

# Planning Committee



SOUTH  
KESTEVEN  
DISTRICT  
COUNCIL



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Thursday, 13 June 2024 at 1.00 pm  
Council Chamber - South Kesteven House, St. Peter's Hill,  
Grantham. NG31 6PZ

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**Committee Members:** Councillor Charmaine Morgan (Chairman)  
Councillor Penny Milnes (Vice-Chairman)

Councillor David Bellamy, Councillor Harrish Bisnauthsing, Councillor Pam Byrd, Councillor Helen Crawford, Councillor Patsy Ellis, Councillor Paul Fellows, Councillor Tim Harrison, Councillor Gloria Johnson, Councillor Vanessa Smith, Councillor Sarah Trotter and Councillor Paul Wood

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## Agenda

This meeting can be watched as a live stream, or at a later date, [via the SKDC Public-I Channel](#)

- 1. Apologies for absence**
- 2. Disclosure of interests**  
Members are asked to disclose any interests in matters for consideration at the meeting
- 3. Minutes of the meeting held on 16 May 2024** (To Follow)

### **Planning matters**

To consider applications received for the grant of planning permission – reports prepared by the Case Officer.

*The anticipated order of consideration is as shown on the agenda, but this may be subject to change, at the discretion of the Chairman of the Committee.*

- 4. Application S23/2175** (Pages 3 - 64)
- Proposal:** Hybrid planning application for the erection of 175 dwellings with associated access, infrastructure, open space and landscaping (full application) and community facility (outline)
- Location:** Land at Low Road, Barrowby
- Recommendation:** To authorise the Assistant Director – Planning to GRANT planning permission, subject to conditions and the completion of a Section 106 Agreement
- 5. Application S23/0299** (Pages 65 - 114)
- Proposal:** Erection of 67 dwellings with associated vehicular access from Reedings Road and Owen Way, and associated public open space and infrastructure
- Location:** Land at Reedings Road, Barrowby
- Recommendation:** To authorise the Assistant Director – Planning to GRANT planning permission, subject to conditions and the completion of a Section 106 Agreement
- 6. Application S24/0413** (Pages 115 - 135)
- Proposal:** Conversion and extension of barns to form two dwellings
- Location:** Chestnuts Farm, Village Street, Sapperton, NG34 0TB
- Recommendation:** To authorise the Assistant Director – Planning to GRANT planning permission, subject to conditions
- 7. Application S24/0606** (Pages 137 - 149)
- Proposal:** Maintenance and repair works to the clock lantern, pitched roofs, stone parapet copings and bracketed stone cornice
- Location:** Guildhall Arts Centre, St Peter's Hill, Grantham, Lincolnshire, NG31 6PY
- Recommendation:** To authorise the Assistant Director for Planning to GRANT listed building consent subject to conditions
- 8. Any other business, which the Chairman, by reason of special circumstances, decides is urgent**



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## Planning Committee

13 June 2024

### S23/2175

Proposal:	Hybrid planning application for the erection of 175 dwellings with associated access, infrastructure, open space and landscaping (full application) and community facility (outline)
Location:	Land at Low Road, Barrowby
Applicant:	Allison Homes
Application Type:	Hybrid Planning Application – part Full Planning Permission and part Outline Planning Permission (All matters reserved)
Reason for Referral to Committee:	Major development which requires a Section 106 Agreement to secure financial contributions.
Key Issues:	<ul style="list-style-type: none"><li>• Principle of Development</li><li>• Meeting All Housing Needs</li><li>• Design Quality</li><li>• Infrastructure for Growth</li></ul>
Technical Documents:	<ul style="list-style-type: none"><li>• Design and Access Statement</li><li>• Planning Statement</li><li>• Arboricultural Report and Impact Assessment</li><li>• Affordable Housing Statement</li><li>• Archaeological Desk Based Assessment</li><li>• Ecological Impact Assessment</li><li>• Landscape Visual Impact Assessment</li><li>• Flood Risk Assessment and Drainage Strategy</li><li>• Air Quality Assessment</li><li>• Transport Assessment</li><li>• Comprehensive Masterplan document</li></ul>

#### Report Author

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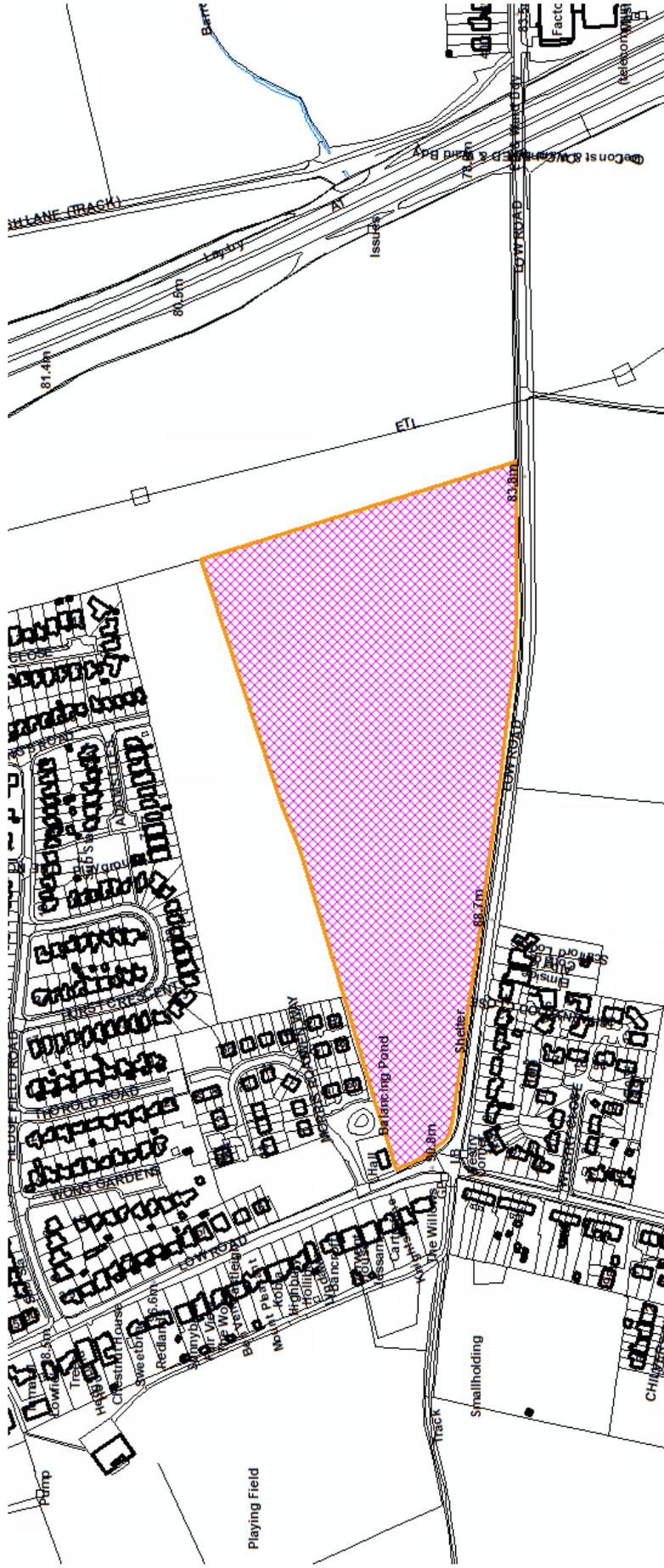
<b>Corporate Priority:</b>	<b>Decision type:</b>	<b>Wards:</b>
<b>Growth</b>	<b>Regulatory</b>	<b>Belvoir</b>

<b>Reviewed by:</b>	Phil Jordan, Development Management & Enforcement Manager	5 June 2024
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**Recommendation (s) to the decision maker (s)**

To authorise the Assistant Director – Planning to GRANT planning permission, subject to conditions and the completion of a Section 106 Agreement

# S23/2175 – Land at Low Road, Barrowby



Key



Application  
Boundary



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## **1 Description of the site**

- 1.1 The application site comprises an area of approximately 7.9 hectares (19.73 acres) of broadly rectangular shaped land situated to between Low Road and Reedings Road, located to the south-east of the main built-up area of Barrowby. The site currently forms a single field of arable, agricultural land, and rises generally from south to north.
- 1.2 The site forms part of the Low Road, Barrowby development that is allocated in the adopted Local Plan (Site Ref: LV-H3), which is to comprise of a development of up to 270 new dwellings at a maximum density of 35 dwellings per hectare. The adopted Local Plan policy allocation includes a series of development principles to ensure that the proposed development is delivered in a comprehensive and co-ordinated manner; and to ensure that it appropriately assimilates to the edge of the existing built-up area of Barrowby.
- 1.3 The current application site consists of the southern parcel of the allocation site, which is under the control of Allison Homes. The north-western parcel has already been given planning permission for 49 dwellings (LPA Ref: S18/0093 and S19/2140) and for the construction of a food store (Ref: S20/1124). The food store has been built and is operational, and the housing has been completed. The Local Planning Authority are current in receipt of two planning applications for the development of the northern parcel; under the control of Persimmon Homes; which envisage development of that parcel for 67 dwellings; these applications are currently undetermined.
- 1.4 The application site is bordered by hedgerows to the north, south and west; whilst the eastern boundary is currently undefined. There are also several mature trees marking the perimeter of the site, but the site internal area is largely free from hedgerow and tree planting, with the exception of a small group in the south-eastern corner.
- 1.5 The site is located within the Harlaxton and Denton Bowl Landscape Character Area (South Kesteven Landscape Character Assessment, 2007). Whilst there are no formal public rights of way running through the site, there is an established, well used route running north to south from Reedings Road to Low Road, which crosses through the centre of the site.
- 1.6 Similarly, the proposed development site does not contain any designated built heritage assets, and the site is also well separated from the Barrowby Conservation Area, which is focused on the village centre.
- 1.7 The site is not subject to any formal ecological designations. However, the site is located within 2km of three Local Wildlife Sites; these include Barrowby Grasslands, Harlaxton Clays Wood, and Grantham Canal and Canal Bank.
- 1.8 The site falls within Flood Zone 1 of the Flood Map for Planning, and is also identified as being predominantly at low risk of surface water flooding; although there are some isolated areas of medium risk located towards the eastern boundary of the site.
- 1.9 The site currently consists of undeveloped agricultural land, which is identified as being Grade 1 and Grade 2 land quality on the Provisional Agricultural Land Classification Maps, and therefore, is defined as consisting of Best and Most Versatile Agricultural Land (BMVAL).

## **2 Description of the proposal**

- 2.1 The current application has been submitted as a hybrid planning application which seeks full planning permission for the erection of 175 dwellings with associated access,

infrastructure, open space and landscaping; and outline planning permission (with all matters reserved) for the erection of a community facility (Use Class F2b).

- 2.2 The application scheme has been the subject of revision during the course of the determination period following continued engagement between Officers and the Applicant, including attendance at the Council's Design PAD meetings. The revised proposals, which are subject to determination, were received in March 2024 and have been the subject of a further formal consultation with all consultees, neighbours and interested parties.
- 2.3 The proposals have been accompanied by a range of technical reports including Arboricultural Impact Assessment, Archaeological Desk Based Assessment, Ecological Impact Assessment, Transport Strategy and Drainage Strategy. The submission also includes the following plans: Proposed Site Layout, Proposed Materials Layout, Proposed House Types Pack, and Proposed Landscaping Strategy, which indicates that the development would consist of the following:
- 2.4 The proposed development scheme would provide 250 dwellings, which would consist of the following housing mix:
- Market Housing (122 dwellings)
    - 49 x 3-bed
    - 62 x 4-bed
    - 11 x 5-bed
  - Affordable Home Ownership (Shared Ownership and First Homes) (16 dwellings)
    - 2 x 1-bed
    - 6 x 2-bed
    - 4 x 3-bed
    - 4 x 4-bed
  - Affordable Homes (Affordable Rent) (37 dwellings)
    - 10 x 1-bed
    - 17 x 2-bed
    - 10 x 3-bed
- 2.5 The proposed dwellings would be 2-storeys throughout and would be constructed with three different forms of brick, with grey slate and clay pantile roofs. The proposed scheme includes a number of focal plots, positioned at key points throughout the site, including framing area of public open space, and at the termination of the primary streets. The proposed dwellings include brick detailing to frame windows and provide detail to the eaves; and also include chimneys and brick arches. Properties consist of a range of semi-detached and detached dwellings, which are arranged in a perimeter block layout.
- 2.6 Vehicular access to the site is proposed to be taken via the formation of two points of access onto Low Road to the south of the site. Both points of access would be a simple T-junction and would be 5.5m wide with a 2m footway on either side of the site. These two points of access are proposed to be connected by the primary street, which is proposed to loop round the centre of the site, and would directly serve dwellings as well as providing access to a

network of secondary streets, shared surfaces and edge lanes, which would provide further access to the proposed dwellings.

- 2.7 The Proposed Site Layout indicates that four points of pedestrian and cycle access would be provided along the northern boundary to link the application site with the adjacent Persimmon Homes development scheme. This would include the formation of a surfaced pedestrian and cycle link between Reedings Road and Low Road, which would follow the route of the existing, well-used pedestrian route through the site; this route would be a tree lined route that would provide a green corridor through the allocation site.
- 2.8 The proposed Primary Streets are proposed to be tree lined on both sides of the carriageway and would include roadside swales, with a 3m wide shared pedestrian and cycleway. Secondary streets would be 5.5m wide by would have a 2m wide footway on both sides; whilst shared surface drives would be 4.5m with a 1.8m service strip on one side. The proposed shared surfaces are highlighted as being constructed with block paving to assist in highlighting the variation in the street hierarchy.
- 2.9 The proposed development has been arranged with a central, primary area of public open space located along the northern boundary of the site, which is proposed to include an equipped play area and is proposed to align with the area of formal open space to be provided as part of the Persimmon Homes development. The mature hedgerow which defines the boundary between these two sites is proposed to be retained with the exception of the creation of gaps within the hedgerow to facilitate pedestrian and cycle access. A further area of public open space is to be provided along the eastern part of the site and is proposed to include a surfaced pedestrian loop, to provide a circular walking route throughout the site. A further landscaped buffer is to be provided along the southern boundary of the site, which corresponds with a gas pipeline easement.
- 2.10 Surface water drainage is proposed to be managed through SuDS, with a series of swales draining into an attenuation pond positioned in the south-eastern corner of the site; which will subsequently outfall to an existing watercourse to the east of the site at a controlled rate. Foul water drainage is proposed to be collected via a network of pipes situated beneath the proposed streets, which will then be pumped to the existing Anglian Water foul drainage network positioned on Low Road.
- 2.11 The outline planning permission relates to an area of 0.28 hectares of land positioned on the western boundary of the site; immediately adjacent to Low Road and the existing Scouts and Guides Club. All matters are reserved for the outline application, and the current application is seeking to establish the principle of the use of the land for a community facility.

### 3 Relevant History

<b>Application Ref.</b>	<b>Description of Development</b>	<b>Decision</b>
S18/0093	Construction of 49 dwellings, construction of new vehicle access – Outline application with the matter of access included	Approved Conditionally 02.05.2019
S19/1131	Outline application for development of up to 83 dwellings including details of access	Pending Consideration
S19/2140	Approval of Reserved Matters for appearance, landscaping, layout and scale for 49 dwellings following grant of outline permission S18/0093	Approved Conditionally 07.12.2020
S20/1124	Erection of food store (Use Class E1(a)) and associated car parking	Approved Conditionally 12.07.2021

S23/0299	Erection of 67 dwellings with associated vehicular access from Reedings Road and Owen Road, and associated public open space and infrastructure	Pending Consideration
S24/0240	Outline planning application for the erection of a Community Centre (Use Class F2b) (All matters reserved)	Pending Consideration

- 3.1 As detailed above, the application site forms part of the Low Road, Barrowby allocation; which falls under the control of three separate parties; Persimmon Homes, Allison Homes and Platform Housing Group.
- 3.2 The Platform Housing Group site has already been given planning permission for 49 dwellings (Ref: S18/0093 and S19/2140); and this development has been completed. In connection with this, it is important to note that the completed housing scheme comprises of 100% affordable dwellings, which are 22 (no) shared ownership dwellings and 27 (no) affordable rent dwellings.
- 3.3 The Local Planning Authority are also in receipt of two planning applications for the development of the northern parcel by Persimmon Homes. These applications envisage the development of the site for 67 dwellings; and are anticipated to be presented to Planning Committee in June 2024.
- 3.4 Furthermore, in relation to the outline planning application for the use of the application site as a community facility, it is understood that Barrowby Parish Council are currently exploring a number of sites for the provision of a new village hall; this includes the site identified as part of the current application, but also includes the former British Legion site located further north on Low Road. In this regard, the LPA are currently in receipt of an outline planning application for the erection of a new village hall on the British Legion site (Ref: S24/0240), which has been submitted on behalf of the Parish Council.

## **4 Policy Considerations**

- 4.1 **South Kesteven Local Plan 2011-2036 (Adopted January 2024)**  
 Policy SD1 – The Principles of Sustainable Development in South Kesteven  
 Policy SP6 – Community Services and Facilities  
 Policy H1 – Housing Allocations  
 Policy H2 – Affordable Housing Contributions  
 Policy H4 – Meeting All Housing Needs  
 Policy EN1 – Landscape Character  
 Policy EN2 – Protecting Biodiversity and Geodiversity  
 Policy EN4 – Pollution Control  
 Policy EN5 – Water Environment and Flood Risk Management  
 Policy DE1 – Promoting Good Quality Design  
 Policy SB1 – Sustainable Buildings  
 Policy OS1 – Open Space  
 Policy ID1 – Infrastructure for Growth  
 Policy ID2 – Transport and Strategic Transport Infrastructure  
 Policy LV-H3 – Low Road, Barrowby
- 4.2 **Design Guidelines for Rutland and South Kesteven Supplementary Planning Document (Adopted November 2021)**
- 4.3 **National Planning Policy Framework (NPPF) (Published December 2023)**

Section 2 – Achieving sustainable development.  
Section 4 – Decision-making  
Section 5 – Delivering a sufficient supply of homes  
Section 8 – Promoting healthy and safe communities  
Section 9 – Promoting sustainable transport  
Section 11 – Making effective use of land  
Section 12 – Achieving well-designed and beautiful places  
Section 14 – Meeting the challenge of climate change, flooding and coastal change  
Section 15 – Conserving and enhancing the natural environment

#### 4.4 **South Kesteven Local Plan Review 2021 – 2041 (Regulation 18 Draft)**

### **5 Representations received**

#### 5.1 **Active Travel England**

5.1.1 ATE has identified a number of outstanding matters which require clarification and submission of further details. It is recommended that a decision be deferred until these have been secured and reviewed.

5.1.2 The trip generation analysis provided with the application suggests a reliance of vehicle use and is restricted to peak hours; in turn, mode share targets associated with the development are lacking in detail and ambition. More in-depth analysis of existing active travel routes should be carried out to inform an appropriate package of off-site improvements, which will help to remove barriers to improved active travel uptake. These improvements should be targeted to improve significant issues with the existing active travel network linking the site with both Barrowby and Grantham. Of particular concern is the lack of cycling infrastructure along Low Road, and the lack of crossing facilities on major routes through both Barrowby and the western side of Grantham.

#### 5.2 **Anglian Water**

5.2.1 No objections.

5.2.2 The foul drainage from this development is in the catchment of Marston (Lincs) Water Recycling Centre that will have available capacity for these flows.

#### 5.3 **Barrowby Parish Council**

5.3.1 Support and Section 106 request.

5.3.2 It is the Parish Council's understanding that the number of affordable housing units is 30% across the whole Low Road development, and not per parcel. Platform Housing have provided 49 (100%) affordable homes, and Persimmon Homes are providing 30% so this should be considered when calculating the final overall figure for all new housing at Low Road.

5.3.3 Currently the existing community facilities are either at, or very near full capacity or have limited capacity due to their size. There will become an urgent need for new facilities to be provided to meet the increased demand the new developments will bring. As such, those will either need to be provided on the new sites themselves, or alternatively, we would seek a financial contribution towards these facilities being provided elsewhere within the Parish.

5.3.4 Contributions are requested for improving leisure facilities and play equipment, provision of additional sports facilities, and the provision of a new community building.

#### 5.4 **Cadent Gas**

5.4.1 No comments to make.

#### 5.5 **Environment Agency**

5.5.1 No comments to make.

#### 5.6 **Heritage Lincolnshire**

5.6.1 No objection subject to conditions.

5.6.2 The site for the proposed development lies in an area of archaeological interest. Barrowby is first mentioned in the Domesday Survey, however, the settlement is thought to date from the Anglo-Saxon period. It lies within a wider landscape of recorded archaeological remains dating from the pre-historic period and evidence of Iron Age and Romano-British settlement. Archaeological remains recorded within, or in close proximity to, the proposed development include medieval pottery, a Neolithic flint blade and Romano-British pottery. Flints have also been found to the southeast of the proposed site. A detailed magnetometry survey of the site was undertaken in 2022 and a Desk Based Heritage Assessment was compiled in support of the project in 2022.

5.6.3 The geophysical survey identified a number of anomalies which are likely to be of archaeological origin. These include an enclosure with internal features including possible ring ditches and pits, linear boundaries and associated enclosures and an unenclosed ring ditch. A previous survey of the site immediately north of the proposed development identified similar anomalies.

5.6.4 The developer should be required to commission a Scheme of Archaeological Work, in the form of an archaeological evaluation, this should consist of trial trenching.

#### 5.7 **Historic England**

5.7.1 No comments to make.

#### 5.8 **Lincolnshire County Council (Education)**

5.8.1 LCC Education has no comments to make on this consultation. There is sufficient capacity in the locality for the children generated by this scheme.

#### 5.9 **Lincolnshire County Council (Highways and SuDS)**

5.9.1 No objection subject to conditions and Section 106 contributions.

5.9.2 The proposed development would generate up to 104 two-way vehicle movements in a peak hour. Data extracted from the 2011 census indicates that the traffic would be split relatively evenly at the site accesses, with 46% of people wishing to travel to / from the west, through the village centre and to either the A52 or A1 and the remaining 54% routing towards Grantham along Low Road and Dysart Road. The development traffic would not present a material impact at any off-site junctions. In view of the above, the Highways Authority does not consider that this proposal would result in a severe impact with regard to the NPPF.

5.9.3 Car parking spaces are provided in line with Lincolnshire County Council guidance, and the proposed layout conforms to the principles of the Comprehensive Masterplan.

5.9.4 Lincolnshire County Council does not consider that the most appropriate form of SuDS drainage has been proposed for the site. The road design, on some streets, includes gullies and pipes, which could be modified to a more compliant SuDS scheme where the surface

water flows on the surface and run across to the swale without the need for gullies and pipes. However, the principles of the drainage strategy are broadly acceptable but this will be determined through a technical review at the Section 38 stage. It is requested that drainage conditions are included in the decision notice.

5.9.5 The Highway Authority is actively seeking to promote cycling and walking in a number of towns with the County, including Grantham, by means of a series of cycling and walking network plans. The Authority therefore requests that any grant of consent for this application be conditions upon the applicants making a financial contribution of £255,132 towards the costs of delivering the initiatives set out within the Grantham cycling and walking network plan.

5.9.6 A travel plan is to include a redeemable free bus pass for each dwelling for one year. Residential will have up to one year to redeem this bus pass from the day they move in. The maximum cost of this is up to £171,000, which will depend on the uptake of the scheme.

5.9.7 Conditions are requested for an improved footway and bus stop, inclusive of poles, flags and timetables; as well as a culvert risk assessment, Construction Management Plan, estate road phasing plan, and detailed drainage strategy.

#### 5.10 **Lincolnshire Fire & Rescue Service**

5.10.1 No comments received.

#### 5.11 **Lincolnshire Wildlife Trust**

5.11.1 Holding objection.

5.11.2 The Ecological Impact Assessment for the proposed development gives several recommendations to enhance the biodiversity of the site post construction. We strongly encourage that a Biodiversity Enhancement and Mitigation Plan is produced by the applicant as well as a Biodiversity Net Gain assessment. A full UK Habitat Assessment survey should be conducted as part of this, with an accompanying Biodiversity Metric calculation for baseline setting to exceed the mandatory minimum of 10% net gain as well as a habitat management and monitoring plan for the 30 year period is required as required in the Environment Act 2021. Species specific enhancements for bats, birds and hedgehogs should also be included in the BEMP as recommended in the Ecological Impact Assessment.

#### 5.12 **National Highways**

5.12.1 No objection subject to conditions.

5.12.2 We have reviewed the Transport Assessment accompanying this planning application which sets out the vehicle trip generation and distribution for this development. The trip generation and distribution has followed the approach as agreed during pre-application discussions with the applicant. This identifies that this development would result in less than 30 new vehicle trips at the A1 / A52 interchange. In light of this, we are content that further impact assessment in relation to the junction are not required.

5.12.3 According to the Flood Risk Assessment, the site currently drains through a combination of overland flows and land drainage to the "trough" location to the east of the A1, where it enters the existing culvert under the A1 to Barrowby stream to the east. As the culvert is an ordinary watercourse, the applicant has the right to discharge subject to approval from the LLFA. However, there is a risk to National Highways network and assets should the culvert

fail as a result of additional water through the culvert. Therefore, we request conditions for a priority culvert risk assessment and mitigation.

#### 5.13 **Natural England**

5.13.1 No comments received.

#### 5.14 **NHS Lincolnshire Integrated Care Board**

5.14.1 Section 106 contribution requested.

5.14.2 £115,500.00 requested to contribute to the expansion in capacity of facilities within the Grantham and Rural Primary Care Network.

#### 5.15 **SKDC Planning Policy – Affordable Housing Officer**

5.15.1 No objection subject to Section 106 Agreement.

5.15.2 To provide 30% affordable housing on a development of 175 units would require 53 units of a relevant tenure. The developer is policy compliant about this point, which they have set out in the Affordable Housing Statement.

5.15.3 In the Applicant's Affordable Housing Statement, they have proposed to deliver a tenure split of 70% (37 units) for affordable rent and 30% (16 units) for affordable ownership. Although the current Local Plan sets out a tenure split of 60/40, this is currently being review. The Local Housing Needs Assessment undertaken by AECOM recommends that SKDC could support a tenure split of between 60/40 and 70/30. Therefore, the Applicant's proposed tenure split is supported by the updated evidence.

#### 5.16 **SKDC Conservation Officer**

5.16.1 No comments received.

#### 5.17 **SKDC Environmental Protection Officer**

5.17.1 No objection subject to conditions.

## **6 Representations as a Result of Publicity**

6.1 The application has been advertised in accordance with the Council's Statement of Community Involvement and letters of representation have been received from 2 interested parties; of which 1 has raised formal objections, and 1 has remained neutral. The material considerations raised within the representations can be summarised as follows:

### (1) Principle of Development

- Objection to the development of greenfield land.

### (2) Access and Highways Impacts

- The existing road network cannot accommodate any increase in traffic, and so there will be an unacceptable impact on highways safety.

