

Agenda Item 5

PWM1 **S15/0194/MJNF**

Target Decision Date: 27-Apr-2015

Committee Date: 26-May-2015

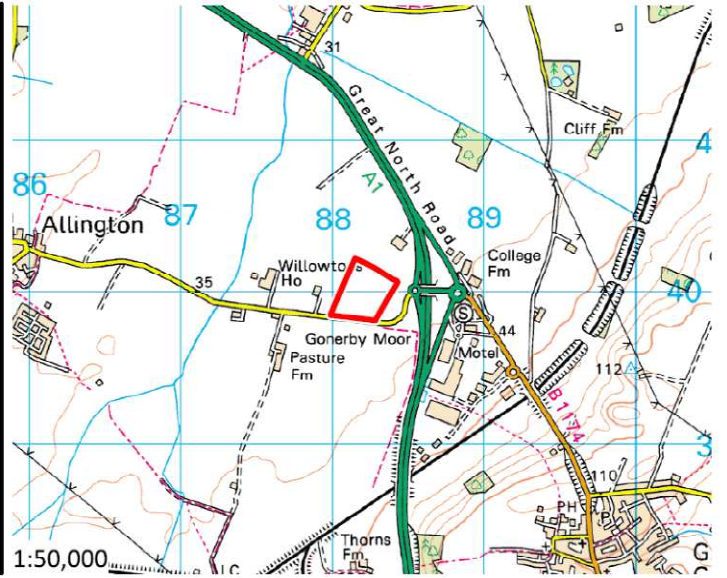
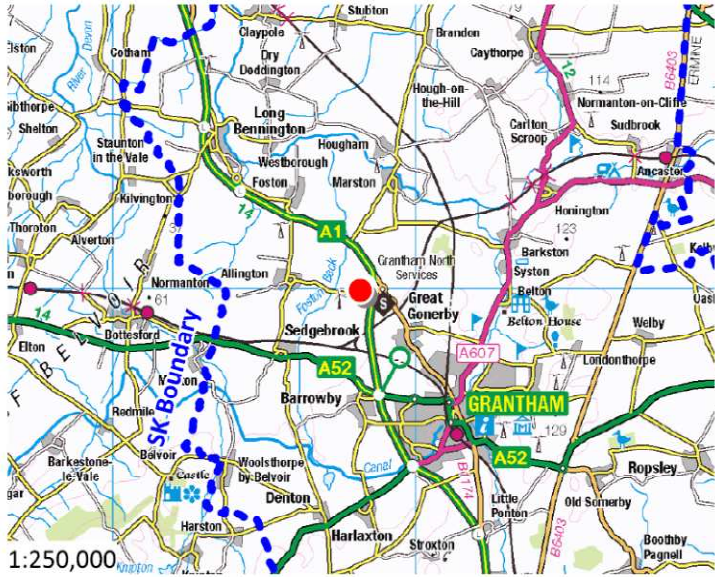
Applicant	Countryside Renewables Capital LLP 9th Floor, South Tower, 26, Elmfield Road, Bromley, BR1 1WA
Agent	Kevin Robinson, AAH Planning Consultants 2, Bar Lane, York, YO1 6JU
Proposal	Solar Farm (11ha)
Location	Land North of Gonerby Lane, Allington, Grantham, Lincolnshire, NG32 2EF
App Type	Major Full (Non-residential)
Parish(es)	Great Gonerby
Reason for Referral to Committee	The application has been referred to Committee at the request of the Vice Chairman due to the scale and nature of the proposal. The landowner is also a Member of the Council.
Recommendation	Approved subject to condition(s)

Key Issues

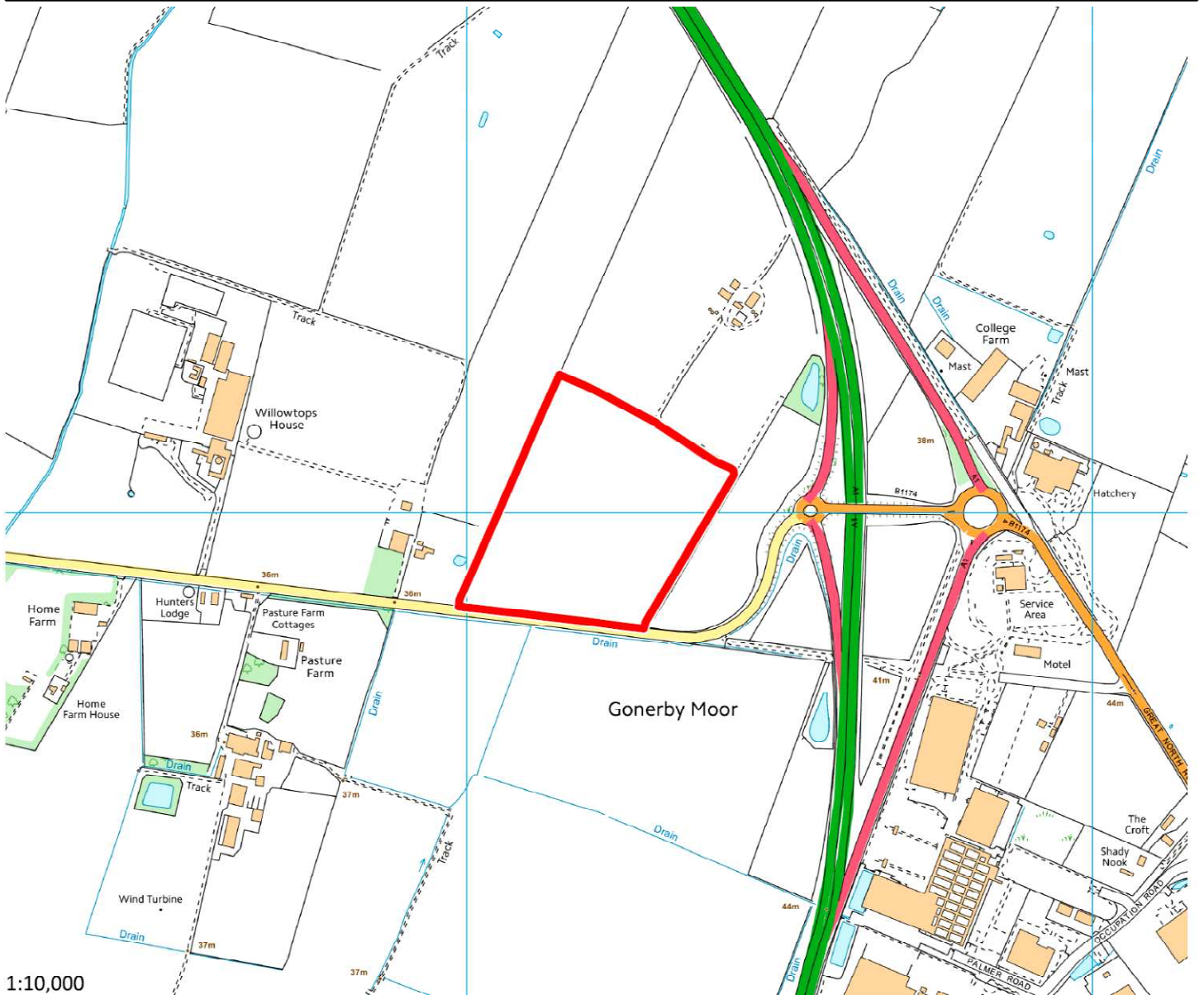
- Council needs to consider whether the public benefits of a new source of renewable energy outweigh the environmental impacts - in particular the landscape/visual impact and heritage impact.

Technical Documents Submitted with the Application

- Landscape and Visual Impact Assessment
- Heritage Impact Assessment
- Archaeological Evaluation Report
- Flood Risk Assessment
- Phase 1 Habitat Survey
- Gint and Glare Assessment
- Agricultural Land Classification Report



Site Boundary Plan



Key

-  Application Location
-  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

REPORT

1.0 Application Category

1.1 This application is categorised as a major application for planning permission.

2.0 Reason for Referral to Committee

2.1 The application has been referred to Committee at the request of the Vice Chairman due to the scale and nature of the proposal. The landowner is also a former Member of the Council.

3.0 The Proposal

3.1 The proposal is for a solar farm and associated structures and equipment which would have an estimated installed capacity of 5MW. The various elements of the proposal include:

- A maximum of 22,000 panels of approximately 1.65m x 1m. The panels would be sited on metal frames set direct into the ground by piling or screw piling. Rows of panels, running east to west, would be installed at an angle of 20 – 30 degrees, with a maximum height of 3m. Arrays would be spaced approximately 3 – 4m apart;
- A maximum of 5 inverter cabins with maximum dimensions of 8m (length), 3.2m (width) and 3m (height);
- 1 x switchgear cabinet and 1 x grid connection cabinet, both of approximately 3m (length), 3m (width) and 2m (height);
- Vehicular access from Gonerby Lane including new access track and parking compound;
- Control building (size: 20m long x 7.5m wide x 5.5m high) & compound & electrical infrastructure;
- Weather station, CCTV cameras and external 2.5m boundary fencing.
- Landscaping and biodiversity enhancements

3.2 Permission is sought for a temporary period of 30 years, after which the solar farm would be decommissioned and the site returned to its former condition. Whilst this a full application for planning permission, as is common for this type of proposal, many of the submitted details are indicative including the number, arrangement and type of arrays, and ancillary buildings and equipment. The submitted details show a maximum scale scenario for the purposes of assessment. The final details would be reserved by condition and would depend on what was available at the time taking into account advances in technology, market conditions etc. In any case, if permission were granted, the final choice of equipment could not exceed the parameters (dimensions, numbers etc) shown in the application details.

3.3 The connection to the grid is proposed to be within the site to an existing 33kv overhead line.

3.4 The land between the arrays would continue to be used for agricultural purposes – sheep grazing is proposed.

4.0 The Application Site and its Surroundings

4.1 The application site comprises a single field which is roughly rectangular in shape and is approximately 11.10ha. There are hedgerows partially surrounding the site.

4.2 The site lies on relatively flat agricultural land (classed as grade 3 in the Agricultural Land Classification) between the villages of Allington, Great Gonerby, Sedgebrook, Foston and Marston. It is respectively 2km, 1.8km and 2.8, 3km and 3.1km km from each of these villages. The A1 trunk road passes approximately 100m to the east of the site, with the Gonerby Moor

commercial area beyond. Gonerby Lane, linking the A1 and Allington runs to the south of the site. There is a large equestrian complex (Arena UK) to the west of the site.

- 4.3 In terms of topography, the immediate landscape is generally flat with the escarpment of the Gonerby ridge running north east to south west rising dramatically from the vale – 1.8 km at its nearest point. Allington and Foston villages are on a much less pronounced low ridges to the west.

5.0 Relevant Site History

- 5.1 A screening opinion was issued in 2014 (S14/2698) and the proposal was deemed by the Council not to be EIA development.

6.0 Policy Considerations

- 6.1 Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. Relevant national and local policies (and material considerations) in respect of the proposed development are as follows:

6.2 National Planning Policy Framework (NPPF)

- 6.2.1 Achieving Sustainable Development (paras 6 – 10) – Defines the NPPF's role and the 3 key elements of sustainable development i.e. economic, social and environmental, making it clear that these 3 elements should not be considered in isolation. It stresses the need adapt to climate change and move to a low carbon economy whilst protecting and enhancing the built, natural and historic environment.
- 6.2.2 Presumption in Favour of Sustainable Development (paras 11 – 16) - This summarises the key principle of the NPPF that a positive approach to decision taking should be taken and that development that complies with the NPPF and the adopted local plan should be approved without delay.
- 6.2.3 Core Planning Principles (para 17) – Sets out the overarching principles of sustainable development that should be followed in decision taking. Those relevant to this application include, seeking high standards of design and amenity, supporting the transition to a low carbon economy through the development of renewable energy, promoting mixed use developments by recognising that open land can perform multiple functions, conserving and enhancing the natural environment, reducing pollution and ensuring that developments are appropriate to their context, including the historic environment.
- 6.2.4 Section 3: Supporting a prosperous rural economy (para 28) – supports a positive approach to sustainable rural development, through expansion of all types of business and enterprise in rural areas, and promoting diversification of agricultural and other rural businesses.
- 6.2.5 Section 4: Promoting sustainable transport (paras 32, 34) – Developments generating significant movement (in this case during construction) should be supported by a transport statement. Recognises that different solutions that will be necessary in urban and rural areas.
- 6.2.6 Section 7: Requiring good design (paras 56- 58, 60-61, 63-66) – Requires new development to be of high quality design which is appropriate for the character of the area and the way it functions and makes use of all available opportunities to enhance it. Whilst local distinctiveness is encouraged, planning decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative. Development which promotes high levels of sustainability should not be refused due to concerns about incompatibility with the existing surroundings if it can be mitigated by good design. It is emphasised that good design goes beyond the visual appearance of individual buildings and includes among other things,

connections between people and places, and integration with the historic, built and natural environment.

- 6.2.7 Section 10: Meeting the challenge of climate change, flooding and coastal change (paras 93 - 98) – Outlines the central role of planning in bringing forward a low carbon economy and supports the development of renewable energy as a key part of this. Local planning authorities are expected to have a positive strategy to promote and maximise renewable energy developments while ensuring that adverse impacts are addressed. Local planning authorities are also invited to consider identifying suitable areas to help bring such schemes forward and all communities are expected to contribute towards renewable energy aims. In all cases LPAs are expected to approve applications where the impacts are acceptable or can be made acceptable. Whilst applicants are not required to demonstrate the overall need for renewable energy, in coming to a judgment on whether the impacts are acceptable, the amount of power that would be generated by any individual proposal, together with any other public benefit has to be balanced by the decision maker against the environmental impact. N.B. The acceptability or otherwise of the environmental and other impacts is assessed under other sections of the NPPF as well as Local Plan policies.
- 6.2.8 Section 11: Conserving and enhancing the natural environment (paras 109, 111, 112, 118, 123) – Requires the protection and enhancement of valued landscapes to be considered and impacts on biodiversity to be minimised (through mitigation where necessary). Any net increase in biodiversity is encouraged. The effective reuse of brownfield land is encouraged. Local planning authorities are required to take into account the economic and other benefits of the best and most versatile agricultural land (grade 1 – 3a) and where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality.
- 6.2.9 Section 12: Conserving and enhancing the historic environment (paras 128-129, 131-132) – Requires local planning authorities to take into account the significance of any heritage assets affected and the impact on their settings, stating that great weight should be given to the conservation of assets – the more important the asset, the greater the weight should be. If harm is caused it should require clear and convincing justification and the relevant tests should be applied.

6.3 National Planning Practice Guidance (PPG)

- 6.3.1 The Government's planning practice guidance supports and supplements the NPPF. The renewable energy section was first introduced in 2013 and announced with a press release entitled "Greater community say on wind turbines and solar farms". This section of the practice guidance was issued before the other sections as the Government considered there was an urgent need for further guidance and clarification. They were concerned that the NPPF was not being correctly interpreted and insufficient weight had been given to heritage, landscape and other environmental impacts in planning decisions. The guidance was updated in April 2014, and further clarified the guidance on use of agricultural land. It reiterates the strong policy support for renewable energy, in appropriate locations, but expressly makes it very clear that this does not mean that the need for renewable energy automatically overrides environmental protections and the planning concerns of local communities. It also makes it clear that the energy output of a proposal in relation to the environmental impacts, will have a bearing on how much weight is given to the public benefits. The guidance also advises on particular planning considerations for large scale ground mounted solar farms, and how to assess them, including:
- encouraging use of brownfield land,
 - ensuring that for greenfield land i) the use of agricultural land has been shown to be necessary, and poorer quality land is used in preference to higher quality, ii) the proposal allows for continued agricultural use where applicable and/or encourages biodiversity improvements around arrays
 - recognising that solar farms are temporary and reversible
 - minimising glint and glare to aircraft

- the need for security measures
- minimising the impact on the historic environment
- the potential to mitigate landscape and visual impact through landscaping

6.3.2 The PPG is also relevant to the general consideration of other specific issues such as heritage, green energy, natural environment etc and is a material consideration.

6.4 Overarching National Policy Statement for Energy (EN-1)

6.4.1 Sets out the government's overarching planning policy for energy developments. Whilst primarily intended for nationally significant infrastructure projects, section 10 of the NPPF states that in determining applications, LPAs should follow the approach set out in this document (read in conjunction with EN-3 below). Clarifies that grades 3b - 5 agricultural land are poorer quality that should be used in preference to best and most versatile land (grades 1 – 3a).

6.5 National Policy Statement for Renewable Energy Infrastructure (EN-3)

6.5.1 Sets out the government's planning policy for renewable energy. Whilst primarily intended for nationally significant infrastructure projects, and drawn up before large scale solar developments became part of the renewable energy mix, it is relevant in many respects and read in conjunction with EN-1 above is a material consideration. It is recognised that large scale renewable energy schemes will inevitably have some adverse impacts and that they are generally temporary and reversible.

