

SU.1 **S05/0878/12**

Registration Date: 28-Jun-2005

Applicant	Stepnell Limited Lawford Road, Rugby, Warwicks, CV21 2UU
Agent	Roger Davis, Rush Davis Design Partnership 280, Pershore Road South, Kings Norton, Birmingham, B30 3EU
Proposal	Construction of 45 flats for persons requiring elements of care and ancillary works
Location	Johnson Bros Ltd, Manning Road, Bourne

<u>Site Details</u> Parish(es)	Bourne Unclassified road Demolition of any building - BR1 Drainage - Welland and Nene
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REPORT**The Site and its Surroundings**

This site is located on Manning Road, Bourne and is currently used by Johnson Brothers, agricultural Machinery Dealers.

The site has residential development on two-side, albeit a footpath bounds the site, and proposed residential development on the opposite side of the road. The fourth side abuts the BT telephone exchange.

Access is gained from Manning Road.

Site History

SK0513/92 – Outline: Residential Development. Approved 23.6.92

S95/0519 – Outline: Sheltered High Density Housing. Approved 30.6.95.

The Proposal

This is a full application to demolish the buildings and build 45 flats providing extra care in two blocks fronting Manning Road separated by the access. One block, containing 6 flats, is roughly square and has three storeys is situated adjacent to the telephone exchange. The other 39 are contained in a building having a cruciform shape having a three-storey spine and two storey wings.

The height to eaves is approximately 8m and the height to the ridge is approximately 13m. The largest building is orientated north south and the three storey is situated approx 34m from the properties on Hereward Street with the two storey wings approx 21m and 15m from properties on Hereward Street. The rear wall is located approximately 21m from properties on Norman Mews.

The grounds are set out in a formal manner and there is storage for wheelchairs and buggy recharging points. 23 car parking spaces are provided and it is intended that these will be used by visitors, the accommodation is specifically for frail elderly persons who are unlikely to drive.

Policy Considerations

National Policy

PPG3 – Housing

Lincolnshire Structure Plan

H1: Housing Provision

H2: Housing on Previously Developed Land

H3: Housing Density

South Kesteven Local Plan

Interim Housing Policy.

H6 – Residential development

H9 – Affordable Housing

EN1 – Protection and enhancement of Environment.

Statutory Consultations

Bourne Town Council:

Objects on following grounds:

The nature of the building would generate more traffic and as Manning Road is such a narrow but very busy road the Council opposes the proposed development on grounds of highway safety and traffic impact, unless some agreement can be reached to widen the road

Concerns about the safety of residents as pedestrians; and

The Council feels that the proposed development would create an oppressive and dominant environment due to the height of the buildings.

Local Highway Authority - Does not object and requests conditions be attached.

SKDC Environmental Health - Requests attachment of conditions regarding contamination.

Community Archaeologist - .

SKDC Leisure & Cultural Services:

States that the nature of the development does not warrant the provision of public open space and that the provision of play space can also be omitted. However, in recognition of the fact that residential development is taking place a contribution of £5000 is requested for environmental improvements in Bourne Town Centre that benefits everyone.

SKDC Housing Strategy Manager:

I confirm that there is a housing need in Bourne, therefore will be seeking an affordable housing element from the above site.

Representations as a Result of Publicity

One letter of objection received from an interested party.

One petition sign by the residents of Hereward Street.

One letter of qualified support from has been received from an interested party.

The issues raised are summarised as follows:

- a) 3 Storey blocks would overwhelm an area of small houses and bungalows.
- b) Loss of light from 3 storey blocks.
- c) There should be a one way system along Hereward Street and Manning Road as far as Recreation Road.
- d) The type of development is needed for elderly people who want the dignity of independence but with support available who have no near relatives.

Planning Panel Comments

The application should be determined at committee following a site visit.

Applicants Submissions

The proposed development is generally aimed at persons over 75, owner occupiers and suffering with long term limiting illness. The proportion of the population in this combined group has been growing and is forecast to continue to increase dramatically. The importance of housing for older people particularly those with a disability is highlighted in national social and planning policy.

