open space is shown to the south with a play area and an attenuation basin for surface water. Indicative landscaping is shown including tree lined streets and hedges. The submitted surface water drainage scheme indicates swales linking to the attenuation basin with a hydro-brake outfall.

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 - Object.
- i. This land may need to be used in the future if the William Lovell Academy needed to extend due to the increase of family properties already having planning permission within the catchment area, Stickney, Sibsey and Stickford.
 - ii. The development is too large for the area to sustain alongside the existing approved large planning developments in Stickney.
 - iii. The access to the site, via Stickney Meadows, would be via an unadopted road which is currently maintained by the residents of Stickney Meadows. These residents pay for the upkeep of this road and, quite rightly, do not want construction vehicles using it when they pick up the bill. The roadway is also very narrow and would not allow two construction vehicles to pass.
 - iv. Recently a meeting was held with Anglian Water and the local MP to discuss drainage issues in Stickney due to residents having problems with toilets backing up and finding sewerage in their gardens. This development would be in an area where the flooding/water issues are.
 - v. Stickney Meadows is a development of 50 properties, an application for 100 properties was refused and then changed to 50 properties and approval was given. Had the original application been for 96 properties would planning have been approved?
 - vi. There ARE issues with appointments at the local Surgery. With the developments locally approved, together with those in Stickney, this will become an even worse issue.
 - vii. The local report given is inaccurate as there is only one shop, no sports fields, no ATM and the play area is for under 14's only. The report implies that there are two shops, two sports fields and an ATM, this is not the case.

viii. This site is not in the local development area of the village

- 4.4 LCC HIGHWAYS AND LEAD LOCAL FLOOD AUTHORITY - Layout and design queries and suggested links to the PRow. Further comments received - Queries regarding Edge Lane design and layout.
Further comments received - There is not a highway safety issue in this area. Stickney Meadows onto the A16 has good visibility in both directions. There is suitable access for all users of the highway. the Highways and Lead Local Flood Authority does not consider that this proposal would result in a severe impact with regard to NPPF. The site extends from the existing Stickney Meadows where the footway continues and crosses to the other side so that swales can be incorporated into the design. The layout forms a loop road via an edge land to provide connectivity through the site. The site layout includes two connections to the existing public right of way network. The site is in a flood zone 1 and the risk to surface water flooding is low. The proposed development is also at a low risk of flooding from fluvial, groundwater and existing sewers – the finished floor levels will be raised by 150mm above the surrounding ground levels for appropriate mitigation. Phase 1 is drained by swales, and this drainage will be a continuation of this arrangement – where possible the adopted highways are to be served by swales incorporating a perforated carrier drain beneath which will collect the water from the permeable sub-base and convey all flows to the attenuation basin. Where this is not possible conventional drainage will be utilised. The drainage has been accepted in principle and the drainage condition will be applied ensuring that Ground Investigation and testing is submitted at detailed design stage. The additional 46 dwellings will increase footfall in the vicinity of the site and surrounding roads therefore a tactile crossing point is required at Horbling Lane junction. In order to promote sustainable travel options for the residents of the site it is required that the developer subsidises the cost of monthly bus tickets on the Brylaine bus service, the cost of which would be commensurate with £6 per day. A 12 month pass per dwelling equals a total of £100k. A Section 106 Agreement is required for the sum of £100K for the cost of an annual bus ticket to the Brylaine Bus service for each dwelling.
- 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.
- 4.8 WASTE SERVICES - All residents of properties that do not have frontage to the access road will have to present their waste and

recycling bins on the access road for collection. The collection crews will not collect any bins that are not presented on the access road(s).

Further comments received - All properties on either the "edged lanes" or on private drives will have to place their wheelie bins on the adopted highway that runs through the development. The property plot numbers affected are No's 2,3,20,22,24,25,34,35,36 & 37.