6.6 South Kesteven Local Plan - Core Strategy 2010:

6.6.1 Policy SP1: Spatial Strategy - This policy directs most new developments to sustainable locations including the towns and local service centres, restricting development in rural areas. However rural diversification projects are supported.

6.6.2 Policy EN1: Protection and Enhancement of the Character of the District – Requires that development must be appropriate to the character and significant natural, historic and cultural attributes and features of the landscape within which it is situated, and contribute to its conservation, enhancement or restoration. This policy, read in conjunction with CS policy EN3 can reasonably be interpreted as requiring that a renewable energy proposal can contribute to the overall conservation of its context if there are some limited localised adverse effects as it is recognised that there will always be adverse landscape/visual effects with renewable energy projects.

6.6.3 Policy EN3: Renewable Energy - States that the Council will grant planning permission for renewable energy developments subject to compliance with other CS policies and national guidance and subject to the proposal being capable of being either connected to the grid or supplying on site needs, as well as provision of appropriate mitigation of the impacts/emissions and removal of equipment/reinstatement of the land when no longer needed.

6.6.4 Policy E1: Employment Development –Supports rural diversification in the countryside where it meets the needs of farming and other enterprises and has an essential requirement for a rural location.

6.7 South Kesteven Local Plan - Site Allocations & Policies DPD 2014

6.7.1 Policy SD1: Presumption in Favour of Sustainable Development – This policy reflects the emphasis of the NPPF towards a positive approach to approving appropriate policy compliant development without delay

6.7.2 Policy SAP4: Business Development in the Countryside (Including Rural Development Schemes) - Supports rural/farm diversification in the countryside that helps to support the local economy.

6.8 National Landscape Character Area (NCA)

6.8.1 NCAs have been defined by Natural England as an aid to decision makers when assessing potential landscape impacts of development and are a material consideration. They divide England into 159 distinct natural areas. Each is defined by a unique combination of landscape, biodiversity, geodiversity, history, and cultural and economic activity. Their boundaries follow natural lines in the landscape rather than administrative boundaries. The application site is within the Trent and Belvoir Vales NCA which includes the whole of the vale extending from Grantham as far as Nottingham, Gainsborough and Lincoln.

6.8.2 The NCA is characterised by undulating, strongly rural and predominantly arable farmland, centred on the River Trent. It is a low-lying rural landscape with relatively little woodland cover, and offers long, open views. However, it is recognised that not all areas are the same and that the character of some areas of the NCA have been strongly influenced by modern development.

6.9 East Midlands Region Landscape Character Assessment 2010 (EMRLCA)

6.9.1 This regional level of assessment is designed to add a regional layer to the 159 National Character Areas identified by Natural England and provide a strategic context and framework for more detailed landscape assessments at the county, district and local scales that nest within the larger scale assessments. Given that South Kesteven had already produced a landscape character assessment at the district level, prior to publication of the EMRLCA, it provides an additional evidence base which is a material consideration.

6.9.2 The application site lies with an area defined as the Unwooded Vales which roughly corresponds with the eastern half of the Trent and Belvoir Vales NCA. Extensive long distance and panoramic views are noted.

6.10 South Kesteven Landscape Character Assessment 2007 (SKLCA)

6.10.1 The LCA is broadly based on the NCA and assesses the landscape character of the district at a more detailed level. It has been used to inform CS policy EN1 and is a material consideration. It identifies the general characteristics of seven landscape areas within the district, each of which displays distinct characteristics of topography, agricultural usage, field systems and settlement patterns as well as historic building styles. The application site lies within "The Trent and Belvoir Vales" character area.

6.10.2 The Trent and Belvoir Vales is described as a gently undulating landform, with shallow ridges dropping down gently to broad river valleys. It is an open, arable or mixed, farmed landscape, strongly rural in feel, with trimmed hedges and few hedgerow trees; woodlands are only locally significant. There are frequent nucleated villages with red brick houses, roofed with pantiles, and spired churches prominent in long views and adding character. It has a medium to large scale character and it is noted that there are a few major urbanising features including the A1 corridor. The area is described as having medium sensitivity to development with renewable energy schemes likely to be more easily absorbed closer to existing human influences. N.B. the LCA refers to sensitivity to wind energy developments but the same criteria can be applied to solar farms.

6.11 Foston Parish Landscape Character Assessment (FPLCA)

6.11.1 The FPLCA carries some limited weight as a material consideration but it has not gone out to full public consultation or been examined by an inspector in conjunction with a neighbourhood plan. The majority of the parish is described as "large scale arable" which is largely consistent with the character of the wider Trent and Belvoir Vales and the importance of long distance views emphasised.

6.12 Historic Landscape Characterisation Project for Lincolnshire

6.12.1 This document was published in 2011 by a partnership of English Heritage and local authorities in Lincolnshire (including SKDC). Its purpose is for use as a tool for decision makers in understanding the historic dimension of the landscape. It describes the modern landscape of the historic county of Lincolnshire in terms of the existing features seen today, and of the historic processes by which they were formed. In respect of the application site, the area as a whole is categorised as the “Trent Valley”, the flat land where the solar farm would be located is described as the “Valley Fens” and the adjacent scarps and ridges are the “West Grantham Farmlands”. The project notes in many areas landscape retains a strong historic quality with several layers of time depth being legible.

6.13 European Union Renewable Energy Directive (RED)

6.13.1 This was put in place to help the EU meet its renewables target. Renewables include biomass, wind power, solar power, hydropower, and geothermal energy. In addition at least 10 % of final energy consumption in the transport sector must come from renewables by 2020. Each Member State has an individual target within RED. The UK’s target is for 15%.

6.14 Climate Change Act 2008

6.14.1 The act commits the UK to reducing emissions by at least 80% in 2050 from 1990 levels.

6.15 UK Renewable Energy Roadmap (Updated 2013)

6.15.1 Sets out the government’s strong support for renewable energy as part of a diverse, low carbon and secure energy mix. Stresses that renewable energy offers the UK a wide range of benefits from an economic growth, energy security and climate change perspective. In respect of solar energy, it states

“The extensive deployment of solar PV across the UK has become increasingly visible to the public at all scales and recently solar received the highest public approval rating of all renewable energy technologies at 85%110. We need to ensure that this level of support can be maintained – including by ensuring that solar PV is appropriately sited. We do however expect on-going deployment of the technology to continue at all scales.”

6.16 UK Solar PV Strategy Part 1

6.16.1 This document, published in October 2013 by the Department of Energy and Climate Change sets out the government’s vision for the expansion and encouragement of solar energy as part of their overall strategy for power generation. Support is given to large scale ground mounted solar farms as part of the mix, including the benefits of increased biodiversity. However the need to ensure that solar farms are appropriately sited, giving proper weight to environmental considerations is stressed. The strategy is based on the following guiding principles:

I. Support for solar PV should allow cost-effective projects to proceed and to make a cost-effective contribution to UK carbon emission objectives in the context of overall energy goals – ensuring that solar PV has a role alongside other energy generation technologies in delivering carbon reductions, energy security and affordability for consumers.

II. Support for solar PV should deliver genuine carbon reductions that help meet the UK’s target of 15% renewable energy from final consumption by 2020 and in supporting the decarbonisation of our economy in the longer term – ensuring that all the carbon impacts of solar PV deployment are fully understood.

III. Support for solar PV should ensure proposals are appropriately sited, give proper weight to environmental considerations such as landscape and visual impact, heritage and local amenity, and provide opportunities for local communities to influence decisions that affect them.

IV. Support for solar PV should assess and respond to the impacts of deployment on: grid systems balancing; grid connectivity; and financial incentives – ensuring that we address the challenges of deploying high volumes of solar PV.

6.17 UK Solar PV Strategy Part 2

6.17.1 This document, published in April 2014 by the Department of Energy and Climate Change supplements Part 1 above and sets out the government's vision for the continued expansion and encouragement of solar energy as part of their overall strategy for power generation. The government have expressed in this document that they would like to see a big expansion of "mid scale" solar development on commercial roofs which is seen as a large and as yet mainly untapped resource. The strategy looks to find ways of encouraging this type of development and removing various constraints which are seen as barriers to mid scale solar developments coming forward. Potential changes include changing the government's subsidy regime, making more government owned land available and looking at ways to remove other identified constraints. It is very important to note that changes to current planning policy are not proposed and that whilst the strategy confirms that more large scale ground mounted solar farms have come forward than anticipated and potential problems with public perception and support have been identified, such schemes on agricultural land have not been categorically ruled out of the mix. Rather it is a case of looking at ways of shifting the emphasis i.e. the ratio of different types of schemes coming through. The Strategy also reiterates existing planning policy and good practice (including supporting the Solar Trade Association "10 commitments" and the BRE National Solar Centre guidance). Solar Trades Association Commitment 1 states that "we will focus on non agricultural land or land which is of lower agricultural quality".

6.18 Speech by the former Minister for Energy and Climate Change, the Rt Hon Gregory Barker MP, to the solar PV industry on 25 April 2013

6.18.1 A speech made by the Minister for Energy and Climate Change on 25th April 2013 is referred to in government's online planning practice guidance. This speech emphasised that deployment of larger-scale ground-mounted solar farms should focus upon buildings and brownfield land in preference to greenfield land. Where solar farms are not on brownfield land, developers were encouraged to use low grade agricultural land which allows grazing in parallel with energy generation. In addition the need for well thought out visual screening was emphasised.

6.19 Ministerial Statement by Secretary of State for Communities and Local Government Rt Hon Eric Pickles MP – Planning Update March 2015 (25 March 2015)

6.19.1 The Secretary of State updated parliament on the progress of the government's UK PV Solar Strategy, reiterating the importance of encouraging the use of brownfield land, and announcing new permitted development rights for larger solar arrays on commercial rooftops. He also emphasised the importance of landscape and heritage protections in the NPPF and clarified the need to avoid the use of high quality agricultural land for large scale solar farms. In doing so he confirmed that this refers to best and most versatile land i.e. grades 1 – 3a stating that "*In light of these concerns we want it to be clear that any proposal for a solar farm involving the best and most versatile agricultural land would need to be justified by the most compelling evidence.*"

6.20 English Heritage – The Setting of Heritage Assets

6.20.1 Gives comprehensive advice on the definition, extent and assessment of the impact on the settings of heritage assets of development proposals.

6.21 PPS5 Planning for the Historic Environment: Historic Planning Practice Guide

6.21.1 Published by English Heritage (March 2010) pre-dates the NPPF but nonetheless remains a material consideration in determining applications, until such time as it is replaced. It provides key advice in relation to weighing public benefit and harm of development proposals. It explains that the significance of a designated heritage asset can be harmed or lost through development

affecting its setting and sets out the basis on which local planning authorities should weigh the public benefit of a proposal against the harm, whether substantial or less than substantial, including development affecting setting. Furthermore, the more significant the asset, the greater must be the public benefit to justify harm.

6.22 Relevant Local Appeal Decisions

6.22.1 Recently a large scale (52ha) ground mounted solar farm at Copley Farm, Claypole was allowed on appeal (SKDC Ref: S13/3273 PINS Ref: APP/E2530/A/14/2218270). Although each case must be considered on its own merit, to some extent the inspector's conclusions in this case is a relevant material consideration, as there are a number of relevant and applicable similarities in terms of landscape/heritage sensitivity and impacts.

7.0 **SKDC Corporate Priorities**

7.1 The Council's Corporate Priorities are to:

7.2 **Grow the economy**

- Support & facilitate the growth of business
- Enable delivery of attractive retail & leisure offer
- Easy to do business with – look to say yes
- Promote infrastructure to support growth
- Skills – high value employment
- Attract as a destination for investment

7.3 **Keep SK clean, green and healthy**

- Enable development of our parks and open spaces
- Clean and attractive street scene
- Sustain high levels of recycling
- Reduce the Carbon footprint of our organisation
- Encourage active & healthy lifestyles

7.4 **Promote leisure, arts and culture**

- Support and enable development of a diverse economy – daytime & evening
- Enable wide ranging leisure opportunities
- Enable access to a balanced culture & arts programme
- Promote our heritage & tourism

7.5 **Support good housing for all**

- Ensure the right mix of housing meets local needs
- Enlarge the development of lifetime homes
- Support the creation of neighbourhoods
- Reduce fuel poverty

7.6 This application supports the “keep SK clean, green and healthy”, “grow the economy” by facilitating the growth of renewable energy business and reducing greenhouse gas emissions.

8.0 Consultations

8.1 LCC Highway Authority:

No objection to the application subject to conditions requiring the delivery of plant, materials and equipment to be carried out in accordance with the submitted Transport Statement, provision of on site, wheel washing facilities and adequate space for turning.

8.2 Highways England (formerly Highways Agency):

No objection

8.3 Heritage Trust of Lincolnshire:

The Community Archaeologist has confirmed that the recommendations of the submitted archaeological report are acceptable and the further work required can be secured by a scheme of works condition.

8.4 Lincolnshire Wildlife Trust:

Support recommendations of the phase 1 ecological report for biodiversity enhancements and make suggestions as to how this could be achieved. They recommend such details could be provided as part of a Biodiversity Management Plan or similar to be provided by condition.

8.5 Natural England:

No statutory sites affected. Refer to their standing advice.

8.6 Ministry of Defence:

No safeguarding objection

8.7 NATS:

No safeguarding objection

8.8 Environment Agency:

No objection subject to compliance with the mitigation measures in the submitted flood risk assessment.

8.9 Upper Witham Internal Drainage Board:

No objection subject to compliance with the submitted flood risk assessment

8.10 Great Gonerby Parish Council:

No objection

8.11 Allington Parish Council:

Concerns raised about poor condition of Gonerby Lane, potential glint and glare and loss of agricultural land.

8.12 Historic England (formerly English Heritage):

No site specific advice given but note the area in general is rich in heritage assets and that the submitted heritage impact assessment is not of the highest quality. Give general advice on heritage considerations for solar farms, noting that in this case it is the historic landscape setting of nearby churches that is most likely to be a key consideration. Recommend that the application be determined in accordance with national and local policy and on the basis of the Council's own specialist conservation advice.

9.0 Representations

9.1 The application has been advertised in accordance with the Council's adopted Statement of Community Involvement relevant to this type of planning application.

9.2 Neighbours have been notified of the application and a site notice posted. The period for receipt of comments expired on 08 May 2015.

9.3 4 letters of objection received. A summary of the main concerns are listed below:

- Visual intrusion
- Cannot be screened
- Concerns about further industrialisation between Gonerby Moor and Allington
- Loss of good agricultural land
- Inefficient and require subsidies
- Sheep grazing not possible
- Cumulative impact with other solar farms and wind turbines

9.4 1 letter of support received from the National Farmers Union (NFU) expressing support for the need for farm diversification and the benefits of continued agricultural use

10.0 Officer Evaluation

10.1 Main Issue

10.1.1 The Council needs to consider whether the public benefits of a new source of renewable energy outweigh the environmental impacts - in particular the landscape/visual impact and heritage impact.

10.2 Contribution of the Development to Renewable Energy

10.2.1 Taking into account the policies outlined in section 8 of this report, it is clear that there is strong policy support at both national and local level for solar energy proposals in principle, although clearly there is not an automatic presumption that all locations will be appropriate. As the government's recently issued Planning Practice Guidance for Renewable and Low Carbon Energy (July 2013) makes clear, the need for renewable or low carbon energy does not automatically override environmental protections.

10.2.2 Of particular relevance are the following paragraphs in NPPF:

Para 97: To help increase the use and supply of renewable and low carbon energy, local planning authorities should recognise the responsibility on all communities to contribute to energy generation from renewable or low carbon sources. They should:

- *have a positive strategy to promote energy from renewable and low carbon sources*
- *design their policies to maximise renewable and low carbon energy development while ensuring that adverse impacts are addressed satisfactorily, including cumulative landscape and visual impacts*

Para 98: When determining planning applications, local planning authorities should not require applicants for energy development to demonstrate the overall need for renewable or low carbon energy and also recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions; and approve the application if its impacts are (or can be made) acceptable.

10.2.3 Policy EN3 of the CS is generally supportive of renewable energy schemes stating that such schemes will be approved subject to compliance with other CS policies and national guidance.

10.2.4 To summarise, the overall need for renewable energy through proposals of all sizes and types, and in **appropriate locations** has already been established and is enshrined in planning policy and does not need to be revisited when assessing individual planning applications.

10.2.5 The proposal is solar farm which would provide a new source of renewable energy that would make a valuable contribution to meeting national targets, reducing greenhouse gas emissions and providing energy security, which are important public benefits.