This type of housing provides an alternative to residential care or a nursing homes. The development is designed to Mobility Standards. It is anticipated that it will create the equivalent of 12-14 full time jobs. There are comprehensive communal facilities.

The benefits of the development extend to the following:

Owners who are able to maintain their independence, remain in the locality, have less worry about their frailty, maintain a quality of life and maintain the equity of their homes;

Local community benefits from their spending power, low traffic generation, employment opportunities, contributes to housing targets: and

The Health Services benefits from potential bed blocking being avoided (possibly saving 600 hospital nights based on statistics) and saving health workers from administrative effort in arranging non-medical support services.

Conclusions

It is considered that the development contributes to achieving national and local planning, housing and health targets and therefore the key issues of this application are the impacts on the amenities of neighbours and character of the area.

Overlooking

The building comprises habitable accommodation on three floors, however it is considered that the distance of approximately 20m from the wall of the 3 storey section to the boundary is acceptable and nearly 34m to the rear of properties on Hereward Street precludes any significant impact on the amenities of neighbouring properties.

Loss of light

This issue was considered during pre-application discussions and the building has been specifically designed to comply with the Building Research Establishment guidance. The building heights comply with the guidance and thus there should be no loss of light. The calculations are indicated on drawing PA-003.

Traffic Generation / Car Parking

It should be noted that the current use at the site involves large vehicle transporters and agricultural machinery as well as other vehicles servicing the site. Traffic generation should be compared to the prevailing situation. It is considered that the proposed development will have less impact than the current situation; it is estimated that in the evening peak hour the proposed development will generate half the traffic flows from the current use. However road improvements are required in front of the site to increase the width of the footpath. Further improvements are a tactile surface at the junction of Hereward Street and Norman Mews and a zebra crossing on Meadowgate to improve pedestrian access to the Burghley Centre.

Overbearing Impact

It is considered that the spatial separation between the proposed development and existing properties is unlikely to create a dominating visual feature likely to create a sense of enclosure. It is considered that the height of this building does not have an adverse impact on the character of the area.

The proposal is in accordance with national and local policies as set out in Planning Policy Guidance Note 3, policies H1, H2 and H3 of the Emerging Lincolnshire County Structure Plan, policies H6, H9 and EN1 of the South Kesteven Local Plan or adopted Interim Housing Policy. The issues relating to loss of light, domination of outlook and traffic generation are material considerations but, subject to the conditions attached to this permission, are not sufficient in this case to indicate against the proposal and to outweigh the policies referred to above.

The development is acceptable.

The Development Control Manager recommends that planning permission be granted subject to the satisfactory completion of a S106 Legal Agreement relating to affordable housing and environmental improvements and subject to the following conditions:

Summary of Reason(s) for Approval

The proposal is in accordance with national and local policies as set out in Planning Policy Guidance note(s) 13, policies EN1 and H6 of the South Kesteven Local Plan. The issues relating to overlooking, loss of light, traffic generation/car parking and overbearing impact are material considerations but, subject to the condition(s) attached to this permission, are not sufficient in this case to indicate against the proposal and to outweigh the policies referred to above.

RECOMMENDATION: That, subject to the completion of a S106 agreement, the development be Approved subject to the following condition(s)

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. Notwithstanding submitted detail before any development is commenced the approval of the District Planning Authority is required to a scheme of landscaping and tree planting for the site (indicating inter alia, the number, species, heights on planting and positions of all the trees). Such scheme as may be approved by the District Planning Authority shall be undertaken in the first planting season following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the District Planning Authority gives written consent to any variation.
3. Boundary treatment shall accord with details indicated on approved plans and shall have been completed before the building is occupied.
4. The dwellings comprised in the development shall be occupied by persons aged 60 years or over. Copies of independent document indicating a persons age shall be retained by the Management and shall be available for inspection at reasonable times.
5. Before the development hereby permitted is commenced, final details of the materials to be used in the construction of external walls and roofs shall be submitted to and approved in writing by the District Planning Authority. Only such materials as may be agreed shall be used in the development.
6. Before any development is commenced, details including location and means of disposal of surface water and foul drainage shall be submitted to and approved by the District Planning Authority, and no building shall be occupied until the drainage works have been provided.
7. The Development shall be constructed in accordance with the measures stated in the Geographical Survey.
8. The arrangements shown on the approved plan drawing number 2691PA-001 dated 23 June 2005 for the parking/turning/loading/unloading of vehicles shall be available at all times when the premises are in use.
9. The development hereby permitted shall not be brought into use before the works to improve the public highway as shown indicatively on drawing number 2691-PA-001 (widening of footway and new access) together with the dropped crossing points as shown on drawing number 040083.C/003 Rev. B within report received 23 June 2005 have been certified complete by the local planning authority.