### (3) Climate Change

- All dwellings should be required to include solar panels, EV charging points and state of the art heating systems.

### (4) Infrastructure for Growth

- Insufficient public transport infrastructure to accommodate the development.
- Insufficient health care capacity to accommodate the development.
- Insufficient education capacity to accommodate the development.

## **7 Evaluation**

7.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the Local Planning Authority makes decisions in accordance with the adopted Development Plan, unless material considerations indicate otherwise. The Council adopted the South Kesteven Local Plan 2011-2036 on 30 January 2020, and this forms the Development Plan for the District and is the basis for decision-making for the current application.

7.2 The Local Planning Authority have also adopted a Design Guidelines Supplementary Planning Document (SPD) (Adopted November 2021), and this document is material consideration in the determination of planning applications.

7.3 The policies and provisions of the National Planning Policy Framework (NPPF) (“the Framework”) (Published December 2023) are also a relevant material consideration in the determination of planning applications.

7.4 It is also appreciated that the Local Planning Authority are also in the process of conducting a Local Plan Review. The Regulation 18 consultation on the draft Plan was carried out between February and April 2024. At this stage, the policies contained within the draft Plan Review can be attributed very little weight in the determination of planning applications. However, the updated evidence base which accompanies the ongoing Plan Review is a material consideration, and must be taken into account in the determination of planning applications.

### **7.5 Principle of Development**

7.5.1 It is acknowledged that public representations received on the application have raised objections to the principle of development on the site due to the loss of a greenfield site.

7.5.2 As referenced above, the current application site forms part of the Low Road, Barrowby allocation site identified in Policy LV-H3 of the adopted Local Plan, which is allocated for development of up to 270 new dwellings. The current application site forms the southern parcel of the allocation site, and falls wholly within the identified allocation boundary. As such, the principle of residential development on the application site has been established by virtue of the site’s allocation within the adopted Local Plan.

7.5.3 As detailed above, development of the Platform Housing Group parcel of the allocation site has been completed and has delivered 49 dwellings on the site. The Local Planning Authority are also in receipt of a full planning application submitted by Persimmon Homes for the northern parcel of the allocation site for development of 67 dwellings. The current application scheme seeks planning permission for 175 dwellings, which would result in the total number of dwellings being delivered across the allocation site being 291 dwellings. This total quantum of development would exceed the threshold identified within the allocation policy.

7.5.4 However, the current application proposes 175 dwellings across an area of 5.46 hectares, which equates to a net density of 32 dwellings per hectare. This density of development remains within the maximum density permitted within the Local Plan allocation policy and, it is Officers’ assessment that the proposed scheme remains in broad accordance with the

overall allocation policy and provides an appropriate density of development for an edge of settlement site. In addition, the proposed quantum of development would be consistent with the requirements of the Framework in relation to making an effective use of land. As such, it is Officers' judgement that the proposed quantum of development is acceptable.

7.5.5 Furthermore, the site allocation policy includes a series of development principles, which are set out, and commented on in relation to the current application, below:

(a) A masterplan is required for the entire site. All parties shall work together to bring forward a comprehensive plan for the site, including the phasing of the development. The masterplan is to be agreed by the Council following consultation with the local community. Detailed proposals will only be permitted where these are in accordance with the agreed masterplan.

The Comprehensive Masterplan for the allocation site was approved by Cabinet in September 2023, following extensive engagement with the Council's Design PAD service, and a 21-day formal consultation with all local residents, statutory consultees and Barrowby Parish Council. A copy of the approved masterplan document is enclosed at **Appendix A**.

The current application proposals accord with the approved masterplan in most respects:

- Vehicular access to the site is taken via Low Road.
- Extensive areas of public open space has been provided on the eastern and southern boundaries of the site, and this includes SuDS attenuation basins and swales.
- The application provides affordable housing in accordance with the requirements of Policy H2.
- The scheme provides a hierarchy of three different types of streets; a primary street, shared surface / secondary street and private drives / edge lanes.
- Grassed verges with street trees on both sides of the carriageway have been included on the primary street.
- Material include red brick, with use of render, and the scheme also includes split render on some plots, with stone banding. The properties also include the use of chimneys, brick and stone cills, and brick banding.
- Housing fronts directly onto green corridors to provide an active and positive frontage. Green corridors have also been provided east-west along the centre hedgerow and north-south from Reedings Road to Low Road. This north-south connection includes a dedicated footpath and cycle access.
- Housing fronts onto the central green to provide informal natural surveillance.

However, it is acknowledged that there also two notable conflicts with the approved masterplan.

Firstly, as approved, the masterplan shows the primary area of public open space within the Allison Homes parcel to be provided centrally within the application site, with an additional area of open space located along the eastern boundary of the site. However, the current application proposes to provide the primary area of open space immediately adjacent to the northern boundary of the site, so that it aligns with the proposed open

space provided as part of the Persimmon Homes application. With regards to this, Officers' note that previous versions of the masterplan included the provision of a single, centralised area of public open space within the allocation site; and this was an arrangement that was particularly encouraged by Officers' as it would assist in ensuring the allocation site would function comprehensively, rather than being viewed as three separate development parcels. Whilst the final masterplan document moved away from this arrangement, it is Officers' assessment that reverting back to the previously proposed single, centralised open space would provide a betterment to the overall development scheme, and should be supported.

Secondly, the current application scheme includes proposals for the provision of 0.28 hectares of land for a proposed community facility at the western boundary of the site. The Local Plan allocation is for residential uses only, and does not include any mention of non-residential uses on the site. Similarly, the approved masterplan document did not include any reference to non-residential uses on the allocation site. As such, the provision of a community facility would be in clear conflict with the Local Plan allocation policy, and the approved masterplan.

Notwithstanding the above, it is noted that the provision of a community facility on the site does not impact on the ability of the wider allocation site to deliver the identified quantum of dwellings, and also does not impinge on the ability to meet the other allocation principles. As such, it is Officers' assessment that the weight to be attributed to the conflict with the masterplan document and the policy requirement would be minimal in this case.

- (b) Additional treatment capacity is required at waste water treatment works and new discharge permits are required for water quality targets. This should be incorporated early on the development of scheme specifics as part of a scheme wide delivery strategy which demonstrates that capacity is available or could be made available to serve the development subject to phasing.

Anglian Water have been consulted on the application proposals and have confirmed that there is sufficient capacity at the treatment facility. As such, they have not identified any requirement to include conditions for phasing of the development to enable adequate opportunity to enhance capacity to accommodate the development scheme.

- (c) The masterplan and development proposals will incorporate a substantial landscape and boundary treatment for the southern and eastern edges of the site allocation. No development will be permitted beyond the site allocation.

As referenced above, the approved masterplan document identified that the proposed allocation scheme would provide extensive open spaces on the eastern and southern boundaries of the site, which would include SuDS attenuation basins, swales and areas of play space.

The current application scheme accords with the approved masterplan in this respect, and falls wholly within the allocation boundaries.

- (d) The phasing of the development shall occur in accordance with the Infrastructure Delivery Plan, with particular relevance to education and capacity at Barrowby Primary School.

Lincolnshire County Council (as Local Education Authority) have been consulted on the application proposals and have confirmed that there is sufficient existing capacity in the school to accommodate the children generated by the development.

- (e) The masterplan and development proposals will provide suitable and appropriate residential amenity buffers to the eastern edge in respect of the electricity pylons and the A1 and the southern edge in respect of the high pressure gas line.

As referenced above, the approved masterplan document identified that the allocation scheme would provide extensive area of open space on the eastern and southern boundaries of the site; this was reflective of the identified constraints posed by the electricity pylons and the A1 to the east, and the gas easement to the south. The current application scheme is consistent with the approved masterplan in those respects.

The scheme has been accompanied by a Noise Impact Assessment, which identifies an appropriate scheme of acoustic mitigation to ensure dwellings would benefit from an appropriate level of residential amenity. The Council's Environmental Protection Team have been consulted on the application, and have confirmed that, subject to the imposition of conditions requiring the development to be completed in accordance with the identified scheme of acoustic mitigation, they have no objections.

- (f) Potential landscape impacts should be mitigated through high quality design and landscaping.

The proposed development scheme would invariably have a degree of landscape impact due to the change in the use of the land from its current greenfield, agricultural use to a residential development site. However, it is Officers' assessment that the inclusion of the landscape buffers to the eastern and southern boundary of the site assists in softening the edge of the development, to ensure that the scheme would provide an appropriate transition into the main built-up area of Barrowby.

Similarly, the scale of development proposed, coupled with the retention and enhancement of the existing boundary vegetation, would also further limit the potential visual impact of the development scheme.

Consequently, it is Officers' assessment that the current application scheme complies with the above criteria.

- (g) The development should provide net gains in biodiversity on site and contribute to wider ecological networks where possible.

The latest submitted plans have been accompanied by an updated Biodiversity Net Gain Assessment, which reflects the revised Landscaping Masterplan Strategy. The results of the BNG assessment are as follows:

- Habitat / Area Units
  - Baseline units = 16.88 units
  - Post-development units = 16.89 units
  - Biodiversity Net Gain = 0.01 units
- Hedgerow Units
  - Total Baseline Units = 10.12 units
  - Post development units = 11.43 units

- Biodiversity Net Gain = 1.31 units (12.90%)

As such, the proposed development will provide a biodiversity net gain on site.

In addition, the submitted Ecological Impact Assessment demonstrates how the proposed development scheme will contribute to providing a wider ecological network through the provision of hedgehog highways; bat and bird roosting boxes and additional boundary landscaping and planting.

Consequently, it is Officers' assessment that the current application scheme complies with the above criteria.

- 7.5.6 Taking the above into account, the principle of residential development on this site has been established through its allocation within the adopted South Kesteven Local Plan. Whilst there is a conflict with the approved masterplan, as a result of the proposals for a centralised open space on the northern boundary of the application site, and the proposed community facility land, it is Officers' assessment that the proposed open space arrangements would result in a better outcome than the solution identified in the approved masterplan insofar as it would encourage a functional interaction between the different parcels of the allocation site. In respect of the community facility land, this is discussed in further detail below; however, it is Officers' assessment that the introduction of this additional land use does not impact on the ability of the allocation site to deliver the required quantum of residential development, or impinge on the delivery of a well-designed and comprehensive scheme. As such, it is Officers' assessment that the proposed development would accord with the development principles of the Local Plan allocation when taken as a whole, and therefore, are acceptable in principle, subject to material considerations. These matters are discussed in further detail below.
- 7.5.7 As referenced above, the proposed outline application relating to the use of the western part of the site as a community facility (Use Class F2b) is considered to be contrary to Policy LV-H3. The allocation policy refers to residential uses only, and does not include any mention to non-residential uses, and as such, the provision of a non-residential use would be contrary to the allocation. Furthermore, the allocation requires all development proposals to be carried out in accordance with the approved masterplan and as referenced above, the approved masterplan document did not include any reference to the provision of land for use a community facility. Consequently, the community use would also be contrary to the approved masterplan document.
- 7.5.8 However, as discussed above, it is Officers' assessment that the proposed community use land does not impact on the ability of the allocation scheme to deliver the 270 dwellings required by the Local Plan allocation; and also, does not preclude the delivery of a well-designed and comprehensive development scheme.
- 7.5.9 In addition, it is also noted that representations received from the Parish Council have highlighted that an additional community facility is required within the village in order to accommodate the growth in population that results from the development of the allocation site. Consequently, the provision of land for a community facility should be viewed as providing mitigation to offset the impact of the development, and therefore, is deemed to be acceptable in principle.
- 7.5.10 Notwithstanding the above, Policy SP6 (Community Services and Facilities) identifies that proposals for new community facilities will be supported, and encourages access by sustainable modes of transport, and for such facilities to be accessible and adaptable, and

where applicable operated without detriment to local residents. The proposed community use land is located on the western edge of the application site, and would benefit from a direct frontage onto Low Road. The proposed site location would assist in creating a hub of community uses, including the adjacent Scout and Girls Club, as well as the Co-Op foodstore. The position of the community use land would be immediately opposite an existing bus stop at the junction of Low Road and The Drift, which would also aid access by sustainable forms of transport. As such, the proposed community use facility would be in accordance with Policy SP6 of the adopted Local Plan.

7.5.11 Taking the above into account, it is Officers' assessment that the proposed development of the site for 175 dwellings and a community facility would, on balance, be in accordance with the overall spatial strategy for the District, as set out in Policy SP1, SP2, SP6, H1 and LV-H3 of the adopted Local Plan, and Section 5, 8 and 11 of the NPPF. As such, the principle of development is acceptable, subject to material considerations.

## 7.6 Meeting All Housing Needs

7.6.1 It is noted that representations received on the application from Barrowby Parish Council have indicated that they believe the Local Plan requirements for 30% affordable housing are applicable to the site allocation as a whole. Therefore, given that the Platform Housing scheme has been 100% affordable dwellings, the level of affordable housing to be provided as part of the current application should be reduced accordingly.

7.6.2 In this respect, Policy H2 (Affordable Housing Contributions) requires all developments comprising 11 or more dwellings to make provision for 30% of the scheme's total capacity as affordable housing.

7.6.3 The current application proposals seek full planning permission for the erection of 175 dwellings and, therefore, are subject to the policy requirements of Policy H2, and as such, each application is required to provide a minimum of 30% affordable housing.

7.6.4 Whilst it is noted that the Platform Housing scheme has provided 100% affordable housing on site, which results in the delivery of 49 affordable dwellings on the allocation; this was not secured through the Section 106 Agreement on the outline planning permission and, therefore, in planning policy terms, this parcel of land is only required to maintain 30% as affordable housing. As such, the additional proportion of affordable housing delivered as a result of Platform Housing Group developing the site has not been accounted for in the planning considerations of the allocation site, and as such, the remainder of the allocation is still required to ensure 30% affordable housing delivery. Furthermore, any additional affordable housing provided across the allocation scheme as a whole would be viewed as a significant public benefit and a betterment than that which would have been achieved under the allocation policy requirements.

7.6.5 The application submission has been accompanied by an Affordable Housing Statement which confirms that 30% of the total number of units would be affordable dwellings. The proposed affordable housing would comprise of 70% (37 units) as affordable rented dwellings, and 30% (16 units) as affordable homeownership dwellings, which would include the requirement for 25% of affordable dwellings as First Homes.

7.6.6 The Council's Planning Policy Officer – Affordable Housing has been consulted on the application proposals and has confirmed that the proposed quantum and tenure mix of the affordable dwellings would meet the requirements of Policy H2 of the adopted Local Plan and Section 5 of the Framework. In this regard, whilst Paragraph 2.32 of the Local Plan

supporting text supports a 60/40 split of affordable rent to affordable homeownership, it is appreciated that the adopted Policy requires the affordable housing tenure split to be reflective of local needs. In this context, the Local Housing Needs Assessment (2023) published as part of the ongoing Local Plan Review suggests that a range of 70/30 to 60/40 affordable rent to ownership may be acceptable. As such, the proposed tenure split would be acceptable.

- 7.6.7 In respect of the distribution of the affordable dwellings within the application site, this would be secured through the submission of a detailed affordable housing scheme, pursuant to the Section 106 Agreement. This would ensure that the proposed affordable dwellings are appropriately distributed throughout the application site. Nonetheless, it is Officers' assessment that the proposed housetypes for the affordable dwellings would be visually indistinguishable from the market dwellings, which will ensure that they are appropriately integrated into the community.
- 7.6.8 As such, subject to the completion of a Section 106 Agreement, the scheme would be in accordance with Policy H2.
- 7.6.9 In terms of the mix of property types and sizes to be provided across the development, Policy H4 (Meeting All Housing Needs) requires all major proposals for residential development to provide an appropriate type and size of dwellings to meet the needs of current and future households in the District.
- 7.6.10 In this respect, the 2023 Local Housing Needs Assessment advises the following housing mix should be provided for the period to 2041:

<b>Number of bedrooms</b>	<b>Market</b>	<b>Affordable Ownership</b>	<b>Affordable Rent</b>
<b>1 bedroom</b>	1% – 5%	10% - 15%	30% to 35%
<b>2 bedrooms</b>	30% – 35%	40% - 45%	45% to 50%
<b>3 bedrooms</b>	45% - 50%	30% - 35%	20% to 25%
<b>4 bedrooms</b>	10% - 15%	5% - 10%	1% to 5%
<b>5+ bedrooms</b>	1% - 5%	1 to 5%	

- 7.6.11 In comparison, the submitted application scheme would provide the following mix:

<b>Number of bedrooms</b>	<b>Market (122 dwellings)</b>	<b>Affordable Ownership (16 dwellings)</b>	<b>Affordable Rent (37 dwellings)</b>
1-bedroom	0 (0%)	2 (12.5%)	10 (27%)
2-bedrooms	0 (0%)	6 (37.5%)	17 (46%)
3-bedrooms	49 (40%)	4 (25%)	10 (27%)
4-bedrooms	62 (51%)	4 (25%)	0 (0%)
5+ bedrooms	11 (9%)	0 (0%)	0 (0%)

- 7.6.12 In respect of the above, it is Officers' assessment that the proposed affordable housing mix would be broadly in accordance with the recommendations contained within the latest Local Housing Needs Assessment. Whilst there is a notable over-provision of 4-bedroom affordable ownership dwellings, it is Officers' assessment that the affordable housing properties would provide an overall mixed and balanced range of property types and sizes.
- 7.6.13 However, in reviewing the proposed market housing mix, Officers' acknowledge that this is markedly disproportionate to the recommended mix contained within the Housing Needs Assessment. In particular, the scheme would provide a substantial over provision of 4- and 5-bed dwellings, and no 2-bed dwellings. Nonetheless, the proposed market housing mix must be considered in the context of the proposed affordable ownership housing mix; this is because these two tenures would be offering a similar product, albeit the affordable ownership dwellings would offer a lower entry point to homeownership. In this context, it is Officers' assessment that the application proposals would provide a range of opportunities to homeownership across a variety of property types and sizes.
- 7.6.14 Furthermore, it is noted that Policy H4 includes a requirement for 10% of all dwellings on major residential developments to be provided to the standards of Part M4(2) of Building Regulations. The current application does not provide any details in relation to the delivery of this policy requirement. However, it is Officers' assessment that these details could be secured through planning conditions requiring the submission of a plan to indicate which dwellings will be delivered to M4(2) standards; this is proposed to be imposed as a pre-commencement condition.
- 7.6.15 Taking the above into account, it is concluded that, subject to conditions and the completion of a Section 106 Agreement, the application proposals would be in accordance with the principles of Policy H2 and H4 of the adopted Local Plan, and Section 5 of the National Planning Policy Framework.

## 7.7 **Design Quality and Visual Impact**

- 7.7.1 In relation to the design quality and visual impact of the scheme, it is appreciated that the proposed development would invariably result in a visual impact as a result in the change from the current, undeveloped, agricultural fields to a residential housing scheme. However, the principle of this change in character and appearance has effectively been established through the site's allocation within the adopted Local Plan.
- 7.7.2 Notwithstanding this, in order to secure a high quality and comprehensive development, which is appropriate for the local context, the Local Plan allocation includes a series of development principles, that include the following in relation to the design of the development:
- *A masterplan is required for the entire site. All parties shall work together to bring forward a comprehensive plan for the site, including the phasing of development. The masterplan is to be agreed by the Council following consultation with the local community. Detailed proposals will only be permitted where these are in accordance with the agreed masterplan.*
  - *The masterplan and development proposals will incorporate a substantial landscape and boundary treatment for the southern and eastern edges of the site allocation. No development will be permitted beyond the site allocation.*
  - *Potential landscape impacts should be mitigated through high quality design and landscaping.*

7.7.3 As detailed above, the comprehensive masterplan for the site has been approved by Cabinet following consultation with all consultees and local residents. The approved masterplan includes the following key design principles:

- *Extensive areas of public open space are to be provided on the eastern and southern boundaries of the site; including SuDS attenuation basins and swales and areas of play space.*
- *In line with Highways Authority guidance, there will be a hierarchy of three different types of streets; Primary Street, Shared Surface (Secondary Street); and Private Drives / edge lanes.*
- *Grassed verges with street trees will be in place on one side of the carriageway of the primary street with opportunities for hedgerow planting and trees within front gardens of dwellings on the other side of the carriageway.*
- *The proposed housing and indicative materials will include a mix of red brick, stone and the use of render or cladding on feature buildings. Features will also include the use of chimneys, stone cills, joint detailing, contrasting brick banding, lintel details with arched lintels and glazing bar details.*
- *Housing will front onto green corridors to create a positive frontage. Green corridors will provide dedicated footpath and cycle access through the site, east to west along the central hedgerow and north to south from Reedings Road to Low Road.*
- *The Central Green will provide a focal space for play, activities and events set within an informal landscaped setting. The open space will be easily accessible and located along a proposed footpath / cycle route. Housing will front onto the Central Green providing informal natural surveillance of the open space.*

7.7.4 As discussed above, the comprehensive masterplan was the result of extensive engagement between Officers' and the Applicant, including presentation at the Council's Design PAD service. Similarly, the current application scheme has also been the subject of presentation at the Council's Design PAD meetings, and a number of revisions have been made to the scheme in response to the comments raised during the Design PAD.

7.7.5 In particular, the proactive engagement with the Council's Design PAD service has resulted in the following amendments being made to the scheme:

- Additional points of connection have been made from the site to the bus stops located on Low Road.
- Dwellings have been reorientated so that they front onto the hedgerow to the north of the site.
- The Locally Equipped Area of Play has been relocated from the eastern boundary to the centralised area of open space.
- Edge lanes have been included to connect the private drives and to enhance permeability through the site.
- The footway and cycleway have been segregated for the north-south connection to Low Road.
- Additional tree planting has been included in the public open space to the east of the site.

- Updates to the house types to include additional detailing and variation in materiality.
- 7.7.6 In relation to the above, the Council's Principal Urban Design Officer has been actively engaged on the application proposals, and they provided comments on the originally submitted plans, which identified a number of concerns. However, as referenced above, a number of revisions have been made to the scheme in response to the matters discussed during the Design PAD meetings, which has included extensive engagement with the Urban Design Officer. This has included the provision of more substantial corridor between the built form and the east-west hedgerow running to the north of the site, the re-location of the LEAP to the centralised open space and revisions to the proposed housetypes to reflect the details included within the approved masterplan. It is the Case Officer's assessment that these revisions are sufficient to overcome the concerns raised by the Urban Design Officer, so that the scheme would now perform positively against Building for a Healthy Life. Notwithstanding this, further comments are being sought from the Urban Design Officer and will be reported through the late items paper.
- 7.7.7 In respect of the issue relating to the differentiation in site levels between the Allison Homes site and the footpath link to the Platform Housing site to the north-west, this forms part of the land identified as a proposed community hall. As detailed above, this element of the proposal is subject to an outline application with all matters reserved, and as such, information relating to detailed development of the site would be required as part of subsequent reserved matters applications. In this case, it is the Case Officer's assessment that conditions requiring the provision of site levels details, with particular reference to the provision of an appropriate footpath connection to the north-west of the site, as part of any future reserved matters application for the community hall land would be appropriate to address this concern.
- 7.7.8 Furthermore, as previously discussed, it is Officers' assessment that the application proposals are in accordance with the development principles contained within the allocation policy, and the key design principles contained within the approved comprehensive masterplan.
- 7.7.9 The Proposed Site Layout is clear and coherent and adopts an outward facing approach, which provides appropriate connections to the remainder of the site allocation, and the nearby local facilities. The scheme adopts a perimeter block layout, which provides positive frontages to areas of public open space, and the distribution of housetypes ensures that these spaces are enclosed with strong housetypes.
- 7.7.10 The proposed development scheme includes the street hierarchy advocated by the approved masterplan, which results in a development scheme which is easy to navigate and is legible. The proposed primary street appropriately includes street trees positioned within a wide grass verge; and the street surfacing materials are appropriately varied throughout the site to further enhance legibility.
- 7.7.11 The proposed dwellings would be constructed with a mixture of bricks, and dwellings also include render and a mix of brick and stone detailing, and strong features at key focal points. Conditions are proposed to require the submission of detailed boundary treatments for the dwellings to ensure that these further enhance the street hierarchy and character areas, to further enhance legibility. Conditions are also proposed to require the development to be carried out in accordance with the approved materials palette.
- 7.7.12 As referenced above, the proposed development would invariably result in a visual impact on the character of the area as a result of the change from undeveloped agricultural land to

a residential development site. In addition, it is also appreciated that the site occupies an edge of settlement location, which means that the development proposals will be prominent when entering the village to the east along Low Road. In this respect, it is appreciated that the development principles of the site allocation requires potential landscape impacts to be mitigated through the design of the development and landscaping.

7.7.13 In view of the above, the application scheme has been accompanied by a Landscape and Visual Appraisal (Influence) (Dated December 2023), which concludes the following:

- The proposals will close the gap between existing residential housing development in Barrowby to the north and the packet of residential development off Low Road and The Drift to the south. The proposed development scale, layout and type of mixed residential units will not be seen as out of context with the character of Barrowby. It is judged that this will not change the wider landscape character or the experience of transitioning from open countryside into built development.
- There are limited landscape impacts overall on the wider study areas, from many locations the proposals will not be appreciated at all. The proposed development will be within the confines of the settlement edge of Barrowby, connecting built form between the northern section of Barrowby village and residential development off The Drift and Low Road to the south. Housing development is not an uncommon feature within this local landscape, it is anticipated that there will not be a significant adverse impact on the wider landscape of the study area.
- The majority of assessed visual receptors are judged to have impacts varying from negligible to medium / high. Those which are assessed to have the greater degree of impact are users of PRow Barr 8/1 to the west of the application site, and residents off Low Road to the south-west of the application site.
- Users of PRow Barr 8/1 to the west of the application site only experience a limited view towards the application site as the PRow terminates at the busy junction of The Drift and Low Road. This corner of the application site is allocated for community use. The proposals will bring built form forward in this view but will be seen as in context with the settlement edge of Barrowby, properties off Low Road and The Drift and new development within Phase 1, which is visible above the existing hedgeline to the north. Existing features of the visual landscape such as the southern vegetated boundary will largely remain and will be enhanced with infill planting. As vegetation within the easement buffer zone matures along the southern boundary of the site it will mitigate and reduce any potential impacts.
- Residents of Low Road to the south west will experience the greatest impact due to their proximity to the site. Built form will be brought forward in views but will only be experienced above existing retained boundary vegetation along the southern boundary of the application site or from first floor windows. This will not be seen as out of context with existing housing development and will be in keeping with the built form currently experienced above the hedgeline within the Phase 1 development. Majority of the boundary visual landscape features such as boundary vegetation will be retained and enhanced where possible. A small section of the existing boundary vegetation on the southern boundary, west of Charnwood Close will require removal to facilitate a new vehicle access into the application site; this, however, is only for a short section along the southern boundary.