- 10.2.6 These public benefits of the development (as enshrined in national and local planning policy) should therefore be given significant weight when balanced against the environmental impacts.
- 10.2.7 The PPG makes it clear that the weight given to positive benefits should reflect the amount of energy produced. At approximately 5MW, the amount is a significant local contribution. Therefore significant weight should be given to the public benefit when balanced against the environmental impacts.
- 10.3 Use of Agricultural Land
- 10.3.1 Taking into account the policies and guidance outlined in section 8 of this report, it is clear that there is support for the general desirability of reusing brownfield land in preference to greenfield. However there is no blanket ban on the use of greenfield land. There is a limited amount of brownfield land available and it is not distributed evenly across the country with rural areas having much more limited supply. There are numerous types of development proposed with a need for land and there is insufficient brownfield land available or suitable at any one time to accommodate all development needs – hence the need for LPAs to allocate greenfield land in their local plans. Large scale ground mounted solar farms, have very specific requirements in terms of the site needed, which further limits the availability of suitable brownfield sites.
- 10.3.2 In respect of locating large scale ground mounted solar farms on greenfield agricultural land, there has been some uncertainty about how the NPPF and other guidance should be interpreted and this Council has previously refused a number of solar farms on the grounds that the need to use greenfield land had not been demonstrated in accordance with NPPF para 112. Two of these proposals are currently under appeal (S14/0731 – Highfield farm, West Willoughby and S14/0430 – Highfield farm, Great Gonerby). A third, S13/3273 – Copley Farm, Claypole has recently been allowed on appeal.
- 10.3.3 NPPF para 112 states: *“Local planning authorities should take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality.”*
- 10.3.4 The PPG expands on this, stating that LPAs will need to consider *“where a proposal involves greenfield land, whether (i) the proposed use of any agricultural land has been shown to be necessary and poorer quality land has been used in preference to higher quality land; and (ii) the proposal allows for continued agricultural use where applicable and/or encourages biodiversity improvements around arrays.”*
- 10.3.5 Within South Kesteven, the inspector stated in the recent appeal decision at Copley Farm, Claypole *“The Council argues that the Appellants have not demonstrated that other sequentially preferable land is not available and has mentioned the government’s Solar PV Strategy Part 2 which emphasises the priority for utilising south facing commercial roofspace rather than greenfield agricultural land. Whilst the use of commercial roofspace and derelict land is clearly preferable the government’s strategy does not rule out the use of agricultural land for the siting of solar PV schemes to generate renewable energy. Furthermore, it is intended that the land would continue in agricultural use, almost certainly for the grazing of sheep, and the Council has suggested a condition to this effect. The proposed solar farm development would not be on BMV land and the land would remain in agricultural use. The development would not thus result in an unacceptable loss of agricultural land.”*
- 10.3.6 There have also been a number of recent appeal decisions from around the country, not all of which have taken the same approach to the use of greenfield land, but nevertheless they are material considerations and do help to give some clarity.
- 10.3.7 Firstly, inspectors have taken different approaches as to whether a solar farm can be described as “significant development of agricultural land”. In some cases the scale of the site and visual impact has led them to conclude that it is. In other cases the view has been taken that when land would continue to be used for agriculture such as sheep grazing in conjunction with the solar

arrays, it is not. In addition the fact that solar arrays are temporary and easily reversible, it has been argued that it is not significant irreversible development in the same sense as a quarry, or residential or commercial built development. The Secretary of State, in two recent recovered appeal decisions in Cornwall and Suffolk, agreed with his inspectors in both cases that significant or irreversible loss of agricultural land would not occur and that loss of opportunity for intensive cropping for a temporary period should be balanced against the benefits of renewable energy. Notwithstanding the above, the NPPG advises LPAs to consider whether the use of greenfield land has been demonstrated to be necessary for solar farms, so it is reasonable to conclude that for large scale schemes, significant, albeit temporary development of agricultural land does occur for the purposes of NPPF para 112.

10.3.8 Most (although not all) recent appeal decisions have concluded that there is a general presumption against the use of best and most versatile land (grades 1 – 3a) for solar farms unless there is overriding justification. For example if it has been clearly demonstrated that there is a lack of poorer quality land within a reasonable area of search. Furthermore, the Secretary of State has now confirmed that this is the government's approach stating in the March 2015 Planning Update Ministerial Statement "*we want it to be clear that any proposal for a solar farm involving the best and most versatile agricultural land would need to be justified by the most compelling evidence.*"

10.3.9 In order to demonstrate that the use of greenfield land is necessary, it is good practice (although not explicitly required by policy) to apply a sequential test. N.B the NPPG guidance specifically refers the factors to consider for large scale ground mounted solar farms so it can reasonably be assumed that large brownfield sites that can accommodate such sites need to be considered in preference to greenfield rather than commercial rooftops etc which are applicable to a different type/scale of solar development. The applicants have clearly set out in their design and access statement the rationale behind their site selection. Greenfield land is proposed because they have identified a lack of suitable brownfield sites locally for large scale ground mounted solar farms. Factors such as the availability of grid connections and environmental concerns are also important, leading to the conclusion that there are very few suitable sites in any given area. The lack of available suitable brownfield sites is backed up by the Council's own database. Taking the above into account it is considered that the proposal meets the first test of NPPF para 112.

10.3.10 The land has been assessed by a suitably qualified professional as class 3b and is therefore not best and most versatile and is therefore falls within the category of poorer quality land (3b – 5) as defined in National Planning Policy Statement - EN1. The agricultural land classification shows that there is very little land within a wide search area of classes 4 – 5. Furthermore the land between the arrays would continue to be used for sheep grazing. This, together with biodiversity enhancements would improve the overall quality of the land in the long term and weighs in favour of the proposal.

10.4 Use of Greenfield Agricultural Land – Conclusion

10.4.1 The proposal meets the tests of NPPF para 112, read in conjunction with the NPPG guidance and ministerial statements and in this respect it is considered that there is no fundamental conflict with the NPPF, NPPG or Core Strategy Policies EN1, EN3. (it would also accord with the thrust of the recent appeal decisions)

10.5 Landscape and Visual Impact

10.5.1 A Landscape and Visual Impact Assessment (LVIA) has been submitted with this application which includes photomontages, and an assessment of the sensitivity of the landscape character, significant views and the nearest receptors and the magnitude of the impacts.

10.5.2 Solar farms often take up large expanses of land, can stand out to varying degrees and particularly in undulating landscapes cannot be easily hidden. The key issue here is not whether it would be visible, but the degree to which the proposed development would have an impact on quality and character of the landscape and important views within that landscape.

- 10.5.3 As the Planning Practice Guidance for Renewable and Low Carbon Energy (July 2013) advises, the impact on the landscape character and visual impacts are best considered separately. Landscape effects are concerned with the way in which a proposal would affect the fabric, quality and character of a landscape and the degree to which it would become a significant or defining feature of that landscape. Visual impacts concern the degree to which particular views or receptors experiencing those views would be affected.
- 10.5.4 The site lies within “The Trent and Belvoir Vales” character area, which is described as a relatively simple, medium to large scale open arable and mixed farming landscape. The gentle landform and farmland creates a strongly rural feel and the village church towers and spires are noticeable in views across the landscape and provide character. Having said that, this is a relatively broadbrush assessment and not all parts of the vale display these characteristics, some being more or less sensitive. It is considered that the submitted LVIA is generally correct in its assessment of the magnitude of the landscape and visual impacts.
- 10.5.5 In terms of the baseline landscape character and sensitivity of this part of the Vale, the application site is within the flatish vale floor and in the immediate area there are few individual landscape features of intrinsic sensitivity. This area has the character of farmland on the urban fringe of Grantham adjacent to the A1 corridor. The immediate landscape consists of intensively cultivated arable land and whilst much of the original field pattern dating from Parliamentary enclosures remains, many hedgerows have been removed and fields enlarged for more intensive farming. In addition, to some extent, and more so than in other parts of the vale, there are a number of long established urbanising features and visual detractors that define the character of the area. These include the A1 trunk road and Gonerby Moor Interchange, Gonerby Moor commercial area, the Arena UK equestrian complex, large scale commercial buildings at Toll Bar Road, Marston, railway tracks and high voltage power lines. In terms of the wider context, the site is relatively close to the steeply sloping ridges of the Gonerby/Grantham/Barrowby escarpment which forms the eastern/southeastern boundary of the vale. Despite the topography, which offers extensive panoramic views of the vale, the landscape is not statutorily designated as an area of outstanding natural beauty and therefore is not deemed to be of the highest quality or to warrant the highest degree of protection. Taking the above into account, this part of the Vale is considered to be of relatively low sensitivity to this type of development.
- 10.5.6 The land on which the solar farm would be situated is fairly flat and it would not be easily visible from within the vale itself due to intervening vegetation and buildings. The proposal would retain and enhance the existing historic field pattern and boundary features and would not result in the loss of any significant landscape features. However, because of the panoramic views from the Gonerby Ridge the solar farm could not be wholly screened from public view. The submitted photomontages show that the main difference from the existing view would be the colour and it would form a small component of the landscape in the middle distance, sitting within the existing field pattern, in the context of the modern influences described above. It would not appear so dominant as to become a defining feature in the landscape as a whole or to fundamentally change its overall character.
- 10.5.7 Government guidance indicates that the cumulative impact of renewable energy developments should be considered and that the approach to assessing cumulative impacts of solar farms is likely to be similar to that of wind turbines. There are a number of existing renewable energy developments in the area which have the potential to create a cumulative impact. These include a solar farm at Marston, a 74m wind turbine at Green Lane Marston, a 69m wind turbine at Frinkley Farm, Hougham and a 35m wind turbine at Pasture Farm, Allington. The Marston solar farm is not easily visible from public vantage points so there would be no cumulative impact in that case. The abovementioned wind turbines would be seen together with the proposed solar farm from a limited number of mainly long distance viewpoints. However, they would be seen as relatively distant individual features in the wider landscape and would not cumulatively result in a landscape dominated by renewable energy developments.
- 10.5.8 Turning to specific views within the landscape and the impact on receptors (including views experienced by recreational users of the countryside, drivers and local residents). Within the vale the solar farm would be mostly screened from view by intervening vegetation and buildings. The

proposed solar farm would be visible from public vantage points and PROWS along the Gonerby Ridge and the fringes of the Barrowby village. However from these locations it would be a distant feature, well integrated with the overall landscape, and as such it would not appear unduly overbearing, prominent or visually intrusive. The solar farm would be wholly visible in the foreground from the access ramp and roundabout on the west side of Gonerby Moor interchange. Receptors are most likely to be motorists passing by and therefore of relatively low sensitivity. In any case, newly planted trees/shrubs on the embankment would partially screen the development in time.

10.6 Landscape and Visual Impact - Conclusion

10.6.1 The proposed solar farm is relatively large at 11.1ha but is significantly smaller than the 52ha Copley Farm scheme at Claypole (S13/3273), which was recently allowed on appeal. Whilst there are some similarities, the landscape sensitivity and impact of the current scheme is less than that of Copley Farm due to the urban fringe context where the landscape is already characterised by significant existing urbanising influences including Gonerby Moor commercial area, the A1, Arena UK Equestrian Centre, high voltage power lines. Taking the above into account, the landscape is capable of absorbing the solar farm without it fundamentally changing the character and appearance of the immediate area or wider Trent and Belvoir Vales landscape character area or becoming a defining or unduly visually intrusive feature of it. CS Policy EN1, read in conjunction with CS policy EN3 can reasonably be interpreted as requiring that a renewable energy proposal can contribute to the overall conservation of its context even if there are some limited localised adverse effects as there will always be with renewable energy projects. There would be a minor adverse impact on the immediate area occupied by the solar farm but this to some degree would be softened by new planting. The wider landscape/visual impact would be negligible. In this respect it is considered that there is no fundamental conflict with the NPPF, or Core Strategy Policies EN1, EN3.

10.7 Historic Environment

10.7.1 Sections 66 & 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 require decision makers to have special regard to the desirability of preserving listed buildings or their settings or any features of special architectural or historic interest which they possess as well as the desirability of preserving or enhancing the character or appearance of conservation areas. Any adverse effect on a heritage asset, even if slight or minor, would not preserve the asset.

10.7.2 As was made very clear in the recent judgement of the Court of Appeal in the Barnwell Manor case, the abovementioned legislation requires that considerable importance and weight must be attached by the decision maker to the desirability of preserving the setting of heritage when balancing harm against public benefits.

10.7.3 The NPPF is very clear that proposals which would result in substantial harm should be refused unless it can be demonstrated that it is necessary to achieve substantial public benefits that outweigh the harm. Where a proposal would lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.

10.7.4 The applicant has submitted a Heritage Impact Assessment (HIA) and an Archaeological Evaluation Report and whilst the HIA is not particularly comprehensive, officers generally agree with the conclusions of these documents. As Historic England note, the area as a whole is rich in heritage assets although there are none close to the site. In this case, the only heritage assets with the potential for their settings to be affected are some distance away and include St Peter's Church, Foston, All Saints Church, Barrowby, Belvoir Castle and registered Park and Garden and the conservation areas at Allington and Barrowby. Any others in the area are considered to be either out of view or too far away to be affected by the proposed solar farm.

10.7.5 There would be some very limited views in which the abovementioned heritage assets could be seen together with the solar farm. In respect of the churches at Foston and Barrowby and Belvoir Castle, whilst they do have an extended countryside setting the separation distances are so great

that any impact would be negligible. The setting of Belvoir Castle, insofar as it is affected by this proposal also includes the panoramic view from the terrace across the vale. As was established in the Thackson's Well wind farm appeal, the significance of this view, lies in its breadth rather than any particular feature within it. Equally, panoramic views across the vale out of Barrowby conservation area are noted as "key views" in the Barrowby Conservation Area Appraisal. However, the solar farm would be an insignificant component of the landscape in the middle distance (already affected by modern influences) and would not unduly harm these views in so much as they contribute to the historic setting and therefore the significance of these assets. In respect of Allington Conservation Area, generally views into and out of the conservation area are restricted by more modern development surrounding the historic core of the village which is the main focus of the conservation area.

10.7.6 In respect of archaeology, the applicant's geophysical survey and trial trench evaluation has revealed evidence of archaeological remains from the Roman period in the south east corner of the site. The proposal would leave this area undeveloped and therefore leave the remains in situ. The Community Archaeologist is satisfied that a programme of works condition will ensure no adverse impact on archaeology.

10.8 Historic Environment -Conclusion

10.8.1 Historic England have noted that the area as a whole is rich in heritage assets but have not raised any particular concern over this proposal. Taking into account the nature of the development and the separation distances involved, the magnitude of the impact on the setting of heritage assets would be negligible and would not result in harm to their settings. There would be no direct impact on archaeological remains. And in this respect the proposal complies with the NPPF, and Core Strategy Policies EN1 and EN3.

10.9 Ecology

10.9.1 The site lies within an area of intensively cultivated arable farmland with few features of ecological sensitivity. A phase 1 habitat survey has been submitted with the application which concludes that there is a low probability of ecology being detrimentally affected. No further surveys are recommended.

10.9.2 The proposal has been assessed in accordance with Natural England's standing advice, consultee responses and the phase 1 habitat survey, and it is considered that the specific characteristics of the site and surrounding area are such that there is a low probability of protected species being affected. No objection has been raised by the relevant consultees including Natural England who are satisfied that by virtue of the scale and nature of the development, no designated sites would be adversely affected. As such in this case it is not considered necessary or appropriate to request any further survey work.

10.9.3 The proposal would result in an enhancement to local biodiversity through new planting and ceasing of intensive agriculture. A condition has been attached to ensure that an appropriate ecological management plan is submitted and approved and the site is managed to secure the biodiversity benefits. This aspect of the proposal is supported by Natural England and Lincs Wildlife Trust and should be seen as a public benefit of the proposal which weighs in its favour.

10.10 Ecology - Conclusion

10.10.1 Taking the above into account, it is considered that (subject to conditions) the proposal would be beneficial to wildlife and biodiversity that should be given due weight in the planning balance. And in this respect it is in accordance with the NPPF and Core Strategy Policies EN1 and EN3

10.11 Highways

10.11.1 Vehicular access to the site would be from the A1 via a short section of Gonerby Lane. A comprehensive transport statement has been submitted with the application. The local highways authority are satisfied that subject to a condition requiring delivery of plant and machinery being

carried out in strict accordance with this plan, wheel washing facilities being provided during construction and sufficient turning space in the temporary loading/unloading compound. Some concern has been raised by Allington Parish Council about the poor state of Gonerby Lane and potential for further deterioration. However, the short section of this road from the A1 junction to the site access has been reconstructed relatively recently to a higher standard and is in good condition. Given that deliveries during construction will only be using this short section of Gonerby Lane for a limited period, it is not considered that further deterioration would result.

10.12 Other Issues

10.12.1 Residential Amenity: There is a good separation distance (approximately 80m) and screening from the nearest residential dwelling and as such it is not considered to be of such magnitude that it would be unacceptably dominant, oppressive or overbearing or otherwise detrimental to residential amenities.

10.12.2 Glint and Glare: the Highways Agency, MOD and NATS have confirmed that they have no objection in respect of glint and glare.