The reason(s) for the condition(s) is/are:

1. Required to be imposed pursuant to section 91 of the Town and Country Planning Act 1990.
2. Landscaping and tree planting contributes to the appearance of a development and assists in its assimilation with its surroundings. A scheme is required to enable the visual impact of the development to be assessed and to create and maintain a pleasant environment and in accordance with Policies EN1 and H6 of the South Kesteven Local Plan.
3. In the interests of amenity and to ensure a satisfactory development and in accordance with Policies EN1 and H6 of the South Kesteven Local Plan.
4. To ensure a satisfactory development, in the interests of the amenities of the locality and in accordance with Policies EN1 and H6 of the South Kesteven Local Plan.
5. These details have not been submitted and the District Planning Authority wish to ensure that the colour and type of materials to be used harmonise with the surrounding development in the

interests of visual amenity and in accordance with Policies EN1 and H6 of the South Kesteven Local Plan.

6. To ensure satisfactory provision is made for the disposal of foul and surface water drainage from the site and in accordance with Policy EN1 of the South Kesteven Local Plan.
7. To ensure a satisfactory development, and to ensure the proper treatment of any contamination present on the site, in the interests of public and environmental safety and in accordance with Policy EN1 of the South Kesteven Local Plan.
8. In the interests of safety of the users of the public highway and the safety of the users of the site.
9. In the interests of safety of the users of the public highway and the safety of the users of the site.

Note(s) to Applicant

1. Prior to the development hereby permitted and prior to any of the highway works commencing on site, the Developer must enter into a Section 278 Agreement, Highways Act 1980 with the Local Authority Lincolnshire County Council for the widening of the footway as shown on drawing number 2691PA-001 and the footway crossings as shown 040083/C/003 Rev. B together with any other necessary ancillary works.

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SU.2 S05/0894/56

Registration Date: 01-Jul-2005

Applicant	Lincolnshire County Council County Offices, Newland, Lincoln, LN1 1YL
Agent	Paul Wheatley, Lincolnshire Development Beech House, Witham Park, Waterside South, Lincoln, LN5 7JH
Proposal	Development of land for B1, B2 & B8 uses and construction of estate roads, footpaths and cycleways
Location	Land To The East Of Existing, Northfield Industrial Estate, Market Deeping

Site Details	
Parish(es)	
	Market Deeping Unclassified road Radon Area - Protection required T1 New by-passes and relief roads Drainage - Welland and Nene

REPORT

The Site and its Surroundings

This site is located to the east of Northfield industrial estate and south of the A16 in Market Deeping. Sports fields lie to the south.

The site measures approximately 5.2 ha and comprises flat agricultural land and the only features are electricity transmission lines.

Site History

SK.756/92 – Road development – A16 By-pass. Approved 2.4.1993.

The Proposal

This is an outline application to develop an extension to an existing industrial estate for B1, B2 and B8. As part of this application a new access on to the A16 is to be provided and a cycle/footpath is to link to Towngate East/Outgang Road. Internally a road will link to Whitley Way

The applicant considers that the mix of the three uses will be evenly split. The intention is to sell plots to end users for them to submit applications for approvals of reserved matters. The applicants anticipate that 80% of the site will be subject to built development, and that eves height will not exceed 10m.

Policy Considerations

National Policy

PPG4 – Employment

Regional Policy

RSS8 – East Midlands

Lincolnshire Structure Plan

E1 – Priority Areas for Regeneration

E2 – Employment Land and Buildings

South Kesteven Local Plan

E9 – Redevelopment and Expansion of existing industry.