- 4.9 ENVIRONMENT AGENCY - No comments.
- 4.10 LINCOLNSHIRE POLICE - No objections and advisory comments regarding security.
- 4.11 NHS - Contribution requested £27,830.00.
- 4.12 LCC EDUCATION - No comments.
- 4.13 ANGLIAN WATER SERVICES - The development site is within 15 metres of a sewage pumping station. This asset requires access for maintenance and will have sewerage infrastructure leading to it. For practical reasons therefore it cannot be easily relocated. Anglian Water consider that dwellings located within 15 metres of the pumping station would place them at risk of nuisance in the form of noise, odour or the general disruption from maintenance work caused by the normal operation of the pumping station. The site layout should take this into account and accommodate this infrastructure type through a necessary cordon sanitaire, through public space or highway infrastructure to ensure that no development within 15 metres from the boundary of a sewage pumping station if the development is potentially sensitive to noise or other disturbance or to ensure future amenity issues are not created. The foul drainage from this development is in the catchment of Stickney Water Recycling Centre that will have available capacity for these flows. This response has been based on the following submitted documents: FRA Oct 2023 Whilst the proposed connection as detailed in the submitted documents is acceptable in principle, we are aware of residents recently highlighting flooding instances in the vicinity of the connection point. Whilst we undertake investigations to determine the cause of the flooding, we advise there may be capacity constraints within the network. Consequently, the full development may lead to an unacceptable risk of flooding and/or pollution. Anglian Water will need to plan effectively for the proposed development, if permission is granted. We will need to work with the applicant to ensure any infrastructure improvements are delivered in line with the development. If the developer wishes to connect to our sewerage network they should serve notice under Section 106 of the Water Industry Act 1991. We will then advise them of the most suitable point of connection. From the details submitted to support the planning application the proposed method of surface water management does not relate to Anglian Water operated

assets. As such, we are unable to provide comments in the suitability of the surface water management.

- 4.14 HOUSING STRATEGY - Within the outline application 30% affordable housing provision has been proposed which would meet the planning policy requirement for Stickney. The application states that 70% of these properties would be provided as affordable rented homes and 30% as First Homes which would meet the requirements. The details of this affordable housing provision should be secured within a Section 106 Agreement. The application states that 14 units will be provided comprising of 2 x 1 bed bungalows, 2 x 2 bed bungalows, 1 x 2 bed house, 3 x 2b4p houses, 1 x 3b4p house, 4 x 3b5p house and 1 x 4b6p house which would meet the requirements of the Local Housing Authority. Noting that this is currently an outline application, but for information and for noting as part of the final agreement of the scheme layout, the affordable units are dispersed across the site which would meet the policy requirements, however, to assist with management of the properties by a registered provider and avoid potential difficulties with them acquiring the properties, we request the affordable units are identified as whole blocks. For example, a full terrace or both semi-detached dwellings all being affordable. On this basis, we suggest that plots 13 and 17 are swapped with 26 and 28 and amended so the terrace provides all 3 bed units and swap plot 42 for 33 if plot 33 could be made a 2-bed unit. We also request that plots 6, 12 (3 bed) 7 and 44 (2 bed) are allocated as First Homes and the remaining 10 affordable plots are affordable or social rent. Registered Providers require the affordable rented properties to meet a minimum of 85% of National Design Space Standards. Single bedrooms should also be suitable for an adult to occupy and should therefore have a floor area of at least 6.5m² to comply with section 326 of the Housing Act 1985. To summarise, the Local Housing Authority are supportive of this application subject to the affordable housing provision being secured within a Section 106 agreement, which will also include the necessary affordable housing related details.
- 4.15 HERITAGE LINCOLNSHIRE (ARCHAEOLOGY) - The proposal is located in an area of archaeological interest. Findspots are recorded in the fields surrounding Stickney which mark the location of finds including prehistoric worked flints, prehistoric stone axes and Roman artefacts. Various archaeological investigations have been undertaken in the village, including to the north of Hall Lane where a high-status medieval site was thought to have been located. Excavations north of Hall Lane found features including an early Bronze Age pit, Saxon settlement evidence, medieval features including two timber structures and evidence for post-medieval brickmaking. Archaeological monitoring carried out during groundworks associated with the construction of extensions to Stickney Primary School revealed deposits relating to the medieval and post medieval periods. Pottery of various periods including a single Saxon sherd was recovered. The Church