10.12.3 Flooding: the EA and drainage consultees have no objection subject to various drainage conditions and adherence to the flood risk assessment

10.12.4 Rural Diversification: Planning policy at both the national and local level is supportive of farm diversification. The proposal is a form of farm diversification which should be given some very limited weight in the planning balance, and as such the proposal accords with Core Strategy Policies E1, EN3 and the NPPF

10.13 Planning Balance

10.13.1 There are significant public benefits of this proposal which include the creation of a new 5MW source of renewable energy as well as biodiversity enhancements and continued agricultural use of the land, and limited environmental impacts. Whilst there will inevitably be some minor localised adverse impact, in general, the landscape/visual impact is minimal and can be adequately mitigated through new planting. The very limited impact on the setting of heritage assets would not result in harm to their significance. Taking the above into account, it is considered that there are no conflicts with development plan policies or material considerations that outweigh the provisions of the development plan.

10.13.2 For the reasons set out above, the environmental impact of the proposal is considered acceptable. As such, this application is in accordance with national and local policy, and is recommended for approval.

11.0 Section 106 Heads of Terms

11.1 No section 106 required.

12.0 Crime and Disorder

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

13.0 Human Rights Implications

13.1 Articles 6 (Right 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.

13.2 It is considered that no relevant Article of that act will be breached.

14.0 SUMMARY OF REASON(S) FOR APPROVAL

- 14.1 The proposed solar farm would provide a significant source of renewable energy, contributing to a reduction in the use of fossil fuels, and energy security benefits, in line with national and local policy, as well as biodiversity enhancements and continued agricultural use. It is considered that the environmental impact would be limited and would not result in undue landscape/visual harm or harm to the setting of heritage assets. For the reasons outlined above, it is considered that the proposal is in accordance with The National Policy Statements - Overarching National Policy Statement for Energy (EN-1) & National Policy Statement for Renewable Energy Infrastructure (EN-3), The National Planning Policy Framework (Section 3 Supporting a prosperous rural economy, Section 12 Conserving and enhancing the historic environment, Section 11 Conserving and enhancing the natural environment, Section 10 Meeting the challenge of climate change and flooding, Section 7 Requiring good design) and policies SP1, EN1 and EN3 of the South Kesteven Core Strategy; with no other material planning considerations to indicate that the application should be determined otherwise.
- 14.2 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 paragraphs 186 -187 of the National Planning Policy Framework.

15.0 RECOMMENDATION:

- 15.1 Defer to Chairman and Vice Chairman in consultation with the Executive Manager of Development and Growth for approval following the expiry of the statutory publicity period (09 May 2015), provided that no new material considerations are raised and subject to no adverse comments from Historic England.

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

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission. Written notification of the date of commencement of the development hereby permitted shall be submitted to the Local Planning Authority no later than 14 days after the event.

Reason: to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended.

2. The development hereby permitted shall be carried out in accordance with the following list of approved plans submitted as part of the application, unless otherwise agreed in writing with the local planning authority:

01 - Gonerby Moor Preliminary Layout
Indicative External Transformers and Substation
E1 - Preliminary Mounting Structure layout
E1 07-0102.01 Version A
Security Tower and Camera

All received 26 January 2014

Reason: To define the permission and for the avoidance of doubt.

3. The development hereby permitted shall be removed in accordance with condition 4 below after a period of 30 years from the date when electricity is first exported from the solar farm to the electricity grid ("First Export Date"). Written notification of the First Export Date shall be submitted to the Local Planning Authority no later than 14 days after the event.

Reason: To ensure that the land is returned to its original agricultural use and appearance when the panels are no longer required for electricity generation and to comply with policy EN3 of the Core Strategy.

4. No later than 9 months before the end of this permission, a decommissioning and site restoration scheme shall be submitted for the written approval of the Local Planning Authority. The scheme shall make provision for the removal of the solar panels and associated above ground works approved under this permission. The scheme, as approved, shall be implemented within 6 months of the expiry of this permission.

Reason: To ensure that the land is returned to its original agricultural use and appearance when the panels are no longer required for electricity generation and to comply with policy EN3 of the Core Strategy.

5. Notwithstanding condition 2, no development shall take place until final details of the exact size, design and location and spacing of the arrays and all buildings, access tracks and structures (including means of enclosure, underground cables and temporary compounds/hardstandings) on site have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details. In all cases, the arrays, buildings and structures shall not exceed in scale, height and number, those shown on the plans referred to in condition 2.

Reason: To ensure a satisfactory appearance to the development and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010). These details are required prior to commencement as all other aspects of the development are dependent on these details.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification), no access track or means of enclosure other than those expressly permitted pursuant to condition 5 shall be constructed.

Reason: The Local Planning Authority considers that further development could cause detriment to the character of the area, and for this reason would wish to control any future development, and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

7. No development shall take place until full details of soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme. The details should have a particular emphasis on supplementing the hedgerows on the field boundaries within and surrounding the site, and tree planting within the hedgerows and adjacent to buildings. All soft landscape works shall be carried out in accordance with the approved details in the first planting and seeding season following the commencement of the development, and any trees or plants which during the lifetime 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.

Reason: Soft landscaping makes 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). These details are required prior to commencement as they need to be considered together with the final details of the layout, to ensure that effective screening is provided.

8. A landscape management plan, including long term management responsibilities and maintenance schedules for all landscape areas, shall be submitted to and approved by the local planning authority prior to the panels being connected to the national grid. The solar farm hereby

approved shall be operated at all times in accordance with the approved scheme.

Reason: Hard and 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).

9. An ecological management plan (EMP) including details of biodiversity improvements identified in the phase 1 habitat survey as well as a detailed scheme for the continued agricultural use of the land between the panels shall be submitted to and approved by the local planning authority prior to the First Export Date. The solar farm hereby permitted shall be operated at all times in accordance with the approved EMP.

Reason: In the interests of the ecology of the area and to ensure continued agricultural use of the land.

10. No external artificial lighting shall be installed unless otherwise agreed in writing by the local planning authority.

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

11. No development shall take place within the application site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved by the Local Planning Authority.

Reason: These details are required prior to commencement to ensure that construction of the final agreed layout will be achieved without adversely affecting archaeological remains on the site.

12. The development shall be carried out in accordance with the approved Flood Risk Assessment and the following mitigation measures detailed within the FRA: i) All proposed buildings shall be located away from mapped areas of surface water and elevated 0.3m above existing ground levels; ii) Access tracks shall be constructed using porous aggregate materials; iii) The topography of the site, post development shall not be changed from that of pre-development site, to prevent changes in surface water flow.

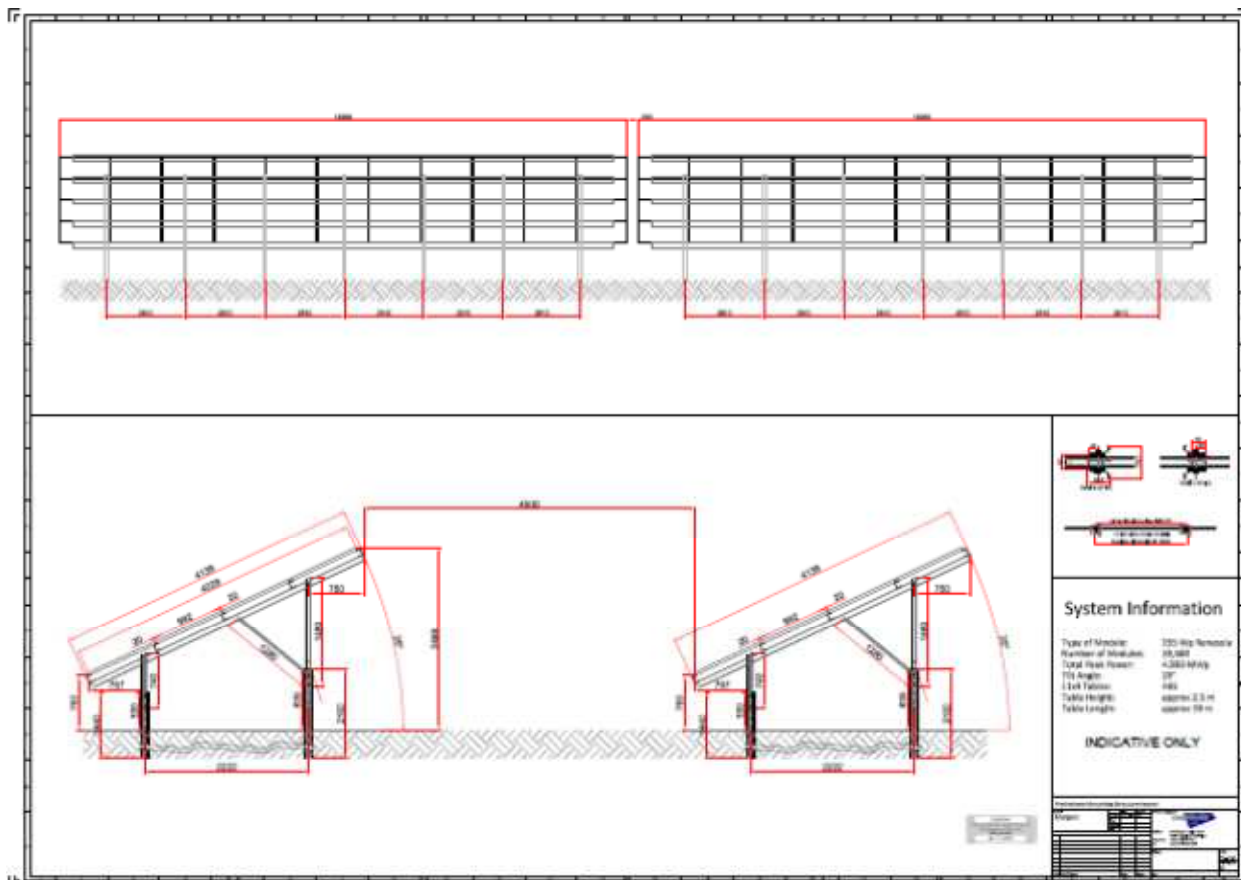
Reason: To reduce the risk of flooding.

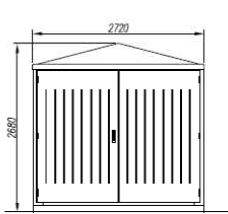
13. The delivery of plant, materials and equipment to the development hereby permitted shall be undertaken in accordance with the submitted Transport Statement.

Reason: In the interests of safety of the users of the public highway and the safety of the users of the site.

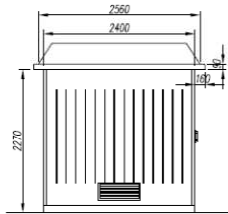
14. During the construction period, wheel washing facilities shall to be provided within the site and used by all vehicles exiting the site.

Reason: In order to limit conveyance of dirt and debris by vehicles onto public highway, in the interests of safety of the users of the public highway and the safety of the users of the site.

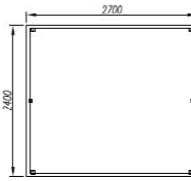




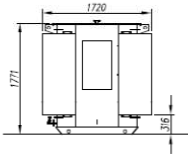
Sub-Station Front Elevation



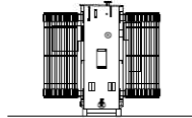
Sub-Station Side Elevation



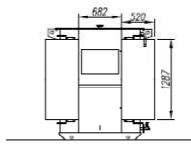
Sub-Station Ground Plan



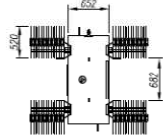
Transformer HV Side Elevation



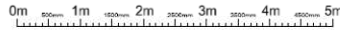
Transformer Sw Elevation



Transformer LV Side Elevation

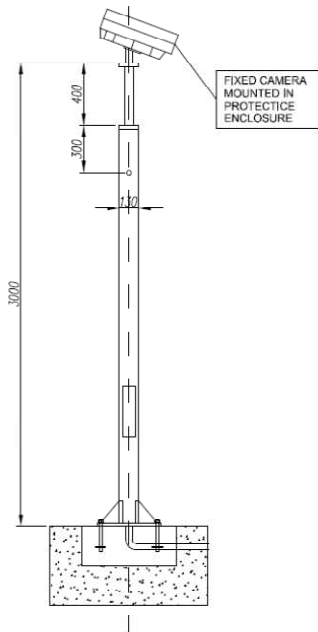
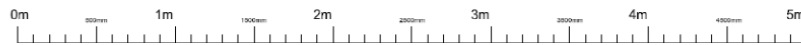


Transformer Roof Plan



D			
C			
B			
A	For Approval	LN	15,01,2015
Revision	Details	Drawn	Date
Project Name:			
Drawing Title: Indicative External transformers and Substation			
Client: Countryside Renewables Capital LLP			
Drawing Name			
Date	Drawn	Checked	Scale
15,01,2015	LN	x	1:50 A3

S15/0194
South Kesteven District Council
Development Services
RECEIVED
26 - 1 - 2015



D			
C			
B			
A	For Approval	LN	15,01,2015
Revision	Details	Drawn	Date
Project Name:			
Drawing Title: Security tower and camera			
Client: Countryside Renewables Capital LLP			
Drawing Name			
Date	Drawn	Checked	Scale
15,01,2015	LN	x	1:20 A3

S15/0194
South Kesteven District Council
Development Services
RECEIVED
26 - 1 - 2015

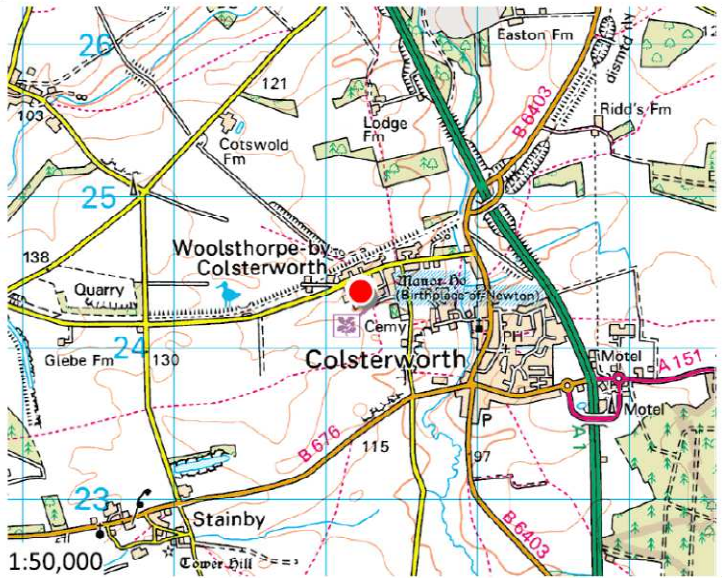
Applicant	Mr & Mrs C & T Duggan 30, Newton Way, Woolsthorpe By Colsterworth, Grantham, Lincolnshire, NG33 5NR
Agent	
Proposal	Retention of levelled rear garden, retaining walls and porch extension to side of dwelling
Location	30, Newton Way, Woolsthorpe By Colsterworth, Grantham, Lincolnshire, NG33 5NR
App Type	Householder Development
Parish(es)	Colsterworth
Reason for Referral to Committee	This application has been referred to the committee by the authorised officer as it is locally controversial and due to its relationship with the adjacent development at 36 Newton Way.
Recommendation	Approved (without conditions)

Key Issues

- Impact on character and appearance of the conservation area
- Impact on the neighbours' residential amenities



Technical Documents Submitted with the Application

- Block plan
- Site section



Site Boundary Plan



- Key**
-  Application Location
 -  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

REPORT

1.0 Application Category

1.1 This application is categorised as a householder application for planning permission.

2.0 Reason for Referral to Committee

2.1 This application has been referred to the committee by the Head of Development and Growth as it is locally controversial and due to its relationship with the adjacent development at 36 Newton Way.

3.0 The Proposal

3.1 This application seeks retrospective planning permission for an open sided porch extension to the side of the dwelling as well as engineering works to the rear garden consisting of the levelling of the lawn with retaining walls to the rear and sides

4.0 The Application Site and its Surroundings

4.1 The site is a modern one and a half storey dwelling and associated curtilage. The dwelling is in a vernacular style built of limestone and clay pantiles and set centrally within the plot. The site is within Woolsthorpe by Colsterworth Conservation Area which is a typical village setting of historic properties (some listed) and more modern infill. The rear garden slopes steeply upwards towards the boundary. To the north is a partially completed residential development.

5.0 Relevant Site History

5.1 Planning permission was granted for the dwelling in 1992 (SK.92/0075) and a rear conservatory in 2001 (S01/0053)

5.2 The partially completed residential development to the north of the site was originally approved under S08/0005/OUT and S10/0653/RM. During construction, this site was found to have been built differently to the approved plans and retrospective applications were submitted in 2014 with a view to regularising the development (Plot 3 - S13/288, Plot 4 – S14/0730, Plot 5 – S14/0729 & Plot 6 – S14/0727). At the Committee meeting of 14 May 2014, Plot 6 was approved but the other 3 plots were refused. The applicant subsequently appealed the decisions and the planning inspectorate allowed the appeals on plots 3 & 4 but dismissed the appeal on plot 5.

5.3 It is understood that the levelling works and construction of the retaining walls that are the subject of this application were carried out some time in 2011 at the same time as construction of the adjacent site by the developer of that site at the request of the applicant.