EN1 – Protection and enhancement of Environment.

Statutory Consultations

Market Deeping Town Council:

In principle the committee have no objection – the industrial estate should be developed in this direction and an alternative exit is much needed. However, some provision should be made for an alternative site should there be less land available for the sports clubs. The Town Council would not wish to see less amenity land as a result of this development.

Local Highway Authority - Requests conditions to be attached.

Community Archaeologist:

Notes the contradictory statements in the Environmental Impact Assessment. Without a geo-physical survey and trial trenching it is not possible to assert that there will be no impact on archaeological remains. Requests a condition for the results of a geophysical survey and trial trenching to be submitted with each application for approval of reserved matters.

Environment Agency - No comment received to date. Any matters will be reported to committee.

Anglian Water Services - No comment received to date. Any matters will be reported to committee.

English Nature - No comment received to date. Any matters will be reported to committee.

Lincolnshire Strategic Planning - No comment received to date. Any matters will be reported to committee.

Welland & Deepings IDB - The Boards consent is required for any alterations or culverting of Drain 20. No structures or fences or landscaping should be placed within 9m of the top edge of the watercourse. All surface water should be attenuated to 1.4litres/sec/ha.

DEFRA - No objections

East Midlands Development Agency:

The proposal to extend the Northfield Industrial Estate was highlighted in the recent Lincolnshire Employment Sites and premises study undertaken by SQW which drew attention to the fact that there was high demand but a shortage of supply of serviced sites and small premises in the area, which requires public sector intervention.

The Environmental Statement attached to the application identifies only a relatively small number of impacts such as its effect on landscape and possible flood risk. However the applicant recognises these could be overcome by conditions attached to the planning permission, and we would support this approach.

SKDC Environmental Health - No comment received to date. Any matters will be reported to committee.

Representations as a Result of Publicity

None received to date. Any matters will be reported to committee.

Planning Panel Comments

The application should be determined at committee.

Applicants Submissions

This application addresses the following issues in the Environmental Impact Assessment:

Alternative Locations

Having undertaken a review of sites has concluded that there are no Brownfield site available and that the selected site is the most suitable;

Population and Socio-Economic Impacts

Concludes that there are currently there are in excess of 500 people claiming unemployment benefit within a 10 mile radius and that it is estimated that 334 jobs will be created. Economic growth is required to maintain The Deepings in the settlement hierarchy and reduce reliance on Peterborough;

Geology

Concludes that the site has little mineral value and that topsoil will not be removed from the site;

Archaeology
Concludes no impacts;

Flood Risk
Concludes that surface water attenuation will be required and proposes an open pond or swale, waterbutts, soakaways, French drains, recycling grey water and allowing roads and carparks to flood in a controlled manner. Floor levels to be set at a minimum of 5.2m AOD;

Ecology
Concludes no evidence of protected species;

Air Quality
Concludes that majority of uses will fall within B1 and B8 and industrial process emissions are not envisaged and the number of vehicles serving the development marginal compared with the adjacent highway and therefore exhaust emissions are not projected to have a significant impact;

Noise
Impacts are not expected to exceed those already projected from the A16 bypass and existing industrial estate. Strategic planting will mitigate impacts further;

Landscape
There will be a slight impact on the value of the landscape as seen by most receptors, however strategic landscaping will mitigate these effects;

Traffic and transportation
The Transport Assessment identifies that any adverse impacts can be mitigated by improved cycle and footpath connections, improved bus stop facilities and travel plans for all users; and

Services
With the exception of the gas supply the utility capacities are available to service the site.

Conclusions

It is considered that the key issues of this application are the Policy implications and the impacts identified in the Environmental Impact Assessment.

Policy Implications

As you are fully aware Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires applications to be determined in accordance with the approved Development Plan unless material considerations indicate otherwise.

Section 58 of the Planning and Compulsory purchase Act 2004 requires that the most up to date planning advice is considered when determining planning applications. One such material consideration would be whether the development plan policies are up-to-date PPS1 (para 10).

