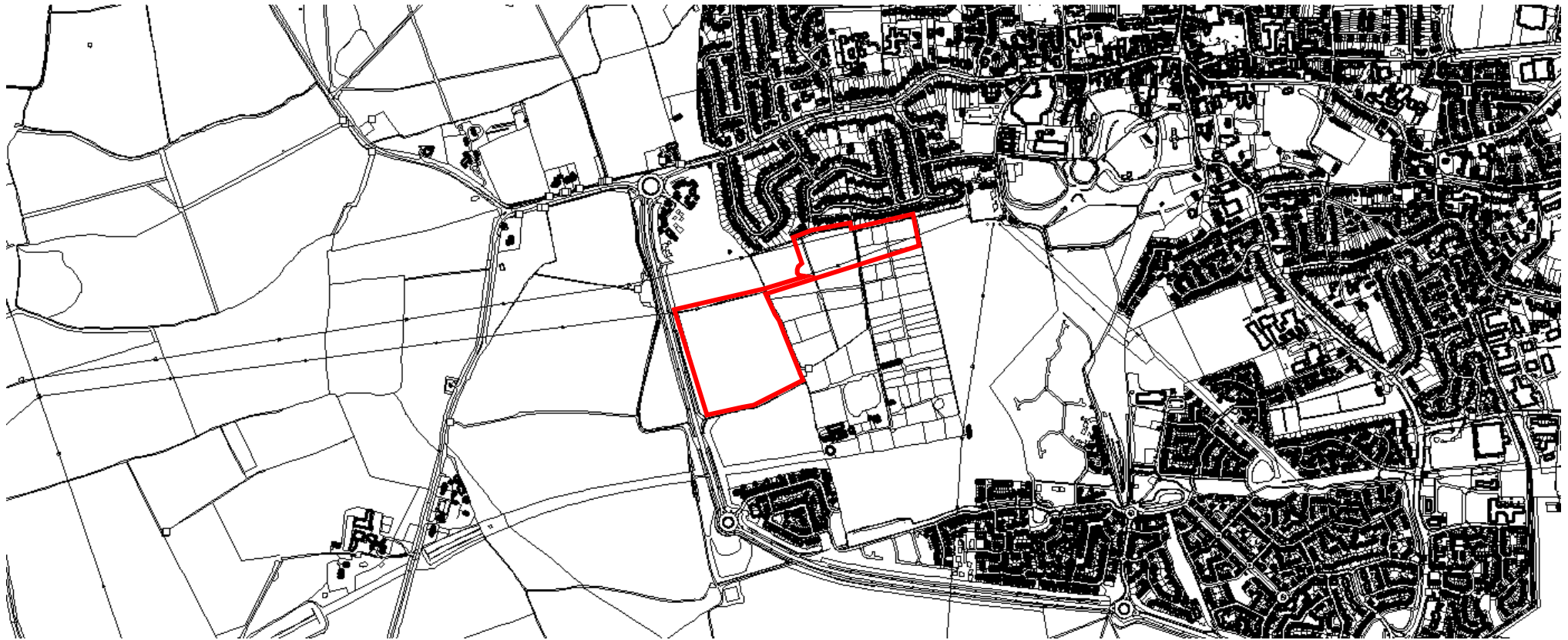


PJ1	S18/0937	Target Decision Date:20th August 2018
		Committee Date:15th January 2019

Applicant	Mr K Bendall Taylor Wimpey (UK) Limited Unit 2 The Osiers Business Park Laversall Way Leicester
Agent	Ms Caroline Chave Chave Planning Enterprise Centre Bridge Street Derby DE1 3LD
Proposal	Reserved matters application for 174 dwellings and associated infrastructure pursuant to SK94/0125/12
Location	Elsa Park - Zone 9 Land East Of A151, Raymond Mays Ways Bourne
Application Type	Reserved Matters (Major)
Parish(es)	Bourne Town Council
Reason for Referral to Committee	Head of DM considers application ought to be determined by Committee as outline approved by Committee
Recommendation	That the application is:- Approved conditionally
Report Author	Phil Jordan - Development Management Planner 01476 406080 Ext: 6074 p.jordan@southkesteven.gov.uk
Report Reviewed By	Sylvia Bland - Head of Development Management 01476 406080 Ext: 6388 S.Bland@southkesteven.gov.uk

Key Issues

Principle of development
Impact on the character of the area
Impact on residential amenity
Highway Safety



Key



**Application
Boundary**



Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. © South Kesteven District Council (2015) - Licence No. 100018662

REASONS FOR REFUSAL ASSESSMENT

1.0 Introduction

- 1.1 Members will recall that this application was previously discussed at the Development Management Committee meetings on 13 November (Appendix 1) and 11 December 2018 (Appendix 2). At the latter meeting, the Committee resolved it was minded to refuse the application contrary to officer recommendation. In line with the Council's Constitution, those Members who voted for the proposition were required to submit their reasons for refusal for consideration at the next meeting.
- 1.2 Cllr Wood, Cllr Baxter and Cllr Stevens have submitted reasons for refusal.
- 1.3 In line with paragraph 9.1.9 (c)(v) of Article 9 of the Council's Constitution, this report sets out the reasons for refusal together with the Head of Development Management's opinion, in italics, on whether the reasons advanced are substantial enough for the authority to defend the decision at an Inquiry.

2.0 Assessment of Reasons for Refusal

2.1 Proposed Reason 1: NPPF Section 12 - paragraphs 124 to 132

- 2.2 "Good design is a key aspect of a sustainable development"
- design put forward is poor and should be refused. SKDC planning/ design officers can't give me positive reasons to support the design layout – *no justification provided on how the design is poor.*
 - design does not follow original master plan.
 - problems experienced by existing residents point to poor design layout regarding difficulty in finding way around estate with too many cul-de-sacs - *the problems with the existing estate layout cannot be a reason for refusal on this application since the proposed layout does not rely on cul-de-sacs*
 - design did not go to the Design Review Panel – *this is not a justifiable reason in itself for refusal since there is no adopted policy requirement.*
 - new NPPF puts Greater emphasis on design and previous poor design should not be duplicated – *no justification provided on how the design is poor.*
 - density is too high.
 - dwellings narrow fronted and close together – *the density is lower than other phases of the Elsea Park estate. The development includes a mix of housing types.*
 - the layout is poor.
 - only one entrance and exit for vehicles and no through routes – *the single vehicular entrance and exit is in accordance with the approved masterplan and has been approved as part of discharge of conditions consent arising from the outline consent.*
 - lack of dual fronted corner dwellings and side gables should be minimal – *the development has been amended to include corner-turning house designs.*
 - design layout shows lack of character
 - should show greater emphasis on street types with different characters – *given the limitations of the site, the proposals include some variation in character within the development such as a more informal 'neighbourhood' centre and 'park edge'. The character of this phase should be viewed in the context of the whole Elsea Park estate.*
 - communication.
 - poor linkage to town for pedestrians - *the pedestrian / cycle way would connect to other pedestrian / cycle ways within the Elsea Park estate that lead around the estate and to the town centre.*
 - car parking provision.
 - too much car parking shown in front of dwellings rather than at side – *the amount of front car parking within the proposals is not a fundamental deficiency in the design of the proposals.*
 - lack of public open space.