6.0 Policy Considerations

6.1 Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. Relevant national and local policies in respect of the proposed development are as follows:

6.2 National Planning Policy Framework (NPPF)

6.2.1 Achieving Sustainable Development (paras 6 – 10) – Defines the NPPF's role and the 3 key elements of sustainable development i.e. economic, social and environmental, making it clear that these 3 elements should not be considered in isolation. It stresses the need to improve the

quality of the built, natural and historic environment through among other things, better design, improving living conditions, widening the choice of homes.

- 6.2.2 Presumption in Favour of Sustainable Development (paras 11 – 16) - This summarises the key principle of the NPPF that a positive approach to decision taking should be taken and that development that complies with the NPPF and the adopted local plan should be approved without delay.
- 6.2.3 Core Planning Principles (para 17) – Sets out the overarching principles of sustainable development that should be followed in decision taking. Those relevant to this application include seeking to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings and ensuring that developments are appropriate to their context, including the historic environment.
- 6.2.4 Section 7: Requiring good design (paras 56, 58, 60, 64) – Requires new development to be of high quality design which is appropriate for the character of the area and the way it functions and makes use of all available opportunities to enhance it. Whilst local distinctiveness is encouraged, planning decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative. It is emphasised that good design goes beyond the visual appearance of individual buildings and includes among other things, connections between people and places, and integration with the historic, built and natural environment.
- 6.2.5 Section 12: Conserving and enhancing the historic environment (paras 128-129, 131-132) – Requires local planning authorities to take into account the significance of any heritage assets affected and the impact on their settings. If harm is identified the relevant tests should be applied. The desirability of development providing an enhancement to the historic environment is also emphasised. In determining planning applications, local planning authorities should take account of:
- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - the desirability of new development making a positive contribution to local character and distinctiveness.
- 6.2.6 When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.
- 6.2.7 Where harm is identified, there are tests depending on the degree of harm. LPAs should refuse consent if substantial harm is caused unless it can be demonstrated that the substantial harm is necessary to achieve substantial public benefits that outweigh that harm. If less than substantial harm is caused, it should be weighed against the public benefits of the proposal. In respect of non designated heritage assets a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
- 6.3 South Kesteven Local Plan - Core Strategy 2010:
- 6.3.1 Policy EN1: Protection and Enhancement of the Character of the District – Requires that development must be appropriate to the character and significant natural, historic and cultural attributes and features of the landscape within which it is situated, and contribute to its conservation, enhancement or restoration.

6.4 South Kesteven Local Plan - South Kesteven Site Allocations & Policies DPD 2014

6.4.1 Policy SD1: Presumption in Favour of Sustainable Development – This policy reflects the emphasis of the NPPF towards a positive approach to approving appropriate policy compliant development without delay

7.0 **SKDC Corporate Priorities**

7.1 The Council's Corporate Priorities are to:

7.2 **Grow the economy**

- Support & facilitate the growth of business
- Enable delivery of attractive retail & leisure offer
- Easy to do business with – look to say yes
- Promote infrastructure to support growth
- Skills – high value employment
- Attract as a destination for investment

7.3 **Keep SK clean, green and healthy**

- Enable development of our parks and open spaces
- Clean and attractive street scene
- Sustain high levels of recycling
- Reduce the Carbon footprint of our organisation
- Encourage active & healthy lifestyles

7.4 **Promote leisure, arts and culture**

- Support and enable development of a diverse economy – daytime & evening
- Enable wide ranging leisure opportunities
- Enable access to a balanced culture & arts programme
- Promote our heritage & tourism

7.5 **Support good housing for all**

- Ensure the right mix of housing meets local needs
- Enlarge the development of lifetime homes
- Support the creation of neighbourhoods
- Reduce fuel poverty

7.6 This application supports the “keep SK clean, green and healthy and “good housing for all” strands of the Council's priorities by respecting the streetscene and providing new open space and enhancing existing open space.

8.0 Consultations

8.1 Colsterworth Parish Council:

No objections

8.2 Heritage Trust of Lincolnshire:

The planning application affects no known archaeological sites and therefore no archaeological intervention is required.

9.0 Representations received as a Result of Publicity

9.1 The application has been advertised in accordance with the Council's adopted Statement of Community Involvement relevant to this type of planning application.

9.2 Neighbours have been notified of the application and a site notice posted. The period for receipt of comments expired on 20 March 2014.

9.3 5 letters of objection received raising the following points:

- Impact on conservation area and archaeology
- Has the effect of amplifying noise
- Concerns about the structural integrity of retaining wall
- The party wall act may not have been complied with
- Impact on property values
- The development is retrospective

9.4 2 letters of support received raising the following points:

- Levelling work not visible beyond site
- Porch in keeping with conservation area
- Levelling work carried out by developer of adjacent site

10.0 Officer Evaluation

10.1 Main Issue

- Impact on character and appearance of the conservation area
- Impact on the neighbours' residential amenities

10.2 Impact on Character and Appearance of the Conservation Area

10.2.1 The open sided porch is a low key structure of appropriate design and scale. It is constructed of locally distinctive materials (timber frame and clay pantile roof). It has minimal visual impact, both in the streetscene and from adjacent properties and as such it preserves the character and appearance of the conservation area as well as those areas beyond the conservation area where it can be seen.

10.2.2 Prior to construction of the levelled rear garden, there was a small retaining wall close to the rear of the property and the garden sloped steeply up to the boundary. The levelled rear garden and retaining wall, as built, is not easily visible beyond the rear garden of the host property (including from upper floor windows of adjacent properties) and therefore has little impact on the character and appearance of the conservation area and beyond. The materials used are artificial stone blockwork which has the appearance of locally distinctive limestone. The base of the wall and the space between the retaining wall and boundaries has been appropriately landscaped with

shrubs. In addition, the development to the rear (recently allowed on appeal) requires details of a landscaping scheme to be submitted and approved by the Council. Trees have already been planted and it is expected that further tree and hedge planting will be included in that scheme. Overall, the existing landscaping together with any additional landscaping beyond the site boundary helps to significantly soften the visual impact and sense of verticality.

10.2.3 None of the development affects the setting of nearby listed buildings by virtue of the separation distances and screening from intervening vegetation and buildings. Taking the above into account the development is appropriate and would preserve the character and appearance of the conservation area, and those areas beyond from which it is visible. It therefore complies with and sections 7 & 12 of the NPPF and policy EN1 of the South Kesteven Core Strategy in this respect.

10.3 Residential Amenity

10.3.1 As previously mentioned, the levelled rear garden is not easily visible from beyond the site so neighbours would not be affected by overlooking, loss of privacy, loss of light or dominance of outlook. Some concern has been raised about the potential for noise and disturbance through echoes and amplifying of sound within the retaining walls. The differences in levels and position of retaining walls in relation to adjacent dwellings etc, is not an unusual arrangement in a residential area. Whilst there will inevitably be some noise from domestic activities normally associated with a private garden, there is no evidence that the particular circumstances and use of the site lead to unacceptable levels of noise and disturbance detrimental to the residential amenities of occupiers of the adjacent dwellings.

10.3.2 It is acknowledged that the retaining wall and levelled rear garden exacerbates the sense of verticality of the development to the rear, particularly plots 3 and 4. In the recent appeal decision concerning the retention of that development as built, the inspector allowed the appeals for the plots 3 and 4. This appeal decision is a material consideration that needs to be taken into account in determining the current application. The inspector, whilst aware of the fact, made no comment on the fact that the retaining wall was at that time unauthorised and appeared to make his judgement on the impact as built. He was satisfied that the separation distances were well within generally accepted limits, taking into account differences in ground levels and the context of the close knit nature of the village. He was also satisfied that further landscaping and boundary treatment within the new gardens would soften the view between the properties. He concluded that *“whilst there has been a justifiable concern about the departure from the previously approved drawings, the resulting increase in overbearing or loss of privacy is not so great as to result in unacceptable harm to the living conditions of adjoining residents.”*

10.3.3 Given that the levelled rear garden is not visible from upper floor windows of plots 3 and 4 to the rear and other adjacent properties, intervisibility between these dwellings and no 30 is no greater than what it would have been, had the works not been carried out. Whilst the sense of verticality as experienced from within no 30 and its garden is materially greater than it would have been, it is considered that the existing and proposed additional landscaping are sufficient to ensure that the impact is not unacceptably overbearing on the occupiers of no 30

10.3.4 The porch, by virtue of its small scale and separation distances from neighbouring properties has no adverse impact on neighbours' residential amenities.

10.3.5 Taking the above into account, it is considered that the development does not have an unacceptable adverse impact on the residential amenities of either the occupiers of no 30 or the occupiers of adjacent dwellings. It therefore complies with Para 17 and section 7 of the NPPF in this respect.

10.4 Other Issues

10.4.1 Some concern has been raised about the structural integrity of the retaining wall and compliance with the Party Wall Act. There is no evidence to suggest that the wall is structurally unsound. It is understood that it was built by the developers of the adjoining development and that the garage

of plot 3 of that development was repositioned specifically to minimise loads on the wall. In any case the granting of planning permission does not override the need to comply with other legislation including the Building Regulations, the Party Wall Act, Health and Safety legislation and any other relevant legislation concerning structural integrity of engineering operations. These issues are not material planning considerations and have not been taken into account in this assessment.

10.4.2 The fact that this application is retrospective is not a reason to refuse. The development has been assessed on its planning merits only.

10.4.3 Impact on property values is not a material planning consideration and has not been taken into account in this assessment.

11.0 Section 106 Heads of Terms

11.1 No section 106 requirements

12.0 Crime and Disorder

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

13.0 Human Rights Implications

13.1 Articles 6 (Right 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.

13.2 It is considered that no relevant Article of that act will be breached.

14.0 SUMMARY OF REASON(S) FOR APPROVAL

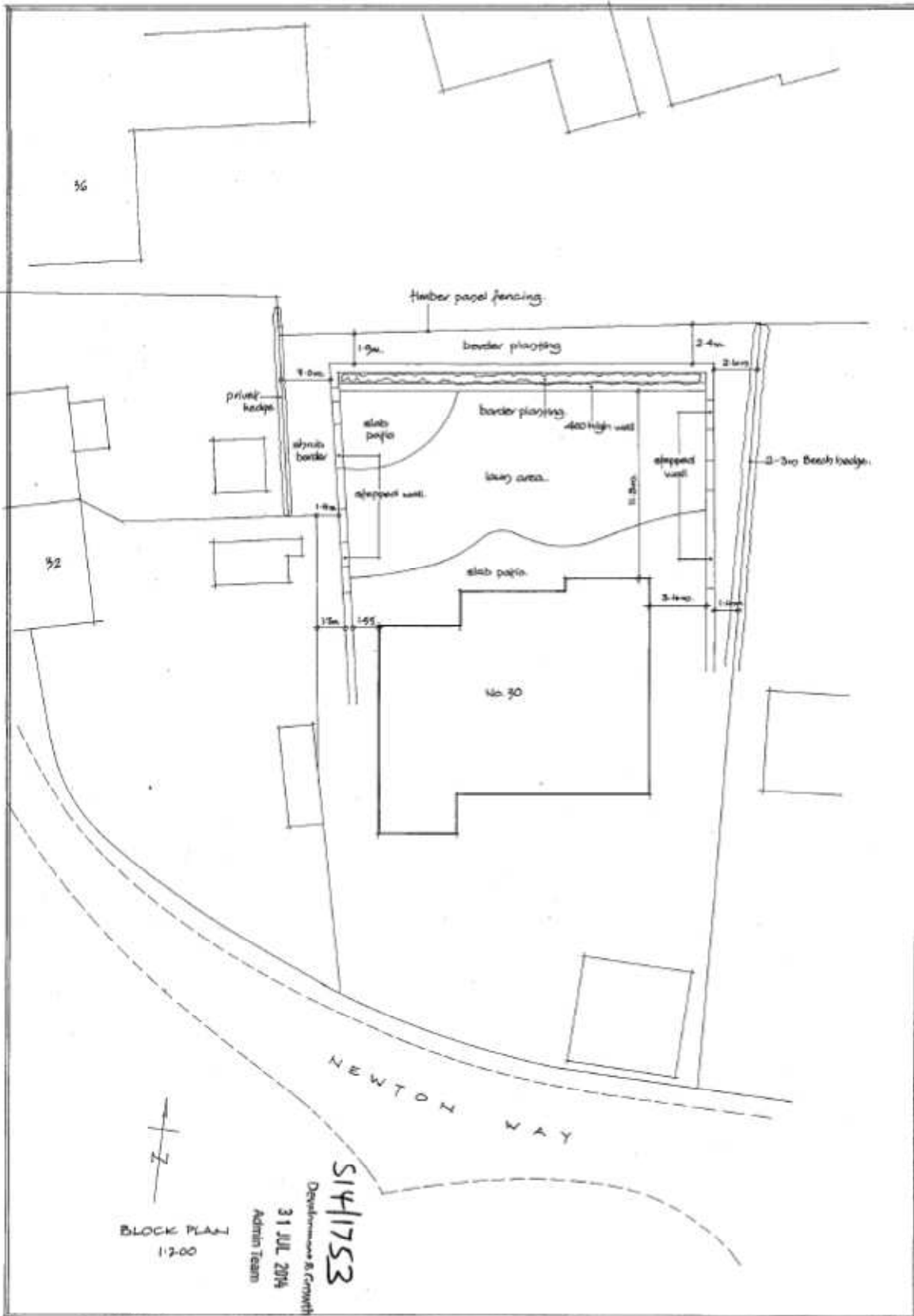
14.1 It is considered that by virtue of the design, scale and materials, the development is appropriate for its context and preserves the appearance and character of the conservation area and the settings of nearby listed buildings. The separation distances together with existing and proposed landscaping are sufficient to ensure that the residential amenities of the occupiers of no 30 and the occupiers of adjacent dwellings are not adversely affected.

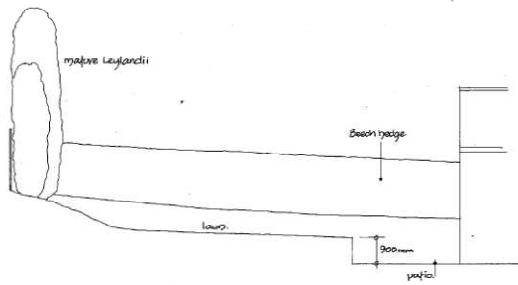
14.2 For the reasons outlined above, it is considered that the proposal is in accordance with the National Planning Policy Framework (Para 17 - Core Planning Principles, Section 7 - Requiring good design, & Section 12 Conserving and enhancing the historic environment) and policy EN1 of the South Kesteven Core Strategy and that there are no material considerations that indicate otherwise, although conditions have been attached.

14.3 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 186 -187 of the National Planning Policy Framework.