- Overall, the effects from the proposed development, which is set on the southern settlement edge of Barrowby are experienced by a limited number of sensitive visual receptors. There are some particularly sensitive visual receptors, in very limited locations who, at worst, will experience a high to medium degree of change during the construction period, but upon completion of the works and as the proposed planting within the buffer zone along the southern boundary matures any potential impacts will be reduced.

7.7.14 As referenced above, the site allocation principles requires the scheme to include high quality design and landscaping to minimise the potential landscape impact of the development. In this respect, the LVIA has also been accompanied by a Landscape Masterplan, which includes the following measures:

- A large proportion of the existing boundary hedgerows and hedgerow trees will be retained; a short section of hedgerow to the west along the southern boundary off Low Road will be removed to facilitate a new vehicular access. The original field access off Low Road to the east will be retained and widened to form a second vehicular access point off Low Road.
- The existing hedgerow along the southern boundary will be enhanced to form a strong green corridor and landscape buffer zone. Planting within the 12m gas main easement is to be in accordance with species and planting off-set guidance as set out in National Grid's Notes for Guidance. The existing boundary vegetation will be enhanced with new mixed native tree and shrub planting and infill planting where required within the existing hedgerow with species found within the local surrounding area.
- The existing northern boundary forms the boundary between Phase 1 and Phase 2 development parcels and will be retained as a green corridor. The hedgerow will be enhanced where required with infill planting of mixed native species found within the surrounding area.
- Proposed tree lined streets with grass verges and a mix of native and property boundary hedgerows will form green routes through the proposed development connecting into the Phase 2 parcel to the north. Existing pedestrian and cycle links between Reedings Road to the north and Low Road to the south will be maintained and enhanced.
- A central area of POS is proposed connecting the Phase 2 parcel to the north and the application site to the south. The area will comprise of mixed native tree and shrub planting, ornamental shrub planting, open areas of grassland, wildflower and bulb planting.
- An extensive landscape buffer zone and POS areas will be incorporated on the eastern boundary and to the south-eastern corner of the application site. The landscape buffer of mixed native tree, shrub and hedgerow planting will run north-south along the eastern boundary between the application site and the arable field to the east. The POS areas will include mixed native tree and shrub planting, ornamental shrub planting, open grassland, wildflower areas, bulb planting, and SuDS feature such as an attenuation basin.

7.7.15 It is the Case Officers assessment that the proposed landscaping strategy, would provide a variety of open spaces throughout the site, each which provide a varied function and planting

strategy. The retention of the existing landscaping features, together with the proposed new planting, would assist in softening the landscape and visual impact of the development. Conditions are proposed to require the submission of detailed Soft Landscaping Plans, which will include species types, and densities, together with the submission of a Landscape and Ecological Management Plan to ensure that these open spaces are appropriately managed. In addition, conditions are proposed to require the timely implementation of the soft landscaping scheme, and compliance with the Arboricultural Impact Assessment relating to the protection of the existing landscaping during the course of the construction period.

7.7.16 With regards to the proposed community land, this part of the application has been submitted in outline and, as such, matters of detailed design relating to the scale and appearance of the village hall, would be determined as part of a future reserved matters application. However, as a matter of principle, the proposed community use land occupies an area of 0.28 hectares and it is Officers' assessment that the site provides an appropriate level of space to accommodate a community use building together with any necessary parking. The proposed location of the community use land would ensure that it is accessible to existing and future residents of the village, and also provides the opportunity to create a hub of community uses alongside the neighbouring Scouts and Guides hut, the Sports Club located on the opposite side of Low Road, and the Co-Op foodstore in the north-west corner of the allocation site.

7.7.17 Taking the above into account, it is Officers' assessment that the application proposals would provide an acceptable appearance, layout, landscaping and scale which would ensure that the development scheme integrates positively with the character and appearance of the surrounding built form. Consequently, it is Officers' position that the application scheme would accord with Policy LV-H3, DE1 and EN1 of the adopted South Kesteven Local Plan, the adopted Design Guidelines SPD, and Section 12 of the National Planning Policy Framework; although appropriate conditions are attached to ensure that the scheme delivers on the intended design quality.

## 7.8 **Impact on residential amenity**

7.8.1 With regards to the impact of the proposed development on residential amenity, it is noted that no public representations have raised objections on these matters.

7.8.2 Notwithstanding the above, in assessing the application proposals against the standards set out within the adopted Design Guidelines SPD, it is Officers' assessment that the proposed site layout, coupled with the scale of the dwellings proposed, would provide adequate separate distances between the existing dwellings to the north and south, as well as the proposed dwellings of the Permission Homes development to the north, to ensure that the application scheme does not result in any unacceptable adverse impacts in respect of loss of privacy, overshadowing and outlook. In particular, it is appreciated that the current application scheme provides a perimeter block layout, in which dwellings are set back from the boundary of the site to the rear of green corridors that run adjacent to the well-established hedgerows that surround the site. It is Officers' assessment that this arrangement would ensure that the proposed development would not have any adverse impacts on neighbouring residential amenity.

7.8.3 In respect of the impacts of construction activities on the amenity of existing residential properties, it is appreciated that the application site is located within a residential setting and, therefore, there is the potential for short-term impacts on the residential amenity of

existing properties as a result of noise, dust and vehicle movements associated with the construction of the proposed scheme. In view of the above, conditions are proposed to require the submission and approval of a Construction Management Plan prior to the commencement of development, in order to mitigate these potential impacts.

- 7.8.4 With regards to the amenity of future occupants of the site, it is Officers' assessment that the proposed layout would provide adequate private amenity space for each dwelling, and would also include appropriate areas of public open space.
- 7.8.5 Furthermore, it is appreciated that the application scheme also seeks outline planning permission for the proposed use of land on the western boundary of the site for community use. In this respect, detailed matters of design relating to the scale of the building, and therefore, the prospective impact on the privacy and overshadowing of neighbouring properties falls to be assessed as part of a future reserved matters application. However, it is Officers' assessment that, as a matter of principle, the community use land is sufficient sized to allow it to accommodate a well-designed and appropriately scaled building that would not result in any adverse impacts on privacy and outlook.
- 7.8.6 Similarly, it is also appreciated that details relating to the future use and operation of the community hall are not yet known. In particular, it is noted that there are a number of site options that are currently being considered by the Parish Council before progressing with any detailed operational assessments. In this respect, it is noted that noise generated by the proposed operation of the community building will need to be appropriately managed to ensure that it does not result in any unacceptable adverse impacts on the existing and proposed residential dwellings. As such, conditions are proposed to require the submission of a detailed Noise Management Plan, including hours of operation, as part of the submission of the first reserved matters application for the community use land. Subject to these conditions, it is Officers assessment that the proposed community use building would not result in any unacceptable adverse impacts on neighbouring amenity.
- 7.8.7 It is also acknowledged that the allocation site development principles recognises the potential amenity impacts arising from the site's proximity to electricity pylons and the A1 to the east, and the high pressure gas line to the south of the site. In particular, the allocation requires the masterplan and detailed development proposals to provide suitable and appropriate residential amenity buffers to the eastern and southern edge of the allocation site.
- 7.8.8 As detailed above, the Proposed Site Layout includes areas of public open space along the perimeter of the site, including along the eastern and southern boundary of the site. The eastern area of open space is proposed to include a surfaced pedestrian loop, SuDS attenuation features, and native species planting; whilst the southern boundary is to include a soft landscaping buffer of 12m which corresponds with the gas pipeline easement. It is Officers' assessment that the proposed masterplan and detailed development proposals comply with the allocation requirements in this respect.
- 7.8.9 Furthermore, the application submission has also been accompanied by a Noise Assessment (M-EC) (Dated July 2023), which identifies the following:
- Due to the good acoustic design features that exist throughout the Site, the majority of the external living areas demonstrate compliance with external acoustic criteria without any additional mitigation measures.

- However, for some of the most exposed garden that have a line of sight of the A1, 2.5m high close boarded fencing will be required along the garden boundaries. The fencing locations are identified in Appendix D of the report.
- It should be noted that with the inclusion of the mitigation, all garden areas provide an external amenity space that meets the relevant criteria and where there are negligible areas of exceedances, they are noted to be within 1dB and therefore are not considered to be significant.
- Embedded façade mitigation measures have been suggested in order to achieve internal criteria in line with BS8233 and ProPG. For the majority of the site, standard double glazing and direct airpath trickle vents are permissible. However, for a small number of plots along the southern front of the site, increased acoustic glazing and acoustic rated through wall trickle ventilators will be required.

7.8.10 The Council's Environmental Protection Team have been consulted on the submitted details and have confirmed that they have no objections, subject to the inclusion of conditions. Specifically, they have stated that they accept the findings of the Noise Impact Assessment, and require the recommendations to be implemented. In this regard, they have requested conditions to require the submission of a detailed noise mitigation scheme, and noise verification testing. These conditions are proposed to be required as prior to development above damp-proof course, and prior to occupation, respectively.

7.8.11 Taking the above into account, subject to the imposition of conditions, it is Officers' assessment that the application proposals would not have any unacceptable adverse impacts on the amenity of neighbouring properties and would provide an appropriate level of amenity for future occupants. As such, the application would accord with Policy LV-H3, DE1 and EN4 of the adopted Local Plan, and Section 12 of the National Planning Policy Framework, in respect of residential amenity considerations.

## 7.9 Access and Highways Impacts

7.9.1 It is noted that public representations received on the application have raised objections in relation to the impact of the proposed development on highways safety and highways capacity. In particular, it has been stated that the existing local highways network is at capacity, and therefore, cannot accommodate the increase in traffic associated with the application proposals. In addition, it has been stated that the proposed development scheme would result in an adverse impact on highways safety due to an increased likelihood of drivers taking unsafe manoeuvres as a result of increased queueing times.

7.9.2 Lincolnshire County Council (as Local Highways Authority) have been consulted on the application proposals and have confirmed that they have no objections, subject to the imposition of conditions, and financial contributions towards off-site active travel improvements, which are to be secured through a Section 106 Agreement.

7.9.3 In assessing the submitted scheme, LCC Highways have confirmed that they are content that the proposed development would not give rise to any severe impacts on the local highways network in terms of highways capacity and / or safety. Furthermore, they have also confirmed that the quantum of off-street parking included within the development would be in accordance with their guidance, and that they consider the submitted site layout to be consistent with the principles of the previously approved Comprehensive Masterplan.

7.9.4 As alluded to above, the Local Highways Authority have requested financial contributions towards active travel improvements to ensure that the scheme appropriately encourages

travel by sustainable modes of transport, in accordance with the requirements of the NPPF. In particular this includes a financial contribution of £255,132 towards the cost of delivering initiatives set out within the Grantham Cycling and Walking Network Plan; as well as up to £171,000 to cover the cost of providing a free year-long bus pass to each dwelling.

- 7.9.5 At the time of writing, it is Officers' assessment that there is currently insufficient evidence to demonstrate that the requested financial contributions would meet the legal tests set out in the CIL Regulations and National Planning Policy Framework. In particular, it is unclear whether the requested contributions would be proportionate to the quantum of development proposed, and that they would be used for schemes which are directly related to the development. In this respect, it is understood that the contributions towards cycling and walking improvements are intended to be used to provide a shared footway and cycleway along the length of Low Road to connect the site to the western edge of Grantham; and the cost of this scheme has been split pro-rata between the Developers of the allocation site. However, clarification has been sought from LCC Highways and this will be reported through the late items paper.
- 7.9.6 Conditions are also proposed to require the provision of an improved bus stop on Low Road, the estate roads and footways to be completed to finished surface levels in accordance with a phasing plan, and compliance with the submitted Travel Plan.
- 7.9.7 In connection with the above, as of 1 June 2023, Active Travel England are now a statutory consultee on all planning applications for developments of more than 150 dwellings and, therefore, have been consulted on the application proposals. At the time of writing, they have requested deferral of the determination of the application, pending the receipt of further information. Specifically, they have requested the submission of further details relating to the anticipated trip generation from the site, as well as further details for a programme of off-site improvements to active travel routes. In this respect, it is Officers' assessment that the proposed package of financial contributions to off-site active improvements requested by the Local Highways Authority, would fulfil the requirements of Active Travel England for a scheme of improvements to active travel routes. Furthermore, the request for the submission of an updated Travel Plan, including details of the trip generation for the scheme, are capable of being covered by planning conditions. As such, it is proposed to include these details as a pre-commencement condition.
- 7.9.8 Furthermore, in view of the proximity of the site to the strategic highways network, National Highways have been consulted on the application. As part of their response, they have confirmed that they have no objections subject to conditions. In particular, they have stated that the application scheme would not result in any unacceptable adverse impacts on the A1 / A52 junctions.
- 7.9.9 Taking all of the above into account, subject to the imposition of conditions and Section 106 contributions it is concluded that the site benefits from a location that would allow future occupants to travel to / from the site via sustainable modes of transport. The application proposals would not give rise to any unacceptable adverse impacts on highways safety and / or capacity, and would provide an appropriate level of parking provision. As such, the application proposals are assessed as being in accordance with Policy ID2 of the adopted Local Plan and Section 9 of the Framework.
- 7.10 **Flood Risk and Drainage**
- 7.10.1 In respect of flood risk and drainage matters, it is noted that there have been no public representations received in relation to these matters. Nonetheless, it is appreciated that the

site allocation policy requires consideration of the availability of waste water treatment capacity; and whilst the site is located within Flood Zone 1 of the Flood Map for Planning, it also includes areas of higher risk of surface water flooding along the eastern boundary.

- 7.10.2 As detailed above, the application proposals have been the subject of extensive discussions through the Council's Design PAD process, which has involved participation from the Lead Local Flood Authority (LLFA); this has resulted in the inclusion of additional swales as part of the primary street network. Surface water will be managed through the network of swales which will drain into an attenuation pond positioned in the south-eastern corner of the site; which will subsequently outfall to an existing watercourse to the east of the site at a controlled rate. Foul water drainage is proposed to be collected via a piped network positioned beneath the proposed streets, and will then be pumped to the existing Anglian Water network on Low Road.
- 7.10.3 Lincolnshire County Council (as Lead Local Flood Authority) have provided formal comments on the application scheme and have confirmed that, whilst the submitted drainage strategy does not provide the most appropriate forms of SuDS drainage, the principles of the drainage scheme are broadly acceptable and the concerns raised can be address through planning conditions. Conditions are proposed to require the submission of a detailed surface water drainage plan, which will also be subject to a separate technical approval process with Lincolnshire County Council; this condition is to be required as a pre-commencement condition. In addition, conditions are also proposed to require the completion of a priority culvert risk assessment for the culver under the A1; this is to ensure that the proposed point of outfall into the nearby watercourse does not result in any unacceptable risk of flooding on the strategic highway network, this condition is also required as a pre-commencement condition. In this respect, it is noted that National Highways have also requested the imposition of conditions requiring the completion of a culvert risk assessment, and where necessary, the implementation of a scheme of mitigation.
- 7.10.4 In respect of the capacity of the waste water treatment facilities, Anglian Water have been consulted on the application and have confirmed that there is sufficient existing capacity at the Marston Waste Water Treatment Centre to accommodate the development. As such, there is no requirement to include conditions for the phasing of the development to allow for capacity at the treatment works to be increased.
- 7.10.5 Taking to the above into account, subject to the imposition of conditions, the application proposals would accord with Policy LV-H3 and EN5 of the adopted South Kesteven Local Plan, and Section 14 of the Framework in relation to flood risk and drainage.
- 7.11 **Biodiversity and Ecology**
- 7.11.1 It is noted that no public representations have been received in relation to the impact of the development on ecological assets or local biodiversity. Notwithstanding this, it is appreciated that the site allocation policy requires the development to provide net gains in biodiversity on site and to contribute to wider ecological networks where possible.
- 7.11.2 In relation to the above, the approved masterplan for the site sets out the following in relation to biodiversity and ecology:

- *There is a commitment for the development to provide net gains in biodiversity on site and contribute to wider ecological networks. It will be up to each applicant to*

*demonstrate contributions where possible through incorporation of the following measures:*

- *Retention of existing hedgerows and trees on site which are the main focus of the ecological interest / corridors;*
- *Creation of new ecological corridors running north to south between Persimmon Homes and Allison Homes;*
- *Extensive areas of structural native planting on the southern and eastern boundaries of the allocation, species to be chosen to enhance the ecological value of the site;*
- *Use of wildflower grass seed mix;*
- *Attenuation areas to be planting with natural features such as reeds to enhance the ecological value of the site; and*
- *The use of bats and bird boxes on dwellings and trees.*

7.11.3 The application has been accompanied by an Ecological Impact Assessment (BWB) (Dated January 2023), which outlines the following:

- No direct or indirect impacts to any designated wildlife sites are envisaged due to their distance from the site, as all are over 1km from the site, and due to the nature of the proposals.
- All of the habitats within the site will be lost to facilitate development with the exception of the boundary hedgerows and mature trees, which will be protected as a matter of good practice. The loss of arable land, scrub and ruderal is not considered to be ecologically significant. They are common in the wider area and do not support any rare or notable botanical species, nor would they qualify as habitats of principle importance.
- Although the site boundary habitats may be used by small numbers of common foraging bat species, the adjacent habitats are likely to represent a higher value foraging and commuting habitat. The loss of the habitats within the site and the retention of the boundary habitats is not therefore considered to result in any significant adverse effects on bats.
- A specific Biodiversity Enhancement and Mitigation Plan should be produced for the proposed development. The BEMP is recommended to detail measures by which to protect retained habitats, enhance and create habitats, provide an overview of habitat management as well as details of species specific enhancements.
- Bat and bird boxes should be installed on 20% of new buildings.
- To provide new habitats for hedgehogs and other species, it is recommended that a hedgehog friendly layout is achieved through the following provisions:
  - Shrub planting along the edges / boundaries of the development to provide connectivity for hedgehogs and other species through and around the site to wider habitats.
  - Creation of a hedgehog highway.
  - Brush and log poles to be provided in landscaped areas to provide refuge and hibernation habitats for hedgehogs and other species.

- 7.11.4 In relation to the above, Lincolnshire Wildlife Trust have been consulted on the application and it is noted that they have registered a holding objection. In particular, they have requested the submission of a Biodiversity Enhancement and Mitigation Plan, and a Biodiversity Net Gain assessment.
- 7.11.5 The Applicant has subsequently submitted a Biodiversity Net Gain Assessment, which takes into account the results of the initial site survey as well as the proposed post-development state of the site, which has been informed by the Landscape Masterplan. As indicated above, this submitted BNG Assessment has demonstrated that the proposed site would achieve a 0.01 net gain in habitat units and a 1.32 net gain in hedgerow units.
- 7.11.6 In relation to the above, whilst Lincolnshire Wildlife Trust have requested a 10% net gain in biodiversity, and a requirement for the Habitat Management and Monitoring Plan to be provided for a 30 year period, these are requirements of the Environment Act 2021. The current application was submitted in advance of the statutory BNG obligations for major planning applications coming into effect. As such, whilst the proposed development falls to be assessed against the site allocation policy and Policy EN2 of the Local Plan, which require the scheme to achieve an on-site net gain, there is no policy basis for the site to be required to achieve a minimum 10% net gain or provide a Habitat Management and Monitoring Plan for a 30-year period.
- 7.11.7 In this context, it is Officers' assessment that the application scheme would achieve a net gain as required by Policy LV-H3 and EN2 of the adopted Local Plan.
- 7.11.8 Conditions are proposed to require the development to be carried out in accordance with the submitted Biodiversity Enhancement and Mitigation Plan, which has been based on the recommendations details above. In addition, conditions are also proposed to require the submission of a Landscape and Ecological Management Plan to ensure the appropriate measures are implemented for the establishment of the detailed soft landscaping scheme.
- 7.11.9 In respect of the impact of the development on the existing boundary hedgerows and trees, the application submission has been accompanied by an Arboricultural Report and Impact Assessment (AWA Tree Consultants) (Dated July 2023), which identifies the following:
- The tree survey revealed 28 items of woody vegetation, comprised of 19 individual trees and 9 tree groups or hedges. Of the surveyed trees: 1 tree group is category U, 6 trees are category B, and 21 trees and hedges are category C.
  - Much of the tree cover at the site consists of large stretches of hedgerow dotted with the occasional early mature tree of a mix of species.
  - Dominant species at the site include Ash and Sycamore, with the occasional Oak, Cherry, Rowan and Hawthorn.
  - 1 tree will require removal to facilitate the development and 4 tree groups will require partial removal to facilitate the development as they are situated in the footprint of the development. The tree to be remove is an early mature individual of moderate amenity value. It is Category B and its removal will have some negative arboricultural impact; however, the retention of protection of the other larger Category B trees at the site, and the opportunity for additional planting, will mitigate its removal in the long term.
  - The tree groups that are to be partially removed are all lower value Category C groups that form hedgerow borders to the site. Partial removal is required where

access is proposed along the new development, and most of the group will be retained alongside the development and provide screening from adjacent properties and roads.

- 7.11.10 As detailed above, the proposed Landscaping Masterplan includes the planting of additional native species as part of the proposed soft landscaping, which will assist in mitigating the minor arboricultural losses to facilitate the development. Conditions are proposed to require the submission of a detailed soft landscaping plan, which will include details of the proposed species to be used and planting arrangements, to ensure the future establishment and retention of the newly planted species.
- 7.11.11 In addition, the submitted Arboricultural Method Statement sets out the details of the proposed Tree Protection Plan which is to be implemented during the course of the construction activities. Conditions are proposed to require the implementation of the scheme of protection prior to the commencement of development, and for it to be retained until all works on site have been completed.
- 7.11.12 Taking the above into account, it is Officers' assessment that subject to the imposition of conditions, the proposed development would result in a minor biodiversity net gain, and would not result in any unacceptable ecology or arboricultural impacts. As such, the application scheme would be in accordance with Policy LV-H3 and EN2 of the adopted Local Plan, and Section 15 of the National Planning Policy Framework.

## 7.12 **Climate Change**

- 7.12.1 It is noted that representations received from members of the public have stated that all dwellings should be required to include solar panels, EV charging points and state of the art heating systems.
- 7.12.2 In this regard, it should be noted that the adopted Local Plan does not set out a policy requirement for all dwellings to be fitted with electric vehicle charging points, and solar panels; instead, the requirement is for developments to maximise the use of renewable and low carbon energy generation systems, and support low carbon travel. The policy wording is reflective of the principle of reducing carbon emissions through development, but recognises that there are multiple options for achieving this target without specifically requiring the installation of solar panels etc.
- 7.12.3 In the context of the above, it is appreciated that the Applicant has not submitted a Sustainability Statement for the scheme, and therefore, has not demonstrated how the proposed development would comply with the requirements of Policy SB1 of the adopted Local Plan. However, it is Officers' assessment that this can be appropriately addressed through the imposition of conditions requiring the submission of details to demonstrate compliance with Policy SB1; these details are proposed to be required prior to development above damp proof course.
- 7.12.4 Therefore, subject to the imposition of conditions securing further details of sustainable building measures, the proposal would represent sustainable development when taken as a whole and, therefore, would accord with the requirements of Policy SB1 and SD1 of the adopted Local Plan.
- ## 7.13 **Open Space Provision**
- 7.13.1 As detailed above, the Local Plan site allocation requires the development to be carried out in accordance with the approved masterplan to ensure that the allocation site is delivered in

a comprehensive and co-ordinated manner; this includes an agreed approach to the delivery of formal and informal public open space as part of the development site. The development proposals also fall to be assessed against the policy requirements of Policy OS1 of the adopted Local Plan, which sets out the standards of open space to be delivered as part of future development schemes.

- 7.13.2 In respect of the above, as previously referenced, it is Officers' assessment that the current application scheme accords with the approved masterplan in most respects, in particular areas of public open space have been provided on the eastern and southern boundaries of the site and green corridors have been provided east-west and north-south to provide appropriate connectivity through the allocation site.
- 7.13.3 However, it is noted that there is a clear conflict with the approved masterplan insofar as it shows the primary area of public open space within the application site being provided centrally within the site, with the additional area of open space located along the eastern boundary. However, the current application proposes the primary area of open space is provided immediately adjacent to the northern boundary of the site, so that it aligns with the proposed open space to be provided as part of the Persimmon Homes application. With regards to this, it is Officers' assessment that the provision of a single, centralised open space within the allocation site would provide a betterment to the overall development scheme and therefore is acceptable.
- 7.13.4 In respect of the type and quantum of open space to be provided as part of the application proposals, the submitted Land Use Plan demonstrates that 2.34 hectares of informal and formal public open space is to be provided throughout the development site; this includes the provision of informal areas of open space along the eastern boundary, which will include a surfaced footpath to enable a circular walking route around the site, as well as the provision of green corridors along the northern and southern boundary. The centralised area of public open space will include a formal children's equipped play area, and will connect with the central area of open space within the Persimmon application to the north to provide a centralised focal point for the allocation.
- 7.13.5 It is Officers' assessment that the proposed on-site open space would meet the requirements for informal open space and young person's play space identified within Policy OS1 of the adopted Local Plan. This on-site open space would be secured through the Section 106 Agreement.
- 7.13.6 In respect of the requirements for outdoor sports provision, it is noted that there are no proposals for the provision of such facilities within the application site. As such, appropriate financial contributions will be required towards improving existing facilities within the village to mitigate against the impacts generated by the additional population resulting from the development. In this case, a financial contribution of £123,759.32 would be proportionate for the scale of development proposed.
- 7.13.7 In relation to this, it is noted that Barrowby Parish Council have submitted a Statement (Dated 10<sup>th</sup> January 2024), which outlines request for Section 106 contributions towards improving existing leisure facilities and play equipment, as well as upgrading existing sports facilities. The schemes identified are as follows:
- Expansion of the car park at the Sports Pavilion on Low Field to remove cars from parking on Low Road.

- Existing play equipment for infants at the Adamstiles site needs refurbishment and additional equipment added.
- The play equipment on the Village Green (Stephen's Gutter) will also require additional investment in order to accommodate the expected increase in use. A contribution towards these costs and eventual equipment replacement should be considered.
- Remodelling of the current Sports Pavilion to provide a better range of facilities.
- Provision of a full size 4G pitch on Low Field to provide all weather training / playing facilities alongside options such as tennis, netball / basketball and an all-weather trim trail.

7.13.8 With regards to the above, as outlined, the application proposals include sufficient on-site provision of children's play equipment to mitigate the impacts of the development and, therefore, it is not considered necessary for the developer to provide a further financial contribution towards improving the existing play equipment elsewhere in the village. However, financial contributions are required towards off-site sports provision, and these contributions could be used by the Parish Council towards the proposed remodelling of the sports pavilion and / or the provision of a 4G pitch at Low Field.

7.13.9 In terms of the management of the on-site open space, it is anticipated that this would be undertaken via a private management company. However, conditions are proposed to require the submission of a Landscape and Ecological Management Plan, and the details submitted pursuant to this condition would be required to confirm the long-term management arrangements.