of St Luke dates to the 13th century. It is considered that the site offers a potential for archaeological remains to be present based on the extent and type of remains recorded in the vicinity. Insufficient information is available at present with which to make any reliable observation regarding the impact of this development upon any archaeological remains. It is recommended that an archaeological evaluation be carried out. Recommendation: It is recommended that an archaeological mitigation strategy be implemented. This should initially include geophysical survey, to be followed by a programme of archaeological trial trenching to determine the presence, absence, significance, depth and character of any archaeological remains which could be impacted by the proposed development. Further archaeological mitigation work may be required if archaeological remains are identified in the evaluation. Conditions can secure the stages of investigation to ensure the preparation and implementation of an appropriate scheme of archaeological mitigation; that satisfactory arrangements are made for the investigation, retrieval and recording of any possible archaeological remains on the site; the evidence (and any archive generated) is made publicly accessible in accordance with the National Planning Policy Framework.

4.16 DRAINAGE BOARD - Advisory comments regarding surface water disposal and drainage board consents.

4.17 LINCOLNSHIRE POLICE - No objections.

Neighbours

4.18 39 representations received raising the following concerns:

- Would extend village into countryside;
- Already pending and schemes being built in Stickney;
- Permission refused at the site previously;
- Not in keeping with houses along the road;
- Loss of agricultural farm land;
- Already been lots of new development in the village does it need more housing;
- Lack of services and facilities including pub which has been demolished and site developed, only small shop, no post office or atm;
- Impact on wildlife and loss of habitat;
- Land floods and hold water, potential flood risk;
- Impact on existing sewerage system in the village;
- Lack of employment in the village;
- Lack of public transport;
- Stickney Meadows too narrow for construction traffic and increase in traffic potential to damage services in the road;
- Play area too close to attenuation ponds;
- Pond on Stickney Meadows was inadequate during last storm;
- Toilets on Stickney Meadows back up;
- Impact on infrastructure such as dentists, doctors and schools;
- Impact on the adjacent Public Right of Way;
- Development could extend further leading to more traffic along

Stickney Meadows;

- No facilities for young persons;
- Stickney Meadows is a private road;
- Junction on to A16 which is a very busy road;
- Noise and disturbance from construction and associated traffic;
- Access not adopted road;
- Potential damage to swales along Stickney Meadow;
- Not an allocated site and other allocated in village not yet developed;
- Housing need in East Lindsey is being met;
- Large scale development which will impact on character of the countryside contrary to SP3;
- Harm to character of the PRoW;
- Large amounts of unnecessary roads and hardstanding;
- Impact on trees in school playing field;
- Loss of valuable farmland;
- Problems with sewerage system highlighted by AWS;
- Loss of privacy to properties on Holmes Close;
- Land could be needed by adjacent school in the future;
- Applicant does not own all the land for the development;

1 E-mails of representation received on the grounds of:

- Request for Swift boxes.

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

SP7 – Affordable and Low-Cost Housing

SP10 – Design

SP16 – Inland Flood Risk

SP22 - Transport and Accessibility

SP24 - Biodiversity and Geodiversity

SP25 – Green Infrastructure

SP26 – Open Space, Sports and Recreation

National Planning Policy Framework

Background Papers

National Planning Policy Guidance
Strategic Flood Risk Assessment

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 Area.**
 - **Impact of the Development on the Amenity of the Neighbours.**
 - **Highway Safety and Capacity.**
 - **Flood Risk and Drainage.**
 - **Impact of the Development on Local Services.**
 - **Other Issues (Contamination, archaeology, BNG).**

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. 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 should be considered 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 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 Whilst the site is towards the western edge of the village it does have residential development to the north and south and the school to the east. There are open fields to the west. It is considered that the proposal would retain the core shape and form of the village. Impact on the character of the area is discussed in detail below. There is a footway link to the existing Stickney Meadows to the south which would provide a suitable connectivity to the village. The site is directly adjacent to the built-up part of the settlement. It is considered that the principle of residential development at the site would be acceptable.

