



SOUTH
KESTEVEN
DISTRICT
COUNCIL



Planning Committee

2 September 2020

Additional Information Report

This report sets out additional information in relation to planning applications for consideration at the Planning Committee on 2 September 2020 that was received after the Agenda was published.

S20/0368

Proposal: Reserved matters application for 384 dwellings and associated infrastructure pursuant to SK.94/0125/12

Site Address: Land at Elsea Park Bourne - Zone 8

Summary of Information Received: One further public representation has been received, which does not raise any new material planning considerations, but seeks further clarity on the risks associated with any potentially contaminated land within the site.

The agent has also submitted an updated layout plan to reflect minor amendments requested by the Lincolnshire County Council (as Highway Authority). The changes include:

- Introduction of a 2m grass verge in front of plots 118 to 124 and 186 to 192 to act as a deterrent to vehicles parking on the 3m footpath/ cycleway which extends east in front of the public open space and transitions onto the verge and footpath in front of plots 93/94.
- Addition of a pedestrian crossing with tactile paving in front of plot 21.
- Addition of a connecting footpath in front of plots 209-211.
- Street trees on plots 118-192 shown to be clearly within highway land.

Officer comment: Further discussion has taken place with the Environment Agency and the Council's Environmental Protection service regarding the risks associated with any potentially contaminated land within the site.

The Environment Agency have further reviewed the Phase I & II Geo-Environmental Investigation report (ref: GML18256/2/2) by Geomatters, dated November 2019 and confirmed they are happy with the assessment and are satisfied that the site poses a low risk to controlled waters and do not consider that further groundwater risk assessment is required.

The Council's Environmental Protection service have recommended further conditions to ensure that the recommendations in the Phase I and II report are fully implemented and verified after the completion of each phase. A further condition has been included which requires the developer to investigate and remediate any further, previously unencountered land contamination during development.

Changes to Recommendation: The recommendation remains to approve the application, with the conditions updated to reflect the advise from the Council's Environmental Protection service below.

The approved plans condition has been updated to reflect the minor layout amendments requested by Lincolnshire County Council (as Highway Authority).

Conditions 9 and 12 from the main agenda have been incorporated into one condition as both relate to implementation of soft landscaping works within the public areas of each phase.

The updated, recommended schedule of conditions is:

Approved Plans

- 1 The development hereby permitted shall be carried out in accordance with the following list of approved plans:
 - i. Layout Plan drawing no. H8065-101 Rev E received 19 August 2020
 - ii. Phasing Plan drawing no. H8065/13 received 4 August 2020
 - iii. House types: Alderney (Detached) Rev E; Alnmouth (Detached) Rev E; Ascot (Detached); Denby (Detached); Ennerdale (Detached) Rev E; Haversham (End Terrace); Haversham (Mid Terrace) Rev D; Kenley (Mid Terrace) Rev E; Kenley (End Terrace); Kingsley; Kingsville(End Terrace) Rev E; Lutterworth (Detached) Rev A; Maidstone (End Gable) Rev F; Maidstone (End Hipped) Rev A; Maidstone (Mid Terrace) Rev F; Moresby (End Terrace) Rev D; Radleigh (Detached); Ripon (Detached); Brentford-Haversham Hipped Corner Turner Rev NM06/NM05; Type 58 & Type 59 Rev A; Type 50 (End Hipped); Type 50 (Mid Terrace) Rev D; Type 52 (End Hipped); Type 52 (Mid Terrace) Rev C; Type 54 (End Hipped); Type 6B; Abbeydale (Detached) Rev B; Archford (End Gable Terrace); Archford (Hipped End Terrace) Rev B; Avondale (Detached) Rev A; Chelworth (Detached) Rev B; Drummond (Detached) Rev C; Greenwood (Gable End Terrace) Rev A; Hadley (Detached) Rev A; Hadley (End Terrace); Henley (Detached) Rev A; Holden Rev C; Hollinwood; Ingleby; Wilford (Gable End Terrace); Wilford (Hipped End Terrace) Rev C; Wilford (Mid Terrace) Rev A; Type 50 (Hipped End Terrace); Type 50 (Mid Terrace) Rev C; Type 52 (Hipped End Terrace); Type 52 (Mid Terrace) Rev D; Type 58 / Type 59 (Hipped End Terrace)
 - iv. Garage drawing nos. LDG1H8; LSG1H8; LTG2H8; SDG2H8; SSG1H8
 - v. Boundary treatments drawing nos: NM-SD13-013; 2010/DET/207; 2010/DET/213; 2010/DET/226; 2010/DET/500; 2020/DET/501
 - vi. Sub station drawing no: GTC-E-SS-0012 Rev R1-8

Unless otherwise required by another condition of this permission.