The Development Plan for South Kesteven is currently formed by the RSS8 (March 2005), the Lincolnshire Structure Plan Alteration No 2 (April 1994) and the South Kesteven Local Plan (adopted 1995). The Lincolnshire Structure Plan April 2004 has been subject to it's Examination in Public and is becoming close to adoption. This is gaining increasing weight and appeal Inspectors

are according it due consideration. With the exception of this and RSS8 these documents are now quite dated and are currently subject to review.

PPS1 states that LPA's should seek to promote sustainable economic development with the aim of bringing job and prosperity for all. To achieve this LPAs should (among other things) ensure suitable locations are available for economic development, and recognise the wider sub-regional and regional benefits of such development.

PPG4 states that in determining applications for new employment development a positive approach should be adopted, whereby "applications should be allowed, having regard to the development plan and all material considerations, unless the proposed development would cause demonstrable harm to interests of acknowledged importance". The emphasis of PPG4 is that unnecessary obstacles should not be placed in the way of development which provides investment and jobs.

The Regional Spatial Strategy for the East Midlands (RSS8) was published in March 2005. A central plank of the RSS is to promote economic growth within the region, therefore a number of policies within the RSS support the principle of new appropriately located employment development in market towns such as Market Deeping as a means of strengthening the role of these settlements as locally significant economic and service centres. In particular policy 7 of the RSS promotes development within the Eastern Sub-area which maintains and enhances market towns as locally significant employment centres, including supporting local employment generating development and that which promotes sustainable patterns of development in border areas in particular Peterborough.

The adopted Structure Plan, Alteration No.2 Policy 18A states that in exceptional circumstances planning permission may be forthcoming for the use of additional suitable land where the development will bring about significant economic and employment benefit or where it can be demonstrated to the satisfaction of the LPA that there are special requirements which cannot be met on land already provided.

The emerging Structure Plan acknowledges that there is no high-quality employment land, and there is a need to allocate sites. It supports initiatives to increase investment and employment opportunities, ensuring there is an adequate supply of land for a variety of purposes in appropriate locations.

The application site is not allocated for development in the adopted South Kesteven Local Plan. However the land adjacent to the application site is allocated (E4.1 Northfields Industrial Estate) and the development of this site is complete. As this site is the only one allocated for employment development in the adopted Local Plan the completion of development on site a number of years ago effectively means an end in the supply of allocated employment land in the Deepings until the Local Plan is reviewed. PPG4 Employment advises that an up-to-date and relevant local plan is essential if the needs of economic and commercial development are to be met. Local plans should ensure that sufficient land is available which is readily capable of development and well served by existing infrastructure. Delays in reviewing the local plan in South Kesteven indicates that the current Local Plan fails to meet this advice.

A review of the Local Plan began in 1999 and in January 2002 a deposit version of the Review was published for consultation. Due to a move towards the new LDF system this plan has now been formally withdrawn. However it is of relevance to note that two new employment allocations were proposed for Market Deeping in the Review one of which was the application site. Eight comments were made about this allocation in the Deposit consultation plan. Five were in support of the allocation (three of which felt it should be larger than the area allocated) and only one objected to the allocation stating that more land was allocated than was needed.

As part of the ongoing process of preparing the new Local Development Framework it is likely that this site would be identified for employment development within the Deepings. Within a background of known unmet demand for employment land within the Deepings, together with a general desire to provide a better balance between the homes provided over the previous 20 years with job opportunities and other community facilities within the Deepings, it is essential that new employment land be identified within the LDF.

Market Deeping has been subject to a large growth in population over the previous 20 years. However employment opportunities and community facilities have not kept in step. The settlement has therefore become largely a dormitory for Peterborough. The Council is anxious to reverse this and develop the Deepings as a sustainable self-sufficient community which is less dependant upon Peterborough. To do this new housing development is being restricted and new employment development must be accommodated. Cabinet has recently approved the Issues and Options (first stage in the LDF preparation) for consultation in September and October. In respect of the Deepings the need for new employment land has been identified as a key issue. One options for resolving this issue is the allocation of land which the application site forms a part.