- limited landscaped areas – *the limited amount landscaped areas within the built up part of the site is not a fundamental deficiency in the design of the proposals.*

- regimented road layout not conducive to bicycles or public transport or friendly to pedestrians – *the roads, footways and pedestrian / cycleways would be designed to adoptable standards.*
- insufficient ease of access to recreation area to south of site – *the pedestrian / cycle way would allow access to the south, however, the masterplan does not propose any further access to the south of the site from within the built-up part of the site.*

2.3 **Comments of Head of Development Management:** the design related reasons given are not substantive enough to be defensible on appeal because the proposals either accord with the masterplan (one entrance and exit, connections to town centre, no connection to south, lack of character), have been amended to address specific design issues (corner turning properties, character areas, provision of footways and footpath links), the problems with the existing estate layout cannot be a reason for refusal particularly since the proposed layout does not rely on cul-de-sacs, the layout issues raised relate to design features that could be improved but which are not fundamental deficiencies in the design of the scheme (adverse impact of on-street car parking and limited landscaped areas within the built up part of the site) or are not justifiable (lack of design review or agreement with officer view).

2.4 **Proposed Reason 2: SKDC Core Policy EN1 - Protection and Enhancement of the Character of the District**

- layout and scale of dwellings and designed spaces proposed does not enhance anything – *no justification provided for reason.*
- this area is close to the Kesteven Forest. With such a HIGH DENSITY it would not be appropriate in this sought after area of the town, especially with no space for green open areas or trees landscaped between the dwellings with its established green and open outlook – *density is lower than other phases of the Elsea Park estate.*

2.5 **Comments of Head of Development Management:** The given reasons for refusal do not explain how the proposals do not accord with CS Policy EN1 in respect of layout and scale of dwellings and designed spaces, however, I note that points made under Reason 1 also relate to layout and designed spaces. The density of the proposed development would be 35.4 dwellings per hectare (dph). By way of comparison, the other Taylor Wimpey phases that have been built at Elsea Park have densities of 37.5dph (Zone 4), 49.6dph (Zone 4) and 39.7dph (Zone 5). Consequently, given that the site would have a lower density than other phases on Elsea Park, a refusal on density grounds would not be defensible on appeal. The application site would be surrounded on three sides by built development with the remaining side fronting the Bourne by-pass. It is not any closer to Bourne Woods or other woodland than other phases of the Elsea Park development.

2.6 **Proposed Reason 3: SKDC Core Policy EN2 Risk of Flooding**

- no development should be given permission if there is a risk of flooding to existing homes. It is vital that the developer includes a statement of where the water is discharged. Is there sufficient capacity to cope with this amount of water – *this has been provided.*
- the Environment Agency Flood maps, do not take into account all the water that reaches Bourne from underground, and emerges from under the Kesteven Upland Limestone ridge, next to the Forest in a long line stretching from the north to the south of the town. BUT the EA do deal with the water once it has joined a river such as the Bourne Eau. Formerly this was where the Bourne Cress beds were situated – *no evidence provided that groundwater is a constraint on this site.*
- water management strategy not properly articulated and residents share this view – *this is a matter that was considered at outline stage. A drainage strategy for the Elsea Park estate has been provided and the proposals are in accordance with the strategy.*

- 2.7 **Comments of Head of Development Management:** flood risk is a matter that was considered in the assessment of the outline planning permission. As reported in the Addendum Report attached as Appendix 2, the applicant has provided a full statement of how surface water drainage arising from the proposed dwellings will be accommodated in compliance with the drainage strategy approved under S15/2269 following consultation with the Environment Agency. The Addendum Report identifies that the agreed strategy would ensure surface water is attenuated by the ponds and discharged into the watercourse at greenfield run-off rates thereby mitigating any risk of flooding to nearby properties. The Local Lead Flood Authority has raised no objections to the application. No risk from groundwater was identified during consideration of the outline application or has arisen during the construction of earlier phases of development. A refusal based on flood risk reasons would not be defensible on appeal.
- 2.8 **Proposed Reason 4: SKDC Core Strategy Policy EN3 - Renewable Energy Generation**
- 4.3.3 Features to climate proof dwellings and infrastructure lacking – *not relevant to these proposals.*
- 2.9 **Comments of Head of Development Management:** CS Policy EN3 refers to proposals for renewable energy generation such as wind or solar farms therefore it is not relevant to this application. Reasoned Justification paragraph 4.3.3 forms part of the introduction to the reasons for policy EN3.
- 2.10 **Proposed Reason 5: SKDC Core Strategy Policy EN4 - Sustainable Construction and Design**
- new developments should maximise use of energy and energy conservation in the design, layout etc. This proposal lacks these features – *Policy EN4 is out-of-date therefore proposals are required to meet current Building Regulations requirements.*
 - no features to reduce and mitigate impacts of climate change – *as above.*
- 2.11 **Comments of Head of Development Management:** CS Policy EN4 requires residential developments to comply with the Code for Sustainable Homes in addition to the current Building Regulations. In 2015, however, the government withdrew the Code and replaced it with optional technical housing standards on water efficiency, accessibility and space standards. In light of these changes, the Council's future position on sustainable building, including water efficiency, will be set out in Policy SB1 of the emerging Local Plan which at present has limited weight in the decision making process. Our current practice is to rely on the standards set out in the Building Regulations to ensure the aims of CS Policy EN4 are met. A refusal based on requirements for a higher standard of sustainable construction would not be defensible on appeal due to the current policy context.
- 3.0 **Conclusion**
- 3.1 In reaching a decision on the application, the Committee must consider the proposals in the round and carry out a balancing exercise to consider the harm that might arise from the disbenefits of the proposals against the benefits of the development. In addition, the Committee should consider the weight that it attributes to the benefits and disbenefits of the proposals. In doing so, the Committee should have regard to other relevant local and national policies together with the weight that can be attributed to them.
- 3.2 In conclusion, and in line with the Council's Constitution, the Head of Development Management has considered fully the written reasons for refusal provided by the Councillors who wished to refuse the application. In her opinion, as set out above, the reasons given for refusal are not considered to be so substantive as to be defensible at appeal. The officer recommendation remains for approval of reserved matters consent subject to conditions. In line with the Council's Constitution, any Member who votes to refuse the application must be willing to appear for the authority and give evidence regarding the reasons for their decision at any planning inquiry.

This page is intentionally left blank

APPENDIX 1: OFFICER REPORT TO COMMITTEE (13 NOVEMBER 2018)

1.0 Description of site and application

- 1.1 This is a reserved matters application for 174 dwellings and associated infrastructure on Zone 9 pursuant to Outline Planning Permission SK94/0125/12.
- 1.2 Application SK94/0125/12 was an outline approval for residential and associated development, link road, estate roads, open space and landscaping.
- 1.3 The existing site is currently an undeveloped, greenfield 6.3ha parcel of land to the north-west area of the Elsea Park estate. To the north of the site is Zone 10, which is partially constructed and includes a yet to be built area shown as employment land on the approved masterplan. The western boundary of the site is formed by shrubs beyond which is the A151 Raymond Mays Way. The southern boundary is defined by a ditch and existing hedgerow, beyond which is land to be developed for a synthetic sports pitch and further residential properties. To the east of the site there is a ditch and hedgerow and further undeveloped land which will form Zone 8.
- 1.4 The development proposes a mixture of mostly two storey dwellings but with some strategically positioned 2.5 storey dwellings in line with the existing character of Elsea Park.
- 1.5 The site would be accessed from the north-east of the site which allows vehicular connections to the wider Elsea Park estate. A linear open space is proposed to run from north to south along the eastern side of the development. The open space includes landscaping, play equipment and totals 7,991 sqm. The application also includes details of two ponds to the north-east of Zone 9 for surface water attenuation which includes provision of a further footpath/ cycleway that runs north-south as shown on the approved masterplan.
- 1.6 It is noted that the application has been amended to add a footpath/ cycleway through the open space which would connect the development to the future employment land to the north and recreational facilities to the south in accordance with the approved masterplan. The layout of the dwellings at the gateway into the site has also been redesigned to improve the visual appearance of this part of the development.
- 1.7 Further information has been provided in relation the ponds, including landscaping details, sectional details of the ponds and arboricultural and ecological surveys.