Impact of the Development on the Character of Area.

7.5 The proposed development is for outline permission for forty-six dwellings with the means of access and layout submitted, indicating a mix of detached and semi-detached dwellings. Information submitted indicates the dwelling sizes would range from one bed to four bed dwellings. It is considered that this would be an acceptable mix. Fourteen of the proposed dwellings are proposed to be affordable with a mix of rented and First Homes, this meets the 30% required by SP7. The Council's Housing Strategy section is satisfied that the mix of housing proposed would meet the affordable housing need for the area and this can be secured by a Section 106 Legal Agreement. The scale and appearance of the dwellings is not being considered at this stage, but the site layout is. The layout is relatively informal, and the size of dwellings and plots is slightly more spacious than the developments to the north and south however it would be in keeping with this edge of village location. The layout would be acceptable providing a legible arrangement of roads, open spaces and connectivity with the surrounding area, as would the relationships between proposed dwellings. The proposed dwellings all have an acceptable amount of private amenity space and private car parking. Some indicative details of soft and hard landscaping have been submitted which shows how landscaping (trees and hedges) as street trees and in gardens could enhance the overall development. It is considered that aims of SP10 in relation to design and SP25 in terms of landscaping could be met with the layout shown. A children's play area along with an area of public space is shown in an acceptable location within the scheme layout, which meets the aims of SP25 and SP26 and can be secured by condition. Refuse bin collection areas are shown to be provided on the site layout plan at the top of the private drives as requested by ELDC Waste Services and these can be secured by

condition.

Impact of the Development on the Amenity of the Neighbours

- 7.6 Clause 5 of SP10 of the Councils Local Plan 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 135. The separation distances between the proposed dwellings within the development site would be acceptable. To those existing properties outside the site to the south the distance is a minimum of 20 metres and the proposed properties have been angled to help avoid loss of privacy. A strip of land belonging to the school is directly to north boundary with bungalows beyond this, given the separations distances to these properties and intervening landscaping there would not be a significant impact on their amenities. The issues of overlooking can be fully considered when the reserved matters for scale and appearance are submitted. It is accepted that the relationship of the proposed dwellings to the existing neighbours requires careful consideration, but that amenity relationships in general terms would be acceptable. However, when matters of appearance and scale are submitted for consideration there will be need to ensure that those details result in no significant loss of privacy or loss of light, and they would not be over-bearing on the neighbours. It is accepted that there is likely to be some degree of noise and disturbance during the construction of the development however a condition can be included for a construction management plan to help control and limit the impact for that period. Issues regarding increase in traffic and impact on services are discussed below.

Highway Safety and Capacity

- 7.7 Access to the site would be from Stickney Meadows. The concerns of the residents along the road and those raised by the Parish Council are noted however LCC Highway Authority have confirmed this road is now adopted. A link directly on the adjacent PRoW is shown to the southern part of the site from the area of public open space near the attenuation basin. Another link to the north of the site through the field is also shown. These would provide connectivity to the north and south of the village and can be secured by a condition. LCC recommended some minor changes to the original layout which have been negotiated and secured. LCC as Highway Authority is now satisfied with these internal arrangements. This meets the requirements of SP10 and SP22. Sufficient parking is shown for each dwelling either driveway or off-road parking spaces to the front so SP22 is complied with. LCC Highways have requested a tactile crossing point at Horbling Lane junction however this is on the opposite side of the road to Stickney Meadows junction to the north so it is considered that up grading this junction for pedestrians would not be directly related

to this development and would not meet the tests for conditions as set out in the NPPF. They have also requested the up-grading of the link to the PRoW from Stickney Meadows however this is also unrelated to this development and would be unreasonable given the links proposed from the application site. LCC Highways have also requested that to promote sustainable travel options for the residents of the site it is required that the developer subsidises the cost of monthly bus tickets on the Brylaine bus service, the cost of which would be commensurate with £6 per day. A 12 month pass per dwelling equals a total of £100k. The size of this development does not require a Travel Plan or Transport Statement and after reviewing the request further, although desirable it is considered a measure that would usually form part of a Travel Plan, not a necessary mitigation arising from impacts of the development proposed. Whilst the aim of LCC Highways in making this request to promote sustainable travel options is appreciated, it is not considered to be something required to make this development acceptable in planning terms and would not therefore meet the tests set out in paragraph 57 of the NPPF. It is concluded that the proposal would not result in a detrimental impact on highway safety or capacity.