As the application site is not currently allocated for development and the local plan is considered out of date in this respect it is essential that the implications of national and regional policy in respect of the proposal are taken as material.

The emphasis of national, regional and strategic planning policy is on the promotion of economic development , particularly where it supports the principles of sustainable development. New employment development within and on the edge of existing settlements can make an important contribution to maintaining and enhancing the viability of towns such as Market Deeping. I consider that the application meets the requirements of national and regional advice in relation rto promoting economic development in sustainable locations. In particular it is in accordance with policy 22 of RSS8, policy 18A of the Lincolnshire Structure Plan Alteration No.2 and Policies E1 and E2 of the Emerging Lincolnshire Structure Plan. It is concluded that whilst this application for employment use of this site pre-empts formal policy allocations, it is considered that the logical steps of that process would result in allocating this site for development for employment uses. However in light of the need for such development now and the proposed timetable for the LDF (which will not be adopted until late 2007) it is considered it would be inappropriate not to determine this application at this point. Failure to do so may stifle economic development in the town for a number of years to come, further exacerbating the dormitory nature of the town.

Environmental Impact Assessment Issues

Whilst the conclusions of the Assessment are broadly supported there are some contradictions that are highlighted. The applicant proposes that the range of uses would be equal but when considering Air Quality and noise states that the majority of uses would be B1 and B8. The Archaeologist has also reported issues.

It is considered that given the constraints identified relating to drainage, and the need to mitigate landscape impact and noise, a masterplan be required identifying strategic landscaping areas and open water features and infrastructure relating to sustainable drainage systems limiting final outfall to 1.4lt/sec/ha.

The material planning consideration of economic development has been examined in detail. In principle the application proposes development that is an extension to an allocated site, indeed there will be physical connection with a new road linking to Whittle Way. It is concluded that the employment opportunities will address not only economic issues experienced locally but contribute to County Regeneration Objectives.

Conclusion

It is concluded that mitigation of impacts identified in the Environmental Impact Assessment can be addressed through the attachment of conditions. It is also concluded that the development would accord with a site allocation that has been through the policy formulation process and the development is therefore acceptable.

The proposal is in accordance with national and local policies as set out in Planning Policy Statement 1 and Planning Policy Guidance Note 4 and policies E1 and E2 of the emerging Lincolnshire County Structure Plan. Although there is some conflict with policy E4 and E8 of South Kesteven Local Plan, in this instance, the issues raised do not outweigh the principal policies referred to. The issues relating to Geology, Archaeology, Flood Risk, Ecology, Air Quality, Noise, Landscape, Traffic and transportation and Services are material considerations but, subject to the conditions attached to this permission, are not sufficient in this case to indicate against the proposal and to outweigh the principal policies referred to above.

Summary of Reason(s) of Approval

The proposal is in accordance with national and local policies as set out in Planning Policy Statement 1 and Planning Policy Guidance Note 4 and policies E1 and E2 of the emerging Lincolnshire County Structure Plan. Although there is some conflict with Policy E4 and E8 of South Kesteven Local Plan, in this instance, the issues raised do not outweigh the principle policies referred to. The issues relating to Geology, Archaeology, Flood Risk, Ecology, Air Quality, Noise, Landscape, Traffic and transportation and Services are material considerations but, subject to the conditions attached to this permission, are not sufficient in this case to indicate against the proposal and to outweigh the principle policies referred to above.

RECOMMENDATION: That the development be Approved subject to the following condition(s)

1. Application for approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission, and the development must be begun not later than whichever is the later of the following dates:
 - (a) the expiration of five years from the date of this permission; or
 - (b) the expiration of two years from the final approval of the reserved matters, or, in the case of approval on different dates, the final approval of the last such matter to be approved.
2. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the building(s) are occupied, or in accordance with a timetable agreed in writing with the Local Planning Authority. Development shall be carried out in accordance with approved details.
3. No works or development shall take place until full details of all proposed tree planting, and the proposed times of planting, have been approved in writing by the Local Planning Authority, and all tree planting shall be carried out in accordance with those details and at those times.
4. When application for the 'reserved matters' is made a programme plan showing the phases by which the site will be developed shall be submitted to and approved by the District Planning Authority. Development shall proceed in accordance with the approved programme, unless the District Planning Authority gives its written consent to any variation.
5. No operation shall be carried out to fill in, culvert or in any way obstruct any dyke or watercourse without the approval in writing of the District Planning Authority.
6. A schedule giving the type and colour of materials to be used for all external walls and roofs of each building and structure on the site, and the type and colour of brick to be used for screen

walls shall be submitted to and approved in writing by the District Planning Authority before the development hereby permitted is commenced. Only such materials as may be approved by the authority shall be used in the development.