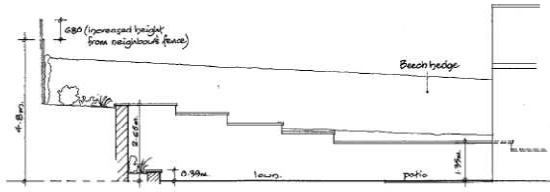
15.0 RECOMMENDATION: That the development be Approved

16.0 RECOMMENDATION: That the development be Approved (without conditions)





PRE-EXISTING CROSS-SECTION 1:100



'AS BUILT' CROSS SECTION 1:100

90 NEWTON WAY, WOOLSTHORPE BY COLSTERWORTH.

S14/1753

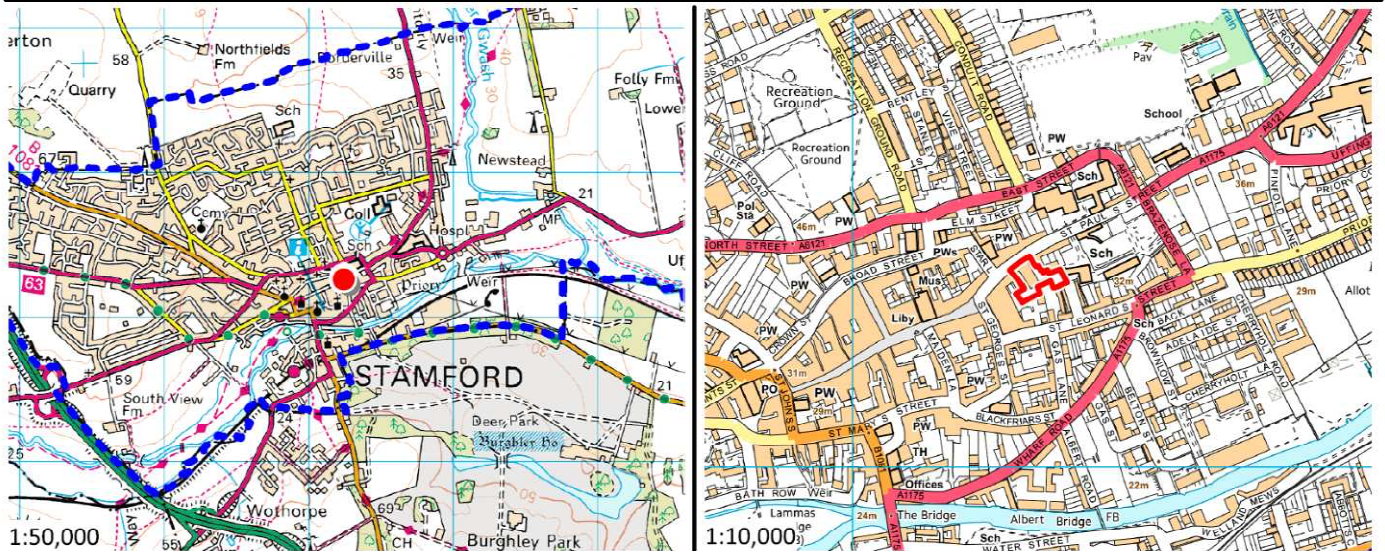
Applicant	Burghley Developments Limited C/O Agent
Agent	Emma Vaughan, Harris McCormack Architects 3-4, Wellington Lane, Stamford, PE9 1QB
Proposal	Application for demolition of existing buildings to allow for proposed residential development comprising 8 new dwellings
Location	Marshall's Yard, 36, St Pauls Street, Stamford
App Type	Full Planning Permission
Parish(es)	Stamford
Reason for Referral to Committee	The development requires a S106 planning obligation.
Recommendation	Approved subject to condition(s)

Key Issues

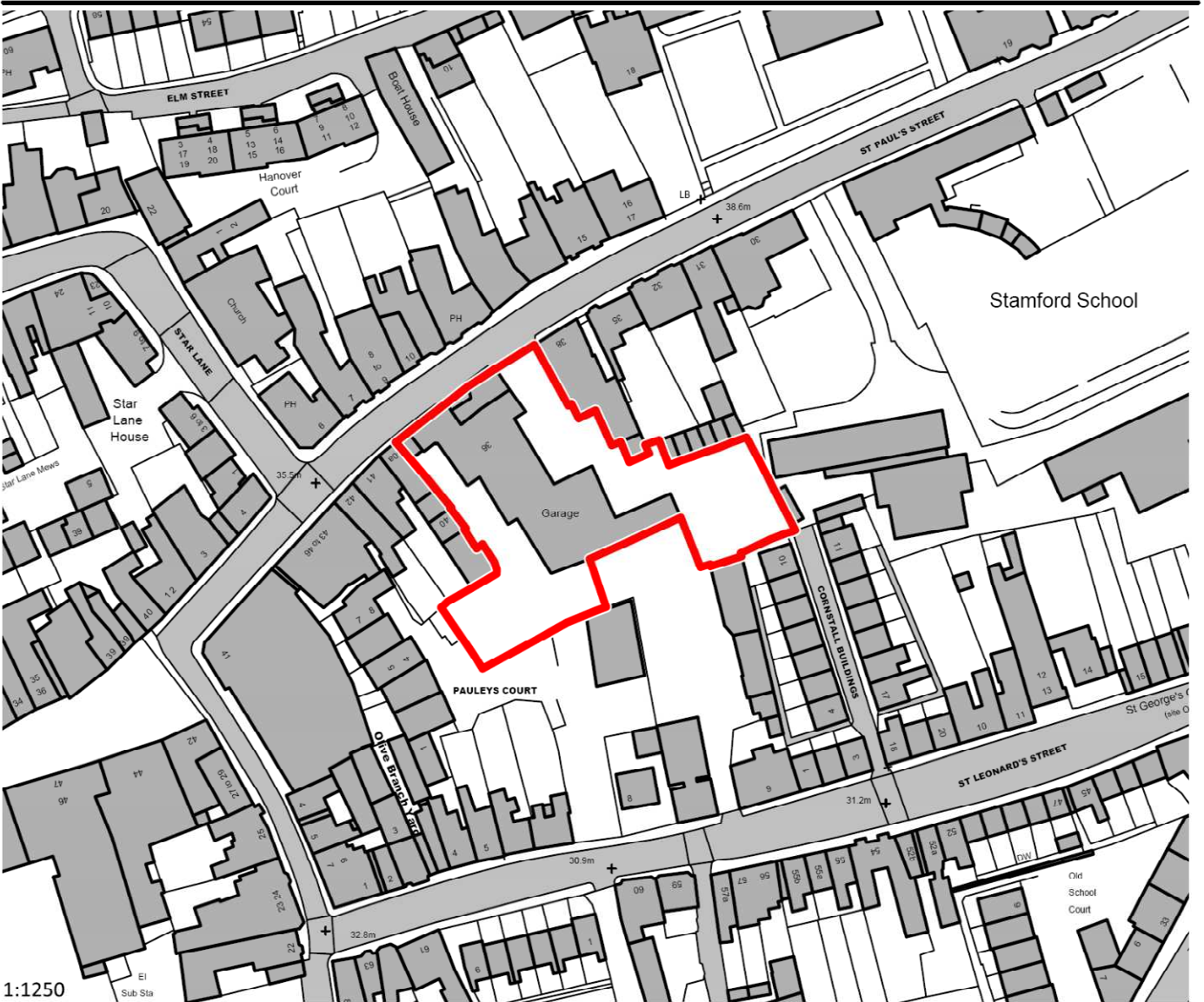
- Planning Policy
- Highway Safety
- Residential Amenity
- Impact on Heritage Assets
- Drainage
- Impact on wildlife
- Impact on Character and Appearance of the Area
- Density
- Contamination

Technical Documents Submitted with the Application

- Arboricultural report
- Application form
- Bat Survey at Marshalls Yard
- Interpretative desk study report
- Planning design and access statement
- Supporting statement Rev B
- Development drawings



Site Boundary Plan



Key

- Application Location
- 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

REPORT

1.0 Application Category

1.1 This application is categorised as a 'minor' application.

2.0 Reason for Referral to Committee

2.1 The development requires a S106 planning obligation.

3.0 The Proposal

3.1 This is a full application for the demolition of the existing buildings on the site to allow for a new residential development comprising 8 new dwellings.

3.2 The site is a brownfield site located within the centre of Stamford and was formally used as a petrol station for approximately 35 years. The site is now used for private parking, car wash, stove and cycle shop.

3.3 The proposed dwellings have been designed to reflect a Georgian style which complements the architectural character of the area.

3.4 The proposed development is arranged with 4 dwellings located on the sites northern boundary fronting onto St Pauls Street. Access to the rear of the site is located at the eastern side of the site. To the rear of the four properties on St Pauls Street there would be five garages, with a further two dwellings beyond located towards the southern end of the site. To the east of these dwellings there would be a pair of garages. The two remaining dwellings would be located in the southeast corner of the site. A detached garage would be located to the north west of these dwellings.

3.5 All of the dwellings would be constructed of natural stone and a combination of natural slates.

4.0 The Application Site and its Surroundings

4.1 The application site is located on the southern side of St Pauls Street and occupies an area of approximately 0.2 hectares. The site is currently occupied by buildings of differing ages. On the St Paul's Street frontage is a two-storey brick cottage and a single storey stone building, along with a former garage forecourt which is now used as a car wash. To the rear of these there are a range of single storey flat roofed modern extensions and at the rear of the former a two-storey brick cottage and a range of stone stone/timber workshops built right up to the boundary with the neighbouring property to the west, 41 St Paul's Street. The remainder of the western side of the site is a loose surfaced, open yard. To the eastern side of the site there is a stone building currently occupied by a stove store and beyond this lies an area of hardstanding and garages.

4.2 The site was once occupied as a builder's yard with workshops but was more recently used for storage purposes by a motor vehicle garage/filling station.

4.3 At the southern end of the site is a mature Sycamore tree.

4.4 Levels fall gently across the site from north to south and from east to west.

4.5 To the south, at a significantly lower level, is land to the rear of properties fronting St Leonard's Street on part of which there are car sales premises and on the remainder, a former service yard.

4.6 To the west is a pair of predominantly 18th century dwellings that are listed grade II.

- 4.7 On the opposite, northern side of St Paul's Street are small, vernacular buildings, some of which date from the Middle Ages.
- 4.8 The buildings on the southern side of St Paul's Street are generally higher and of a later date than those on the northern side.
- 4.9 The application site is located within Stamford Conservation Area. The Stamford Conservation Area Appraisal describes St Paul's Street in para 13.22 and list the following keep points:

- It was the main road east of the Danish settlement and was of early importance.
- The junction with High Street and St George's Street is broad, although the street is narrow and enclosed by tightly packed buildings.
- It has a concentration of commercial functions at its western end, whilst at the east end there is a concentration of accommodation associated with Stamford School.
- There are 22 listed buildings including Brazenose College Gate and Retaining Wall which is Grade I and incorporates an early 14th century gateway, and four at Grade II*. The buildings date mainly from the 18th century although there are surviving medieval buildings, including Nos. 7 - 9 which are 15th century, Nos. 10-11 are early 16th century, No. 16 includes the remains of a 13th century open hall building and the Chapel of Stamford School incorporate the 14th -15th century remains of St Paul's Church. The buildings on the north side originated as 13th century hall and cross wing houses with the hall parallel to the road and the gables of the crosswing facing the street, notable examples include Nos. 7- 12. The Conduit Head (Grade II) on the south side of the street is an unusual feature and supplied water to the town during the 18th century.
- At its west end it is characterised by small scale buildings, to the east of the junction with Star Lane the buildings increase in scale with generally wider frontages.
- Stamford School on the north side of the street is set back from the footway within formal gardens which introduces a more open character to the street. The tree lined low stone boundary wall maintains the building line and contributes to the visual interest.
- No. 7 has an attractive 19th century shopfront.
- To the east of Brazenose Lane there is a distinct change in the character of the street. The buildings on the north side are set back from the footway with small front gardens which creates a more open character. The buildings on both sides of the road are enclosed by stone boundary walls which maintain the building line along the street.
- The uses are mainly residential and educational as Stamford School occupies a number of the buildings on the north side.
- The buildings date from the late 19th -20th centuries and there is a greater diversity of architectural styles, materials, and scale.
- The site of the Greyfriars which lies between the south side of the road and the north side of Priory Road was developed in the post war period and is enclosed by a stone boundary wall which partially obscures the buildings from view. The buildings are set back from the highway within large plots.
- The gatehouse of the Greyfriars is a scheduled monument which dates from circa 1350 and forms the backdrop to the eastward views along the street.
- The presence of trees in the gardens softens the urban grain and contributes to the visual interest.

Some of the negative features on St Paul's Street include the following:

- Replacement upvc windows detract from the character of individual buildings and that of the street overall.
- The modern three storey flat roofed extension to No. 19 detracts from the character of the building.
- Nos. 21-23 is a large scale modern flat roofed three storey building which does not reflect the character of the street or conservation area.

- The former garage and Stamford School building are set back on the south side which breaks the continuity of enclosure along the street and is incongruous within the historic context.
- Large fascias detract from the appearance of individual buildings and the character of the street overall. Notable examples include the depth of the fascia on No. 46 (currently occupied by Age Concern), the fascia and the shop front of No. 4 (currently occupied by O2) which wraps around the façade and side elevation of the building.

5.0 Relevant Site History

- 5.1 SK97/0574 - Change of use from garage to A1, A2 and A3 approved in August 1997.
- 5.2 SK97/0575 - Change of use from garage to B1 use approved in August 1997.
- 5.3 Sk97/0969 - Change of use - office to residential approved in November 1997.
- 5.4 S08/0154 - Redevelopment of site to create 11 dwellings and 2 shop units. The application was withdrawn in March 2008.
- 5.5 S08/1116 - Redevelopment of site to create 9 dwellings and 2 shop units. The application was refused in September 2009.
- 5.6 S08/CA/7067 - Demolition of existing shop unit, stores and workshop. The application was refused in September 2009.
- 5.7 S09/2662 - Redevelopment of site to create 9 dwellings and 2 shop units. The application was approved in August 2010.
- 5.8 S09/2663 - Demolition of existing shop unit, stores and workshop. The application was approved in August 2010.
- 5.9 S11/2707 - Conversion of flat above shop into multi-occupancy accommodation. The application was approved in December 2011.
- 5.10 S13/2315 - Renewal of extant consent S09/2662. The application was approved in February 2014.
- 5.11 S13/2316 - Renewal of extent consent S09/2663. The application was approved in October 2013.

6.0 Policy Considerations

6.1 National Planning Policy Framework (NPPF)

6.1.1 1. Building a strong, competitive economy

(paras 18 -22) – Emphasises the government’s commitment to economic growth and that the planning system should encourage economic growth rather than be an impediment to it. Local planning authorities should plan proactively to meet the development needs of business and business investment should not be overburdened by planning policy expectations.

6.1.2 2. Ensuring the viability of town centres

(paras 23-27) – Planning policies should be positive, promote town centre environments and set out polices for the management and growth of centres over the plan period.

6.1.3 4. Promoting sustainable transport

(paras 29-30, 34-35, 37-39) – support development in sustainable locations which maximises the opportunities for safe access by public transport, walking and cycling, whilst recognising the different solutions that will be necessary in urban and rural areas.

6.1.4 6. Delivering a wide choice of high quality homes

(paras 47 – 50) – Makes clear that LPAs should significantly boost the supply of housing by identifying the full objectively assessed housing needs of the district and ensuring provision through suitable allocated sites and windfall sites in their local plan. LPAs should have a 5 year supply of housing land with a 5% buffer. LPAs are also encouraged to set out their own approach to density to reflect local circumstances.

(paras 55) – States that local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as:

- The essential need for a rural worker to live permanently at or near their place of work in the countryside; or
- Where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; or
- Where the development would re-use redundant or disused buildings and lead to enhancement to the immediate setting; or
- The exceptional quality or innovative nature of design of the dwelling.

6.1.5 7. Requiring good design

(paras 56, 58, 60, 64) – Requires new development to be of high quality design which is appropriate for the character of the area and the way it functions and makes use of all available opportunities to enhance it. Whilst local distinctiveness is encouraged, planning decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative. It is emphasised that good design goes beyond the visual appearance of individual buildings and includes among other things, connections between people and places, and integration with the historic, built and natural environment. Planning permission should be refused for developments which are considered to be of poor design.

6.1.6 8. Promoting healthy communities

(para 69) – The planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Planning policies should promote safe and accessible environments where crime and disorder, and the fear of crime do not undermine quality of life or community cohesion.

It also promotes safe and accessible developments, containing clear and legible pedestrian routes and high quality public space which encourage the active and continual use of public areas.

6.1.7 10. Meeting the challenge of climate change, flooding and coastal change

(paras 93) – Planning plays a key role in helping shape places to secure radical reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change, and supporting the delivery of renewable and low carbon energy and associated infrastructure. This is central to the economic, social and environmental dimensions of sustainable development.

(Para 100) – Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, it should be made safe without increasing flood risk elsewhere.

6.1.8 11. Conserving and enhancing the natural environment

(paras 109, 111, 118, 120-121, 123) – The planning system should contribute to and enhance the natural and local environment by amongst other things protecting and enhancing valued landscapes, recognising the wider benefits of ecosystem services, minimise impacts on biodiversity and prevent both existing and new development from contributing to or being put at risk from unacceptable soil, air, water or noise pollution.

Local planning authorities should encourage the effective use of land by re-using land that has been previously developed (brownfield land).

Local planning authorities should also take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, local authorities should seek to use areas of poorer quality land in preference to that of a higher quality.

When determining planning applications, local planning authorities should aim to conserve and enhance biodiversity by applying the following principles:

- if significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
- proposed development on land within or outside a Site of Special Scientific Interest likely to have an adverse effect on a Site of Special Scientific Interest (either individually or in combination with other developments) should not normally be permitted. Where an adverse effect on the site's notified special interest features is likely, an exception should only be made where the benefits of the development, at this site, clearly outweigh both the impacts that it is likely to have on the features of the site that make it of special scientific interest and any broader impacts on the national network of Sites of Special Scientific Interest;
- development proposals where the primary objective is to conserve or enhance biodiversity should be permitted;
- opportunities to incorporate biodiversity in and around developments should be encouraged;
- planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss; and
- the following wildlife sites should be given the same protection as European sites:
 - potential Special Protection Areas and possible Special Areas of Conservation;
 - listed or proposed Ramsar sites;²⁶ and
 - sites identified, or required, as compensatory measures for adverse effects on European sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites.

6.1.9 12. Conserving and enhancing the historic environment

(paras 128-129, 131-132) – Requires local planning authorities to take into account the significance of any heritage assets affected and the impact on their settings. If harm is identified the relevant tests should be applied. The desirability of development providing an enhancement to the historic environment is also emphasised.

In determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

6.2 South Kesteven District Council Core Strategy 2010:

6.2.1 Policy SP1: Spatial Strategy

Guides major development to Grantham and supports new development which helps to maintain the three market towns of Stamford Bourne and the Deepings.

In addition this policy supports new developments in sustainable locations including allocated sites within local service centres (LSCs)

6.2.2 Policy SP3: Sustainable integrated transport

This policy directs developments to locations which encourage greater use of public transport, walking and cycling to access facilities.

6.2.3 Policy SP4 – Developer Contributions

The Council will enter into planning obligations with developers to secure the provision of (or financial contributions towards) infrastructure and community benefits which the council considers are necessary in conjunction with development.