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

During Building Works

- 2 Before any development in each phase is commenced, a scheme for biodiversity mitigation and enhancement for that phase must have been submitted to and agreed in writing by the local planning authority. The scheme shall be based upon the recommendations of the following surveys submitted with this application:

- Hedgerow Assessment
- Breeding Bird Survey
- Great Crested Newt Survey
- Bat Roost Assessment

The scheme shall include a plan identifying the location of any mitigation and enhancement measures, along with a detailed schedule (and technical details as relevant) for each of the measures proposed.

The required biodiversity mitigation and enhancement measures shall be completed in full, in accordance with the agreed scheme, prior to the first occupation of any dwelling for that phase.

Reason: This condition is necessary in order to ensure that the proposal does not have an unacceptable impact on biodiversity and protected species.

- 3 Notwithstanding the submitted details, before any of the works on the external elevations of the dwellings in each phase are begun, details of the materials to be used in the construction of the external surfaces for the dwellings in that phase shall have been submitted to and approved in writing by the Local Planning Authority. Details must include:

- Facing brickwork, stonework and/or any render to be used;
- Roof tiles;
- Porches;
- Finish of verges and eaves.

Reason: To ensure a satisfactory appearance to the development and in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

- 4 Before any development on phase 2 of the approved phasing plan (drawing no. H8065/13) is commenced, a noise assessment based on the operational noise levels from the 3G pitch in zone 9 must be carried out and submitted to the Local Planning Authority for approval and shall include details of any necessary noise mitigation measures.

The development must be carried out in accordance with any such approved noise mitigation measures.

Reason: To minimise the impact of noise from the adjacent 3G sports pitch, in the interests of the residential amenities of futures occupiers of the site.

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

- Phase I and II Geo-Environmental Investigation reference GML18256/2/2 dated November 2019 and the Addendum Note in Relation to Ground Gas Assessments at Zone 8, Elsea Park, Bourne, reference GML18256, dated 17 June 2020

Reason: To ensure that the proposed development not cause pollution in the interests of the amenities of the future residents and users of the development; and in accordance with Local Plan Policy EN4.

- 6 Notwithstanding the submitted details, before any development above ground level in each phase is commenced, details of the soft and hard landscaping to be used for the dwellings and public areas in that phase shall have been submitted to and approved in writing by the Local Planning Authority. The soft landscaping details should follow the principles shown on the landscaping and character plan drawing no. GL1294 01C. Details must include:

- i. planting plans;
- ii. written specifications (including cultivation and other operations associated with plant and grass establishment);
- iii. schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate;
- iv. boundary treatments;
- v. car parking layouts;
- vi. hard surfacing materials;
- vii. cycle and footpath construction details, including any lighting.

Reason: To ensure a satisfactory appearance to the development and in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

- 7 Before any development in phase 2 of the development hereby permitted is commenced, a plan indicating the height, position, design, material and type of any fencing and associated safety devices

around Willow Pond shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of public safety.

- 8 The development must be carried out in accordance with the order shown on the approved phasing plan (drawing no. H8065/13).

Reason: In order that necessary infrastructure requirements and finished landscaping are carried out in an appropriate and timely manner.

Before the Development is Occupied

- 9 Before any part of the development hereby permitted is occupied/ brought into use a verification report, confirming that remedial works for that plot or part of the site have been completed, shall have been submitted to and approved in writing by the Local Planning Authority. The report shall have been submitted by the nominated competent person and include:

- i. A complete record of remediation activities, and data collected as identified in the remediation scheme, to support compliance with agreed remediation objectives;
- ii. As built drawings of the implemented scheme;
- iii. Photographs of the remediation works in progress; and
- iv. Certificates demonstrating that imported and/or material left in situ is free from contamination.

The scheme of remediation shall thereafter be maintained in accordance with the approved scheme.

Reason: To ensure that the proposed development not cause pollution in the interests of the amenities of the future residents and users of the development; and in accordance with Local Plan Policy EN4.

- 10 Before each dwelling hereby approved is occupied, all on-plot landscaping works shall have been carried out in accordance with the approved landscaping details.

Reason: Landscaping makes an important contribution to the development and its assimilation with its surroundings and in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

- 11 Before any dwelling in phase 2 of the development hereby permitted is occupied, any required fencing and associated safety devices around Willow Pond must have been completed in accordance with the approved details.

Reason: In the interests of public safety.

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

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

- 13 Before each dwelling hereby permitted is occupied, the external elevations for that dwelling must have been completed in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

- 14 Before the end of the first planting/seeding season following the final occupation of each phase of the development hereby permitted the soft landscape works for that phase including landscaping works for the public areas shall have been carried out in accordance with the approved landscaping details.

Reason: Landscaping makes an important contribution to the development and its assimilation with its surroundings and in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

Ongoing Conditions

- 15 If, during 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 a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved.

Reason: To ensure that the proposed development not cause pollution in the interests of the amenities of the future residents and users of the development; and in accordance with Local Plan Policy EN4.

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

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

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