2.0 Relevant History

Reference	Proposal	Decision	Date
SK.94/0125	Residential and associated development, link road, estate roads, open space and landscaping	Approved Conditionally	04/06/2001

3.0 Policy Considerations

- 3.1 **National Planning Policy Framework (NPPF)**
Section 5 - Delivering a sufficient supply of homes
Section 9 - Promoting sustainable transport
Section 12 - Achieving well-designed places
Section 15 - Conserving and enhancing the natural environment
- 3.2 **South Kesteven District Council Core Strategy**
Policy EN1 - Protection and Enhancement
Policy H1 - Residential Development
Policy SP1 - Spatial Strategy

3.3 **Site Allocation and Policies Development Plan Document**

Policy SAP4 - Business development in countryside

4.0 **Representations Received**

Environment Agency	No comment.
Cadent Gas Limited	No objection.
Affordable Housing Officer (SKDC)	Confirms that the affordable housing requirements have now been met with regards to their location, size and tenure contained within this application.
Welland & Deeping Internal Drainage Board	<p>The site falls within our extended area. Any watercourses that are going to be altered as part of the works require an application to be made to the Board in advance.</p> <p>These are subject to the Board's approval, the agreement of technical details and the written consent from the Riparian landowner(s).</p>
Natural England	No comments.
Street Scene (SKDC)	Bin collection points acceptable - but this needs to be communicated to future property occupiers.
Elsa Park Community Trust	Concerns raised in relation to: - footpath/ cycleway connectivity - play area not as per approved plans, but natural play features with open space could be suitable compensation - need to ensure appropriate access for all properties
Parish Council	Objections due to the point of access, as there is only one entrance/exit to the estate. Concerns with fire safety, and wish to see if the Fire Service are satisfied with the fire precautions.
Parish Council	Requested that S106 contributions could be made to improving highway safety in village.
LCC Highways & Support	SuDS Highway and drainage details acceptable.

5.0 **Representations as a Result of Publicity**

5.1 This application has been advertised in accordance with the Council's Statement of Community Involvement and 8 Letters of representation have been received. The points raised can be summarised as follows:

1. Noise
2. Loss of privacy/ overlooking from banks/ bunding around the ponds
3. Health and safety concerns
4. Proximity of ponds to Harvey Close
5. Responsibility for the watercourse that the ponds discharge into and whether consent to discharge is required
6. The amount of water in the ponds
7. Maintenance responsibility
8. Impact on ecology

- 9. Risk of flooding
- 10. Impact on trees
- 11. Potential for standing water to stagnate
- 12. Need for appropriate landscaping

6.0 Evaluation

6.1 Principle of development

6.1.1 The principle of development for this site has been previously established through outline planning permission SK94/0125/12. Development of the Elsea Park estate is guided by an overarching masterplan that divides the site into 10 zones. This is a reserved matters application seeking approval of access, appearance, landscaping, layout and scale for Zone 9 and the associated surface water attenuation ponds to the north-east of the site. The provision of open space, general road layout and access points conform to the approved masterplan which formed part of the Section 106 Agreement and decision notice for the outline permission.

6.2 Impact on the character and appearance of the area

6.2.1 The residential development for Zone 9 proposes the following number of each house type:

House type	Beds	Storeys	Number
Detached	5	2.5	2
Detached	5	2.5	4
Detached	4	2	21
Detached	4	2	24
Semi	4	2	17
Terrace	3	2.5	39
Terrace	3	2	52
Terrace	4	2	3
Terrace	3	2	9
Terrace	2	2	3

Total = 174

6.2.2 The development is mostly 2 storey dwellings with some 2.5 storey terraces and detached dwellings which are distributed around the site to provide a contrasting roofscape and varied streetscene with some providing focal points adjacent to access roads and open spaces. The proposed materials include a mix of red and buff brick for external walls and concrete slate and terracotta pantiles. The house types, density and layout are considered appropriate for the context within a major sustainable urban extension and are similar to the designs used in other zones within Elsea Park.

6.2.3 The interface between the principal street scene and the linear open space has been designed so that the dwellings running along this boundary are front facing or have additional fenestration to the side elevation to provide an interesting streetscape. There is good vehicular connectivity with the existing planned development to the north of the site and the footpath and cycleway that runs from north to south through the open space provides further connectivity to the planned employment land and recreational facilities.

6.2.4 Landscaping details for the area of land to the north-east of the site that includes the surface water ponds has been provided which show most of the existing trees and hedgerows to be maintained, as well as additional planting of trees, vegetation and wildflower grass. This will ensure that this part of the development site is an attractive area of informal open space.

6.2.5 By virtue of the design, scale and materials to be used, the proposal would be in keeping with the existing estate dwellings, streetscene and surrounding context in accordance with Core Strategy Policy EN1 the NPPF Section 12.

6.3 Open Space

- 6.3.1 The residential part of the development would include two large areas of open space - 1,458 sqm along the northern boundary and 6,532 sqm along the eastern boundary. This provides a total of 7,991 sqm (1.97 acres) within the zone. The play equipment is located within the linear open space on the eastern boundary and has been designed to provide suitable buffer distances to the residential properties and is within the 480m access standard set by SAP DPD Policy SAP 10.
- 6.3.2 The area of the site where the ponds are sited would be landscaped in such a way that it would function as an area of informal open space, as envisaged by the original masterplan, as well as carrying out the function of attenuating surface water that was agreed by the most recently approved drainage strategy.

6.4 Highway issues

- 6.4.1 It is noted that Bourne Town Council have raised concern regarding connectivity and that the development parcel is only served by one principal access road. Whilst further vehicular connectivity could be of benefit to the site, the principal road layout and connections is in accordance with the approved masterplan and road layout and is therefore not a valid reason to refuse planning permission in accordance with para 130 of the NPPF.
- 6.4.2 The open space along the eastern boundary includes a pedestrian/ cycleway and some play equipment in accordance with the approved masterplan. The area of the site where the ponds are sited includes a north-south pedestrian/ cycleway that would connect this area to Harvey Close. This is also in accordance with the previously approved details on the masterplan. That plan did show an east-west pedestrian/ cycleway through this part of the site, however, the inclusion of the ponds make this impractical. Discussion with the Highway Authority suggested that the agreed road that will run east-west through zone 8 would be an appropriate part of the wider development to ensure that this east-west pedestrian/ cycleway is included.
- 6.4.3 A request has been made by Langtoft Parish Council that the development makes S106 contributions to highway improvements in that village. However, this is a reserved matters application and all obligations to mitigate the impacts of the overall development on the highway network were agreed through the outline permission SK94/0125/12.
- 6.4.4 The local highway authority has been consulted and raised no objection, subject to conditions, to the proposed development. The proposal would result in adequate access, parking and turning facilities and would not have an unacceptable adverse impact on highway safety in accordance with the NPPF Section 9.