7.13.10 Taking the above into account, subject to the imposition of conditions and the completion of a Section 106 Agreement, the application scheme would provide sufficient open space to meet the needs of the development, as required by Policy LV-H3 and OS1 of the adopted Local Plan, and Section 8 of the National Planning Policy Framework.

#### 7.14 **Pollution Control**

7.14.1 The application has been accompanied by a Phase II Geo-Environmental Assessment (EPS) (Dated March 2024), which identifies the following key conclusions:

- A previous Phase 1 Desk Study identified no potential contamination risks, however, it was noted that basic Radon protection measures would be required in future developments.
- No physical signs of contamination were encountered in the field, which was supported by the findings of the laboratory testing, and it has been concluded that no unacceptable risks have been identified based on the information currently available.

7.14.2 The Council's Environmental Protection Team have been consulted on the application proposals and have confirmed that they have accept the conclusions of the Geo-Environmental Assessment. As such, they have confirmed that they have no objections to the application, subject to the imposition of conditions requiring works to stop, and further investigation and remediation undertaken, in the event that any previously unexpected contamination is identified during the course of the development.

- 7.14.3 In respect of the impact of the development on air quality, the application site does not fall within the Air Quality Management Area for Grantham; however, it is appreciated that the site is located within proximity of the A1 strategic highway network.
- 7.14.4 With regards to this, the application has been accompanied by an Air Quality Assessment (BWB) (Dated July 2023), which identifies the following conclusions:
- A qualitative construction phase assessment was undertaken and measures were recommended to minimise emissions during construction activities. With the implementation of these mitigation measures, the impact of construction phase activities is considered to be “not significant”.
  - A detailed road traffic emissions assessment was undertaken to consider the impact of development generated road traffic on local air quality at identified existing receptor locations. The development was not predicted to result in any new exceedances of the current relevant air quality objectives, and the impact of the development on local air quality was predicted to be “negligible”.
  - Pollutant concentrations were predicted across the development site. Concentrations of NO<sub>2</sub>, PM<sub>10</sub> and PM<sub>2.5</sub> were all predicted to be below the current relevant air quality objectives and therefore, the site was considered to be suitable for the proposed residential use.
- 7.14.5 In relation to the above, the Council’s Environmental Protection Officer has not raised any objections in relation to air quality impacts arising from the development. As such, it is concluded that the proposed development scheme would not result in any unacceptable adverse impacts on air quality.
- 7.14.6 Taking the above into account, it is concluded that subject to the imposition of conditions, the proposed development would not give rise to any unacceptable risks of ground contamination, or air, noise or odour pollution. As such, the application proposals would accord with Policy EN4 of the adopted Local Plan and Section 15 of the Framework on these matters.
- 7.15 **Impact on archaeological assets**
- 7.15.1 With regards to the impact of the development on archaeology, the application submission has been accompanied by a Desk Based Heritage Assessment (RPS) (Dated November 2022), which sets out the results of the programme of archaeological evaluation undertaken to date on the site.
- 7.15.2 Heritage Lincolnshire (as Local Archaeological Advisors) have been consulted on the submitted details and have confirmed that the site offers the potential for archaeological remains to be present. Therefore, further investigation is required, which should include a programme of trial trenching. These works are proposed to be secured via pre-commencement conditions.
- 7.15.3 Therefore, subject to the imposition of conditions, the application proposals would not have any unacceptable adverse impacts on any below ground archaeological assets. As such, the proposals would be in accordance with Policy EN6 of the Local Plan and Section 16 of the Framework.

## 7.16 **Infrastructure for Growth**

- 7.16.1 As previously discussed, it is appreciated that the site allocation policy requires the phasing of the development to occur in accordance with the Infrastructure Delivery Plan, with particular consideration to education capacity at Barrowby Primary School.
- 7.16.2 In this respect, Lincolnshire County Council (as Local Education Authority) have been consulted on the application, and they have confirmed that there is sufficient capacity within primary, secondary and sixth form education to accommodate the development. As such, they have not requested any mitigation as part of the development.
- 7.16.3 Lincolnshire Integrated Care Board (LICB) have been consulted on the application and have confirmed that the development will impact on healthcare capacity within the local area. As such, they have requested financial contributions towards expanding healthcare provision within the primary care network.
- 7.16.4 Furthermore, Lincolnshire County Council (as Local Highways Authority) have requested financial contributions towards providing free bus passes to future occupants of the site, as well as financial contributions towards schemes included within the Grantham Walking and Cycling Strategy. As outlined above, at the time of writing, there is currently insufficient evidence to demonstrate that the requested contributions will meet the statutory CIL Regulations. In particular, the information provided as part of the LHA's comments does not sufficiently demonstrate that the requested contributions are proportionate to the quantum of development proposed, and necessary to make the development acceptable in planning terms. Therefore, at the time of writing, these contributions are not included within the proposed heads of terms. In the event that further evidence is forthcoming from LCC Highways, this will be reviewed as part of the late items paper.
- 7.16.5 In respect of the proposed community facility land, it is appreciated that representations received from Barrowby Parish Council have confirmed that a new community hall is required to accommodate the growth in population as a result of the development of the allocation site. However, the preferred location for the new community hall has not been agreed, and the Parish Council are currently exploring a number of sites; this includes the site identified as part of the current application, but also includes the former British Legion site located further north on Low Road.
- 7.16.6 In view of the above, it is Officers' assessment that it is appropriate for both developers of the allocation site to provide a proportionate financial contribution towards the development of a new community facility. In the case of the current application site, the required financial contribution would be £184,884.35.
- 7.16.7 In the case of the proposed community hall land as part of the current application, it is proposed that, in the event that the Parish Council decide that the application site is the preferred location for the new community hall, the developer will be required to transfer the land as a serviced site to the Parish Council for a nominal fee (usually to be £1). In that situation, the financial contribution payable by the Developer would be reduced by the value of the serviced site; this would be determined through an independent land valuation at the point of transfer. It is proposed that a 5 year time period would be permitted for the Parish Council to request the land is transferred for the development of the new community hall, and in the event that the land has not been requested, or the Parish Council commence development of a village hall on an alternative site, the obligation to service the site would cease and the land would remain within the ownership of the Applicant.

7.16.8 Taking the above into account, the application proposals are for a major residential development and would result in the need for Section 106 contributions as follows:

- **Open Space** – on site provision as per the approved plans and £123,759.23 towards improving existing sports facilities within Barrowby.
- **Affordable Housing** – 30% of all dwellings on site consisting of:
  - Affordable Rent = 37 dwellings
  - Shared Ownership = 2 dwellings
  - First Homes = 14 dwellings

Dwellings are to be provided in accordance with an Affordable Housing Scheme, which will set out details of the distribution of affordable housing within the application site. The Nominations Agreements will also be secured as part of the Section 106 Agreement.

- **Healthcare** - £115,500.00 towards expanding healthcare capacity in the Primary Care Network.
- **Community Facility** - £184,884.35 towards the cost of delivering a new community hall. In the event that the Parish Council elect to place the new community hall on the land identified within the current application, the financial contribution will be reduced by the value of providing the serviced site. The Parish Council will have 5 years to request transfer of the land; in the event that this time period elapses, or the Parish Council commence development of the community hall on an alternative site, the obligation to transfer the land within the application site will cease and the land will remain with the landowner.
- **Monitoring Fee** - £15,000.00

7.16.9 As such, in the event that the application was deemed to be acceptable in all other respects, the above financial contributions would ensure that local infrastructure is appropriately upgraded to cope with the additional population generated by the development. As such, it is concluded that these financial requests are compliant with the statutory tests of the CIL regulations, as well as local and national planning policy requirements.

7.16.10 Therefore, subject to the completion of a Section 106 Agreement, the application proposals would accord with Policy LV-H3, ID1, and H2 of the adopted South Kesteven Local Plan.

## **8 Crime and Disorder**

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

## **9 Human Rights Implications**

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

## **10 Planning Balance and Conclusions**

10.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the Local Planning Authority makes decisions in accordance with the adopted Development Plan, unless material considerations indicate otherwise.

- 10.2 The current application is a hybrid planning application which seeks full planning permission for the erection of 175 dwellings with associated access, infrastructure, open space and landscaping; and outline planning permission (with all matters reserved) for the erection of a community facility (Use Class F2b).
- 10.3 As identified, the proposed development site forms part of Local Plan allocation LV-H3, which is identified within the adopted Local Plan for up to 270 new dwellings at a maximum density of 35 dwellings per hectare. As such, the principle of residential development on the application site has been established by the site's allocation within the adopted Local Plan, and is acceptable in principle, subject to material considerations.
- 10.4 In this respect, it is appreciated that the Local Plan allocation is for non-residential uses only, and does not include any mention of non-residential uses on the site. Similarly, the approved masterplan document does not include any reference to non-residential uses on the allocation site. As such, the proposed community facility would be a conflict with the Local Plan allocation policy.
- 10.5 Notwithstanding this, it is noted that the provision of a community facility on site would not impact on the ability of the wider allocation site to deliver the identify quantum of development, and also does not inhibit the ability to comply with the other allocation policies. Furthermore, Policy SP6 of the adopted Local Plan supports the provision of new community facilities, and similarly, it is noted that the proposed community facility is required to mitigate the impacts of the current development; in such circumstances, Policy ID1 of the Local Plan seeks to prioritise direct, on-site provision of mitigation measures. As such, it is Officers' assessment that whilst there is a conflict with the allocation policy, the weight to be attributed to this conflict would be minimal, and would be outweighed by the support provided by Policy ID1 and SP6 of the adopted Local Plan.
- 10.6 The application scheme would deliver 175 dwellings, including 30% affordable housing, which would make a substantial contribution towards the Council's five year housing land supply, and would assist in meeting the acute need for affordable housing within the District. The provision of this additional housing is a significant benefit, which Officers' would attribute substantial weight.
- 10.7 In respect of the design and visual impacts of the development, the application scheme has been subject of revision following extensive engagement with the Council's Design PAD services, and this has resulted in a development proposal which is of high-quality and performs positively against Building for a Healthy Life. The proposals are an appropriate layout, appearance, landscaping and scale which would conform with the requirements of the approved masterplan, and the site allocation principles. Furthermore, having regard to the proposed scheme, and the relationship with existing residential properties, the development would not give rise to any unacceptable adverse impacts.
- 10.8 In addition, subject to the imposition of conditions and Section 106 contributions, the application scheme would accord with the adopted Development Plan in respect of all technical material considerations. The necessary planning obligations to be secured through a Section 106 Agreement would ensure that local infrastructure is appropriately upgraded to cope with the additional population generated by the development.
- 10.9 Similarly, it is Officers' assessment that, as a matter of principle, the proposed community facility land could accommodate an appropriately sized and designed community hall without giving rise to any unacceptable adverse impacts on the relevant material

considerations. Conditions are proposed to require the submission of further technical evidence as part of the first reserved matters application for the site.

- 10.10 Taking all of the above into account, it is Officers' assessment that the application proposals would accord with the adopted Development Plan when taken as a whole, and the material considerations in this case, also indicate that planning permission should be granted; although appropriate conditions are recommended.

## **11 Recommendation**

### **Recommendation – Part 1**

- 11.1 To authorise the Assistant Director – Planning to GRANT planning permission, subject to the completion of a Section 106 Agreement securing the necessary financial contributions set out within the report above, and subject to the proposed schedule of conditions detailed below.

### **Recommendation – Part 2**

- 11.2 Where the Section 106 Agreement has not been concluded prior to the Committee, a period not exceeding twelve weeks after the date of the Committee shall be set for the completion of the obligation.
- 11.3 In the event that the agreement has not been concluded within the twelve week period and where, in the opinion of the Assistant Director – Planning, there are no extenuating circumstances which would justify a further extension of time, the related planning application shall be refused for the following reason(s):
1. The applicant has failed to enter into a planning obligation to secure the required level of affordable housing, as well as necessary financial contributions to healthcare, open space and community facilities are required by Policy ID1, H2 and OS1 of the adopted South Kesteven Local Plan 2011-2036.

## **Schedule of Condition(s)**

### **FULL PLANNING PERMISSION**

#### **Time Limit for Commencement**

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

Reason: In order that the development is commenced in a timely manner, as set out in Section 91 of the Town and Country Planning Act 1990 (as amended)

#### **Approved Plans**

- 2) The development hereby permitted shall be carried out in accordance with the following list of approved plans:
  - a) Planning Submission Schedule (Dated 30 May 2024)

Unless otherwise required by another condition of this permission.

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

#### **Before Development is Commenced**

##### **Archaeological Investigation**

- 3) Before the development hereby permitted is commenced, a written scheme of archaeological investigation shall have been submitted to and approved in writing by the Local Planning Authority.

Thereafter, the archaeological investigations shall be completed in accordance with the approved details.

Reason: In order to provide a reasonable opportunity to record the history of the site and in accordance with Policy EN6 of the adopted South Kesteven Local Plan.

##### **Construction Management Plan**

- 4) No development shall take place until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan and Statement shall include measures to mitigate the adverse impacts during the construction stages of the permitted development and shall include:
  - a. The phasing of the development, including access construction and build routes.
  - b. The on-site parking of all vehicles of site operatives and visitors.
  - c. The on-site loading and unloading of all plant and materials.
  - d. The on-site storage of all plant and materials used in constructing the development.
  - e. Dust suppression measures

- f. Wheel washing facilities.
- g. A strategy stating how surface water runoff on and from the development will be managed during construction, and protection measures for any sustainable drainage features. This should include drawing(s) showing how the drainage systems (temporary or permanent) connect to an outfall (temporary or permanent) during all construction works.

The Construction Management Plan and Statement shall be strictly adhered to throughout the construction period.

#### Part M4(2) Details

- 5) Before any part of the development hereby permitted commences, a plan indicating the provision of 10% of the dwelling as being Accessible and Adaptable in line with the standards set out in Part M4(2) of the Building Regulations shall have been submitted to and approved in writing by the Local Planning Authority.

Thereafter, the development shall be completed in accordance with the approved details and the dwellings shall be retained as such for the lifetime of the development.

Reason: To ensure that the development meets the needs of all future residents as required by Policy H4 of the adopted Local Plan.

#### Culvert Risk Assessment

- 6) Before the development hereby permitted commences, a priority risk assessment for the culvert under the A1 trunk road, in accordance with DMRB CD535 and informed by a pre-construction condition survey, shall be submitted to and approved in writing by the Local Planning Authority.

If identified as necessary following the priority culvert risk assessment, a mitigation scheme for the priority culvert under the A1 should be submitted to and approved in writing by the Local Planning Authority.

Thereafter, the mitigation works shall be completed in accordance with the approved scheme prior to the commencement of development.

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

#### Surface Water Drainage Strategy

- 7) Before the development hereby permitted is commenced, a scheme for the treatment of surface water drainage shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall:
  - a. Be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development.

- b. Provide flood exceedance routing for storm events greater than the 1 in 100 year event;
- c. Provide details of how run-off will be safely conveyed and attenuated during storms up to and including the 1 in 100 year critical storm event, with an allowance for climate change, from all hard surfaced areas within the development into the existing drainage infrastructure and watercourse system without exceeding the runoff rate for the undeveloped site;
- d. Provide attenuation details and discharge rates which shall be restricted;
- e. Provide details of the timetable for and any phasing of the implementation of the drainage scheme; and
- f. Provide details of how the scheme shall be maintained and managed over the lifetime of the development, including any arrangements for adoption by any public body or Statutory Undertaker and any other arrangements required to secure the operation of the drainage system throughout its lifetime.

Thereafter, no dwelling shall be occupied until the approved scheme has been completed or provided on site in accordance with the approved phasing. The approved scheme shall be retained and maintained in full, in accordance with the approved details.

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

#### Biodiversity Enhancement and Mitigation Plan

- 8) Before the development hereby permitted is commenced, a biodiversity mitigation and enhancement scheme, based on the recommendations contained within the Ecological Impact Assessment Report (BWB) (Dated January 2023), must be submitted to and approved in writing by the Local Planning Authority.

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

Thereafter, the required biodiversity mitigation and enhancement measures shall be completed in full in accordance with the agreed scheme, prior to first occupation of the development.

Reason: In the interests of best ecological practice and in accordance with Policy LV-H3 and EN2 of the adopted South Kesteven Local Plan.

#### Arboricultural Method Statement Compliance

- 9) Before the development hereby permitted is commenced, the Tree Protection measures indicated on the Tree Protection Plan contained at Appendix 4 of the Arboricultural Method Statement (AWA Tree Consultants) (Ref: AWA5509AMS) (July 2023) shall have been implemented in full.

Thereafter, the tree protection measures shall be retained on site until all works have been completed.

Reason: In the interests of visual amenity and for the avoidance of doubt.

### Estate Road Phasing Plan

- 10) Before the development hereby permitted is commenced, an Estate Road Phasing and Completion Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall set out how the construction of the development will be phased and standards to which the estate roads on each phase will be completed during the construction period of the development.

Thereafter, the development shall be undertaken in accordance with the approved details.

Reason: To ensure that a safe and suitable standard of vehicular and pedestrian access is provided for residents throughout the construction period of the development.

### **During Building Works**

#### Sustainable Building

- 11) No development above damp-proof course shall take place until details demonstrating how the proposed dwellings would comply with the requirements of Local Plan Policy SB1 have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of how carbon dioxide emissions would be minimised through the design and construction of the development; details of water efficiency; and provision of electric car charging infrastructure.

The approved sustainable building measures shall be completed in full for each dwelling, in accordance with the agreed scheme, prior to first occupation of each dwellings hereby permitted.

Reason: To ensure that the development mitigates against, and adapts to, climate change in accordance with Policy SB1 of the South Kesteven Local Plan.

#### Construction Hours

- 12) Construction work on site shall only be carried out between the hours of 0730 and 1800 Monday to Friday, and 0900 to 1300 on Saturdays. Construction work shall not be carried out on Sundays or Public Holidays; unless otherwise agreed in writing by the Local Planning Authority.

The term “construction work” shall include all mobile plant and machinery, radios and the delivery of construction materials.

Reason: To minimise noise impacts on the adjacent residential dwellings.

### Delivery Hours

13) Deliveries of construction materials shall only take place between the hours of 0800 and 1700 Monday to Friday, and 0900 and 1700 on Saturdays. Deliveries shall not take place on Sundays or public holidays.

Reason: To minimise noise impacts on the adjacent residential dwellings.

### Hard Landscaping Details

14) No development above damp proof course shall commence until details of all hard landscaping works have been submitted to and approved in writing by the Local Planning Authority. Details shall be in broad accordance with the approved Planning Layout (Ref: L201/PLANNING/01/Rev H) and shall include:

- a. Proposed finished levels and contours
- b. Means of enclosure (including boundary treatments)
- c. Other vehicle and pedestrian access and circulation areas
- d. Hard surfacing materials
- e. Minor artefacts and structure (e.g. furniture, play equipment, refuse or other storage signs, lighting etc).

Reason: Hard landscaping and materials make 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.

### Soft Landscaping Details

15) No development above damp proof course shall commence until details of all soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. Details shall be in broad accordance with the approved Landscape Masterplan (Ref: N0990/08010/Rev D) and shall include:

- a. Planting plans;
- b. Written specifications (including cultivation and other operations associated with plant and grass establishment);
- c. Schedules of plants, noting species, plant sizes and proposed numbers / densities where appropriate.

Reason: Soft landscaping and tree planting make an important contribution to the development and its assimilation with its surroundings and in accordance with Policy LV-H3, EN1 and DE1 of the adopted South Kesteven Local Plan.

### Noise Mitigation Scheme

16) No development above damp proof course shall commence until a detailed scheme of Noise Mitigation, based on the recommendations contained within the Noise Impact Assessment (M-EC) (Dated July 2023), has been submitted to and approved in writing by the Local Planning Authority.

Thereafter, the scheme of noise mitigation shall have been completed in accordance with the approved details.

Reason: In the interests of the residential amenity of future occupiers of the development.

### Ecological Mitigation

17) All works on site, including construction and delivery works, shall be carried out in accordance with the recommendations contained within the Ecological Impact Assessment Report (BWB) (Dated January 2023), unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of best ecological practice and in accordance with Policy EN2 of the adopted South Kesteven Local Plan.

### Previously Unidentified Contamination

18) Should the developer, during excavation and construction works of the approved development site, find any area where it is suspected that the land is contaminated, then all works must stop and the Local Planning Authority notified immediately. An investigation and risk assessment must be undertaken and, where remediation is necessary, a remediation scheme must be prepared in accordance with current good practice and legislation, a remediation scheme must be prepared in accordance with current good practice and legislation, and submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved remediation scheme shall be implemented in accordance with the approved details.

Following the completion of measures identified in the approved remediation scheme, a verification report must be prepared, which is the subject of approval in writing by the Local Planning Authority prior to the first occupation of the dwellings hereby permitted.

Reason: Previous activities associated with the site may have caused, or had the potential to cause, land contamination and to ensure that any site investigation and remediation will not cause pollution, in the interests of the amenities of future residents and users of the development; and in accordance with Policy EN4 of the Local Plan.

### Revised Travel Plan

19) Notwithstanding the submitted details, before any development above damp-proof course, a revised Travel Plan, including specific modal share targets for active travel modes which seeks to achieve the Government's objectives for 50% of all trips to be made by active travel methods, shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: In order that the permitted development conforms to the requirements of the National Planning Policy Framework, by ensuring that access to the site is sustainable and that there is a reduced dependency on the private car for journeys to and from the development.

## **Before the Development is Occupied**

### Noise Validation Testing

- 20) Prior to first occupation of Plots 13, 14, 15, 37, 138 and 143 of the development hereby permitted are occupied, the noise mitigation scheme shall be completed in accordance with the approved details, and a verification report that scientifically and technically demonstrates the effectiveness of the noise mitigation scheme, as required shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the residential amenity of future users of the development.

### Materials Compliance

- 21) Before the dwellings hereby permitted are first occupied, the external materials must have been completed in accordance with the approved Materials Plan (Ref: L201/MATERIALS/03/Rev A).

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

### Hard Landscaping Implementation

- 22) Before any part of the development hereby permitted is occupied, all hard landscaping works shall have been completed in accordance with the approved details.

Reason: Hard 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.

### Boundary Treatments Implementation

- 23) Before each dwelling hereby permitted is occupied, the works to provide the boundary treatments relating to that part of the development shall have been completed in accordance with the approved boundary treatment scheme.

Reason: To provide a satisfactory appearance to any boundary treatments and by screening rear gardens from public view, in the interests of the privacy and amenity of the occupants of the proposed and neighbouring dwellings and in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

### Travel Plan Compliance

- 24) Before any dwelling hereby permitted is occupied, the measures contained within the approved Travel Plan shall be implemented in accordance with the approved details, and shall continue to be implemented for as long as any part of the development is occupied.

Reason: In order that the permitted development conforms to the requirements of the National Planning Policy Framework, by ensuring that access to the site is sustainable and that there is reduced dependency on the private car for journeys to and from the development.

## Landscape and Ecological Management Plan

25) Before any part of the development hereby permitted is occupied, a Landscape and Ecological Management Plan shall have been submitted to and approved in writing by the Local Planning Authority. The plan shall include:

- a. Long term design objectives
- b. Management responsibilities; and
- c. Maintenance schedules for all landscaped areas, other than privately owned, domestic gardens.

Reason: Soft landscaping makes an important contribution to the development and its assimilation with its surroundings and in accordance with Policy DE1 and EN2 of the adopted South Kesteven Local Plan.

## Low Road Bus Stops

26) Before any part of the development hereby permitted is occupied, a footway widening scheme for the site frontage, an improved bus stop including bus stop poles and flags and inclusive of timetable, shall be provided in accordance with details that will first have been submitted to and approved in writing by the Local Planning Authority. The works shall also include appropriate arrangements for the management of surface water runoff from the highway.

Reason: To ensure the provision of safe and adequate pedestrian access to the permitted development, without increasing flood risk to the highway and adjacent land or property.

## Low Road junction

27) Before any part of the development is occupied, all of that part of the estate road and associated footways that forms the junction with Low Road, and which will be constructed within the limits of the public highway, shall be laid out and constructed to finished levels in accordance with details to be submitted to, and approved in writing by, the Local Planning Authority.

Reason: In the interests of safety, to avoid the creation of pedestrian trip hazards within the public highway from surfacing materials, manholes and gullies that may otherwise remain for an extended period at dissimilar, interim construction levels.

## **Ongoing Conditions**

### Soft Landscaping Implementation

28) Before the end of the first planting / seeding season following the first occupation of the development hereby permitted, all soft landscaping works shall have been carried out in accordance with the approved soft landscaping details.

Reason: Soft 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.

### Soft Landscaping Protection

29) 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, unless otherwise agreed by the Local Planning Authority.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscaping, in accordance with the approved designs and in accordance with Policy DE1 and EN2 of the adopted South Kesteven Local Plan.

### LEMP Compliance

30) Following the first occupation of the final dwelling hereby permitted, the approved Landscape and Ecological Management Plan shall be adhered to in full, unless otherwise agreed in writing by the Local Planning Authority.

Reason: Soft 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.

## **OUTLINE PLANNING PERMISSION**

### **Time Limit for Commencement**

#### **Time Limit for Commencement**

- 1) The development hereby permitted shall be commenced before the expiration of three years from the date of this permission, or two years from the approval of the last reserved matters, which ever is the latter.

Reason: In order that development is commenced in a timely manner, as set out in Section 92 of the Town and Country Planning Act 1990 (as amended).

#### **Time Limit for Reserved Matters**

- 2) Details of the reserved matters set out below shall have been submitted to the Local Planning Authority for approval within three years from the date of this permission:
  - i. Access
  - ii. Appearance
  - iii. Layout
  - iv. Landscaping
  - v. Scale

Approval of all reserved matters shall have been obtained from the Local Planning Authority in writing before any development is commenced.

Reason: To enable the Local Planning Authority to control the development in detail and in order that the development is commenced in a timely manner, as set out in Section 92 of the Town and Country Planning Act 1990 (as amended)

### **Approved Plans**

- 3) The development hereby permitted shall be carried out in accordance with the following list of approved plans (in relation to the site location only):
  - a. Planning Layout (Ref: L201/PLANNING/01/Rev H)

Unless otherwise required by another condition of this permission.

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

### **Before Development is Commenced**

#### **Noise Management Plan**

- 4) As part of any reserved matters application(s) for the site, a detailed Noise Management Plan containing details of hours of operation and any noise mitigation measures required to ensure that the proposed community facility does not result in any unacceptable adverse noise

impacts on the adjacent residential properties, shall have been submitted to and approved in writing by the Local Planning Authority.

Thereafter, the development shall be carried out in accordance with the approved Noise Management Plan for the lifetime of the development.

Reason: In the interests of the residential amenity of occupiers of the site and the surrounding area.