Planning obligations will cover those matters which would otherwise result in planning permission being withheld and should enhance the overall quality of a development.

6.2.4 Policy EN1: Protection and Enhancement of the Character of the District

Requires that development must be appropriate to the character and significant natural, historic and cultural attributes and features of the landscape within which it is situated, and contribute to its conservation, enhancement or restoration.

6.2.5 Policy EN2: Reducing the Risk of Flooding

Directs development away from areas identified in the South Kesteven Strategic Flood Risk Assessment and seeks to ensure that adequate drainage and flood risk mitigation is put in place for new development

6.2.6 Policy EN4: Sustainable construction and design

Proposals for new development should consider and demonstrate how the design of buildings and site layout use energy, water minerals, materials and other natural resources appropriately, efficiently and with care and take account of the effects of climate change.

6.2.7 Policy H1: Residential Development

Sets out the spatial distribution of new housing development over the plan period including sites in LSCs

6.2.8 H3: Affordable Housing

Affordable Housing – Requires residential developments of 5 or more dwellings to provide a target of 35% affordable housing, preferably on site unless viability or other constraints would justify an off-site financial contribution towards affordable housing elsewhere in the district or a reduced contribution.

6.2.9 E1: Employment Development

This policy guides development proposals for employment to allocated sites within Grantham, Stamford, Bourne and the Deepings whilst seeking to retain and enhance existing areas of employment use.

The Council seeks to retain and enhance existing employment uses in Stamford unless it can be demonstrated that amongst other things the site s redevelopment will deliver wider regeneration benefits.

6.2.10 South Kesteven District Council Site Allocation and Policies Development Plan Document 2014:

6.2.11 Policy SAPH1: Other Housing Development

7.0 SKDC Corporate Priorities

7.1 The Council's Corporate Priorities are to:

7.2 Grow the economy

- Support & facilitate the growth of business
- Enable delivery of attractive retail & leisure offer
- Easy to do business with – look to say yes
- Promote infrastructure to support growth
- Skills – high value employment
- Attract as a destination for investment

7.3 Keep SK clean, green and healthy

- Enable development of our parks and open spaces
- Clean and attractive street scene
- Sustain high levels of recycling
- Reduce the Carbon footprint of our organisation
- Encourage active & healthy lifestyles

7.4 Promote leisure, arts and culture

- Support and enable development of a diverse economy – daytime & evening
- Enable wide ranging leisure opportunities
- Enable access to a balanced culture & arts programme
- Promote our heritage & tourism

7.5 Support good housing for all

- Ensure the right mix of housing meets local needs
- Enlarge the development of lifetime homes
- Support the creation of neighbourhoods
- Reduce fuel poverty

8.0 Consultations

8.1 Local Highway Authority:

No objections subject to conditions relating to parking provision and access details being provided prior to development commencing on site.

8.2 Arboriculturalist: The Council's Consultant Arboriculturalist has confirmed that there is a large wound on the stem of the sycamore tree, which has the potential to undermine its structure. As such the tree has a limited safe life expectancy and is not therefore suitable for a tree preservation order.

8.3 Environmental Protection:

No objections subject to conditions restricting the hours of construction work.

8.4 Stamford Town Council:

Strong objection to this application as it is overdevelopment of the site. It is considered that the overall height and scale of the proposed design would be oppressive and would unduly impact on the neighbouring dwellings resulting in loss of residential amenity, seriously impact on the visual amenity and compromise residents privacy. It is anticipated that the increase in traffic movement will create a serious impact on an already very busy street. It is recommended that this application is deferred to the Development Control Committee and that a site visit is undertaken.

8.5 Environment Agency:

Have raised no objections subject to conditions requiring the remediation of any onsite contamination and details of surface water drainage measures.

8.6 Community Leisure Officer:

There is no requirement for an open space contribution from the development as it is below the trigger point of 10 dwellings.

8.7 Internal Drainage Board:

No comments

8.8 Project Officer (Drainage):

No objection subject to a condition requiring details of surface water drainage measures to be provided prior to development commencing on site.

8.9 NHS:

No comments

8.10 English Heritage (now Historic England):

No objections.

8.11 Lincolnshire Bat Group:

No objections but request that a note be attached to any development explaining the requirements relating to protected species.

8.12 Partnership Project Officer:

It is recommended that a S106 Obligation is entered into for an off-site contribution towards affordable housing. The commuted sum would equate to £291,200. However the applicant has submitted a viability assessment and the final contribution will depend on the outcome of an independent assessment undertaken by the District Valuer.

8.13 Archaeology:

The community archaeologist has raised no objections subject to a condition requiring further trial trenching to be undertaken.

9.0 Representations as a Result of Publicity

9.1 The application has been advertised in accordance with the Council's adopted Statement of Community Involvement and 4 letters of comment have been received. The comments made are summarised below:

- The rear wall of the existing building on the site should be retained or rebuilt as part of the proposals. It is an attractive and prominent feature of the townscape looking northwards from parts of St Leonard's
- Concerns have been raised in relation to how the affordable housing requirements of the proposed development would be met. Concern has been raised that if provided on site this may have an adverse impact on parking provision for the development.
- There is a sewer that runs across the Pauley's Ct development. It is likely that any main drainage from this development will need to flow downhill and southwards into the sewer in St Leonard's Street. This is not mentioned in the application.
- There is a mature and healthy fig tree at the westerly boundary of the site adjoining Pauley's Court. This tree is a very positive landscape feature which should be retained and protected by way of a Tree Preservation Order.
- Concerns about the level of off-street parking provision.
- Concerns about the loss of the stove shop which is an attractive stone property.
- Concerns about loss of existing parking provision.
- Wholehearted support for the application. The parties have clearly considered a full range of social, historic and architectural impacts as part of this well thought out and sympathetic proposal.
- Consideration should be given to traffic calming measures as part of any S106 agreement.

10.0 Officer Evaluation

10.1 The application site is located in the heart of Stamford approximately 100m to the east of the Town Centre. The site is split in to two distinct parts, the western side of the site which has a two-storey brick cottage and a single storey stone building on the frontage to the rear of these there are a range of single storey flat roofed modern extensions and at the rear of the former a two-storey brick cottage and a range of stone stone/timber workshops built right up to the boundary with the neighbouring property to the west, 41 St Paul's Street. The eastern part of the site is occupied by a former garage which is now used as a car wash. The remainder of the western side of the site is an open yard and car parking. There is also a stone building currently occupied by a stove store to the rear of the site.

10.2 The surrounding area has a mix of commercial and residential uses. The western part of the site has also previously had planning permission to be re-developed with 9 dwellings and two shop units. The proposed use of the site for residential purposes has in part previously been accepted and it is considered that residential development would be in accordance with the requirements of policy SP1 and H1 of the adopted Core Strategy.

10.3 The site is located within the Stamford Conservation Area and is surrounded by various listed buildings. The proposed development has been designed to reflect the Georgian design of other buildings in the surrounding area. The Conservation Area Character Appraisal notes that the existing garage building and forecourt have a detrimental impact on the visual appearance of the area and this development takes the opportunity to enhance the special character and appearance of the area by removing this inappropriate feature and reinstating a strong street frontage. The Council's Conservation Officer and Historic England have raised no objections to the proposed development subject to conditions. Overall it is considered that the proposal will result in an enhancement of the Conservation Area and that it will not adversely impact on the setting of any of the adjacent listed buildings. The proposals are therefore considered to comply with the requirements of adopted policy EN1 and the guidance contained within the NPPF.

10.4 The application site is bordered by residential development to the north, west and south east. Directly to the east of the application site lie the grounds of Stamford School, a large school

building is located within a few metres of the sites eastern boundary. To the south of the site there is a car sales business and a vet's surgery.

- 10.5 The application site slopes gently down from the north to the south of the site. The development to the south of the site on St Leonard's Street and Cornstall Buildings are located significantly lower than the application site. The applicant has provided cross-sections through the site showing the relationship of the development with the adjacent commercial and residential properties. Although the proposed development will be significantly higher than the existing buildings to the south it is considered that plots 5 and 6 will not appear over dominant as the will be located adjacent to the car parking area to the south. Unit 8 will be located to the north of the Cornstall Buildings approximately 4 metres from the northern gable. Unit 8 will also be approximately 4m higher than the properties in the Cornstall Buildings. Although the proposed buildings will be significantly higher they have blank gables to ensure that there is no overlooking or loss of privacy. The proposed development would be set lower than the adjacent school building which is already significantly higher in the street scene when viewed from St Leonard's Street. The new development is located to the north of the Cornstall Buildings and will not therefore result in any significant overshadowing of the adjacent residential properties. Although there are significant differences in levels across the site this is considered to be part of the character of Stamford and it is considered that the proposals will not result in any significant harm to the amenities of the occupiers of adjacent properties.
- 10.6 Concern has been raised in relation to the impact of the development on trees on and adjacent to the site, in particular a fig tree and a sycamore tree. Consent has been granted to remove the sycamore tree previously and although concern about its loss has been raised the Council's Consultant Arboriculturalist has confirmed that there is a large wound on the stem of the tree, which has the potential to undermine its structure. As such the tree has a limited safe life expectancy and is not therefore suitable for a tree preservation order. With regard to other trees adjacent to the site is recommended that a condition relating to tree protection measures be attached to any consent.
- 10.7 Concern has been raised in relation to highway safety and off-street parking. The proposed development would be provided with double garages for each of the proposed dwellings. The local highway authority has been consulted and raised no objections to the access and parking provision, it is therefore considered to be acceptable.

11.0 Section 106 Heads of Terms

- 11.1 The development generates the need for an affordable housing contribution. The commuted sum would equate to £291,200. The applicant has submitted a viability assessment which suggests that they can only afford to pay a contribution of £192,000 otherwise the scheme will be unviable.
- 11.2 The Council has asked the District Valuer to undertake an independent review of the submitted viability assessment. The District Valuer has indicated that in their opinion the developer should be able to provide the full commuted some for affordable housing (£291,200) and still make a reasonable profit of 17.82%. The main difference between the applicant's assessment and the District Valuer's appraisal relate to the build costs and the rate of interest. Based on the current assessment it is recommended that the application be approval but subject to the developer agreeing to make the full contribution. The applicant is, however, in discussions with the District Valuer about the differences and any change to the recommendation will be reported in the additional items paper

12.0 Crime and Disorder

- 12.1 The proposed development raises no significant crime and disorder implications.

13.0 Human Rights Implications

13.1 Articles 6 (Right 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.

13.2 It is considered that no relevant Article of that act will be breached.

14.0 SUMMARY OF REASON(S) FOR APPROVAL

14.1 The application site is located within the centre of Stamford in an area where residential development is considered to be appropriate. The proposed development of the site is considered to be in scale and character with the surrounding area and respect the setting and appearance of nearby adjacent heritage assets. The development raises no significant issues in relation to residential amenities. The proposed development is in general accordance with the guidance set out in the National Planning Policy Framework and local policies SP1, SP3, SP4, EN1, EN2, EN4, H1, H3 and E1 of the adopted South Kesteven Core Strategy and policy SAPH1 of the adopted Site Allocation and Policies DPD. In relation to issues relating to design, scale, density, highway safety, drainage, wildlife and residential amenity it is considered that the proposed development would not result in any significant adverse impacts and is therefore considered to comply with the requirements of the above policies.

14.2 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 paragraphs 186-187 of the National Planning Policy Framework.

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

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

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the following list of approved plans submitted as part of the application:

Reason: To define the permission and for the avoidance of doubt.

3. Deliveries of construction materials shall only take place between:

8:00 am to 17:00 pm Mondays to Fridays;

9:00 am to 13:00 pm on Saturdays

There shall be no deliveries on Sundays or Public Holidays.

Reason: To protect the residential amenities of adjacent occupiers in accordance with the requirements of Policy EN1 of the adopted South Kesteven Core Strategy 2010.

4. 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.

Reason: 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 occupants/residents/users of the site.

5. Prior to any of the buildings being occupied, the private drive shall be completed in accordance with the details shown on drawing number PP 011 B dated 22/01/15.

(Please note that this road is a private road and will not be adopted as a highway maintainable at the public expense (under the Highways Act 1980) and as such the liability for maintenance rests with the frontagers.)

Reason: In the interests of safety of the public highway and the safety of the users of the site.

6. Before development commences on site, further details relating to the vehicular access and ancillary works, including drainage works to the public highway, including materials, specification of works and construction method shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented on site before the development is first brought into use and thereafter retained at all times.

Reason: In the interests of safety of the users of the public highway and the safety of the users of the site.

7. Prior to the commencement of construction of any building(s) or commencement of the use, the vehicular access to St Pauls Street shall be improved in accordance with drawing number PP 011 B dated 22/01/15.

Reason: In the interests of safety of the users of the public highway and the safety of users of the site.

8. No development shall take place within the application site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved by the Local Planning Authority.

Reason: In order to provide a reasonable opportunity to record the history of the site and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

9. No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approved details.

Reason: To Ensure that the infiltration system such as soakaways do not increase the potential for contamination migration. Soakaways should not be constructed in potentially contaminated ground.

10. If, during the development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Reason: To ensure that any unforeseen contamination encountered during development is dealt with in an appropriate manner to protect controlled waters.

11. No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a 'long-term monitoring and maintenance plan') for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan

shall be implemented as approved.

Reason: To ensure that any remediation, if required, is verified as completed to agreed standards for the protection of controlled waters.

12. No development approved by this planning permission, shall take place until a scheme that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority.

1) A preliminary risk assessment which has identified:

- all previous uses
- potential contaminants associated with those uses
- a conceptual model of the site indicating sources, pathways and receptors
- potentially unacceptable risks arising from contamination at the site.

2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3) The results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

Reason: The site is underlain by the Upper Lincolnshire Limestone, designated as a principal aquifer and is within a SPZ3. The site is therefore considered to be of high environmental sensitivity with regard to controlled waters.

13. Development shall not begin (excluding site clearance works) until full details of the surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of soil/ground conditions on the site, has been submitted to and approved in writing by the local planning authority. The development scheme shall subsequently be implemented in accordance with the approved design before the development is completed and prior to occupation of the dwellings.

The submission shall also include details of how and by whom the scheme will be maintained and managed after completion and be accompanied by plans indicating the flow routes off-site in case of exceedence.

Reason: To ensure that the development is provided with suitable drainage and to ensure that the development does not adversely affect adjacent properties by way of flooding.

14. No development shall take place until samples of the materials (including colour of render, paintwork or colourwash) to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

15. No works shall take place until full details of the all proposed joinery works including 1:20 sample elevations and 1:1 joinery profiles have been submitted to and approved by the Local Planning Authority. The scheme shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

Reason: As insufficient information has been submitted the condition is imposed to ensure the satisfactory preservation of the building and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

16. Rainwater goods for the development hereby permitted shall be manufactured of either cast Iron or black coated/painted aluminium and be secured to the buildings on rise and fall brackets.

Reason: In the interests of maintaining the character and appearance of the Conservation Area, in accordance with policy EN1 of the Core Strategy to the South Kesteven Local Development Framework.

17. The Collyweston slates shall be laid in diminishing courses and have swept valleys at the junction of the main roof and the dormers.

Reason: In the interests of preserving the traditional method of laying Collyweston stone slates and the character and appearance of the Conservation Area, in accordance with policy EN1 Of the Core Strategy to the South Kesteven Local Development Framework.

18. Windows and doors in the development hereby permitted shall be set back in their reveal by at least 50mm.

Reason: In the interests of providing definition and vitality to the facades and preserving the character and appearance of the Conservation Area, in accordance with policy EN1 of the Core Strategy to the South Kesteven Local Development Framework.

19. No gates shall be erected at the entrance to the site off St Paul's Street without the express permission of the local planning authority.

Reason: The local planning authority wish to be in a position to consider the impact of any gates may have on the historic streetscene of this part of the Conservation Area, in accordance with policy EN1 of the Core Strategy to the South Kesteven Local Development Framework.

20. 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 details to be submitted shall include details of how the rear wall of the existing stone building on the sites southern boundary shall be retained or rebuilding to form part of the sites southern boundary treatment. The boundary treatment shall be completed before the building(s) are occupied. Development shall be carried out in accordance with the approved details.

Reason: To provide a satisfactory appearance by screening rear gardens from public view and 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).

21. The proposed development shall be carried out in accordance with the tree protection measures specified in the supporting Tree Survey prepared by John Wilcockson received on 17 March 2015.

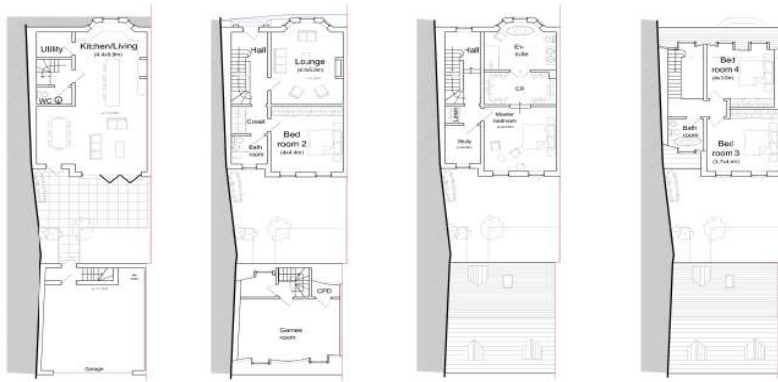
Reason: To ensure that trees on adjacent land are protected during the development.