6.5 Attenuation ponds and flood risk

- 6.5.1 Various concerns have been raised regarding the surface water attenuation ponds and the potential for an increased risk of flooding. The surface water attenuation ponds have been designed to conform with the previously approved drainage strategy for the wider Elsea Park site that was developed with the Environment Agency.
- 6.5.2 As part of that strategy it was agreed that zone 9 would discharge into the existing field drainage system, which currently runs throughout the site at the equivalent greenfield run-off rate. Surface water would be attenuated by a series of ponds located to the north of the site. which are shown on the location plan as ponds A, B and C.

- 6.5.3 Pond A which does not form part of this application and is already in situ is used solely for attenuating flows from zones 10a and 10b and has its own discharge point to the existing ditch which runs along the northern boundary. Pond B would take flows from zone 9 and part of zone 8 and will have a restricted discharge rate of 16.7 litres/second into Pond C, which takes the rest of zone 8s surface water and finally discharges into the existing ditch network at a controlled rate of 34.5 litres/second. These discharge rates are equivalent to the existing greenfield run-off rate and have been approved by the Local Lead Flood Authority (Lincolnshire County Council). Therefore, the development would not increase the existing flow in the watercourse and would not result in any increased flood risk.
- 6.5.4 All three ponds will have permanent water up to a depth of 1.0m and have been designed to accommodate the storage requirements for a 1 in 100 year storm event with a 30% climate change allowance.
- 6.5.5 The legal rights to discharge into the watercourse has been raised as a concern. Whilst this is not a material planning consideration, the applicant has submitted information to demonstrate that they have ownership rights at the proposed discharge points and it is understood that as the flow to the watercourse would not increase, consent from any other owners would not be required.
- 6.6 Impact on the neighbours' residential amenities
- 6.6.1 Various concerns have been raised regarding the potential for the ponds to have a detrimental impact on the residents of Harvey Close. Landscaping and sectional details of the ponds have been submitted which demonstrate that this area would not result in an unacceptable loss of privacy/ overlooking to the rear gardens of those properties. The potential for water in the ponds to stagnate was also raised as a concern, however, they have been designed such that Pond B will flow into Pond C and then discharge to the watercourse, therefore there will be a constant flow of water which would prevent any stagnation. A further representation was received regarding the future maintenance of the ponds and surrounding area and it is understood that they would become the responsibility of the Elsea Park Community Trust with an appropriate management regime formulated.
- 6.6.2 The majority of the residential element of the site is not adjacent to other residential properties as it is bordered by undeveloped employment land to the north, an open space to the east, recreational facilities to the south and the A151 Raymond Mays Way to the west. There are a small number of residential properties planned to the south-west of the site, but the neighbouring properties have been designed and sited with adequate separation distances to ensure there would be no overlooking or loss of privacy for occupiers of the future dwellings.
- 6.6.3 Plots within the site provide a minimum of 10m rear garden space giving suitable relief between adjacent built form and window positions have been carefully sited to avoid unacceptable levels of overlooking.
- 6.6.4 Taking into account above it is considered that there would be no unacceptable adverse impact on the residential amenities of the occupiers of adjacent properties in accordance with Core Strategy Policy EN1 and the NPPF Section 12.
- 6.7 Affordable Housing
- 6.7.1 The requirement of the Elsea Park S106 Agreement with regards to affordable housing is that 0.61 hectares (1 acre) of affordable housing land are provided on Zone 9. The development would provide 15 affordable units on 0.41 hectares (1 acre) of land. The Council's affordable housing officer has confirmed the amount, type and tenure of affordable housing provided is in accordance with the terms of the S106 Agreement and condition 29 of outline planning permission SK94/0125/12.

6.8 Arboricultural and ecological issues

6.8.1 The impact of the development on trees and local wildlife has been raised as a concern. Arboricultural and ecological survey work has been carried out in both the residential part of the site and the area where the ponds would be located. Reports have been submitted that contain a series of recommendations to mitigate the impact of the development on trees and ecology which have been included as conditions.

7.0 **Crime and Disorder**

7.1 It is considered that the proposal would not result in any significant crime and disorder implications.

8.0 **Human Rights Implications**

8.1 Articles 6 (Rights to fair decision making) and Article 8 (Right to private family life and home) of the Human Rights Act have been taken into account in making this recommendation. It is considered that no relevant Article of that act will be breached.

9.0 **Conclusion**

9.1 The application site, which benefits from outline permission for residential development, is considered to reflect the scale and character of the surrounding development whilst not impacting adversely on highway safety or private residential amenity. The proposed surface water attenuation ponds to the north of the site would ensure the development would not increase the risk of flooding in the locality.

9.1.1 Taking the above into account, it is considered that the proposal is appropriate for its context and is in accordance with Core Strategy Policies SP1, EN1 and H1, SAP DPD Policy SAP H1 and the NPPF (Sections 4, 7, 10 & 11). There are no material considerations that indicate otherwise although conditions have been attached.

RECOMMENDATION: that the development is Approved subject to the following conditions

Approved Plans

- 1 The development hereby permitted shall be carried out in accordance with the following list of approved plans:
 1. Site Location Plan Drawing No. APP206-04 received 27th September 2018
 2. Planning Layout Drawing No. APP206-01 Rev D received 27th September 2018
 3. Materials Dispersion Layout Drawing No. APP206-07 Rev B received 27th September 2018
 4. Landscape Details Drawing Nos. 18-017-03 Rev A, 18-017-04 Rev A, 18-017-05 Rev A, 18-017-10, 18-017-11 received 23rd October 2018
 5. Tree Survey and Constraints Plan Drawing Nos. 18-017-02 received 27th September 2018 and 18-017-12, 18-017-13 received 23rd October 2018
 6. Typical Street Scenes Drawing No. APP206-09 received 27th September 2018
 7. Proposed Finished Floor Levels Drawing No. E3714/600 Rev A received 27th September 2018
 8. Vehicle Access for Fire Appliances Drawing No. APP206-42 Rev B received 27th September 2018
 9. Refuse Collection Plan Drawing No. APP206-06 Rev B received 27th September 2018
 10. Proposed Surface Finishes Plan Drawing No. E3714/770 Rev B received 27 September 2018
 11. Drainage Strategy Plan - Sheet 1 Drawing No. E3714/510 Rev A received 27th September 2018
 12. Drainage Strategy Plan - Sheet 2 Drawing No. E3714/511 Rev A received 27th September 2018
 13. PA44/7/PL7, PA44/7/PL8, PB33-G/7/PL1, PB33-G/7/PL7, PA34-G/7/PL2, PA34-G/7/PL7, AA43/7/PL1, AA43/7/PL6, AA31/6/PL1, AA31/6/PL6, AA23/6/PL1, AA23/6/PL6 received 27th September 2018
 14. Garages Drawing No. APP206/GD/34 Rev A received 27th September 2018

15.Sub-station Drawing No. GTC-E-SS-0010-R1-8 received 27th September 2018

16.Pond sections Drawing No. 10006/06 received 23rd October 2018

Unless otherwise required by another condition of this permission.

Reason: To define the permission.

Before the Development is Commenced

- 2 Before the development hereby permitted is commenced, all existing trees shown to be retained on the following drawings shall have been fenced off to the limit of their branch spread in accordance with BS 5837:

- Drawing No. 18-017-02 received 27th September 2018
- Drawing No. 18-017-012 (1 of 2) received 23rd October 2018
- Drawing No. 18-017-012 (2 of 2) received 23rd October 2018

No works including:

1. removal of earth,
2. storage of materials,
3. vehicular movements or
4. siting of temporary buildings

shall be permitted within these protected areas.