### CEMP

- 5) No development shall take place until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan and Statement shall include measures to mitigate the adverse impacts during the construction stages of the permitted development and shall include:
- a. The phasing of the development, including access construction and build routes.
  - b. The on-site parking of all vehicles of site operatives and visitors.
  - c. The on-site loading and unloading of all plant and materials.
  - d. The on-site storage of all plant and materials used in constructing the development.
  - e. Dust suppression measures
  - f. Wheel washing facilities.
  - g. A strategy stating how surface water runoff on and from the development will be managed during construction, and protection measures for any sustainable drainage features. This should include drawing(s) showing how the drainage systems (temporary or permanent) connect to an outfall (temporary or permanent) during all construction works.

The Construction Management Plan and Statement shall be strictly adhered to throughout the construction period.

Reason: In the interests of residential amenity of occupiers of the site and the surrounding area.

### Materials Specification

- 6) As part of any reserved matters application(s) relating to appearance, details of the materials (including the colour of render, paintwork or colourwash) to be used in the construction of external surfaces of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance to the development and in accordance with Policy DE1.

### Archaeological Investigation

- 7) Before the development hereby permitted is commenced, a written scheme of archaeological investigation shall have been submitted to and approved in writing by the Local Planning Authority.

Thereafter, the archaeological investigations shall be completed in accordance with the approved details.

Reason: In order to provide a reasonable opportunity to record the history of the site and in accordance with Policy EN6 of the adopted South Kesteven Local Plan.

### Culvert Risk Assessment

- 8) Before the development hereby permitted commences, a priority risk assessment for the culvert under the A1 trunk road, in accordance with DMRB CD535 and informed by a pre-construction condition survey, shall be submitted to and approved in writing by the Local Planning Authority.

If identified as necessary following the priority culvert risk assessment, a mitigation scheme for the priority culvert under the A1 should be submitted to and approved in writing by the Local Planning Authority.

Thereafter, the mitigation works shall be completed in accordance with the approved scheme prior to the commencement of development.

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

### Surface Water Drainage Strategy

- 9) Before the development hereby permitted is commenced, a scheme for the treatment of surface water drainage shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall:
- a. Be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development.
  - b. Provide flood exceedance routing for storm events greater than the 1 in 100 year event;
  - c. Provide details of how run-off will be safely conveyed and attenuated during storms up to and including the 1 in 100 year critical storm event, with an allowance for climate change, from all hard surfaced areas within the development into the existing drainage infrastructure and watercourse system without exceeding the runoff rate for the undeveloped site;
  - d. Provide attenuation details and discharge rates which shall be restricted;
  - e. Provide details of the timetable for and any phasing of the implementation of the drainage scheme; and
  - f. Provide details of how the scheme shall be maintained and managed over the lifetime of the development, including any arrangements for adoption by any public body or Statutory Undertaker and any other arrangements required to secure the operation of the drainage system throughout its lifetime.

Thereafter, no dwelling shall be occupied until the approved scheme has been completed or provided on site in accordance with the approved phasing. The approved scheme shall be retained and maintained in full, in accordance with the approved details.

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

#### Biodiversity Enhancement and Mitigation Plan

- 10) Before the development hereby permitted is commenced, a biodiversity mitigation and enhancement scheme, based on the recommendations contained within the Ecological Impact Assessment Report (BWB) (Dated January 2023), must be submitted to and approved in writing by the Local Planning Authority.

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

Thereafter, the required biodiversity mitigation and enhancement measures shall be completed in full in accordance with the agreed scheme, prior to first occupation of the development.

Reason: In the interests of best ecological practice and in accordance with Policy LV-H3 and EN2 of the adopted South Kesteven Local Plan.

#### Arboricultural Method Statement Compliance

- 11) Before the development hereby permitted is commenced, the Tree Protection measures indicated on the Tree Protection Plan contained at Appendix 4 of the Arboricultural Method Statement (AWA Tree Consultants) (Ref: AWA5509AMS) (July 2023) shall have been implemented in full.

Thereafter, the tree protection measures shall be retained on site until all works have been completed.

Reason: In the interests of visual amenity and for the avoidance of doubt.

#### Estate Road Phasing Plan

- 12) Before the development hereby permitted is commenced, an Estate Road Phasing and Completion Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall set out how the construction of the development will be phased and standards to which the estate roads on each phase will be completed during the construction period of the development.

Thereafter, the development shall be undertaken in accordance with the approved details.

Reason: To ensure that a safe and suitable standard of vehicular and pedestrian access is provided for residents throughout the construction period of the development.

## Site Levels

- 13) As part of any reserved matters application(s) for the application site, plans showing the existing and proposed land levels of the site (including spot heights, contours, and finished floor levels of all buildings) with reference to an off-site datum point, shall have been submitted to and approved in writing by the Local Planning Authority.

Thereafter, the development shall be carried out in accordance with the approved details, and the site levels completed as approved, prior to the building being first occupied / brought into use.

Reason: In order to ensure that a safe and suitable standard of pedestrian connectivity is provided for residents and users throughout the allocation site.

## **During Building Works**

### Construction Hours

- 14) Construction work on site shall only be carried out between the hours of 0730 and 1800 Monday to Friday, and 0900 to 1300 on Saturdays. Construction work shall not be carried out on Sundays or Public Holidays; unless otherwise agreed in writing by the Local Planning Authority.

The term “construction work” shall include all mobile plant and machinery, radios and the delivery of construction materials.

Reason: To minimise noise impacts on the adjacent residential dwellings.

### Delivery Hours

- 15) Deliveries of construction materials shall only take place between the hours of 0800 and 1700 Monday to Friday, and 0900 and 1700 on Saturdays. Deliveries shall not take place on Sundays or public holidays.

Reason: To minimise noise impacts on the adjacent residential dwellings.

### Ecological Mitigation

- 16) All works on site, including construction and delivery works, shall be carried out in accordance with the recommendations contained within the Ecological Impact Assessment Report (BWB) (Dated January 2023), unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of best ecological practice and in accordance with Policy EN2 of the adopted South Kesteven Local Plan.

### Previously Unidentified Contamination

- 17) Should the developer, during excavation and construction works of the approved development site, find any area where it is suspected that the land is contaminated, then all

works must stop and the Local Planning Authority notified immediately. An investigation and risk assessment must be undertaken and, where remediation is necessary, a remediation scheme must be prepared in accordance with current good practice and legislation, a remediation scheme must be prepared in accordance with current good practice and legislation, and submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved remediation scheme shall be implemented in accordance with the approved details.

Following the completion of measures identified in the approved remediation scheme, a verification report must be prepared, which is the subject of approval in writing by the Local Planning Authority prior to the first occupation of the dwellings hereby permitted.

Reason: Previous activities associated with the site may have caused, or had the potential to cause, land contamination and to ensure that any site investigation and remediation will not cause pollution, in the interests of the amenities of future residents and users of the development; and in accordance with Policy EN4 of the Local Plan.

#### Landscape and Ecological Management Plan

18) Before any part of the development hereby permitted is occupied, a Landscape and Ecological Management Plan shall have been submitted to and approved in writing by the Local Planning Authority. The plan shall include:

- a. Long term design objectives
- b. Management responsibilities; and
- c. Maintenance schedules for all landscaped areas, other than privately owned, domestic gardens.

Reason: Soft landscaping makes an important contribution to the development and its assimilation with its surroundings and in accordance with Policy DE1 and EN2 of the adopted South Kesteven Local Plan.

#### Low Road Bus Stops

19) Before any part of the development hereby permitted is occupied, a footway widening scheme for the site frontage, an improved bus stop including bus stop poles and flags and inclusive of timetable, shall be provided in accordance with details that will first have been submitted to and approved in writing by the Local Planning Authority. The works shall also include appropriate arrangements for the management of surface water runoff from the highway.

Reason: To ensure the provision of safe and adequate pedestrian access to the permitted development, without increasing flood risk to the highway and adjacent land or property.

#### Low Road junction

20) Before any part of the development is occupied, all of that part of the estate road and associated footways that forms the junction with Low Road, and which will be constructed within the limits of the public highway, shall be laid out and constructed to finished levels in

accordance with details to be submitted to, and approved in writing by, the Local Planning Authority.

Reason: In the interests of safety, to avoid the creation of pedestrian trip hazards within the public highway from surfacing materials, manholes and gullies that may otherwise remain for an extended period at dissimilar, interim construction levels.

## **Ongoing Conditions**

### Soft Landscaping Implementation

- 21) Before the end of the first planting / seeding season following the first occupation of the development hereby permitted, all soft landscaping works shall have been carried out in accordance with the approved soft landscaping details.

Reason: Soft 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.

### Soft Landscaping Protection

- 22) 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, unless otherwise agreed by the Local Planning Authority.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscaping, in accordance with the approved designs and in accordance with Policy DE1 and EN2 of the adopted South Kesteven Local Plan.

### LEMP Compliance

- 23) Following the first occupation of the final dwelling hereby permitted, the approved Landscape and Ecological Management Plan shall be adhered to in full, unless otherwise agreed in writing by the Local Planning Authority.

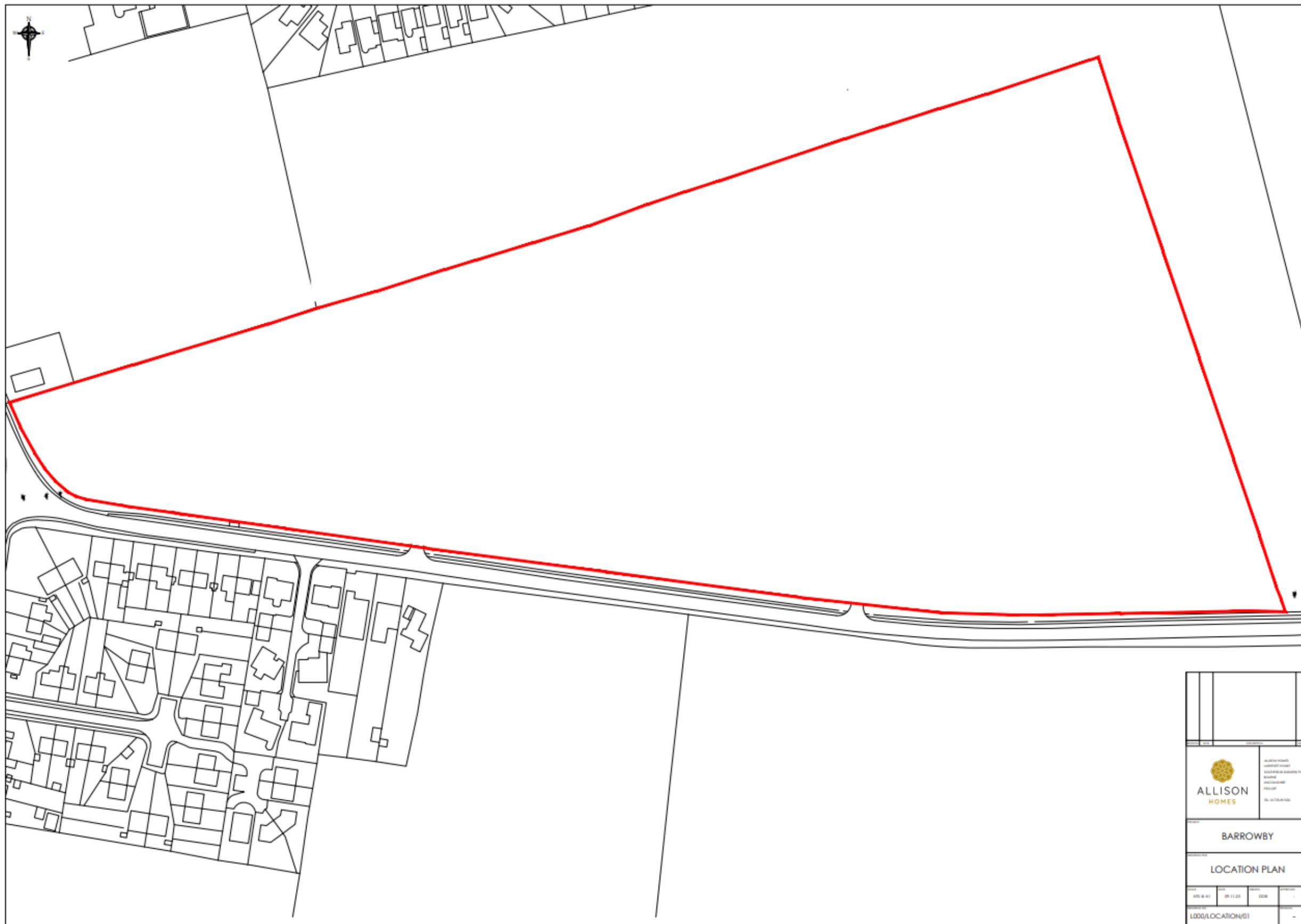
Reason: Soft landscaping makes an important contribution to the development and its assimilation with its surroundings and in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

## **Note(s) to Applicant**

- 1) In reaching this 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 Paragraph 38 of the National Planning Policy Framework (December 2023).
- 2) All roads within the development hereby permitted must be constructed to an acceptable engineering standard. Those roads that are out forward for adoption as public highways must be constructed in accordance with the Lincolnshire County Council Development Road Specification that is current at the time of construction, and the developer will be required to enter into a legal agreement with the Highway Authority under Section 38 of the Highways Act 1980. Those roads that are not to be voluntarily out forward for adoption as public highways may be subject to action by the Highway Authority under Section 219 (Advanced Payments Code) of the Highways Act 1980.
- 3) The permitted development requires the formation of a new/amended vehicular access. These works will require approval from the Highway Authority in accordance with Section 184 of the Highways Act. The works should be constructed in accordance with the Authority's specification that is current at the time of construction. Relocation of existing apparatus, underground services or street furniture will be the responsibility of the applicant, prior to application. For application guidance, approval and specification details, please visit <https://www.lincolnshire.gov.uk/licences-permits/apply-dropped-kerb>
- 4) Please contact the Lincolnshire County Council Streetworks and Permitting Team on 01522 782070 to discuss any proposed statutory utility connections and any other works which will be required within the public highway in association with the development hereby permitted under this Consent. This will enable Lincolnshire County Council to assist in the coordination and timings of these works.  
For further guidance, please visit our website via the following links:  
Traffic Management - <https://www.lincolnshire.gov.uk/traffic-management>  
Licences and Permits – <https://www.lincolnshire.gov.uk/licences/permits>.
- 5) The highway improvement works referred to in the above condition are required to be carried out by means of a legal agreement between the landowner and the County Council, as the Local Highway Authority.
- 6) The existing ground level of the site must not be raised above the ground level of any surrounding land without further consultation with the Lead Local Flood Authority and Local Planning Authority, to consider suitable mitigation measures to ensure that surface water flood risk is not created or increased to land adjacent to the permitted development.
- 7) Notification of intention to connect to the public sewer under Section 106 of the Water Industry Act approval and consent will be required by Anglian Water under the Water Industry Act 1991. Contact Development Services on 0345 606 6087.
- 8) No building will be permitted within the statutory easement width of 3m from the pipeline without agreement from Anglian Water.

- 9) The Developer should note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Anglian Water (under Section 104 of the Water Industry Act 1991), they should contact the Development Services Team at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with Sewers for Adoption guide for developers, as supplemented by Anglian Water's requirements.

Site Location Plan



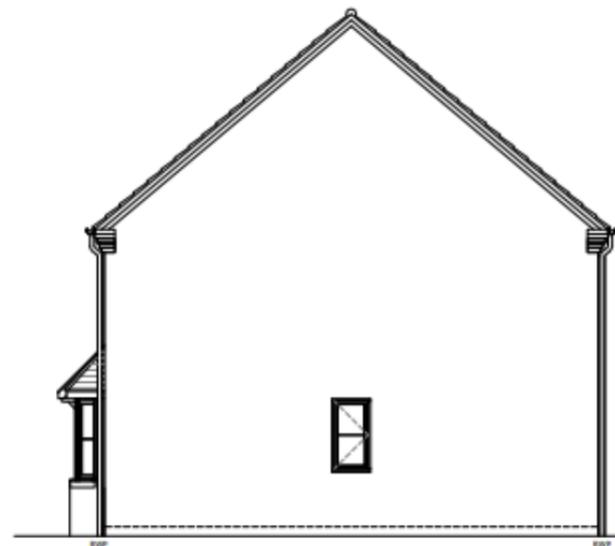
Proposed Site Plan



 <b>ALLISON</b> HOMES		ALLISON HOMES IS A PART OF THE HANSON GROUP A LISTED COMPANY
<b>BARROWBY</b>		
<b>PLANNING LAYOUT</b>		
SCALE	DATE	DRAWN
1:500 @ A1	1/12/24	DOR
PROJECT NO.	SHEET	
L201/PLANNING/01	H	



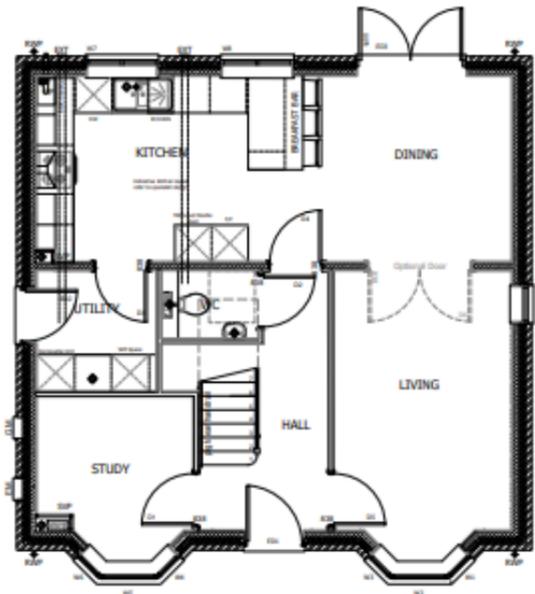
FRONT ELEVATION



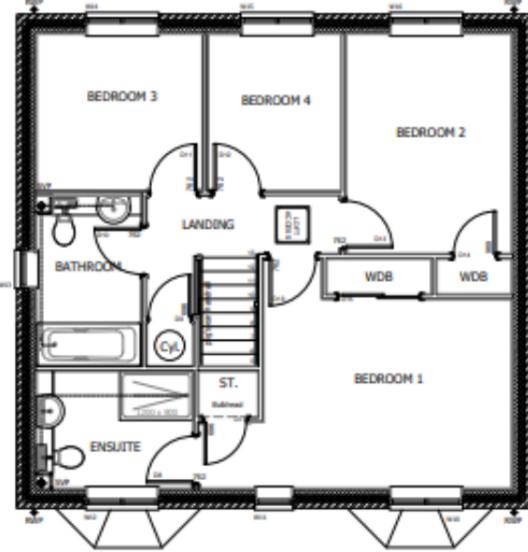
SIDE ELEVATION



REAR ELEVATION



GROUND FLOOR PLAN



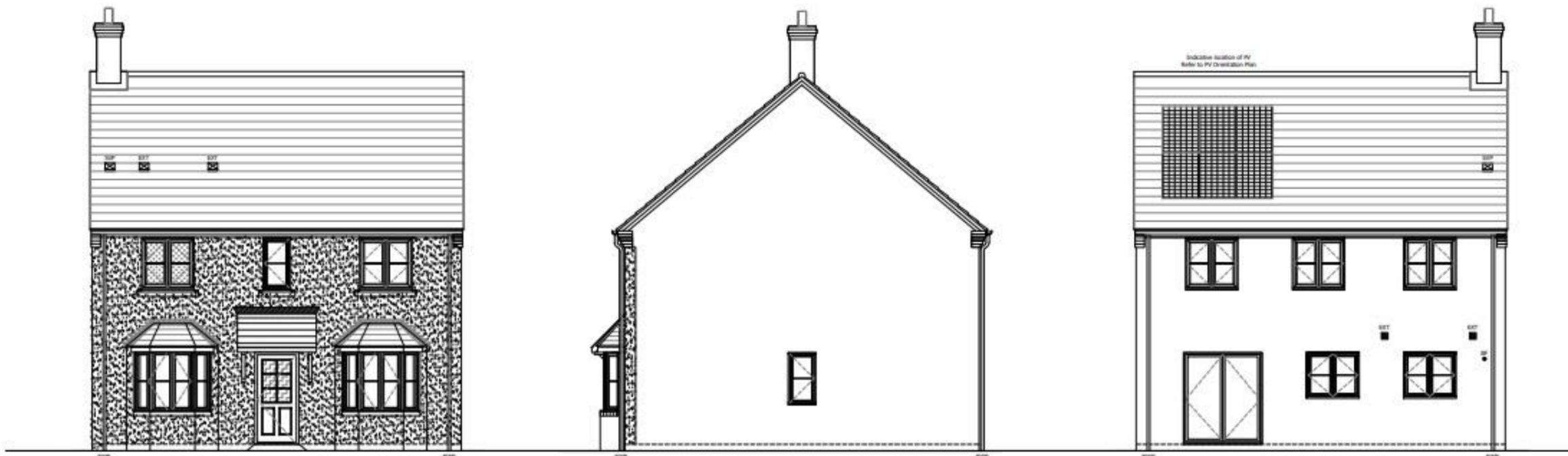
FIRST FLOOR PLAN



SIDE ELEVATION



		ALLISON HOMES EAST FLEET HOUSE CYNET ROAD HAMPTON PETERBOROUGH PE7 8PD TEL: 01778 381550	
<b>BARROWBY</b>			
<b>D406 DETACHED - OPEN MARKET                  DESIGN SHEET</b>			
AS	1, 17, 132, 154, 170	1:100 @ A3	15.02.23
OP	18, 95, 169	L201-D406-D-DS-01	A



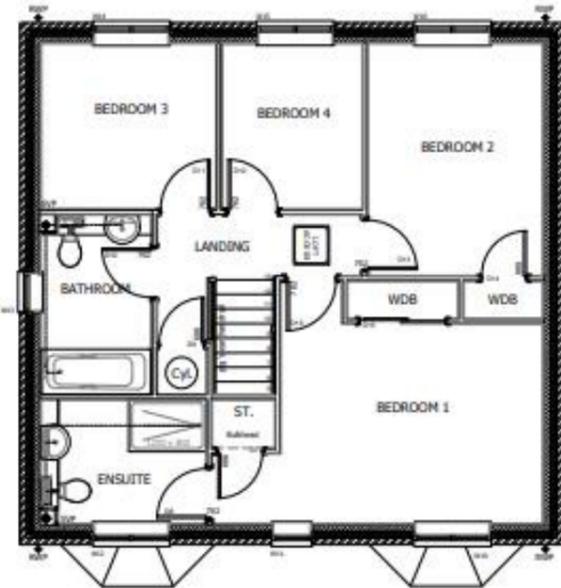
FRONT ELEVATION

SIDE ELEVATION

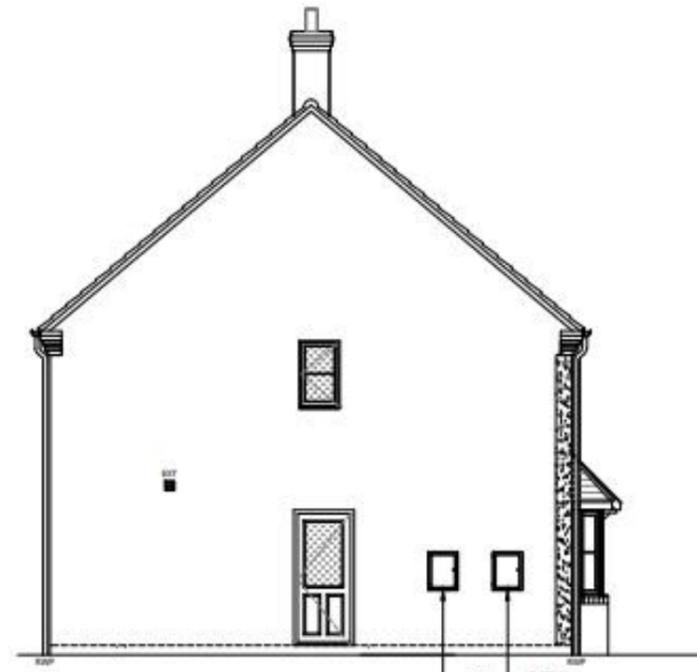
REAR ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SIDE ELEVATION



AS	-	DATE	15.02.23	SCALE	BM	APPROVAL	-
OP	134	PROJECT	L201-D406REN-DS-01	REVISION	A		

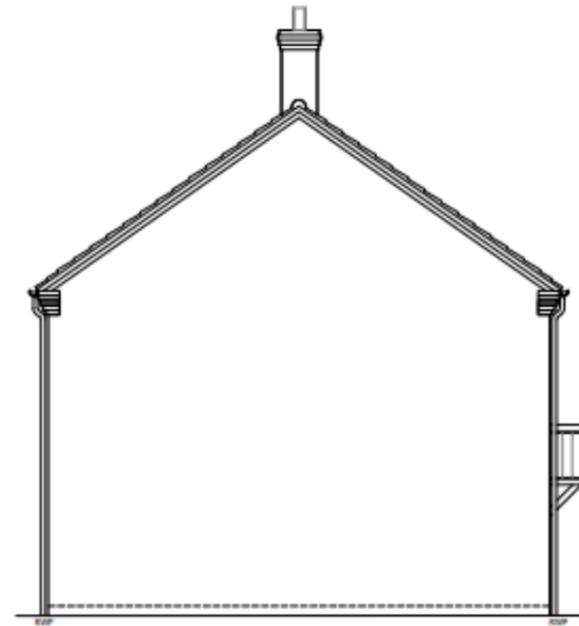
ALLISON HOMES EAST  
 FLEET HOUSE  
 CYGNET ROAD  
 HAMPTON  
 PETERSBOROUGH  
 PE7 4PD  
 TEL: 01753 381550

**BARROWBY**

**D406 RENDER DETACHED - OPEN MARKET DESIGN SHEET**



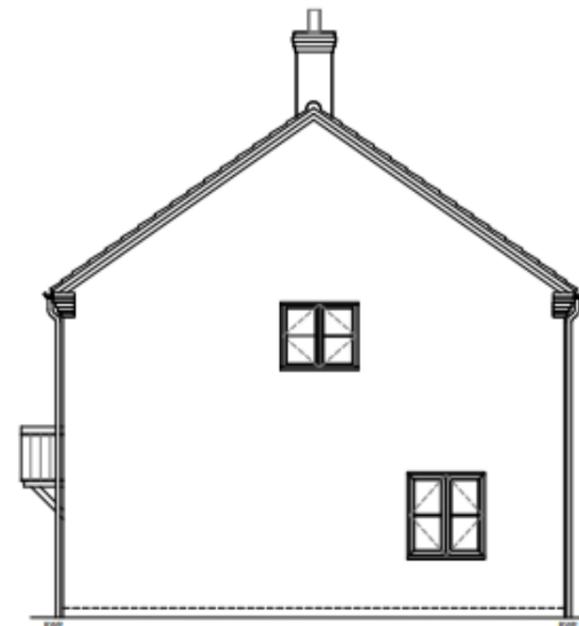
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