Flood Risk and Drainage

- 7.8 The submitted Flood Risk Assessment (FRA) advises that the site lies in Flood Zone 1 - Low Risk. The indicative surface water drainage scheme utilises swales and an attenuation pond with hydro-brake outfall. This solution is considered acceptable subject to a condition for full drainage details of the scheme. Foul water disposal is via the main public sewer to Stickney Water Recycling Centre that will have available capacity for these flows. It is therefore considered that the proposal would meet the aims of SP16. The concerns raised by the Parish Council and local residents regarding the capacity of the sewerage systems are noted and Anglian Water have confirmed: *"Whilst the proposed connection as detailed in the submitted documents is acceptable in principle, we are aware of residents recently highlighting flooding instances in the vicinity of the connection point. Whilst we undertake investigations to determine the cause of the flooding, we advise there may be capacity constraints within the network. Consequently the full development may lead to an unacceptable risk of flooding and/or pollution. Anglian Water will need to plan effectively for the proposed development, if permission is granted. We will need to work with the applicant to ensure any infrastructure improvements are delivered in line with the development."*

Ecology

- 7.9 The site is presently used for agriculture as a grass field at the time of site visit. The Preliminary Ecology Appraisal has been submitted which found potential for bats using trees adjacent to the site, no signs of badgers, potential for water vole in the southern ditch, potential for nesting birds in surrounding vegetation, no evidence of barn owl and no evidence of reptiles.

The report goes on to recommend various precautionary working practices to safeguard wildlife during the construction of the development which can be included as a note on the decision notice. This would be in line with SP24. The application was received prior to the implementation of the Biodiversity Net Gain legislation.

Impact of the Development on Local Health and Education Services.

- 7.10 The applicant has agreed to provide a sufficient level and mix of affordable housing which meets the aims of SP7 as set out in this report at paragraph 7.5 and this can be secured by a Section 106 legal agreement. A request has been made by the NHS for the provision of a financial contribution towards the provision of additional health facilities to enable the new residents to be catered for. This sum of £27,830.00 would be put towards the expansion in capacity through remodelling/changes to layout or extension to existing facilities within the First Coastal Primary Care Network (PCN) at Stickney Surgery. LCC Education have not requested a contribution in this case. It is considered that the requirements of SP28 would be met in this regard.

Contamination.

- 7.11 As the development results in a sensitive end-use the Council's Scientific Officer has requested a Phase 1 report in relation to the potential for contamination at the site in line with the National Planning Policy Framework. This can be secured by conditions to be undertaken at the reserved matters stage.

8.0 CONCLUSIONS

- 8.1 This application would provide forty-six dwellings and fourteen would be affordable. This would help ELDC to meet its 5-year supply of new houses.
- 8.2 The development would provide a range of dwellings and so would provide a good mix to suit all sectors of society. The design would be appropriate for this location. The new dwellings would provide a good standard of amenity for future occupiers without causing significant harm to those living around the site.
- 8.3 The estate would be accessed off Stickney Meadows which would provide a good legible network of internal roads. The development could be safely accommodated within the existing highway network. The principles of the proposed SuDs and foul water schemes are acceptable and further details can be secured by conditions.
- 8.4 A new children's play area would be created in an accessible location. With appropriate landscaping the development could be

really attractive to wildlife as well as residents.

8.5 Despite a number of objections being received, it is considered that the scheme is acceptable subject to conditions and subject to satisfactory completion of a Section 106 obligation. It would comply with policies in the East Lindsey Local Plan and with the NPPF.