Reason: To prevent unnecessary damage to existing trees and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

During Building Works

- 3 The development hereby approved shall be carried out in accordance with the recommendations contained within the following reports:

Phase I Site Appraisal ref: GRM/P8211/DS.1 Rev A received 27th September 2018

Phase II Site Appraisal ref: GRM/P8211/F.1 Rev A received 27th September 2018

Reason: To ensure that the proposed development not cause pollution in the interests of the amenities of the future residents and users of the development; and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010) and national guidance contained in the NPPF (Section 15).

- 4 Following the implementation of the surface water attenuation ponds, all soft landscape works shall have been carried out before the end of the first planting/seeding season in accordance with the approved soft landscaping details as shown on the following:

1. Drawing No. 18-017-10 received 23rd October 2018
2. Drawing No. 18-017-11 received 23rd October 2018

Reason: Soft landscaping and tree planting make an important contribution to the development and its assimilation with its surroundings and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

- 5 The development hereby approved shall be carried out in accordance with the following approved surface and foul water drainage details:

Drainage Strategy Technical Note 1 ref: E3714/TN1/tjw received 27th September 2018

Drainage Areas Plan - zone 9 ref: E3714/515/A received 27th September 2018

Drainage Strategy Plan sheet 1 of 2 ref: E3714/510/A received 27th September 2018

Drainage Strategy Plan sheet 2 of 2 ref: E3714/511/A received 27th September 2018

Reason: To ensure the provision of satisfactory surface and foul water drainage is provided in accordance with Policy EN2 of the adopted South Kesteven Core Strategy (July 2010).

- 6 The development hereby approved shall be carried out in accordance with the recommendations contained within the following reports:

Badger mitigation report ref: 17-1039.02 received 27th September 2018

Preliminary Ecological Appraisal and Confidential Badger Survey Report received 27th September 2018

Preliminary Ecological Appraisal ref: 17-1039.03 received 23rd October 2018

Reason: In the interests of the protection of wildlife and their habitat.

Before the Development is Occupied

- 7 Before each dwelling hereby approved is occupied, all hard landscape works associated with the dwelling or its access shall be carried out in accordance with the approved hard landscaping details as shown on Drawing No. APP206-01 Rev D received 27th September 2018.

Reason: Hard landscaping and tree planting make an important contribution to the development and its assimilation with its surroundings and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

- 8 Before each dwelling hereby approved is occupied, the external elevations of that dwelling shall have been completed using only the materials stated on Drawing No. APP206-07 Rev B received 27th September 2018

Reason: To ensure a satisfactory appearance to the development and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

- 9 Prior to the occupation of each dwelling the works to provide the boundary treatments for that dwelling shall have been completed in accordance with the details as shown on Drawing No. APP206-01 Rev D received 27th September 2018.

Reason: To provide a satisfactory appearance to any boundary treatments and by screening rear gardens from public view, in the interests of the privacy and amenity of the occupants of the proposed dwellings and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

- 10 Before any dwelling hereby permitted is occupied, the finished floor levels for that building shall have been constructed in accordance with the approved details shown on Drawing No. E3714/600 Rev A received 27th September 2018.

Reason: In the interests of the visual amenities of the area and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

Ongoing Conditions

- 11 Within a period of five years from the first occupation of the final dwelling/unit of the development hereby permitted, any trees or plants provided as part of the approved soft landscaping scheme, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced in the first planting season following any such loss with a specimen of the same size and species as was approved in condition above unless otherwise agreed by the Local Planning Authority.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs.

- 12 Following the occupation of the last dwelling, all soft landscape works shall have been carried out before the end of the first planting/seeding season in accordance with the approved soft landscaping details as shown on the following:

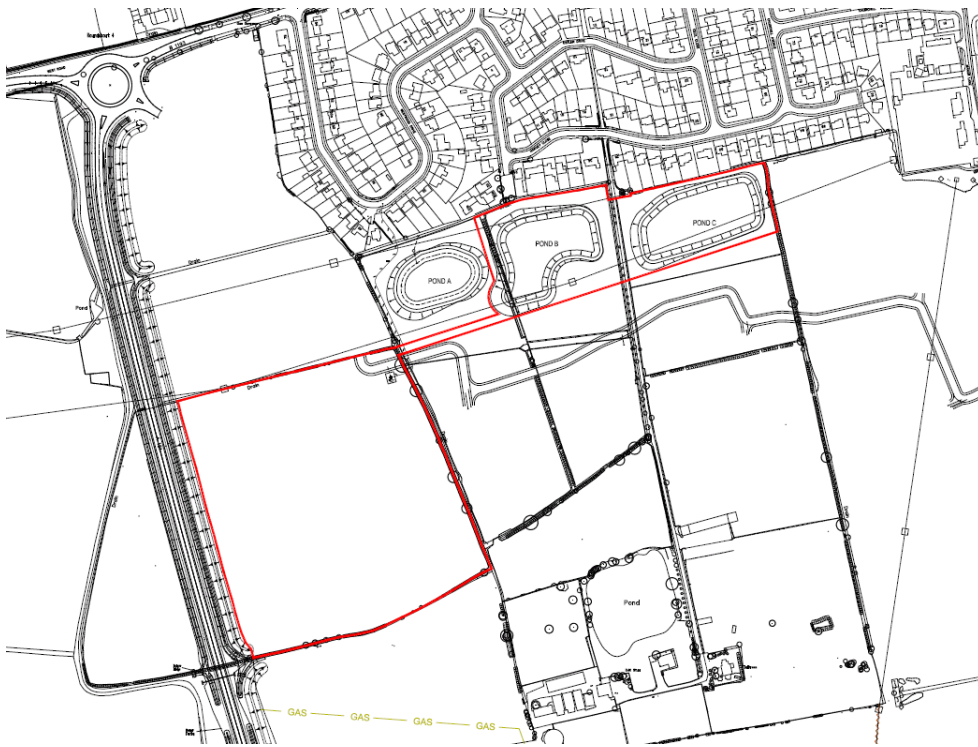
- 1 Drawing No. 18-017-03 Rev A received 23rd October 2018
- 2 Drawing No. 18-017-04 Rev A received 23rd October 2018
- 3 Drawing No. 18-017-05 Rev A received 23rd October 2018

Reason: Soft landscaping and tree planting make an important contribution to the development and its assimilation with its surroundings and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

Standard Note(s) to Applicant:

- 1 In reaching the decision the Council has worked with the applicant in a positive and proactive manner by determining the application without undue delay. As such it is considered that the decision is in accordance with paras 38 of the National Planning Policy Framework.
- 2 You are advised to contact Lincolnshire County Council as the Local Highway Authority for approval of the road construction specification and programme before carrying out any works on site.

Location Plan

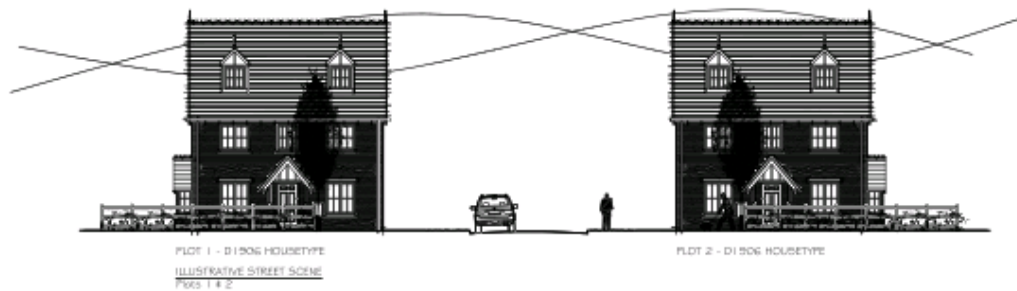


Site Layout



Street Scenes

GATEWAY



PARK EDGE



PARK EDGE



NEIGHBOURHOOD



MAIN STREET



This page is intentionally left blank

APPENDIX 2: ADDENDUM REPORT TO COMMITTEE (11 DECEMBER 2018)

1.1 Introduction

1.2 Members will recall that this application was previously discussed at the Development Management Committee meeting of 13 November 2018 and deferred following concerns regarding the design of the scheme and management of surface water drainage (Report for that meeting Appendix 1).