 <p><b>ALLISON HOMES</b></p>		<p>ALLISON HOMES EAST FLEET HOUSE CYGNET ROAD HAMPTON PETERBOROUGH PE7 8TD TEL: 01778 391580</p>													
<p><b>BARROWBY</b></p>															
<p><b>E501 CHIMNEY DETACHED DESIGN SHEET 2 OF 2</b></p>															
<table border="1"> <tr> <td>AS</td> <td>35, 40, 79</td> <td>Scale 1:100 @ A3</td> <td>Date 24.02.2023</td> <td>Drawn DAW</td> <td>Approved -</td> </tr> <tr> <td>OP</td> <td>175</td> <td colspan="2">Drawing No. L201-E501CHIM-DS-02</td> <td colspan="2">Revision A</td> </tr> </table>	AS	35, 40, 79	Scale 1:100 @ A3	Date 24.02.2023	Drawn DAW	Approved -	OP	175	Drawing No. L201-E501CHIM-DS-02		Revision A				
AS	35, 40, 79	Scale 1:100 @ A3	Date 24.02.2023	Drawn DAW	Approved -										
OP	175	Drawing No. L201-E501CHIM-DS-02		Revision A											





**SOUTH  
KESTEVEN  
DISTRICT  
COUNCIL**

## Planning Committee

13 June 2024

### **S23/0299**

Proposal:	Erection of 67 dwellings with associated vehicular access from Reedings Road and Owen Way, and associated public open space and infrastructure
Location:	Land at Reedings Road, Barrowby
Applicant:	Persimmon Homes East Midlands
Application Type:	Full Planning Permission (Major Development)
Reason for Referral to Committee:	Major development which requires a Section 106 Agreement to secure financial contributions.
Key Issues:	<ul style="list-style-type: none"><li>• Principle of Development</li><li>• Meeting All Housing Needs</li><li>• Design Quality</li><li>• Infrastructure for Growth</li></ul>
Technical Documents:	<ul style="list-style-type: none"><li>• Design and Access Statement</li><li>• Transport Assessment</li><li>• Sustainable Design Statement</li><li>• Noise Report</li><li>• Landscape and Visual Impact Assessment</li><li>• Air Quality Assessment</li><li>• Written Scheme of Investigation</li><li>• Ground Investigation</li><li>• Ecological Appraisal</li><li>• Landscape and Ecological Management Plan</li><li>• Flood Risk Assessment</li><li>• Drainage Statement</li><li>• Housing Statement</li><li>• Parking Statement</li><li>• Comprehensive Masterplan document</li></ul>

#### **Report Author**

Adam Murray – Principal Development Management Planner



01476 406080



Adam.Murray@southkesteven.gov.uk

<b>Corporate Priority:</b>	<b>Decision type:</b>	<b>Wards:</b>
<b>Growth</b>	<b>Regulatory</b>	<b>Belvoir</b>

<b>Reviewed by:</b>	Phil Jordan, Development Management & Enforcement Manager	5 June 2024
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**Recommendation (s) to the decision maker (s)**

To authorise the Assistant Director – Planning to GRANT planning permission, subject to conditions and the completion of a Section 106 Agreement

S23/0299 – Reedings Road, Barrowby



Key



Application  
Boundary



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# 1 Description of the site

- 1.1 The application site comprises an area of approximately 3.05 hectares (7.53 acres) of broadly rectangular land situated to the south of Reedings Road, and east of Owen Way, located to the south-east of the main built-up area of Barrowby. The site currently forms a single field of arable, agricultural land, and rises generally from south to north.
- 1.2 The site forms part of the Low Road, Barrowby development that is allocated in the adopted Local Plan (Site Ref: LV-H3), which is to comprise of a development of up to 270 new dwellings at a maximum density of 35 dwellings per hectare. The adopted Local Plan policy allocation includes a series of development principles to ensure that the proposed development is delivered in a comprehensive and co-ordinated manner; and to ensure that it appropriately assimilates to the edge of the existing built-up area of Barrowby.
- 1.3 The current application site consists of the north-eastern parcel of the allocation site, which is under the control of Persimmon Homes. The north-western parcel has already been given planning permission for 49 dwellings (LPA Ref: S18/0093 and S19/2140) and for the construction of a food store (Ref: S20/1124). The foodstore has been built and is operational, and the housing has been completed and occupied. The Local Planning Authority are currently in receipt of a hybrid planning application for the development of the southern parcel of the allocation, under the control of Allison Homes, for a development of 175 dwellings and land for a new community hall; this application is subject to consideration as part of the June Planning Committee meeting.
- 1.4 The application site is bordered to the south, east and west by mature hedgerow boundaries, whilst the northern boundary is marked by the rear residential boundaries of properties fronting onto Reedings Road, Leys Close, Adamstiles and Hurst Crescent. There are several mature trees marking the perimeter of the site, but the internal site area is largely free from hedgerow and tree planting, with the exception of a single tree group located centrally within the site.
- 1.5 The site is located within the Harlaxton and Denton Bowl Landscape Character Area (South Kesteven Landscape Character Assessment, 2007). Whilst there are no formal public rights of way running through the site, there is an established, well used informal route running north to south from Reedings Road to Low Road, which crosses through the centre of the site.
- 1.6 Similarly, the proposed development site does not contain any designated built heritage assets, and the site is also well separated from the Barrowby Conservation Area, which is focused on the village centre.
- 1.7 The site is not subject to any formal ecological designations. However, the site is located within 2km of three Local Wildlife Sites; these include Barrowby Grasslands, Harlaxton Clays Wood, and Grantham Canal and Canal Bank.
- 1.8 The site falls within Flood Zone 1 of the Flood Map for Planning, and is also identified as being predominantly at low risk of surface water flooding; although there are some isolated areas of medium risk located within the site.
- 1.9 The site currently consists of undeveloped agricultural land, which is identified as being Grade 1 and Grade 2 land quality on the Provisional Agricultural Land Classification Maps, and therefore, is defined as consisting of Best and Most Versatile Agricultural Land (BMVAL).

## **2 Description of the proposals**

- 2.1 The current application seeks full planning permission for the erection of 67 dwellings with vehicular access from Reedings Road and Owen Way, and associated public open space and infrastructure.
- 2.2 The application scheme has been the subject of revision during the course of the determination period following continued engagement between Officers and the Applicant, including attendance at the Council's Design PAD meetings. The revised proposals, which are subject to determination, were received in March 2024 and have been the subject of a further formal consultation with all consultees, neighbours and interested parties.
- 2.3 The proposals have been accompanied by a range of technical reports, including Design and Access Statement, Archaeological Desk Based Assessment, Ecological Appraisal, Transport Assessment and Drainage Strategy. The submission also includes the following plans: Proposed Site Layout, Proposed Planting Plans, Proposed LEAP Plans, Proposed Drainage Layout, and Proposed House Types, which indicates that the development would consist of the following:
- Market Housing (47 dwellings)
    - 4 x 2-bed
    - 23 x 3-bed
    - 17 x 4-bed
    - 3 x 5-bed
  - Affordable Home Ownership (First Homes) (5 dwellings)
    - 5 x 2-bed
  - Affordable Home Ownership (Shared Ownership) (4 dwellings)
    - 2 x 3-bed
    - 2 x 4-bed
  - Affordable Homes (Affordable Rent) (11 dwellings)
    - 4 x 1-bed
    - 5 x 2 bed
    - 2 x 3 bed
- 2.4 The majority of the dwellings would be 2-storeys with single storey garages where applicable. However, there are some 2.5 storey buildings distributed throughout the site, including fronting onto the central green and along the main street to provide a strong sense of enclosure, as well as along at the junction of the primary street, to provide a focal point to the primary street and terminate these viewpoints. The proposed dwellings would be a simple architectural form and include a limited palette of materials. Dwellings would include a range of semi-detached dwellings arranged in a perimeter block layout, and feature chimneys, dual fronted properties and corner turning properties with gables onto the street in some instances. The proposed dwellings would be constructed with two types of red brick, the use of white render to some focal buildings and for variation, and gateway buildings to include reconstituted buff stone. The proposed materials would be distributed through out

the site to reinforce a series of character areas; which would be reflective of the different street hierarchy and typologies.

- 2.5 Vehicular access to the site would be taken via the extension of Reedings Road to the north, and Owen Way to the west. Within the site, three street typologies are proposed to allow for movement throughout the site; consisting of the Main Street, Secondary Streets, and Mews / Private Drive areas.
- 2.6 The proposed primary street would run east-west through the site connecting the two points of access and would be a 5.5m carriageway with segregated footways / cycleways either side, separated by a grass verge with street trees to both sides. The carriageway would be constructed with tarmac and would have tarmac pavements. Dwellings would front directly onto the footways / cycleways.
- 2.7 The Secondary Streets / Mews Streets would serve the housing parcels, and either front onto areas of open space, or form an enclosed mews-type street serving development blocks. These streets are designed as shared surface streets, and vary from 5.0m for a shared surface mews street to 7.5m for the secondary streets. For the secondary streets the surfacing materials will be block paving; whilst for the mews streets, the charcoal block paving is proposed.
- 2.8 As referenced above, the proposed site layout has been designed to have a perimeter block formation with housing backing onto to the north benefiting from a back-to-back arrangement with the proposed dwellings. The primary east-west running street wraps around the development and also serves to provide a formalisation of the existing informal north-south route from Reedings Road to Low Road, which will include a segregated footway / cycleway on the eastern side. A central 'green' is proposed to provide a focal point for the development and aligns with the area of formal open space to be provided as part of the Allison Homes development, and will also include an equipped play area. The mature hedgerow which defines the boundary between these two sites is proposed to be maintained with the exception of the creation of gaps within the hedgerow to facilitate pedestrian and access between these sites. A further area of public open space is proposed along the eastern boundary of the site, and this will include a surfaced footpath which connects into the footpath provided as part of the Allison Homes development, to provide a circular walking route around the perimeter of the allocation site.
- 2.9 The landscaping proposals for the site have been designed with consideration for the varied function of the individual spaces and as such, varies between the central green, which is intended to provide a multi-functional focal point for the allocation site, and the open spaces to the west and eastern boundaries for the site, that are focused on enhancing the biodiversity credentials of the site.
- 2.10 Surface water drainage is proposed to be managed through SuDS, with a series of swales positioned within the verge of the primary street which would drain into an attenuation basin positioned as part of the central green and to the east of the site. Additional swales and porous paving will also be discharged to the attenuation basin. Foul water drainage is proposed to be collected via a network of pipes situated beneath the proposed streets, which will then be pumped to the existing Anglian Water foul drainage network situated within Reedings Road.

### 3 Relevant History

<b>Application Ref.</b>	<b>Description of Development</b>	<b>Decision</b>
S18/0093	Construction of 49 dwellings, construction of new vehicle access – Outline application with the matter of access included	Approved Conditionally 02.05.2019
S19/1131	Outline application for development of up to 83 dwellings including details of access	Pending Consideration
S19/2140	Approval of Reserved Matters for appearance, landscaping, layout and scale for 49 dwellings following grant of outline permission S18/0093	Approved Conditionally 07.12.2020
S20/1124	Erection of food store (Use Class E1(a)) and associated car parking	Approved Conditionally 12.07.2021
S23/2175	Hybrid planning application for the erection of 175 dwellings with associated access, infrastructure, open space and landscaping (full application) and community facility (outline)	Pending Consideration

- 3.1 As detailed above, the application site forms part of the Low Road, Barrowby allocation; which falls under the control of three separate parties; Persimmon Homes, Allison Homes and Platform Housing Group.
- 3.2 The Platform Housing Group site has already been given planning permission for 49 dwellings (Ref: S18/0093 and S19/2140); and this development has been completed. In connection with this, it is important to note that the completed housing scheme comprises of 100% affordable dwellings, which are 22 (no) shared ownership dwellings and 27 (no) affordable rent dwellings.
- 3.3 The Local Planning Authority are also in receipt of a hybrid planning application for the development of the southern parcel by Allison Homes. This application proposes the erection of 175 dwellings with associated access, infrastructure, open space and landscaping, and also includes the provision of land at the western end of the site for a proposed community facility. This application is scheduled to be presented to Planning Committee in June 2024.

### 4 Policy Considerations

- 4.1 **South Kesteven Local Plan 2011-2036 (Adopted January 2024)**  
Policy SD1 – The Principles of Sustainable Development in South Kesteven  
Policy SP6 – Community Services and Facilities  
Policy H1 – Housing Allocations  
Policy H2 – Affordable Housing Contributions  
Policy H4 – Meeting All Housing Needs  
Policy EN1 – Landscape Character  
Policy EN2 – Protecting Biodiversity and Geodiversity  
Policy EN4 – Pollution Control  
Policy EN5 – Water Environment and Flood Risk Management  
Policy DE1 – Promoting Good Quality Design  
Policy SB1 – Sustainable Buildings  
Policy OS1 – Open Space  
Policy ID1 – Infrastructure for Growth  
Policy ID2 – Transport and Strategic Transport Infrastructure

Policy LV-H3 – Low Road, Barrowby

4.2 **Design Guidelines for Rutland and South Kesteven Supplementary Planning Document (Adopted November 2021)**

4.3 **National Planning Policy Framework (NPPF) (Published December 2023)**

Section 2 – Achieving sustainable development.

Section 4 – Decision-making

Section 5 – Delivering a sufficient supply of homes

Section 8 – Promoting healthy and safe communities

Section 9 – Promoting sustainable transport

Section 11 – Making effective use of land

Section 12 – Achieving well-designed and beautiful places

Section 14 – Meeting the challenge of climate change, flooding and coastal change

Section 15 – Conserving and enhancing the natural environment

4.4 **South Kesteven Local Plan Review 2021 – 2041 (Regulation 18 Draft)**

## **5 Representations received**

5.1 **Anglian Water**

5.1.1 No objections.

5.1.2 There are assets owned by Anglian Water or those subject to an adopted agreement within or close to the development boundary that may affect the layout of the site. An informative is required.

5.1.3 The foul drainage from this development is in the catchment of the Marston (Lincs) Water Recycling Centre that will have available capacity for these flows.

5.2 **Barrowby Parish Council**

5.2.1 Support and Section 106 request.

5.2.2 Barrowby Parish Council support this application with the expectation that it is in line with the approved Masterplan.

5.2.3 Currently the existing community facilities are either at, or very near full capacity or have limited capacity due to their size. There will become an urgent need for new facilities to be provided to meet the increased demand the new developments will bring. As such, those will either need to be provided on the new sites themselves, or alternatively, we would seek a financial contribution towards these facilities being provided elsewhere within the Parish.

5.2.4 Contributions are requested for improving leisure facilities and play equipment, provision of additional sports facilities, and the provision of a new community building

5.3 **Cadent Gas**

5.3.1 No objections.

5.4 **Environment Agency**

5.4.1 No comments to make.

5.5 **Heritage Lincolnshire**

5.5.1 No objection subject to conditions.

- 5.5.2 The site for the proposed development lies in an area of archaeological importance. An archaeological desk based assessment has been undertaken which summarises the known archaeology in the vicinity and the potential for archaeological remains at the site (thought likely to be prehistoric and Roman in date). A geophysical survey of the proposed development area has identified potential archaeological remains including a ring ditch, possibly a round barrow.
- 5.5.3 A written scheme of investigation has been submitted in support of the application for a programme of archaeological trial trenching to determine the presence, character and date of any archaeological deposits. Following the results of that investigation further archaeological work may be required in order to mitigate the impacts of the development proposal on the archaeological remains.
- 5.5.4 Conditions requested for the completion of the archaeological investigations for trial trenching in accordance with the submitted Written Scheme of Investigation and, where necessary, a scheme of further investigation or recording.
- 5.6 **Historic England**
- 5.6.1 No comments to make.
- 5.7 **Lincolnshire County Council (Education)**
- 5.7.1 No comments to make.
- 5.8 **Lincolnshire County Council (Highways & SuDS)**
- 5.8.1 No objection subject to conditions and Section 106 contributions.
- 5.8.2 A Transport Statement is submitted in support of the application which demonstrates the site is in a sustainable location within Barrowby as it benefits from good access to the highway, public transport and footpath networks. The Transport Assessment also demonstrates that local roads have the capacity to accommodate vehicular movements generated by the development.
- 5.8.3 The existing highway network caters well for pedestrians and cyclists with segregated footways connecting residential areas to the village centre and other amenities and bus stops, thus provided for sustainable modes of travel. The site benefits from connectivity to the existing pedestrian network via Reedings Road and Owen Way, which both have segregated footways on either side of the highway.
- 5.8.4 In line with advice from the Council's Urban Design Officer, the comprehensive masterplan for the allocation has been designed to provide pedestrian and cycle connectivity north to south and east to west through the allocation.
- 5.8.5 Careful consideration has been given to the connectivity of the allocation site and the wider allocation to ensure that the allocation is developed as a whole with pedestrian and cycle routes provided to key destinations.
- 5.8.6 The proposed layout conforms to the objectives and design principles of the Comprehensive Masterplan, and the car parking arrangements are in line with Lincolnshire County Council guidance.
- 5.8.7 The principles of the drainage strategy are acceptable, however, the details will be subject to a technical review through the Section 38 process and a suitably worded condition is requested.

- 5.8.8 The Highway Authority is actively seeking to promote cycling and walking in a number of towns with the County, including Grantham, by means of a series of cycling and walking network plans. The Authority therefore requests that any grant of consent for this application be conditions upon the applicants making a financial contribution of £100,000 towards the costs of delivering the initiatives set out within the Grantham cycling and walking network plan.
- 5.8.9 A travel plan is to include a redeemable free bus pass for each dwelling for one year. Residential will have up to one year to redeem this bus pass from the day they move in. The maximum cost of this is up to £67,000, which will depend on the uptake of the scheme.
- 5.8.10 Conditions are request for a Construction Management Plan, tactile crossing points to a series of junctions, estate road phasing plan, drainage strategy and travel plan.
- 5.9 **Lincolnshire Fire and Rescue**
- 5.9.1 No comments received.
- 5.10 **Lincolnshire Wildlife Trust**
- 5.10.1 No objections.
- 5.10.2 We request a habitat and monitoring plan for the full 30-year period as required by the Environment Act is secured through planning conditions.
- 5.11 **Ministry of Defence**
- 5.11.1 No objections.
- 5.12 **National Highways**
- 5.12.1 No objections.
- 5.12.2 The development does not share a boundary with the strategic road network and should not have an impact on the strategic road network.
- 5.13 **Natural England**
- 5.13.1 No comments received.
- 5.14 **NHS Lincolnshire ICB**
- 5.14.1 Section 106 contribution requested.
- 5.14.2 £44,220.00 requested to contribute to the expansion in capacity of facilities within the Grantham and Rural Primary Care Network.
- 5.15 **SKDC Planning Policy Officer – Affordable Housing**
- 5.15.1 No objection subject to Section 106 Agreement.
- 5.15.2 To provide 30% affordable housing on a development of 67 units would require 20 units of a relevant tenure. The developers Housing Statement is policy compliant on this point.
- 5.16 **SKDC Conservation Officer**
- 5.16.1 No objections.
- 5.16.2 The proposed site is to the south of an existing considerably larger housing estate and will be accessed from it.

5.16.3 The proposed development will have no greater impact, adverse or otherwise on built heritage assets in the vicinity and beyond, on the assumption that there will be an effective landscape screen to the southern and eastern boundaries with open land.

#### 5.17 **SKDC Environmental Protection**

5.17.1 No objection subject to conditions.

5.17.2 The Phase I and II Ground Investigation concludes that due to elevated levels of naturally occurring arsenic further investigation is required on the site. As the report is almost 5 years old, it should be reviewed.

5.17.3 The findings of the Environmental Noise Report are accepted.

5.17.4 The conclusions of the Air Quality Assessment are accepted.

5.17.5 Conditions requested for ground conditions, construction management plan, and construction and delivery hours.

#### 5.18 **SKDC Principal Urban Design Officer**

5.18.1 No objections.

5.18.2 The scheme performs positively against Building for a Healthy Life.

#### 5.19 **Western Power**

5.19.1 No comments received.

## **6 Representations as a Result of Publicity**

6.1 The application has been advertised in accordance with the Council's Statement of Community Involvement and letters of representation have been received from 11 interested parties; of which 10 have raised formal objections, and 1 has remained neutral. The material considerations raised within the representations can be summarised as follows:

### (1) Principle of Development

- Objection to the loss of best and most versatile agricultural land

### (2) Design Quality and Visual Impact

- Adverse impact on the rural character of Barrowby

### (3) Residential Amenity

- The proposed development would impact on the privacy and light serving properties to the north of the site, including properties on Adamstiles.
- The provision of affordable housing would increase anti-social behaviour.

### (4) Access and Highways Impacts

- Impact of the development on highways safety due to access from Reedings Road and Low Road.
- Impact of the development on highways capacity; including at the A1 / A52 junction.

### (5) Pollution Control

- Increased air pollution due to increase in vehicular traffic.

- Increased light pollution due to the increase in traffic and also due to street lighting.

(6) Climate Change

- All new dwellings should be required to provide EV charging points and solar panels.

(7) Infrastructure for Growth

- Insufficient education capacity to accommodate development.
- Insufficient healthcare provision to accommodate the development.

## **7 Evaluation**

7.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the Local Planning Authority makes decisions in accordance with the adopted Development Plan, unless material considerations indicate otherwise. The Council adopted the South Kesteven Local Plan 2011-2036 on 30 January 2020, and this forms the Development Plan for the District, and is the basis for decision-making for the current application.

7.2 The Local Planning Authority have also adopted a Design Guidelines Supplementary Planning Document (SPD) (Adopted November 2021), and this document is a material consideration in the determination of planning applications.

7.3 The policies and provisions of the National Planning Policy Framework (NPPF) (“the Framework”) (Published December 2023) are also a relevant material consideration in the determination of planning applications.

7.4 It is also appreciated that the Local Planning Authority are also in the process of conducting a Local Plan Review. The Regulation 18 consultation on the draft Plan was carried out between February and April 2024. At this stage, the policies contained within the draft Plan Review can be attributed very little weight in the determination of planning applications. However, the updated evidence base which accompanies the ongoing Plan Review is a material consideration, and must be taken into account in the determination of planning applications.

### **7.5 Principle of Development**

7.5.1 It is acknowledged that public representations received on the application have raised objections to the principle of the development on the site due to the loss of best and most versatile agricultural land.

7.5.2 As referenced above, the current application site forms part of the Low Road, Barrowby allocation site identified in Policy LV-H3 of the adopted Local Plan, which is allocated for development of up to 270 new dwellings. The current application site forms the north-eastern parcels of the allocation site, and falls wholly within the identified allocation boundary. As such, the principle of residential development on the application site, and therefore the loss of the agricultural land value of the site, has been established and accepted by virtue of the site’s allocation within the adopted Local Plan.

7.5.3 As detailed above, development of the Platform Housing Group parcel of the allocation site has been completed and has delivered 49 dwellings on the site. The Local Planning Authority are also in receipt of a hybrid planning application submitted by Allison Homes for the southern parcel of the allocation site, which proposes 175 dwellings and land for a new

community facility. The current application scheme seeks full planning permission for 67 dwellings, which would result in the total number of dwellings being delivered across the allocation site totalling 291 dwellings. This total quantum of development would exceed the threshold identified within the allocation policy.

7.5.4 However, it is noted that the current application proposes 67 dwellings across an area of 3.05 hectares, which equates to a gross density of 22 dwellings per hectares. Similarly, the net density of development i.e., the area of development excluding the proposed open spaces equates to approximately 34 dwellings per hectare. As such, the density of the proposed development remains within the maximum density permitted by the Local Plan allocation policy, and it is Officers' assessment that the proposed scheme remains in broad accordance with the overall allocation policy and provides an appropriate density of development for an edge of settlement location. In addition, the proposed quantum of development would be consistent with the requirements of the Framework in relation to making an effective use of land. As such, it is Officers' judgement that the proposed quantum of development is acceptable.

7.5.5 Furthermore, the site allocation policy includes a series of development principles, which are set out, and commented on in relation to the current application, below:

*(a) A masterplan is required for the entire site. All parties shall work together to bring forward a comprehensive masterplan for the site, including the phasing of the development. The masterplan is to be agreed by the Council following consultation with the local community. Detailed proposals will only be permitted where these are in accordance with the agreed masterplan.*

The Comprehensive Masterplan for the allocation site was approved by Cabinet in September 2023, following extensive engagement with the Council's Design PAD service, and a 21-day formal consultation with all local residents, statutory consultees, and Barrowby Parish Council. A copy of the approved masterplan document is enclosed at **Appendix A**.

The current application proposals accord wholly with the principles of the approved masterplan document for this parcel of the allocation site:

- The application provides 30% affordable housing in accordance with the requirements of Policy H2.
- Vehicular access to the site is taken from Reedings Road to the north, and connects to the adjacent Platform Housing Group site via Owen Way to the west.
- The scheme provides for a hierarchy of three different types of streets; a primary street, shared surface / secondary street and private drive / edge lanes (in this case referred to as mews streets).
- Grassed verges with street trees on both sides of the carriageway have been included on the primary street; and a variation in surface materials has been used to emphasise the variation in the street hierarchy.
- Materials include the use of red brick and stone. The properties also include the use of chimneys, and stone cill and lintel details.
- Strong house types front onto the central green and eastern open space to provide informal natural surveillance and a positive frontage.

- The green corridors incorporate a change in surfacing materials to prioritise the hierarchy of pedestrians within the street.
- The north-south green corridor between Persimmon Homes and Allison Homes parcel includes a 3m wide footway on either side with street trees.

As such, it is Officers' assessment that the application proposals are consistent with the principles of the approved masterplan document, and ensure that a well-coordinated and comprehensive development can be achieved across the allocation site.

- (b) Additional treatment capacity is required at waste water treatment works and new discharge permits are required for water quality targets. This should be incorporated early on the development of scheme specifics as part of a scheme wide delivery strategy which demonstrates that capacity is available or could be made available to serve the development, subject to phasing.

Anglian Water have been consulted on the application proposals and have confirmed that there is sufficient capacity at the treatment facility to accommodate flows from the development. As such, they have not identified any requirement to include conditions for phasing of the development to allow for sufficient opportunities to enhance the capacity of the waste water treatment works.

- (c) The masterplan and development proposals will incorporate a substantial landscape and boundary treatment for the southern and eastern edges of the site allocation. No development will be permitted beyond the site allocation.

As referenced above, the approved masterplan document identified that the proposed allocation scheme would provide extensive open spaces on the eastern and southern boundaries of the site, which would include SuDS features and areas of play space.

The current application scheme accords with the approved masterplan in this respect, and contributes to the provision of a circular walking route along the perimeter of the site, which is continued through the Allison Homes parcel.

The application proposals also fall wholly within the site allocation boundaries.

- (d) The phasing of the development shall occur in accordance with the Infrastructure Delivery Plan, with particular relevance to education and capacity at Barrowby Primary School.

Formal consultation has been completed with all infrastructure providers as part of the statutory consultation, and where identified, planning obligations / conditions are to be imposed to secure the necessary upgrades to infrastructure to accommodate the development proposals.