8.6 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

Outline planning permission be granted subject to the satisfactory completion of a Section 106 obligation (as outlined in the report) and the following conditions:

RECOMMENDATION: Approve

subject to the following conditions:

1. Outline - approval of details
Details of the appearance, landscaping 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 drawing numbers in regard to access and layout

and any drawings approved subsequently in writing by the local planning authority pursuant to any conditions on this decision letter.

Plan No.B3707 Received by the LPA on 02/02/2024.
Plan No.B/3707-3001 Rev H Received by the LPA on 21/11/2024.
Plan No.160552-001 Rev A Received by the LPA on 24/10/2024.
Plan No.RHC-23-378-02 Received by the LPA on 24/10/2024.

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

- 5 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 the National Planning Policy Framework

- 6 The archaeological site work must be undertaken only in full accordance with the approved written scheme referred to in the above condition. 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 the National Planning Policy Framework.

- 7 A report of the archaeologist's 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 the National Planning Policy Framework.

- 8 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 forwarded to the Local Planning Authority prior to the commencement of works.

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

- 9 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.

Reason: To ensure the proposed remediation plan is appropriate in accordance with the National Planning Policy Framework.

- 10 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 site remediation is carried out to the agreed protocol in accordance with the National Planning Policy Framework.

- 11 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 Statement(s). Post remediation sampling and monitoring results shall be included in the closure report.

Reason: To provide verification that the required remediation has been carried out to the required standards in accordance with the National Planning Policy Framework.

- 12 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 all contamination within the site is dealt with in accordance with the National Planning Policy Framework.

- 13 No development shall take place before 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 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;
 - the routes of construction traffic to and from the site including any off-site routes for the disposal of excavated material and;
 - 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.

Reason: In the interests of the safety and free passage of those using the adjacent public highway and 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. This condition is imposed in accordance with SP10 and SP16 of the East Lindsey Local Plan.

- 14 No dwelling shall be occupied until a footway link to Public Right of Way No. 341/1 of a width to be agreed, has been provided adjacent to the area of public open space in accordance with details that have first been submitted to, and approved in writing by, the Local Planning Authority. The link shall thereafter be so retained and maintained.

Reason: To ensure the provision of safe and adequate pedestrian access to the development and the wider Public Right of Way network. This condition is imposed in accordance with SP10 of the East Lindsey Local Plan.

- 15 No development shall be undertaken 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 the results of evidenced groundwater levels and seasonal variations (e.g. via relevant groundwater records or on-site monitoring in wells, ideally over a 12-month period);
 - 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 discharge rates which shall be restricted to Greenfield Run off rate;
- 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 development is adequately drained without creating or increasing flood risk to land or property adjacent to, or downstream of, or upstream of, the development. This condition is imposed in accordance with SP16 of the East Lindsey Local Plan.

- 16 No development shall commence until a foul water strategy has been 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 foul water from the development is adequately drained without creating or increasing pollution or flood risk to land or property adjacent to the development. This condition is imposed in accordance with SP16 of the East Lindsey Local Plan.

- 17 Details for the provision, management and maintenance of the children's play area and public open space as shown on the approved drawings shall be submitted as part of the reserved matters application. The areas shall be laid out and made available for use in accordance with those details and specifications that shall first be agreed in writing by the Local Planning Authority and shall thereafter be so maintained.

Reason: In order to ensure that adequate public open space and play space is provided in accordance with SP25 and SP26 of the East Lindsey Local Plan.

- 18 The refuse bin collection points as shown on drawing no. B/3707-3001 Rev H received by the Local Planning Authority on 21st November 2024 shall be provided prior to the occupation of any the dwellings to which each collection point relates.

Reason: In order to provide refuse bin collection points which will not obstruct the highway or footways. This condition is imposed in accordance with SP10 of the East Lindsey Local Plan.

- 19 The development hereby permitted shall be constructed to Building Regulation Part G(2)(b) standards limiting water consumption to 110 litres per person per day.

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.