1.3 The relevant minutes of that meeting were as follows:

1.4 *In discussing the application, Members referred to the original 2001 Masterplan for the Elsea Park development. Concerns were expressed about the proposed layout and Members indicated a preference for the original indicative Masterplan. In addition to comments that were made about the single road access to the site, Members remarked about foot and cycleway linkages across the site and safe routes for children to access designated play areas.*

1.5 *Some Members mentioned the design and appearance of the proposed dwellings; the design of the buildings at the gateway of the site was noted and a suggestion made that design across the site, should be reviewed with a view to securing improvements. Members also spoke about the proposed housing mix for the development and a desire to see lifetime homes being built.*

1.6 *The Committee noted the concerns of local residents regarding drainage issues and wanted to ensure that drainage arrangements would be sufficient to accommodate this phase of the development together with those zones for which applications were yet to be received. While the response from the Environment Agency stated that they wished to make no comments in respect of the application, Members felt it would be more helpful to have a positive response stating that it had no objection.*

1.7 *It was proposed and seconded that the application be deferred to allow further discussion regarding improving design by referring the application to the design panel and to review the layout. The proposition also incorporated following up with the Environment Agency and working with the Welland and Deeping Internal Drainage Board to consider the drainage implications of this and future phases of the development.*

1.8 ***On being put to the vote, the application was deferred.***

1.9 Following that meeting further discussion with Lincolnshire County Council (the Local Lead Flood Authority), the Environment Agency and the Welland and Deeping Drainage Board has taken place in relation to the proposed strategy for the drainage of surface water. A meeting between the developer and officers of the Council has also taken place to seek improvements to the design and layout of the scheme to address the Committee's concerns. The Council's Principal Design Officer has commented on the proposed amendments to the scheme. Discussion of the key issues regarding surface water drainage and design is discussed in more detail below.

2.0 Additional representations

2.1 One additional representation has been received from the public raising concern in relation to the proposed strategy for managing surface water drainage. This does not raise any further material planning considerations beyond those discussed in the original report.

3.0 Further Comments from Consultees

3.1 Environment Agency

3.2 The Environment Agency have advised that as all of the channels within the proposed site are not considered to be 'main rivers', the relevant consultee for flood risk matters in this instance is the Lead Local Flood Authority or the relevant Internal Drainage Board.

3.3 They also provided clarification that riparian owners do not issue permissions for discharge consents but they do have a responsibility to 'let water flow naturally', i.e. not reduce flow or increase the risk of flooding.

3.4 **Welland and Deepings Internal Drainage Board (IDB)**

3.5 Further discussion has taken place with the Welland and Deepings IDB regarding maintenance of the watercourse to the south of Harvey Close. Members of the public have raised concern regarding the current level of maintenance of this watercourse and have provided evidence of localised surface water flooding. These concerns have been passed on to the IDB as well as details of the current landowners to follow-up, as they are the organisation with powers to ensure the watercourse is properly maintained.

4.0 **Additional information and amendments**

4.1 **Surface water drainage**

4.2 The applicant has submitted an additional drainage statement (Technical note 2 – ref: E3714/TN2/tjw/19112018) that explains the background and evolution of the drainage strategy for the wider Elsea Park development. The statement has been provided by Wormald Burrows Partnership Ltd who have been involved as highway and drainage consultants for the wider development from the initial discussions at outline stage in the late 1990s.

4.3 In summary, this explains that the principles of surface water drainage for the development were developed and agreed with the Environment Agency (the relevant flood risk authority at that time). As existing watercourses were at capacity, any strategy needed to ensure flows would not exceed existing greenfield run-off rates and could manage surface water from up to 1 in 100 year storm events.

4.4 Policy changes for the management of surface water led to the Environment Agency requesting that the surface water strategy for Elsea Park be updated. This resulted in a major increase in attenuation volumes and the introduction of additional balancing ponds on land to the South of Harvey Close. That strategy was approved by the Council, in consultation with the Environment Agency, in 2015 (S15/2269). Since Kier Homes decided not to pursue their option on the remaining phases of Elsea Park, control of the land has returned to the original landowners. With the remaining phases being developed by separate housebuilders, the drainage strategy has developed to accommodate individual ponds with separate outfall points to allow for incremental development of the site. However, the overall attenuation volumes and limited outfall rates as remained as previously approved.

4.5 In terms of the design and future maintenance of the ponds, this is explained by the following extract from the drainage statement:

“The three proposed attenuation ponds have been designed to incorporate a permanent level of water, this not only improves water quality leaving the ponds, it also enhances the surrounding area, benefiting the surrounding fauna and flora. Natural evaporation within the ponds will occur, which will result in smaller more frequent storms being accommodated within the ponds with no actual discharge to the downstream ditch systems.

The maintenance responsibility of the proposed attenuation ponds will be passed to the Elsea Park Community Trust, who currently maintain the attenuation ponds and ditches throughout the wider Elsea Park development. The Community Trust is funded by each house built on the site via a maintenance charge and therefore has a protected income.”

4.6 The statement concludes by explaining that the strategy will lead to a reduction in flood risk to all downstream properties and is therefore an improvement on the current situation. The latest proposals are in accordance with the previously approved strategy and have received no objection from either the Environment Agency, the Welland and Deepings IDB or Lincolnshire County Council (the current Lead Local Flood Risk Authority).

4.7 **Changes to address Committee's Concerns regarding Design**

4.8 The Committee requested that the scheme be reviewed by a design panel, however, due the advanced stage of the proposal the applicant was unable to agree to that request. Notwithstanding that position, the applicant has made a number of changes that seek to improvement the design of the scheme and to address some of the specific concerns raised by the Committee.

4.9 These have been summarised by the applicant as follows:

"The house types have been reviewed. In particular the Plots 19, 20, 79, 80, 87, 90, 102, 117, 135, 136, 146, 160, 168 and 170 have all been changed to a new dual aspect dwelling type – either PT42 or PT43. These feature dwellings introduce a greater variety of window styles, eaves treatment and materials to the site, incorporating render and stonework to the elevations and chimneys to enliven the roofscape. Their dual aspects incorporate habitable room windows to turn corners with active frontages. The positioning of these dwellings in their plots also assists to minimise car dominance and provide attractive frontages, set behind gardens, to create an attractive street scene.

Plot 78 has been changed to a PA44 house type and 75 to 78 repositioned to accommodate the new PT42 house type at the south-east corner of the site and provide a more active frontage to the public open space.

Plots 121 and 131 are still a PA44 house type but the roof has been rotated so that they are each gable fronted and there is greater articulation to the frontage and roofscape to Road 6.

Plot 167 has been substituted for an NB51 house type and has been repositioned so as to reduce car dominance and provide greater variety and enhanced dwelling design to the cul-de-sac.