Note(s) to Applicant

1. The comments of the Environment Agency are attached for your information.
2. This road is a private road and will not be adopted as Highway Maintainable at the Public Expense (under the Highways Act 1980) and as such the liability for maintenance rests with the frontagers.
3. You are advised to contact Lincolnshire County Council as Local Highway Authority for approval of the road construction specification and programme before carrying out any works on site.

4. Surface water off Private Drives and other private areas shall not discharge onto the Public Highway. Drives or accesses that fall towards the highway shall have drainage channels at the interface connected into the house drainage.
5. Your attention is drawn to the attached guidance note relating to archaeological investigation works.
6. Investigations must be undertaken for signs of bats and other protected species and advice sought from appropriate agencies (Natural England) following any positive sightings. The disturbance of protected species is an offence, covered by statutory law and could result in prosecution.

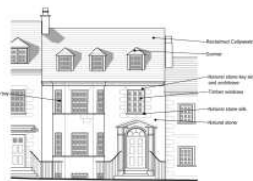
Unit 1



Unit 1 Lower ground floor plan scale 1:100@A1
 Unit 1 Second floor plan scale 1:100@A1
 Unit 1 First floor plan scale 1:100@A1
 Unit 1 Second floor plan scale 1:100@A1



Unit 1 Section scale 1:100@A1



Unit 1 Front Elevation scale 1:100@A1



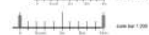
Side Elevation scale 1:100@A1



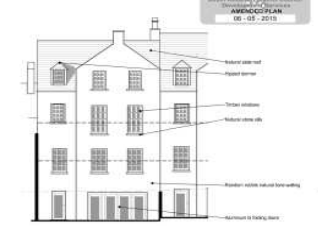
Rear Elevation scale 1:100@A1



Rear Elevation scale 1:100@A1



Section scale 1:100



Unit 1 Rear Elevation scale 1:100@A1

S150030
 Proposed Plans, Elevations and Sections
AWENGER PLAN
 06-05-2015

- Approved to issue for tender
- Approved to submit
- Approved to issue

14-304 PL-0031 D

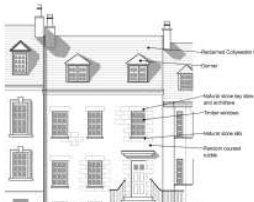
Unit 2



Unit 2 Lower ground floor plan scale 1:100@A1
 Unit 2 Ground floor plan scale 1:100@A1
 Unit 2 First floor plan scale 1:100@A1
 Unit 2 Second floor plan scale 1:100@A1



Unit 2 Section scale 1:100@A1



Unit 2 Front Elevation scale 1:100@A1



Side Elevation scale 1:100@A1



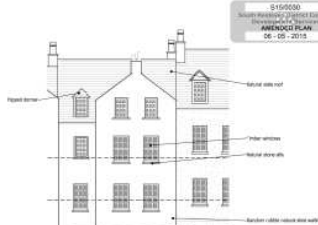
Rear Elevation scale 1:100@A1



Rear Elevation scale 1:100@A1



Section scale 1:100



Unit 2 Rear Elevation scale 1:100@A1

S150030
 Proposed Plans, Elevations and Sections
AWENGER PLAN
 06-05-2015

- Approved to issue for tender
- Approved to submit
- Approved to issue

14-304 PL-0032 C

Unit 5

Architectural drawings for Unit 5, including floor plans, elevations, and sections. The drawings are arranged in a grid-like fashion. On the left, there are three floor plans: 'Unit 5 Ground floor plan', 'Unit 5 First floor plan', and 'Unit 5 Second floor plan'. To the right of these are three elevations: 'Unit 5 Front elevation', 'Unit 5 Rear elevation', and 'Unit 5 Side elevation'. Below the floor plans are three sections: 'Unit 5 Section 1', 'Unit 5 Section 2', and 'Unit 5 Section 3'. On the far right, there is a title block with the following information:

S150030
 14-304 PL-0035
 17-04-2015

Approved by: [Signature] DATE: 17 JAN 17
 Approved by: [Signature] DATE: 17 JAN 17

Client: Markahs Yard, St Pauls Street, Stamford

UNIT 5 Proposed plans Elevations Sections

Harris McCormack Architects
 harris McCormack.co.uk

14-304 PL-0035 C

Unit 6

Architectural drawings for Unit 6, including floor plans, elevations, and sections. The drawings are arranged in a grid-like fashion. On the left, there are three floor plans: 'Unit 6 Ground floor plan', 'Unit 6 First floor plan', and 'Unit 6 Second floor plan'. To the right of these are three elevations: 'Unit 6 Front elevation', 'Unit 6 Rear elevation', and 'Unit 6 Side elevation'. Below the floor plans are three sections: 'Unit 6 Section 1', 'Unit 6 Section 2', and 'Unit 6 Section 3'. On the far right, there is a title block with the following information:

S150030
 14-304 PL-0035
 17-04-2015

Approved by: [Signature] DATE: 17 JAN 17
 Approved by: [Signature] DATE: 17 JAN 17

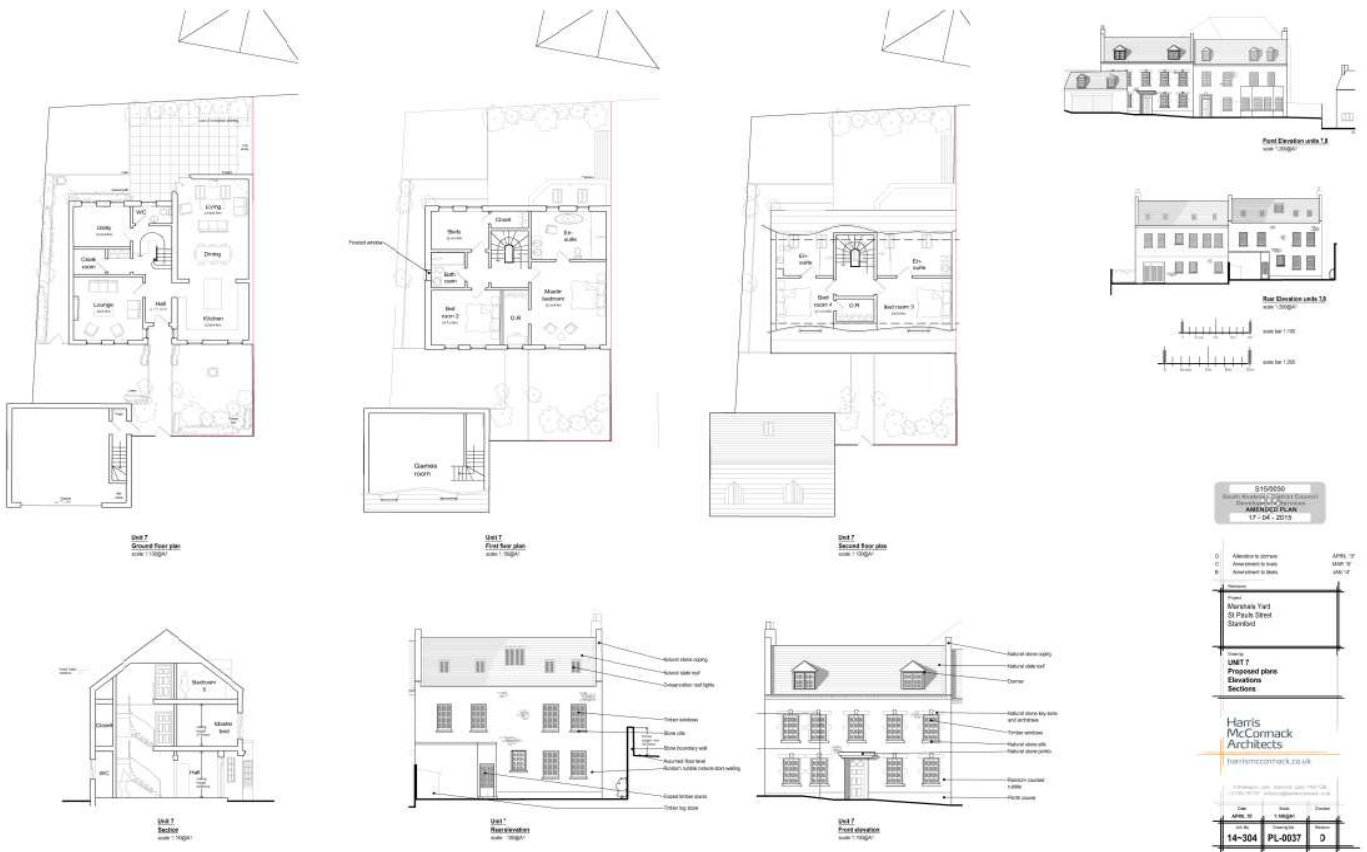
Client: Markahs Yard, St Pauls Street, Stamford

UNIT 6 Proposed plans Elevations Sections

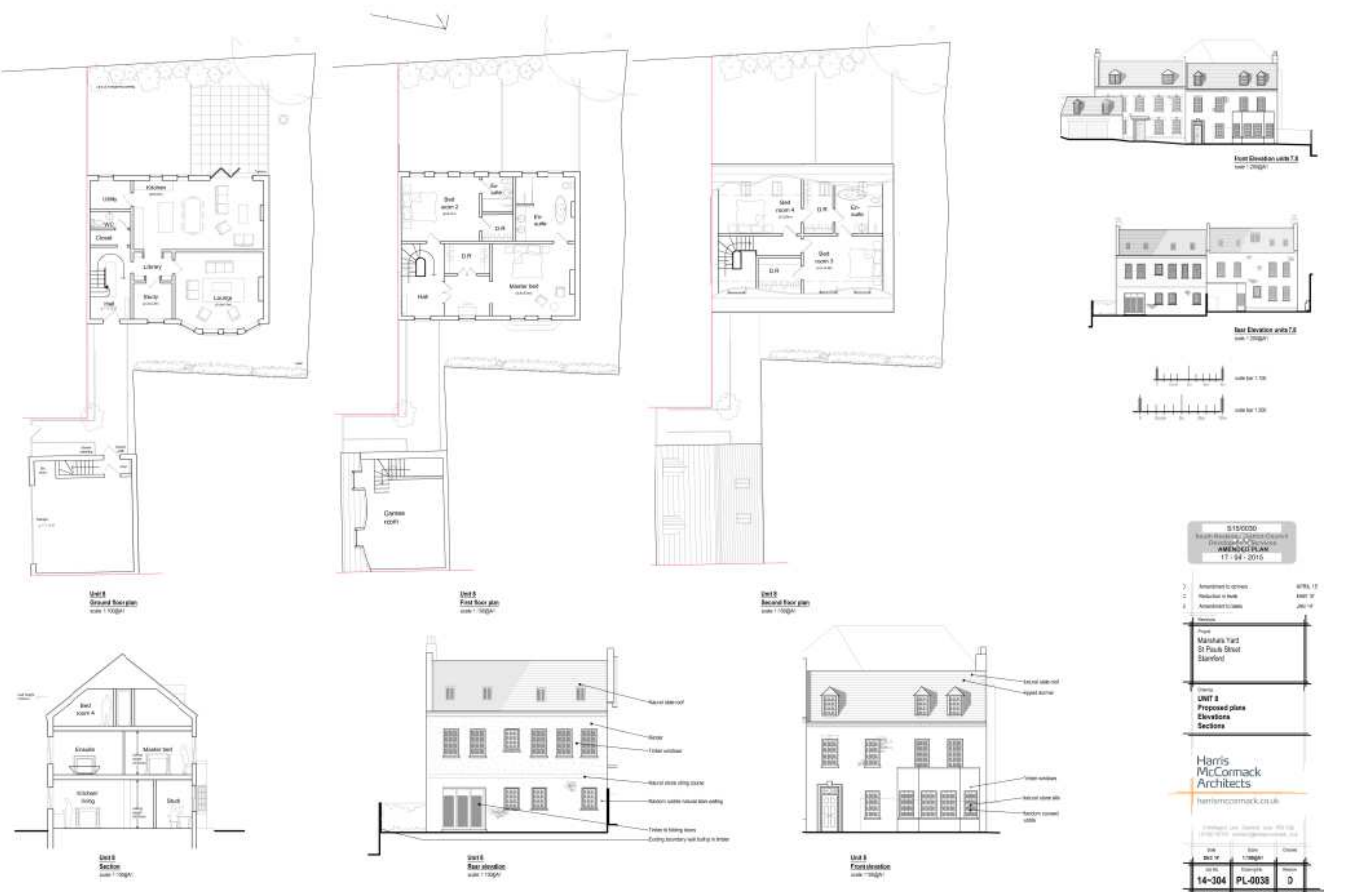
Harris McCormack Architects
 harris McCormack.co.uk

14-304 PL-0035 C

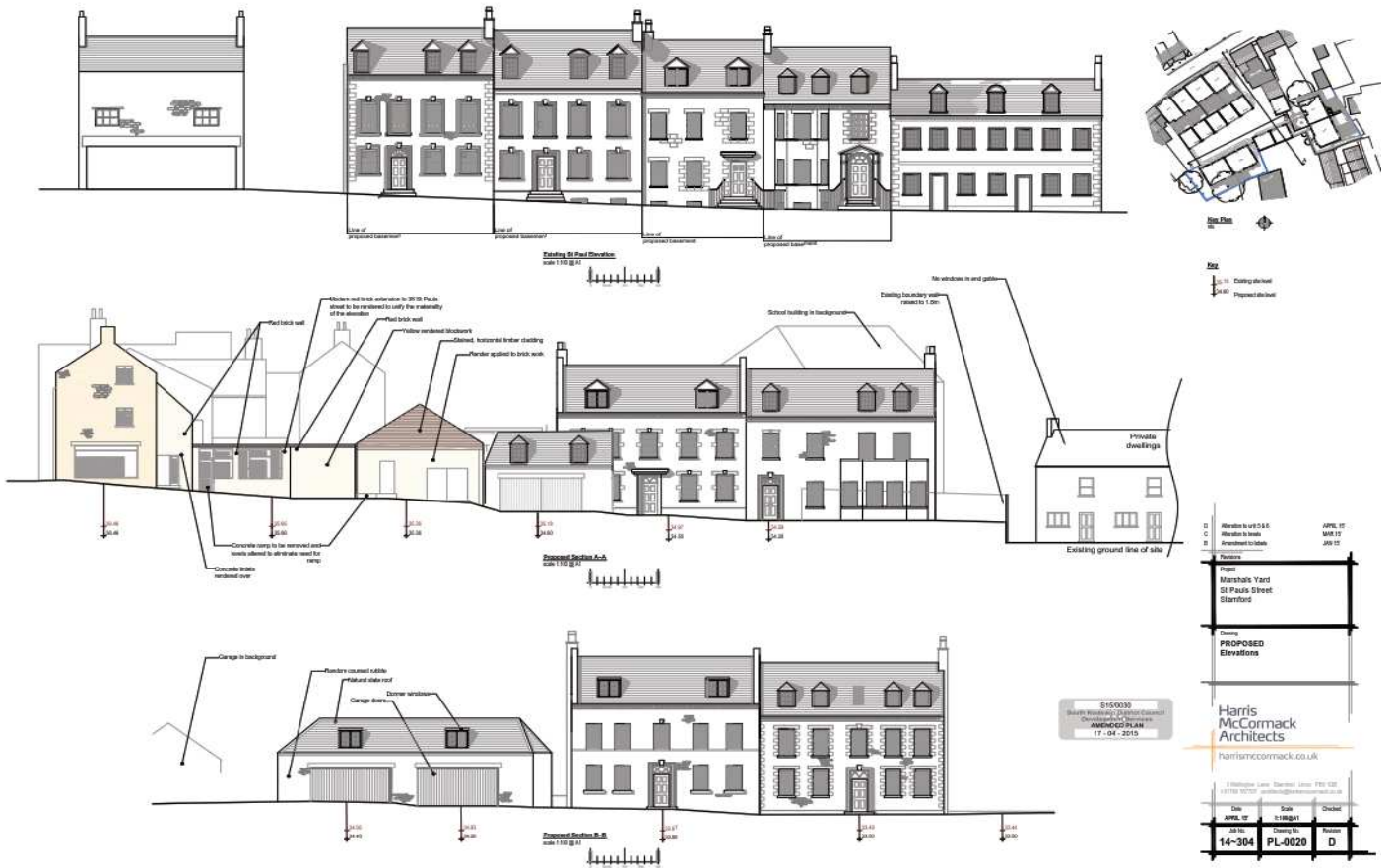
Unit 7



Unit 8



Cross Sections



Site Layout Plan