7. The following matters are reserved for subsequent approval by the District Planning Authority and no development shall be carried out until these matters have been approved, viz. detailed drawings to a scale of not less than 1/100, showing the siting, design and external appearance of the building(s) including particulars of the materials to be used for external walls and roofs, the means of access and the landscaping of the site.
8. When application is made for the approval of 'reserved matters', details including location and the means of disposal of surface water and foul drainage shall be submitted to and approved by the District Planning Authority and no buildings shall be occupied until the APPROVED drainage works have been provided.
9. 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 to a *specification to enable them to be adopted as highways maintainable at the public expense, 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 (or other development as specified).

*Note to Applicant: 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.

10. No development shall take place before the detailed design of the arrangements for surface water drainage has been agreed in writing by the Local Planning Authority and no building shall be occupied before it is connected to the agreed drainage system.
11. No industrial unit shall be commenced before the first 60 metres of the estate road from its junction with the public highway, including visibility splays, as shown on drawing C/KC0050021/7000/A1 dated 1 July 2005 has been completed.
12. Before any dwelling is commenced, all of that part of the estate road and associated footways that forms the junction with the main road and which will be constructed within the limits of the existing highway, shall be laid out and constructed to finished surface levels in accordance with details to be submitted to and approved by the Local Planning Authority.
13. Prior to the occupation of any new Building within this site, the highway improvements works as identified on drawing no.C.KC0050021/7000/A1 received 1 July 2005 must have been completed and certified as such to the Local Planning Authority.

The reason(s) for the condition(s) is/are:

1. Required to be imposed pursuant to section 92 of the Town and Country Planning Act 1990.
2. To prevent overlooking to and from the development and to reduce the impact of the development on the appearance of the area and in accordance with Policy EN1 of the South Kesteven Local Plan.
3. Landscaping and tree planting contributes to the appearance of a development and assists in its assimilation with its surroundings. A scheme is required to enable the visual impact of the development to be assessed and to create and maintain a pleasant environment and in accordance with Policy EN1 of the South Kesteven Local Plan.

4. To secure, in the interests of local amenity, the orderly development of the land having particular regard to noise and amenity and in accordance with Policy EN1 of the South Kesteven Local Plan.
5. To prevent damage to the land drainage system or interference with the rights of surface water drainage from the highway in the interests of the general amenity of the area and in accordance with Policies EN1 and PPG25 of the South Kesteven Local Plan.
6. These details have not been submitted and the District Planning Authority wish to ensure that the colour and type of materials to be used harmonise with the surrounding development in the interests of visual amenity and in accordance with Policy EN1 of the South Kesteven Local Plan.
7. The application was submitted in outline only and in accordance with Policy EN1 of the South Kesteven Local Plan.
8. The application was submitted in outline and no such details have been submitted and in accordance with Policy EN1 of the South Kesteven Local Plan.
9. To ensure safe access to the site and each dwelling/building in the interests of residential amenity, convenience and safety.
10. To ensure that surface water run-off from the development will not adversely affect, by reason of flooding, the safety amenity and commerce of the residents of this site.
11. In the interests of safety of the users of the public highway and the safety of the users of the site.
12. In the interests of safety of the users of the public highway and the safety of the users of the site.
13. In the interests of safety of the users of the public highway and the safety of the users of the site.

Note(s) to Applicant

1. You are advised that the application site falls within an area which requires protection from Radon. You are advised to contact the District Council's Building Control Services to ascertain the level of protection required, and whether geological assessment is necessary.

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