In respect of education specifically, Lincolnshire County Council (as Local Education Authority) have been consulted on the application proposals and have confirmed that there is sufficient existing capacity at the Primary School to accommodate the children generated by the development.

- (e) The masterplan and development proposals will provide suitable and appropriate residential amenity buffers to the eastern edge in respect of the electricity pylons and the A1 and the southern edge in respect of the high pressure gas line.

As referenced above, the approved masterplan document identified that the allocation site would provide extensive areas of open space on the eastern and southern

boundaries of the site; this was reflective of the identified constraints posed by the electricity pylons and A1 to the east, and the gas line easement to the south. The current application scheme is consistent with the approved masterplan in this respect, and includes the necessary buffer to the eastern boundary.

In addition, the scheme has been accompanied by an Environmental Noise Report (Cundall) (Ref: 1035617-CDL-ZZ-XX-RP-AS-45200), which concludes the appropriate levels of amenity can be achieved internally and externally without the requirement for acoustic mitigation measures.

The Council's Environmental Protection Team have been consulted on the application scheme and have confirmed that they accept the conclusions of the report and, therefore, have no objections.

(f) Potential landscape impacts should be mitigated through high quality design and landscaping.

The proposed development scheme would invariably have a degree of landscape and visual impact due to the change in the use of the land from its current greenfield, agricultural use to a residential development site. However, it is Officers' assessment that the inclusion of the landscaped buffers to the eastern boundary of the site, together with the retention of the existing mature boundary hedgerow, would assist in softening the edge of the development, and provides an appropriate transition to the built-up area of Barrowby.

Similarly, the scale and quantum of development proposed, coupled with the detailed soft landscaping proposals, would also further limit the visual impact of the development.

Consequently, it is Officers' assessment that the current application scheme complies with the above criteria.

(g) The development should provide net gains in biodiversity on site and contribute to wider ecological networks where possible.

The application submission has been accompanied by a Biodiversity Net Gain Assessment, which identifies the following:

- Habitat / Area Units
  - Baseline units = 6.23 units
  - Post-development units = 6.88 units
  - Biodiversity Net Gain = 0.65 units (10.50 %)
- Hedgerow Units
  - Baseline units = 4.54 units
  - Post-development units = 5.33 units
  - Biodiversity Net Gain = 0.79 units (17.48%)

As such, the proposed development would provide a biodiversity net gain on site.

In addition, the submitted Ecological Appraisal demonstrates how the proposed development scheme would contribute to providing a wider ecological network through the provision of bird and bat roosting boxes.

Lincolnshire Wildlife Trust have been consulted on the application and have raised no objections in relation to the submitted assessment results.

Consequently, it is Officers' assessment that the current application scheme complies with the above criteria.

7.5.6 Taking the above into account, it is Officers' assessment that the proposed development of the site for 67 dwellings would be in accordance with the overall spatial strategy for the District, as set out in Policy SP1, SP2, H1, and LV-H3 of the adopted Local Plan and Section 5 and 11 of the Framework. As such, the principle of development is acceptable, subject to material considerations. These matters have been assessed below.

## 7.6 **Meeting All Housing Needs**

7.6.1 Policy H2 (Affordable Housing Contributions) requires all developments comprising 11 or more dwellings to make provision for 30% of the scheme's total capacity as affordable housing.

7.6.2 The current application proposals seek full planning permission for the erection of 67 dwellings and, therefore, is subject to the policy requirements of Policy H2 and, as such, the application is required to provide a minimum of 30% affordable housing.

7.6.3 The application submission has been accompanied by a Housing Statement (Persimmon Homes) (April 2024), which confirms that 30% of the total number of dwellings would be affordable dwellings, which equates to 20 dwellings being provided. The proposed affordable housing would comprise of 5 units as First Homes, 4 units as shared ownership, and 11 units as affordable rented dwellings.

7.6.4 The distribution of the proposed affordable housing has been identified on the submitted Proposed Planning Layout, which demonstrates that the affordable housing would be clustered in maximum groups of 4 dwellings.

7.6.5 The Council's Planning Policy Officer – Affordable Housing has been consulted on the application and has confirmed that the proposed quantum and tenure split of the affordable dwellings would meet the requirements of Policy H2 of the adopted Local Plan and Section 5 of the Framework. The nomination arrangements, which would give priority to people with a local connection, would be secured as part of the Section 106 Agreement.

7.6.6 In respect of the distribution of the affordable dwellings within the application site, the provision of clusters of between 2 and 4 dwellings would be consistent with national guidance which recommends clusters of no more than 15 dwellings. In addition, the proposed housetypes for the affordable dwellings would be visually indistinguishable from the market dwellings, which will ensure that they are appropriately integrated into the community.

7.6.7 As such, subject to the completion of a Section 106 Agreement, the scheme would be in accordance with Policy H2.

7.6.8 In terms of the mix of property types and sizes to be provided across the development, Policy H4 (Meeting All Housing Needs) requires all major proposals for residential development to provide an appropriate type and size of dwellings to meet the needs of current and future households in the District.

7.6.9 In this respect, the 2023 Local Housing Needs Assessment advises the following housing mix should be provided for the period to 2041:

Number of bedrooms	Market	Affordable Ownership	Affordable Rent
1 bedroom	1% – 5%	10% - 15%	30% to 35%
2 bedrooms	30% – 35%	40% - 45%	45% to 50%
3 bedrooms	45% - 50%	30% - 35%	20% to 25%
4 bedrooms	10% - 15%	5% - 10%	1% to 5%
5+ bedrooms	1% - 5%	1 to 5%	

7.6.10 In comparison, the submitted application scheme would provide the following mix:

Number of bedrooms	Market (47 dwellings)	Affordable Ownership (9 dwellings)	Affordable Rent (11 dwellings)
1-bedroom	0 (0%)	0 (0%)	4 (36%)
2-bedrooms	4 (9%)	5 (56%)	5 (46%)
3-bedrooms	23 (49%)	2 (22%)	2 (18%)
4-bedrooms	17 (36%)	2 (22%)	0 (0%)
5+ bedrooms	3 (6%)	0 (0%)	0 (0%)

7.6.11 In respect of the above, it is Officers' assessment that the proposed housing mix would be broadly in accordance with the recommendations contained within the latest Local Housing Needs Assessment. Whilst there is a slight over-provision of 4-bed dwellings, and under-provision of 2-bed market dwellings, it is Officers' assessment that the proposed scheme would provide a variety of property sizes at various tenures, including a variety of opportunities to homeownership.

7.6.12 Furthermore, it is noted that Policy H4 includes a requirement for 10% of all dwellings on major residential developments to be provided to the standards of Part M4(2) of Building Regulations. Whilst the submitted Housing Statement indicates that the internal layout of the majority of the proposed housetypes are designed to Part M4(2) standards, this does not provide sufficient confirmation that the scheme would meet the aforementioned policy requirement. However, it is Officers' assessment that these details could be secured through planning conditions requiring the submission of a plan to indicate which dwellings will be delivered to M4(2) standards; this is proposed to be imposed as a pre-commencement condition.

7.6.13 Consequently, it is Officers' assessment that, subject to conditions and the completion of a Section 106 Agreement, the application proposals would be in accordance with the requirements of Policy H2 and H4 of the adopted Local Plan, and Section 5 of the National Planning Policy Framework.

## 7.7 Design Quality and Visual Impact

7.7.1 In relation to the design quality and visual impact of the scheme, it is appreciated that public representations have raised formal objections due to the proposed impact of the development on the character of the village of Barrowby, and have referred to the coalescence of Barrowby and Grantham.

7.7.2 With regards to this, it is acknowledged that the proposed development would invariably result in a visual impact and a change in the character of the land, as a result of the change from the current, undeveloped agricultural field to a residential housing estate. However, the principle of this change in the character and appearance of the area has effectively been established through the site's allocation within the adopted Local Plan.

7.7.3 Notwithstanding this, in order to secure a high quality and comprehensive development, which is appropriate for the local context, the Local Plan allocation includes a series of development principles, that include the following in relation to the design of the development:

- *A masterplan is required for the entire site. All parties shall work together to bring forward a comprehensive masterplan for the site, including the phasing of development. The masterplan is to be agreed by the Council following consultation with the local community. Detailed proposals will only be permitted where these are in accordance with the agreed masterplan.*
- *The masterplan and development proposals will incorporate a substantial landscape and boundary treatment for the southern and eastern edges of the site allocation. No development will be permitted beyond the site allocation.*
- *Potential landscape impacts should be mitigated through high quality design and landscaping.*

7.7.4 As detailed above, the comprehensive masterplan for the site was approved by Cabinet in September 2023 following consultation with all consultees and local residents. The approved masterplan includes the following key design principles:

- *Extensive areas of public open space are to be provided on the eastern and southern boundaries of the site; including SuDS attenuation basins and swales, and areas of play space.*
- *In line with Highways Authority guidance, there will be a hierarchy of three different types of streets; Primary Street, Shared Surface (Secondary Street); and Private Drives / Edge Lanes.*
- *Grassed verges with street trees will be in place on one side of the carriageway of the primary street with opportunities for hedgerow planting and trees within front gardens of dwellings on the other side of the carriageway. The only exception to this is the norths-south continuation of Reedings Road within the Persimmon Homes parcel where a grass verge with street trees will be planted on both sides.*
- *The proposed housing and indicative materials will include a mix of red brick, stone and the use of render or cladding on feature buildings. Features will also include the use of chimneys, stone cills, joint detailing, contrasting brick banding, lintel details with arched lintels and glazing bar details.*

- *Housing will front onto green corridors to create a positive frontage. Green corridors will provide dedicated footpath and cycle access through the site, east-to-west along the central hedgerow and north-to-south from Reedings Road to Low Road.*
- *The Central Green will provide a focal space for play, activities and events set within an informal landscaped setting. The open space will be easily accessible and located along a proposed footpath / cycle route. Housing will front onto the Central Green providing informal natural surveillance of the open space.*

7.7.5 As mentioned, the comprehensive masterplan was the result of extensive engagement between Officers' and the Applicant, including presentations at the Council's Design PAD service. Similarly, the current application has also been the subject of discussion at the Council's Design PAD meetings, and a number of amendments have been made to the scheme in response to the comments raised during this process. In particular, the proactive engagement with the Council's Design PAD service has resulted in the following revisions being made to the scheme:

- The north-south footpath / cycleway from Reedings Road has been realigned so that it follows the existing desire line and provides a clear crossing point.
- The footpath along the southern boundary has been updated to include additional access points to the adjacent Allison Homes site, including a more appropriate connection adjacent to the central green.
- An equipped area of play has been added to the central green.
- The drainage strategy has been revised so that conveyance swales are provided and include street trees.

7.7.6 In relation to the above, the Council's Principal Urban Design Officer has been formally consulted on the application proposals and has confirmed that they have no objection to the proposed scheme. The Urban Design Officer has completed a Building for a Healthy Life Assessment and this has demonstrated that the scheme performs positively against this nationally accredited design metric.

7.7.7 Furthermore, as previously discussed, it is Officers' assessment that the application proposals are in accordance with the development principles contained within the allocation policy, and the key design principles contained within the approved comprehensive masterplan.

7.7.8 The Proposed Site Layout is clear and coherent, and provides appropriate connections between the site and the remainder of the allocation site, and the nearby local facilities. The site layout also encourages opportunities for a comprehensive development through the considered location of the central green, and the provision of a perimeter walking route along the eastern boundary, which will connect to corresponding features within the Allison Homes development.

7.7.9 The proposed development scheme includes the street hierarchy advocated by the approved masterplan, which results in a development scheme that is easy to navigate and is legible, and provides opportunities to encourage activity within the streetscene. The proposed primary street includes street trees positioned within conveyance swales, which encourages the provision of green corridors through the development, and the differentiation in street surfacing materials further reinforces the varied hierarchy and priorities of the street typologies.

- 7.7.10 The proposed dwellings would be constructed with a mix of brick types and includes reconstituted stone, and housetypes have been distributed throughout the site to ensure that they provide strong features at key focal points, and appropriately enclose key nodes within the site. The proposed boundary treatments and soft landscaping, which includes the provision of stone and brick walls to corners of the street, and an estate rail and with native hedgerow planting along the primary street, further enhance the character of the streetscene and the evidence of the street hierarchy.
- 7.7.11 Conditions are proposed to require the development to be carried out in accordance with the approved plans; including the approved housetypes pack, street surfacing plans, and soft landscaping plans.
- 7.7.12 As referenced above, the proposed development would invariably result in a visual impact on the character of the area as a result of the change from undeveloped agricultural land to a residential housing estate. In addition, it is also appreciated that the site currently occupies an edge of settlement location, albeit the land to the south is forms part of the site allocation and is subject to a planning application for development of 175 dwellings. In this context, it is appreciated that the development principles of the site allocation requires potential landscape impacts to be mitigated through the design of the development and landscaping.
- 7.7.13 With regards to this, the application scheme has been accompanied by a Landscape Assessment (Golby + Luck) (July 2022), which considers the baseline context of the site, and makes a series of landscape recommendations to ensure that the proposed development is appropriately integrated into its context. These recommendations are as follows:
- Safeguard and reinforce the existing hedgerow and tree cover associated with the southern, eastern and western boundaries of the site;
  - Secure a proposal that respects the amenity of the existing properties at the northern boundary of the site. Residential amenity standards should be followed where they exist;
  - Secure open space within the site in accordance with the adopted standards;
  - Seek to retain the informal footpath route crossing the site between Reedings Road and the southern boundary of the site.
  - Look to secure an increased level of tree cover at the southern and eastern boundaries of the site, avoiding conflict with the existing overhead cables; and
  - Look to retain the view line from Reedings Road across the site towards Harlaxton Manor. This may be retained in tandem with the provision of the highway access into the site and the retention of the informal footpath route.
- 7.7.14 In this respect, the above recommendations have been incorporated into the preparation of the comprehensive masterplan for the allocation site, as well as the detailed design proposals of the current application:
- The existing hedgerow and tree cover to the boundaries of the site are to be retained, and will be further reinforced by landscaped buffers, including native shrub and tree planting.
  - The proposed development scheme adopts a perimeter block layout, which results in dwellings backing onto the rear gardens of the existing properties to the north and

west of the site. The scale of the development and the separation distances between the dwellings would be consistent with the amenity standards included within the adopted Design SPD.

- A central green has been provided in conjunction with the adjacent Allison Homes parcel, which includes provision of an equipped play area for children; additional areas of natural green space and informal open space are provided to the eastern, western and southern boundaries of the site.
- The informal footpath crossing the site between Reedings Road and Low Road has been retained, and a segregated footpath / cycleway is provided to the eastern of the carriageway, and has been aligned to ensure that it follows the existing desire line. This informal connection is to be continued into the Allison Homes development, which will also provide for retained views towards Harlaxton Manor.
- Additional tree planting is proposed throughout the application site, including the provision of tree lined streets, and an area of public open space to the east of the site, which includes the planting of a range of different species.

7.7.15 In respect of the above, it is the Case Officers' assessment that the proposed soft landscaping proposals would provide a variety of open spaces throughout the site, which would cater to a mix of needs for a range of residents. The retention of the existing landscaping features, together with the proposed planting and boundary treatments, would assist in softening the landscape and visual impact of the development. Conditions are proposed to require compliance with the submitted details, including the submitted Landscape and Ecological Management Plan to ensure that these open spaces are implemented and managed appropriately. In addition, conditions are proposed to require compliance with the Arboricultural Assessment relating to the protection of the existing landscaped features during the course of the construction period.

7.7.16 Taking the above into account, it is Officers' assessment that the application proposals would provide an acceptable appearance, layout, landscaping and scale, which would ensure that the development scheme integrates positively with the character and appearance of the surrounding built form. Consequently, it is Officers' position that the application scheme would accord with Policy LV-H3, DE1 and EN1 of the adopted South Kesteven Local Plan, the adopted Design Guidelines SPD, and Section 12 of the National Planning Policy Framework; although appropriate conditions are attached to ensure that the scheme delivers on the intended design quality.

## 7.8 **Impact on residential amenity**

7.8.1 With regards to the impact of the proposed development on residential amenity, it is noted that representations received from members of the public have raised objections due to the potential impact of the development on the amenity of existing properties to the north of the site. In particular, it has been suggested that the proposed development would result in overshadowing and a loss of privacy for these properties.

7.8.2 In assessing the application proposals against the standards set out within the adopted Design Guidelines SPD, it is Officers assessment that the proposed site layout, including the orientation of dwellings and the separation distances, would ensure that the proposed development would not give rise to any unacceptable adverse impacts in respect of loss of privacy, overshadowing and outlook. In particular, it is appreciated that all properties at the boundaries of the site would be no more than 2 storeys and would be a minimum of 21

metres from the neighbouring property. As such, the application scheme would accord with the adopted Design Guidelines standards.

- 7.8.3 Furthermore, it is acknowledged that public representations received on the application have raised objections on the basis that the provision of the affordable housing on site would result in an increase in anti-social behaviour.
- 7.8.4 In this regard, it is Officers' assessment that there is no evidence to substantiate the claim that the provision of affordable housing would directly result in any increase in anti-social behaviour. Notwithstanding this, in respect of the relevant material planning considerations relating to crime and disorder, it is Officers' assessment that the scheme has been appropriately designed in order to reduce the potential for crime; this has included the use of a perimeter block layout, which minimise the potential access to the rear gardens of existing and proposed dwellings, and the arrangement of dwellings to provide an active frontage to passively overlook the areas of public open space. As such, it is Officers' assessment that the proposed development would not result in any adverse impacts in relation to crime and disorder.
- 7.8.5 In respect of the impacts of construction activities on the amenity of existing residential properties, it is appreciated that the application site is located within a residential setting and, therefore, there is the potential for short-term impacts on the residential amenity of existing properties as a result of noise, dust and vehicular movements associated with the construction of the proposed scheme. In view of the above, conditions are proposed to require the submission and approval of a Construction Management Plan prior to commencement of the development, in order to mitigate these potential impacts.
- 7.8.6 With regards to the amenity of future occupants of the site, it is Officers' assessment that the proposed layout would provide adequate private amenity space for each dwelling, and would also include appropriate access to areas of public open space.
- 7.8.7 Nonetheless, it is also acknowledged that the allocation site development principles recognises the potential amenity impacts arising from the site's proximity to the electricity pylons and the A1 to the east. In particular, the allocation requires the masterplan and detailed development proposals to provide suitable and appropriate residential amenity buffers to the eastern boundary of the allocation site.
- 7.8.8 As detailed above, the Proposed Site Layout includes areas of public open space along the perimeter of the site, including along the eastern boundary of the site. This eastern area of open space is proposed to provide natural and informal public open space serving residents, and is proposed to include a surfaced pedestrian footpath, which will connect into the adjacent Allison Homes site to provide a circular loop around the allocation site; SuDS ponds and swales; and native species planting. It is Officers' assessment that the proposed masterplan and detailed development proposals comply with the allocation requirements in this respect.
- 7.8.9 Furthermore, the application submission has also been accompanied by an Environmental Noise Report (Cundall) (November 2022), which concludes that appropriate levels of amenity can be achieved internally and externally at the site without the requirement for specific acoustic mitigation measures.
- 7.8.10 Similarly, the applicant has also submitted an Air Quality Assessment (Air Quality Consultants) (June 2022), which concludes that the proposed development would not result

in any significant air pollution and would not be subject to any unacceptable air quality conditions.

- 7.8.11 The Council's Environmental Protection Team have been consulted on the submitted details and have confirmed that they accept the findings of the submitted assessments, and have no objections to the application on these grounds.
- 7.8.12 Taking the above into account, subject to the imposition of conditions, it is Officers' assessment that the application proposals would not have any unacceptable adverse impacts on the amenity of neighbouring properties and would provide an appropriate level of amenity for future occupants. As such, the application would accord with Policy LV-H3, DE1 and EN4 of the adopted Local Plan, and Section 12 of the Framework in respect of residential amenity considerations.

## 7.9 **Access and Highways Impacts**

- 7.9.1 It is noted that public representations received on the application have raised objections in relation to the impact of the proposed development on highways safety and capacity. In particular, it has been suggested that the proposed development scheme would result in an unacceptable impact on highways safety due to the access being taken via Reedings Road, and the use of this road for additional vehicles would result in an increase in accidents. Similarly, it has also been suggested that the access from Owen Way would be insufficient to accommodate the increase in vehicular traffic. In addition, it has been stated that the proposed development would have an unacceptable impact on the capacity of the A1 / A52 junction.
- 7.9.2 Lincolnshire County Council (as Local Highways Authority) have been consulted on the application proposals and they have confirmed that they have no objections, subject to the imposition of conditions, and financial contributions towards off-site active travel improvements which are to be secured through a Section 106 Agreement.
- 7.9.3 In assessing the submitted scheme, LCC Highways have confirmed that the submitted Transport Assessment demonstrates that the existing local highways network has capacity to accommodate the additional vehicular movements generated by the development. They have concluded that the proposed development would not give rise to any severe impacts on highways capacity and / or safety.
- 7.9.4 Furthermore, they have also confirmed that the quantum of off-street parking included within the development would be in accordance with their guidance, and that they consider that the submitted site layout would be consistent with the principles of the previously approved masterplan.
- 7.9.5 As alluded to above, the Local Highways Authority have requested financial contributions towards active travel improvements to ensure that the scheme appropriately encourages travel by sustainable modes of transport, in accordance with the requirements of the NPPF. In particular, this includes a financial contribution of £100,000 towards the cost of delivering the initiatives set out within the Grantham Cycling and Walking Network Plan; as well as up to £67,000 to cover the cost of providing a free year-long bus pass to each dwelling.
- 7.9.6 However, at the time of writing, it is the Case Officer's assessment that there is currently insufficient evidence to demonstrate that the requested financial contributions would meet the legal tests set out within the CIL Regulations and National Planning Policy Framework. In particular, the requested contribution towards the Grantham Cycling and Walking Network initiatives does not demonstrate that the requested contribution is necessary to mitigate the

impacts of the development i.e., it does not identify a particular project that would be delivered to encourage sustainable travel from the site and, similarly, it does not demonstrate that the financial contribution is proportionate for the quantum of development proposed. In this respect, it is understood that the contribution is intended to be used to provide a shared footway / cycleway along the length of Low Road to connect the site to the western edge of Grantham; and that the cost of this scheme has been preliminarily calculated and split pro-rate between the developers of the allocation site. However, clarification has been sought from LCC Highways on this point and this will be reported through the late items paper.

7.9.7 Conditions are also proposed to require the provision of tactile crossing points at key junctions between the services and facilities within the village and the site, including Adamstiles / Reedings Road, Hedgefield Road / Reedings Road, Reedings Road / Leys Close, Hurst Crescent / Hedgefield Road, Thorold Road / Hedgefield Road; Wong Gardens / Hedgefield Road, and Low Road / Hedgefield Road. Conditions are also proposed to require the estate roads and footways to be completed to finished surface levels in accordance with a phasing plan, and compliance with the submitted Travel Plan.

7.9.8 In respect of the impact of the development on the capacity of the A1 / A52 junctions, National Highways have been consulted on the application and have confirmed that they have no objections. In particular, they have stated that the application scheme would not result in any unacceptable adverse impacts on the capacity of the A1 / A52 interchange.

7.9.9 Taking all of the above into account, subject to the imposition of conditions and Section 106 contributions, it is concluded that the site benefits from a location that would allow future occupants to travel to / from the site via sustainable modes of transport. The application proposals would not give rise to any unacceptable adverse impacts on highways safety and capacity, and would provide an appropriate level of parking provision. As such, the application proposals are assessed as being in accordance with Policy ID2 of the adopted Local Plan and Section 9 of the Framework.

## 7.10 **Flood Risk and Drainage**

7.10.1 In respect of flood risk and drainage matters, it is noted that there have been no public representations received in relation to these matters. Nonetheless, it is appreciated that the site allocation policy requires consideration of the availability of waste water treatment capacity; and whilst the site is located within Flood Zone 1 of the Flood Map for Planning, it also includes isolated pockets of areas of higher risk of surface water flooding.

7.10.2 As detailed above, the application proposals have been the subject of extensive discussions through the Council's Design PAD process, which has involved the participation of Lincolnshire County Council as the Lead Local Flood Authority; this has resulted in the drainage strategy being revised to include conveyance swales along the primary street, which will convey surface water runoff to the attenuation basins, rather than being under-drained by a piped network, as previously proposed. This has enabled the provision of street trees to be planted within the swales which provides a benefit to the design quality of the scheme.

7.10.3 As such, surface water is proposed to be managed through a network of swales which will drain into attenuation ponds positioned within the open spaces to the east, west and centre of the site. These swales will be supplemented by permeable paving which will infiltrate into a soakaway. Foul water drainage is proposed to be collected via a piped network positioned

beneath the proposed streets, and will then be pumped into the existing Anglian Water network on Reedings Road.

- 7.10.4 Lincolnshire County Council (as Lead Local Flood Authority) have provided comments on the application scheme and have confirmed that the principles of the proposed drainage scheme are acceptable, but will be subject to detailed review through the technical approval process. Conditions are proposed to require the submission of a detailed surface water drainage plan, which will be subject to a separate approval process with Lincolnshire County Council; this condition is required as a pre-commencement condition.
- 7.10.5 In respect of the capacity of the waste water treatment facilities, Anglian Water have been consulted on the application and have confirmed that there is sufficient existing capacity at the Marston Waste Water Treatment Centre to accommodate the development. As such, there is no requirement to include conditions for the phasing of the development to allow for capacity at the treatment works to be increased.
- 7.10.6 Taking the above into account, subject to the imposition of conditions, the application proposals would accord with Policy LV-H3 and EN5 of the adopted South Kesteven Local Plan, and Section 14 of the Framework in relation to flood risk and drainage.

## 7.11 **Biodiversity and Ecology**

- 7.11.1 It is noted that no public representations have been received in relation to the impact of the development on ecological assets or local biodiversity. Notwithstanding this, it is appreciated that the site allocation policy requires the development to provide net gains in biodiversity on site and to contribute to wider ecological networks where possible.
- 7.11.2 In relation to the above, the approved masterplan for the site sets out the following in relation to biodiversity and ecology.
- *There is a commitment for the whole development to provide net gains in biodiversity on site and contribute to wider ecological networks. It will be up to each applicant to demonstrate contributions where possible through incorporation of the following measures.*
    - *Retention of existing hedgerows and trees on site which are the main focus of ecological interest / corridors;*
    - *Creation of new ecological corridors running north to south between Persimmon Homes and Allison Homes;*
    - *Extensive areas of structural native planting on the southern and eastern boundaries of the allocation, species to be chosen to enhance the ecological value of the site;*
    - *Use of wildflower grass seed mix;*
    - *Attenuation areas to be planted with natural features such as reeds to enhance the ecological value of the site; and*
    - *The use of bat and bird boxes on dwellings and trees.*
- 7.11.3 The application has been accompanied by an Ecological Appraisal (BSG Ecology) (June 2022), which identifies the following:
- No direct or indirect impacts to any designated wildlife sites are envisaged due to their distance from the site.