All plans have been updated to incorporate Character Zones, as defined on the Materials Dispersion Layout. This demonstrates how consideration has been given to groups of dwellings on the approach into the site, adjacent to the public open space and in the 'neighbourhood' block paved area in the centre of the site. The distinct Character Zones will create a sense of place and provide legibility to the development.

The layout also incorporates a new public footpath link adjacent to plots 75 to 80 and 90 through to the public open space. There is also a private gated access for plots 167 to 171, which would be access controlled for those plots so as to clearly define public and private space. These additional links provide greater permeability through the development to reach the public open space, play areas and footway/cycleway link to the wider area and facilities."

5.0 Evaluation

5.1 Surface water drainage

5.2 The applicant has clearly demonstrated that the proposal would provide an improvement to the management of surface water drainage in the locality. This would result in a reduction to local flood risk. While it is accepted there is a current issue with the maintenance of the watercourse to the south of Harvey Close, ownership and maintenance responsibilities have been clarified and concerns passed on to the Welland and Deepings IDB. The proposal would ensure the watercourse would ultimately be the responsibility of the Elsea Park Community Trust, which have the expertise and resource to ensure this is carried out in an appropriate manner. A condition (9) has been included to ensure a timetable of the drainage works is provided and implemented to ensure there is an appropriate means of surface water drainage during the construction phase.

5.3 Changes to address Committee's Concerns regarding Design

5.4 The improvements to the design of the scheme are considered to improve the layout of the scheme and to address the Committee's concerns. In particular, the provision of 14 specially designed corner turning dwellings would ensure that these properties are visually attractive from both street elevations. These replace house types that previously only included additional side elevation windows. The rotation of two properties to front the open space to improve natural surveillance of this area is a positive change. These replace dwellings that previously were sited with a gable elevation to the open space.

5.5 In terms of connectivity, two new additional pedestrian connections have been made to the linear open space to improve access to the foot/ cycle way and play equipment. Connectivity with this open space is important as it provides links to facilities and services in the wider development and beyond. These include the planned recreational facilities to the south, planned employment area to the north, Elsea Park Primary School, the Co-Op and community centre. The furthest walk from dwellings within the site to the play equipment proposed to the open space is approximately 250m, which is well within the 400m access standard as recommended by the Council's Open Space study.

5.6 A more extensive provision of block paving to the public realm and parking areas within Road 6 to create a 'neighbourhood zone' to the centre of the site is a further improvement that makes more of a feature of this part of the development and seeks to reflect the informal character of development that was envisaged in the concept masterplan. The applicant sought to ensure a 'sense of place' is achieved through establishing four character zones within the site: gateway, main street, neighbourhood and park edge. In particular, the neighbourhood and park edge areas have a unified approach through the use of similar materials in these areas. A greater variety of materials is found on the perimeter roads to add visual interest in the streetscene.

5.7 Further changes to the landscaping details have been provided to reduce the potential for poor maintenance of small, impractical areas of grass located to the side boundaries of properties. In these areas, the applicant has indicated that narrow strips of grass will be replaced by low shrub planting to provide a low-maintenance landscaping solution whilst ensuring that greenery to side boundaries is still incorporated within the scheme.

5.8 In summary, the applicant has sought to address concerns raised by Members and this is reflected in a higher level of design from the previously considered scheme.

5.9 Other matters raised

5.10 A number of other matters were raised during the committee including the securing of lifetime homes, changing the housing mix to include bungalows and an increase in the level of affordable housing. These requirements can only be secured at outline stage and not through the reserved matters stage of an application.

5.11 The Council's affordable housing officer has confirmed the amount, type and tenure of affordable housing provided is in accordance with the terms of the S106 Agreement and condition 29 of outline planning permission SK94/0125/12. There are no conditions or legal obligations that require the homes to be built to lifetime homes standard or for the provision of bungalows. However, Building Regulations requires all homes to be compliant with Part M which includes access standards and the inclusion of certain facilities such as a ground floor W/C.

6.0 Conclusion

6.1 The proposal is in accordance with the key principles defined at the outline stage of the application (SK.94/0125) and is in accordance with Core Strategy Policies SP1, EN1, EN2 and H1, SAP DPD Policy SAP H1 and the NPPF (Sections 4, 7, 10 & 11). The proposal would secure 174 readily deliverable new dwellings, including 15 affordable dwellings, for the district. The applicant has sought to address Members concerns in relation to the design of the scheme. Further information in relation to surface water drainage also demonstrates that the scheme would reduce the risk of flooding in the locality. As such, the recommendation remains to grant planning permission subject to the following conditions which have been updated to reflect the amended plans submitted:

Approved Plans

- 1 The development hereby permitted shall be carried out in accordance with the following list of approved plans:
 - i. Site Location Plan Drawing No. APP206-04 received 27 September 2018
 - ii. Planning Layout Drawing No. APP206-01 Rev E received 22 November 2018
 - iii. Materials Dispersion Layout Drawing No. APP206-07 Rev C received 22 November 2018
 - iv. Residential landscaping details Drawing Nos. 18-017-03 Rev B, 18-017-04 Rev B, 18-017-05 Rev B received 22 November 2018
 - v. Pond landscaping details Drawing Nos. 18-017-10 and 18-017-11 received 23 October 2018
 - vi. Tree Survey and Constraints Plan Drawing Nos. 18-017-02 received 27th September 2018 and 18-017-12, 18-017-13 received 23rd October 2018
 - vii. Proposed Finished Floor Levels Drawing No. E3714/600 Rev B received 22 November 2018
 - viii. Vehicle Access for Fire Appliances Drawing No. APP206-42 Rev C received 22 November 2018
 - ix. Refuse Collection Plan Drawing No. APP206-06 Rev C received 22 November 2018
 - x. Proposed Surface Finishes Plan Drawing No. E3714/770 Rev D received 22 November 2018
 - xi. Drainage Strategy Plan - Sheet 1 Drawing No. E3714/510 Rev B received 22 November 2018
 - xii. Drainage Strategy Plan - Sheet 2 Drawing No. E3714/511 Rev B received 22 November 2018
 - xiii. Floor and elevations plans Drawing Nos: 1906/Z9/PL.1, D1906/Z9/PL.6, NB51/Z9/PL.1, NB51/Z9/PL.2, NB51/Z9/PL.3, PT43/Z9/PL.1, PT43/Z9/PL.5, ND43/Z9/PL.1, ND43/Z9/PL.2, ND43/Z9/PL.3, PD49/Z9/PL.1, PD49/Z9/PL.2, PD49/Z9/PL.3, PD49/Z9/PL.4, PT42/Z9/PL.1, PT42/Z9/PL.5, PA44/Z9/PL.1, PA44/Z9/PL.2, PA44/Z9/PL.2.5, PA44/Z9/PL.3, PA44/Z9/PL.4, PB33-G/Z9/PL.1, PB33-G/Z9/PL.2, PB33-G/Z9/PL.4, PA34/Z9/PL.1, PA34/Z9/PL.2, PA34/Z9/PL.4, AA43/Z9/PL.1, AA43/Z9/PL.2, AA31/Z9/PL.1, AA31/Z9/PL.2, AA23/Z9/PL.1 and AA23/Z9/PL.2 received 22 November 2018
 - xiv. Garages Drawing No. APP206/GD/34 B received 22 November 2018
 - xv. Sub-station Drawing No. GTC-E-SS-0010-R1-8 received 27 September 2018
 - xvi. Pond sections Drawing No. 10006/06 received 23 October 2018

Unless otherwise required by another condition of this permission.

Reason: To define the permission.

Before the Development is Commenced

- 2 Before the development hereby permitted is commenced, all existing trees shown to be retained on the following drawings shall have been fenced off to the limit of their branch spread in accordance with BS 5837:

- Drawing No. 18-017-02 received 27 September 2018
- Drawing No. 18-017-012 received 23 October 2018
- Drawing No. 18-017-013 received 23 October 2018

No works including:

- i. removal of earth,
- ii. storage of materials,
- iii. vehicular movements or
- iv. siting of temporary buildings

shall be permitted within these protected areas.

Reason: To prevent unnecessary damage to existing trees and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

During Building Works

- 3 No development consisting of construction of the highways proposed for adoption, as well as any shared private roads/drives and foot/ cycle paths shall be commenced until full engineering, drainage, street lighting and construction details of these works have been 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 interest of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the development; and to safeguard the visual amenities of the locality and users of the highway.

- 4 Following the implementation of the surface water attenuation ponds, all soft landscape works shall have been carried out before the end of the first planting/seeding season in accordance with the approved soft landscaping details as shown on the following:

- i. Drawing No. 18-017-10 received 23 October 2018
- ii. Drawing No. 18-017-11 received 23 October 2018

Reason: Soft landscaping and tree planting make an important contribution to the development and its assimilation with its surroundings and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

- 5 The development hereby approved shall be carried out in accordance with the following approved surface and foul water drainage details:

- Drainage Strategy Technical Note 1 ref: E3714/TN1/tjw/21112018 received 22 November 2018
- Drainage Strategy Plan sheet 1 of 2 ref: E3714/510/B received 22 November 2018
- Drainage Strategy Plan sheet 2 of 2 ref: E3714/511/B received 22 November 2018

Reason: To ensure the provision of satisfactory surface and foul water drainage is provided in accordance with Policy EN2 of the adopted South Kesteven Core Strategy (July 2010).

6 The development hereby approved shall be carried out in accordance with the recommendations contained within the following reports:

- Badger mitigation report ref: 17-1039.02 received 27th September 2018
- Preliminary Ecological Appraisal and Confidential Badger Survey Report received 27th September 2018
- Preliminary Ecological Appraisal ref: 17-1039.03 received 23rd October 2018

Reason: In the interests of the protection of wildlife and their habitat.

7 The development hereby approved shall be carried out in accordance with the recommendations contained within the following reports:

- Phase I Site Appraisal ref: GRM/P8211/DS.1 Rev C received 22 November 2018
- Phase II Site Appraisal ref: GRM/P8211/F.1 received 22 November 2018

Reason: To ensure that the proposed development not cause pollution in the interests of the amenities of the future residents and users of the development; and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010) and national guidance contained in the NPPF (Section 15).

8 Before the works to provide the drainage ponds hereby permitted are commenced, a plan indicating the heights, positions, design, materials and type of any safety fencing around the ponds and any boundary treatment to the north of the pond area shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: To provide a satisfactory appearance to any boundary treatments and by screening rear gardens from public view, in the interests of the privacy, amenity and safety of the occupants of the proposed dwellings and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

Before the Development is Occupied

9 No dwelling shall be occupied until details of the timetable for and any phasing of the implementation for the drainage scheme have been submitted and approved by the Local Planning Authority. The drainage scheme shall be implemented in strict accordance with any such details as may be approved.

To ensure that the development hereby permitted is adequately drained without creating or increasing flood risk to land or property adjacent to, or downstream of, the permitted development.

10 Before each dwelling hereby approved is occupied, all hard landscape works associated with the dwelling or its access shall be carried out in accordance with the approved hard landscaping details as shown on Drawing No. APP206-01 Rev D received 27th September 2018.

Reason: Hard landscaping and tree planting make an important contribution to the development and its assimilation with its surroundings and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

11 Before each dwelling hereby approved is occupied, the external elevations of that dwelling shall have been completed using only the materials stated on Drawing No. APP206-07 Rev C received 22 November 2018.

Reason: To ensure a satisfactory appearance to the development and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

- 12 Prior to the occupation of each dwelling the works to provide the boundary treatments for that dwelling shall have been completed in accordance with the details as shown on Drawing No. APP206-01 Rev E received 22 November 2018.

Reason: To provide a satisfactory appearance to any boundary treatments and by screening rear gardens from public view, in the interests of the privacy and amenity of the occupants of the proposed dwellings and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

- 13 Before any dwelling hereby permitted is occupied, the finished floor levels for that building shall have been constructed in accordance with the approved details shown on Drawing No. E3714/600 Rev B received 22 November 2018.

Reason: In the interests of the visual amenities of the area and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

- 14 Before any part of the drainage ponds hereby permitted are brought into use, any works to provide the safety fencing around the ponds and any boundary treatment to the north of the pond area shall have been completed in accordance with the approved details.

Reason: To provide a satisfactory appearance to any boundary treatments and by screening rear gardens from public view, in the interests of the privacy, amenity and safety of the occupants of the proposed dwellings and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

- 15 The foot/ cycle paths as shown on the following plans shall be completed in accordance with the details approved by condition 3 of this permission before occupation of the 50th dwelling:

- i. Drawing No. 18-017-10 received 23 October 2018
- ii. Drawing No. 18-017-04 Rev A received 23 October 2018
- iii. Drawing No. 18-017-05 Rev A received 23 October 2018

Reason: To ensure the development has appropriate connectivity for the future occupiers of the dwellings hereby approved.

- 16 No dwelling shall be occupied until details of the proposed arrangements for future management and maintenance of the proposed streets and foot/ cycle paths within the development have been submitted to and approved by the Local Planning Authority. The streets shall be maintained in accordance with the agreed details.

Reason: To ensure that the future maintenance of the streets serving the development thereafter, are secured and shall be maintained by the Local Highway Authority under Section 38 of the Highways Act 1980 or via an established private management and maintenance company.

- 17 Before each dwelling (or other development as specified) is occupied the roads and/or footways providing access to that dwelling, for the whole of its frontage, from an existing public highway, shall be constructed in accordance with the approved details, less the carriageway and footway surface courses.

The carriageway and footway surface courses shall be completed within three months from the date upon which the erection is commenced of the penultimate dwelling.

Reason: To ensure safe access to the site and each dwelling/building in the interests of residential amenity, convenience and safety.

Ongoing Conditions

- 18 Within a period of five years from the first occupation of the final dwelling/unit of the development hereby permitted, any trees or plants provided as part of the approved soft landscaping scheme, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced in the first planting season following any such loss with a specimen of the same size and species as was approved in condition above unless otherwise agreed by the Local Planning Authority.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs.

- 19 Following the occupation of the last dwelling, all soft landscape works shall have been carried out before the end of the first planting/seeding season in accordance with the approved soft landscaping details as shown on the following:
- i. Drawing No. 18-017-03 Rev B received 22 November 2018
 - ii. Drawing No. 18-017-04 Rev B received 22 November 2018
 - iii. Drawing No. 18-017-05 Rev B received 22 November 2018

Reason: Soft landscaping and tree planting make an important contribution to the development and its assimilation with its surroundings and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

Standard Note(s) to Applicant:

- 1 In reaching the decision the Council has worked with the applicant in a positive and proactive manner by determining the application without undue delay. As such it is considered that the decision is in accordance with paras 38 of the National Planning Policy Framework.
- 2 You are advised to contact Lincolnshire County Council as the Local Highway Authority for approval of the road construction specification and programme before carrying out any works on site.