- The proposed development is predominantly likely to cause the loss of intensively managed arable farmland of negligible ecological value and small areas of poor semi-improved grassland and tall ruderal vegetation of low ecological value.
- The proposed development will retain and enhance nearly all existing boundary features and some scrub, and thus retains the majority of the baseline habitats of higher ecological value. Minor losses of hedgerow are proposed to allow footpath access (southern boundary) and a new spine road (western boundary). However, these are likely to be compensated within the development by additional planting of native hedgerow.
- It is recommended that a Landscape and Ecology Management Plan (LEMP) is composed and agreed with the LPA before construction starts. The LEMP should provide detailed specifications for the planting of semi-natural habitats including new hedgerow, species-rich grassland, orchard and native scrub. The EMP should provide a method statement of the creation, maintenance and monitoring of these habitats.
- Bat boxes and bird boxes should be set into the fabric of new buildings and attached to retained trees. The numbers and specifications of these should be clearly set out within the LEMP.

7.11.4 Furthermore, The application submission has been accompanied by a Biodiversity Net Gain Assessment, which identifies the following:

- Habitat / Area Units
  - Baseline units = 6.23 units
  - Post-development units = 6.88 units
  - Biodiversity Net Gain = 0.65 units (10.50 %)
- Hedgerow Units
  - Baseline units = 4.54 units
  - Post-development units = 5.33 units
  - Biodiversity Net Gain = 0.79 units (17.48%)

7.11.5 As such, the proposed development would provide a biodiversity net gain on site.

7.11.6 In addition, in accordance with the recommendations of the Ecological Appraisal, the application has been accompanied by a Landscape Ecology Management Plan (BSG Ecology) (October 2022), which confirms that 10 bat boxes are to be installed within the fabric of new buildings, 10 bird boxes will be installed within the fabric of new buildings, and 4 log piles will be installed within semi-natural habitats. The management and maintenance of the landscaping on site will be the responsibility of the Developer, or subsequently a management company. The above details contained within the LEMP are deemed to be acceptable and would ensure that the ecological objectives of the site are realised and the proposed soft landscaping is appropriately managed.

7.11.7 In connection with the above, Lincolnshire Wildlife Trust have been consulted on the application and have commented that a Habitat Management and Monitoring Plan to be provided for a 30 year period should be secured via planning conditions. In this respect, this is a requirement of the Environment Act 2021, and the current application was submitted in

advance of the statutory obligations of the Act coming into effect for major planning applications. As such, whilst the application falls to be assessed against the site allocation policy and Policy EN2 of the Local Plan, there is no policy basis for requiring a Habitat Management and Monitoring Plan for a 30 year period.

7.11.8 In this context, it is Officers' assessment that the application scheme would achieve a net gain as required by Policy LV-H3 and EN2 of the adopted Local Plan. Conditions are proposed to require the development to be carried out in accordance with the recommendations of the Ecological Appraisal in relation to construction activities, and for compliance with the submitted Landscape Ecology Management Plan and soft landscaping scheme.

7.11.9 In respect of the impact of the development on the existing boundary hedgerows and trees, the application submission has been accompanied by an Arboricultural Impact Assessment (RammSanderson) (December 2022), which identifies the following:

- Overall, 5 individual trees, 3 groups and 1 hedgerow were assessed during the survey, all of which were considered to be of low quality (Category C). Due to the limited amount of tree cover on site, the potential arboricultural constraints to development are considered to be very low.
- The survey identified 1 individual tree, 1 group of trees and a section of another group which require removal for an access road, and small sections of hedgerow which require removal for the proposed footpath, to accommodate the development. All the proposed removals are low arboricultural quality (Category C). As a result, this is seen to have a low impact on the arboricultural value of the site.
- It is recommended that tree protective fencing is erected in order to create a construction exclusion zone to protect the retained trees from damage during the construction works. This fencing should be erected at the outset of the development before any activities are carried out or materials / plant are brought onto the site.

7.11.10 As detailed above, the proposed soft landscaping plans include the planting of additional trees and shrubs, which will mitigate the minor arboricultural losses required to facilitate the development. Conditions are proposed to require compliance with the Tree protection Plan during the course of all construction activities on site in order to protect the visual amenity provided by the existing vegetation.

7.11.11 Taking the above into account, it is Officers' assessment that subject to the imposition of conditions, the proposed development would result in a biodiversity net gain, and would not result in any unacceptable ecology or arboricultural impacts. As such, the application scheme would be in accordance with Policy LV-H3 and EN2 of the adopted Local Plan and Section 15 of the National Planning Policy Framework.

## 7.12 **Climate Change**

7.12.1 It is noted that representations received from members of the public have stated that all dwellings should be required to provide EV charging points and solar panels.

7.12.2 In this regard, it should be noted that the adopted Local Plan does not set out a policy requirement for all dwellings to be fitted with electric vehicle charging points, and solar panels; instead, the requirement is for developments to maximise the use of renewable and low carbon energy generation systems, and support low carbon travel. The policy wording is reflective of the principle of reducing carbon emissions through development but

recognises that there are multiple options for achieving this target without specifically requiring the installation of solar panels etc.

7.12.3 The application has been accompanied by a Sustainability Statement (JSP Sustainability) (October 2022), which sets out the measures that will be incorporated into the development with a view to achieving sustainable development. The submitted statement identifies the following:

- Each home at the application site will be constructed to a robust energy efficient specification capable of complying with the Fabric Energy Efficiency standard.
- Solar photovoltaic panels will be installed on the roof slopes of every homes sufficient to comply with the target primary energy and emission rate associated with Part L of Building Regulations.
- Measures will be incorporated into the design of each property to achieve a water consumption lower than 110 litres per person per day.

7.12.4 It is Officers' assessment that the proposed measures would be reflective of the overall principles of sustainable construction referenced in Policy SB1. However, further details will be required relating to the implementation of EV charging points; it is Officers' assessment that these details can be appropriately secured through planning conditions.

7.12.5 As such, subject to the imposition of conditions required the development to be carried out in accordance with the submitted Sustainability Statement, including the submission of a scheme for EV charging points, the proposal would represent sustainable development when assessed as a whole, and would accord with the requirements of Policy SB1 of the adopted Local Plan.

### 7.13 **Open Space Provision**

7.13.1 As detailed above, the Local Plan site allocation requires the development to be carried out in accordance with the approved masterplan to ensure that the allocation site is delivered in a comprehensive and co-ordinated manner; this includes an agreed approach to the delivery of formal and informal public open space as part of the development site. The development proposals also fall to be assessed against the policy requirements of Policy OS1 of the adopted Local Plan, which sets out the standards of open space to be delivered as part of future development schemes.

7.13.2 In respect of the above, it is Officers' assessment that the current application scheme accords with the approved masterplan in relation to the quantum and distribution of areas of open space throughout the application site. In particular, areas of public open space have been provided on the eastern and western boundaries, a central public open space has been provided adjacent to the southern boundary, and green corridors have been provided east-west and north-south to provide appropriate connectivity through the allocation site.

7.13.3 With regards to the type and quantum of open space to be provided as part of the application proposals, the submitted Proposed Site Layout and accompanying Open Space Statement demonstrates that a total of 0.86 hectares of informal and formal public open space would be provided throughout the development site; this includes the provision of informal areas of public open space on the eastern boundary, which includes a surfaced path that would connect to a corresponding footpath within the Allison Homes site, to provide a circular walking route around the allocation site, as well as the provision of a green corridor along the southern boundary of the site. The centralised area of public open space will include a

formal children's equipped play space, which will also connect to a central area of open space within the Allison Homes site to provide a central, functional area of open space within the allocation.

- 7.13.4 It is Officers' assessment that the proposed on-site open space would meet the requirements for informal open space, natural greenspace and young person's play space identified within Policy OS1 of the adopted Local Plan. This on-site open space would be secured through the imposition of conditions requiring the development to be carried out in accordance with the approved plans.
- 7.13.5 In respect of the requirements for outdoor sports provision, it is noted that there are no proposals for the provision of such facilities within the application site. As such, appropriate financial contributions will be required towards improving existing facilities within the village to mitigate against the impacts generated by the additional population resulting from the development. In this case, a financial contribution of £45,862.60 would be proportionate to the scale of development proposed.
- 7.13.6 In relation to this, it is noted that Barrowby Parish Council have submitted a Statement (Dated 10<sup>th</sup> January 2024, which outlines requests for Section 106 contributions towards improving existing leisure facilities and play equipment, as well as upgrading existing sports facilities. The schemes identified are as follows:
- Expansion of the car park at the Sports Pavilion on Low Field to remove cars from parking on Low Road.
  - Existing play equipment for infants at the Adamstiles site needs refurbishment and additional equipment added.
  - The play equipment on the Village Green (Stephen's Gutter) will also require additional investment in order to accommodate the expected increase in use. A contribution towards these costs and eventual equipment replacement should be considered.
  - Remodelling of the current Sports Pavilion to provide a better range of facilities.
  - Provision of a full size 4G pitch on Low Field to provide all weather training / playing facilities alongside options such as tennis, netball / basketball and an all-weather trim trail.
- 7.13.7 With regards to the above, as outlined, the application proposals include sufficient on-site provision of children's play equipment to mitigate the impacts of the development and, therefore, it is not considered necessary for the developer to provide a further financial contribution towards improving the existing play equipment elsewhere in the village. However, financial contributions are required towards off-site sports provision, and these contributions could be used by the Parish Council towards the proposed remodelling of the sports pavilion and / or the provision of a 4G pitch at Low Field.
- 7.13.8 In terms of the management of the on-site open space, the submitted Landscape Ecology Management Plan details that the management would be the responsibility of the Developer or a private management company.
- 7.13.9 Taking the above into account, subject to the imposition of conditions, and the completion of a Section 106 Agreement, the application scheme would provide sufficient open space to meet the needs of the development, as required by Policy LV-H3 and OS1 of the adopted Local Plan, and Section 8 of the National Planning Policy Framework.

## 7.14 **Pollution Control**

- 7.14.1 It is noted that public representations received on the application have raised objections due to the potential increase in air pollution as a result of additional vehicular movements associated with the development.
- 7.14.2 With regards to this, the application site does not fall within an Air Quality Management Area. As referenced above, the application scheme has been accompanied by an Air Quality Assessment, which concludes that the application scheme would not result in any significant air quality impacts, and would not be subject to any unacceptable air quality conditions as a result of the nearby A1. The Council's Environmental Protection Team have been consulted on the application and have confirmed that they accept the results of the Air Quality Assessment and, therefore, have not raised any objections in relation to air quality impacts arising from the development. As such, it is concluded that the proposed development scheme would not result in any unacceptable adverse impacts on air quality.
- 7.14.3 Furthermore, objections from public representations have also raised concerns in respect of light pollution due to the increase in traffic and also due to the installation of street lighting as part of the proposed development. In this regard, it is Officers' assessment that the proposed development scheme would not result in any additional lighting impacts beyond those that may occur as part of the existing residential estates within Barrowby. Whilst the proposed scheme would introduce additional sources of lighting through the installation of street lighting, these would be seen in the context of the existing street lighting situated within Barrowby and would be appropriate for a residential setting. As such, it is Officers' assessment that the application scheme would not result in any unacceptable light pollution impacts.
- 7.14.4 In respect of ground conditions, the application has been accompanied by a Phase I & II Geo-Environmental Investigation (GeoMatters) (April 2018), and subsequently additional testing (June 2018), which confirms that based on the results of the testing completed, no remediation works are necessary on site.
- 7.14.5 The Council's Environmental Protection Team have been consulted on the application and have raised no objections to the application. However, due to the age of the ground investigations reporting submitted as part of the application, they have requested the imposition of conditions requiring an updated Ground Investigation is completed. In this respect, it is the Case Officers' assessment that it would not be proportionate to impose conditions requiring the completion of a full, up-to-date ground investigation report. The assessment work undertaken to date has been comprehensive, including detailed laboratory investigations, which has concluded that no remediation is required at the site. Whilst this work was completed in 2018, it is the Case Officer's assessment that the site conditions have not substantially altered to indicate that the need for remediation would have significantly increased. Furthermore, assessments undertaken as part of the intrusive investigations on the adjacent Allison Homes site, which were completed in March 2024, confirmed that there were no physical signs of contamination and basic radon protection measures are required only. In the context of the above, it is the Case Officers' assessment that the proportionate approach would be to impose a precautionary condition, which requires works to stop, and further investigations and remediation measures completed, in the event that any previously unidentified contamination is discovered during the course of the development.

7.14.6 Taking the above into account, it is concluded that subject to the imposition of conditions, the proposed development would not give rise to any unacceptable risk of ground contamination, or air, noise or odour pollution. As such, the application proposals would accord with Policy EN4 of the adopted Local Plan and Section 15 of the Framework on these matters.

#### 7.15 **Impact on archaeological assets**

7.15.1 With regards to the impact of the development on archaeology, the application submission has been accompanied by an Archaeological Desk Based Assessment (Lanpro) (September 2018), Geophysical Survey Report (Sumo Survey) (December 2018), and Written Scheme of Investigation (Lanpro) (Updated June 2022), which sets out the results of the programme of archaeological evaluation undertaken to date, and a scheme of investigation for further archaeological trial trenching.

7.15.2 Heritage Lincolnshire (as Local Archaeological Advisors) have been consulted on the submitted details and have confirmed that the site offers the potential for archaeological remains to be present. Therefore, further investigations are required, which are to be carried out in accordance with the submitted Written Scheme of Investigation. These works are proposed to be secured via pre-commencement conditions.

7.15.3 Therefore, subject to the imposition of conditions, the application proposals would not have any unacceptable adverse impacts on any below ground archaeological assets. As such, the proposals would be in accordance with Policy EN6 of the Local Plan and Section 16 of the National Planning Policy Framework.

#### 7.16 **Infrastructure for Growth**

7.16.1 It is noted that public representations received on the application have raised objections on the basis that there is insufficient education and healthcare capacity to accommodate the development.

7.16.2 With regards to this, it is appreciated that the site allocation policy requires the phasing of the development to occur in accordance with the Infrastructure Delivery Plan, with particular consideration to education capacity at Barrowby Primary School.

7.16.3 In this respect, Lincolnshire County Council (as Local Education Authority) have been consulted on the application, and they have confirmed that there is sufficient capacity within primary, secondary and sixth form education to accommodate the development. As such, they have not requested any mitigation as part of the development.

7.16.4 Lincolnshire Integrated Care Board (LICB) have been consulted on the application and have confirmed that the development will impact on healthcare capacity within the local area. As such, they have requested financial contributions towards expanding healthcare provision within the primary care network.

7.16.5 Furthermore, as discussed above, Lincolnshire County Council (as Local Highways Authority) have requested financial contributions towards the cost of providing free bus passes for a year for future occupants of the site, as well as financial contributions towards schemes included within the Grantham Walking and Cycling Strategy. As referenced above, at the time of writing, there is currently insufficient evidence to demonstrate that the requested contributions would meet the statutory CIL regulations. In particular, the information provided as part of the LHA's comments does not sufficiently identify the projects that the contributions will deliver and, therefore, that they are necessary to mitigate the

impacts of the current application; and similarly, there is insufficient evidence to demonstrate how the requested contributions have been calculated and, therefore, that they are proportionate to the scale of development proposed. Therefore, at the time of writing, these contributions have not been included within the proposed heads of terms. Further information has been requested from Lincolnshire County Council Highways, and in the event that evidence is provided to demonstrate that the contributions will meet the CIL tests, this will be reviewed as part of the later items paper.

7.16.6 It is also appreciated that representations received from Barrowby Parish Council has confirmed that a new community hall is required to accommodate the growth in population as a result of the development of the allocation site. However, it is also acknowledged that the preferred location for a new community hall has not been finalised, and the Parish Council are currently exploring a number of prospective options.

7.16.7 In view of the above, it is Officer's assessment that it is appropriate for a financial contribution towards the costs of the development of the new community facility is secured as part of the Section 106 Agreement. In the case of the current application site, based on the number and size of dwellings proposed, the required financial contribution would be £68,514.25.

7.16.8 Taking the above into account, the application proposals are for a major residential development and would result in the need for Section 106 contributions as follows:

- **Open Space** – on site provision as per the approved plans, and £45,862.60 towards improving existing sports facilities within Barrowby.
- **Affordable Housing** – 30% of all dwellings provided on site, consisting of:
  - Affordable Home Ownership (First Homes) (5 dwellings)
    - 5 x 2-bed
  - Affordable Home Ownership (Shared Ownership) (4 dwellings)
    - 2 x 3-bed
    - 2 x 4-bed
  - Affordable Homes (Affordable Rent) (11 dwellings)
    - 4 x 1-bed
    - 5 x 2 bed
    - 2 x 3 bed

Dwellings are to be provided in accordance with the distribution demonstrated on the Proposed Planning Layout, which indicates clusters of 2-4 dwellings. The Nomination Agreement will also be secured as part of the Section 106 Agreement, which will give priority to applicants with a local connection.

- **Healthcare** - £44,220.00 towards expanding healthcare capacity in the Grantham and Rural K2 Primary Care Network.
- **Community Facility** - £68,514.25 towards the cost of delivering a new community hall.
- **Monitoring Fee** - £15,000.00

- 7.16.9 As such, in the event that the application was deemed to be acceptable in all other respects, the above financial contributions would ensure that local infrastructure is appropriately upgraded to cope with the additional population generated by the development. Therefore, it is concluded that these financial contributions are compliant with the statutory tests of the CIL regulations, as well as local and national planning policy requirements.
- 7.16.10 Therefore, subject to the completion of a Section 106 Agreement, the application proposals would accord with Policy LV-H3, OS1, ID1 and H2 of the adopted South Kesteven Local Plan.

## **8 Crime and Disorder**

- 8.1 It is concluded that the application proposals would not result in any significant crime and disorder implications.

## **9 Human Rights Implications**

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

## **10 Planning Balance and Conclusions**

- 10.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the Local Planning Authority makes decisions in accordance with the adopted Development Plan, unless material considerations indicate otherwise.
- 10.2 The current application seeks full planning permission for the erection of 67 dwellings with associated access from Reedings Road and Owen Way, and associated public open space and infrastructure.
- 10.3 As identified, the proposed development site forms part of Local Plan allocation LV-H3, which is identified within the adopted Local Plan for up to 270 new dwellings at a maximum density of 35 dwellings per hectare. As such, the principle of residential development on the application site has been established by the site's allocation within the adopted Local Plan and, therefore the proposed development is acceptable in principle, subject to material considerations.
- 10.4 Whilst the application scheme would result in the total quantum of development exceeding the 270 dwellings threshold identified within the adopted Local Plan allocation; the density of development provided would remain below the maximum 35 dwellings per hectare included within the allocation policy. In this context, it is Officer's assessment that the increased quantum of development remains appropriate for the character and appearance of the area, and does not inhibit the delivery of a comprehensive and co-ordinated development across the allocation site as a whole.
- 10.5 Furthermore, the application scheme would reflect the requirements of the Framework to make an effective use of land; and the delivery of 67 dwellings, including 30% affordable housing, would make a substantial contribution towards the Council's five year housing land supply, and would assist in meeting the acute need for affordable housing within the District. The provision of this additional housing is a significant public benefit of the scheme, which Officer's would attribute substantial weight.
- 10.6 In respect of the design and visual impacts of the development, the application proposals have been the subject of revisions following extensive engagement with the Council's

Design PAD service, and this has resulted in a development which is of high-quality and performs positively against the nationally accredited Building for a Healthy Life metric. The proposals are of an appropriate layout, appearance, landscaping and scale, which would conform with the requirements of the approved masterplan and the site allocation principles. Furthermore, having regard to the design of the proposed scheme and the relationship with existing residential properties, the development would not give rise to any unacceptable, adverse amenity impacts.

- 10.7 In addition, subject to the imposition of conditions and the completion of a Section 106 Agreement, the application scheme would accord with the adopted Development Plan in respect of all technical material considerations. The necessary planning obligations to be secured through a Section 106 Agreement would ensure that local infrastructure is appropriately upgraded to cope with the additional population generated by the development.
- 10.8 Taking all of the above into account, it is Officers' assessment that the application proposals would accord with the adopted Development Plan when taken as a whole, and the material considerations in this case also indicate that planning permission should be granted; although appropriate conditions are recommended.

## **11 Recommendation**

### **Recommendation – Part 1**

- 11.1 To authorise the Assistant Director – Planning to GRANT planning permission, subject to the completion of a Section 106 Agreement to secure the necessary financial contributions set out within the report above, and subject to the proposed schedule of conditions below.

### **Recommendation – Part 2**

- 11.2 Where the Section 106 Agreement has not been concluded prior to the Committee, a period not exceeding twelve weeks after the date of the Committee shall be set for the completion of the obligation.
- 11.3 In the event that the agreement has not been concluded within the twelve week period, and where, in the opinion of the Assistant Director – Planning, there are no extenuating circumstances which would justify a further extension of time, the related planning application shall be refused for the following reason(s):
1. The applicant has failed to enter into a planning obligation to secure the required level of affordable housing, as well as necessary financial contributions towards healthcare, open space and community facilities as required by Policy ID1, H2 and OS1 of the adopted South Kesteven Local Plan 2011-2036.

## **Schedule of Condition(s)**

### **Time Limit for Commencement**

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

Reason: In order that the development is commenced in a timely manner, as set out in Section 91 of the Town and Country Planning Act 1990 (as amended)

### **Approved Plans**

- 2) The development hereby permitted shall be carried out in accordance with the following list of approved plans:
  - a) Planning Submission Schedule (Dated 4 June 2024)

Unless otherwise required by another condition of this permission.

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

### **Before Development is Commenced**

#### **Archaeological Investigation**

- 3) Before the development hereby permitted is commenced, the programme of archaeological investigations shall have been completed in accordance with the approved Written Scheme of Investigation for Archaeological Evaluation Trenching (Lanpro) (June 2022), and a report submitted to and approved in writing 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 EN6 of the adopted South Kesteven Local Plan.

#### **Construction Management Plan**

- 4) No development shall take place until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan and Statement shall include measures to mitigate the adverse impacts during the construction stages of the permitted development and shall include:
  - a. The phasing of the development, including access construction and build routes.
  - b. The on-site parking of all vehicles of site operatives and visitors.
  - c. The on-site loading and unloading of all plant and materials.
  - d. The on-site storage of all plant and materials to be used in constructing the development.
  - e. Dust suppression measures.
  - f. Wheel washing facilities.
  - g. A strategy stating how surface water runoff on and from the development will be managed during the construction, and protection measures for any sustainable

features. This should include drawing(s) showing how the drainage systems (temporary or permanent) connect to an outfall (temporary or permanent) during all construction works.

The Construction Management Plan and Statement shall be strictly adhered to throughout the construction period.

Reason: In the interests of residential amenity, and to prevent flooding upstream or downstream of the application site.

#### Part M4(2) Dwellings

- 5) Before any part of the development hereby permitted is commenced, a plan indicating the provision of 10% of the dwellings as being Accessible and Adaptable in line with the standards set out in Part M4(2) of the Building Regulations, shall have been submitted to and approved in writing by the Local Planning Authority.

Thereafter, the development shall be completed in accordance with the approved details and the dwellings shall be retained as such for the lifetime of the development.

Reason: To ensure that the development meets the needs of all future residents as required by Policy H4 of the adopted Local Plan.

#### Surface Water Drainage Strategy

- 6) Before the development hereby permitted is commenced, a scheme for the treatment of surface water drainage shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall:
- a. Be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development.
  - b. Provide flood exceedance routing for storm events greater than the 1 in 100 year event;
  - c. Provide details of how run-off will be safely conveyed and attenuated during storms up to and including the 1 in 100 year critical storm event, with an allowance for climate change, from all hard surfaced areas within the development into the existing drainage infrastructure and watercourse system without exceeding the runoff rate for the undeveloped site;
  - d. Provide attenuation details and discharge rates which shall be restricted;
  - e. Provide details of the timetable for and any phasing of the implementation of the drainage scheme; and
  - f. Provide details of how the scheme shall be maintained and managed over the lifetime of the development, including any arrangements for adoption by any public body or Statutory Undertaker and any other arrangements required to secure the operation of the drainage system throughout its lifetime.

Thereafter, no dwelling shall be occupied until the approved scheme has been completed or provided on site in accordance with the approved phasing. The approved scheme shall be retained and maintained in full, in accordance with the approved details.

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

### Tree Protection Measures

- 7) Before the development hereby permitted is commenced, including bringing any plant or materials on to the site, the tree protection measures indicated on the Tree Protection Plan (Ref: RSE\_6038\_TPP/Rev V3) shall have been implemented in full.

Thereafter, the protection measures shall be retained on site until all works have been completed.

Reason: In the interests of visual amenity and for the avoidance of doubt.

### Estate Road Phasing Plan

- 8) Before the development hereby permitted is commenced, an Estate Road Phasing and Completion Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall set out how the construction of the development will be phased and standards to which the estate roads on each phase will be completed during the construction period of the development.

Thereafter, the development shall be undertaken in accordance with the approved details.

Reason: To ensure that a safe and suitable standard of vehicular and pedestrian access is provided for residents throughout the construction period of the development.

### **During Building Works**

#### EV Charging Points Plan

- 9) No development above damp-proof course shall take place until a plan detailing the local of electric vehicle charging points, as required by Local Plan Policy SB1, has been submitted to and approved in writing by the Local Planning Authority.

Thereafter, the approved electric vehicle charging points shall be installed prior to first occupation of the dwellings hereby permitted.

Reason: To ensure the development mitigates against and adapts to climate change in accordance with Policy SB1 of the adopted South Kesteven Local Plan.

#### Construction Hours

- 10) Construction work on site shall only be carried out between the hours of 0730 and 1800 Monday to Friday, and 0900 to 1300 on Saturdays. Construction work shall not be carried out on Sundays or Public Holidays; unless otherwise agreed in writing by the Local Planning Authority.

The term “construction work” shall include all mobile plant and machinery, radios and the delivery of construction materials.

Reason: To minimise noise impacts on nearby residential dwellings.

### Delivery Hours

11) Deliveries of construction materials shall only take place between the hours of 0800 and 1700 Monday to Friday, and 0900 and 1700 on Saturdays. Deliveries shall not take place on Sundays or public holidays.

Reason: To minimise noise impacts on the adjacent residential dwellings.

### Ecological Mitigation

12) All works on site, including construction and delivery works, shall be carried out in accordance with the recommendations contained within Section 6 of the Ecological Appraisal (BSG Ecology) (December 2022), unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of best ecological practice and in accordance with Policy EN2 of the adopted South Kesteven Local Plan.

### Previously Unidentified Contamination

13) Should the developer, during excavation and construction works of the approved development site, find any area where it is suspected that the land is contaminated, then all works must stop and the Local Planning Authority notified immediately. An investigation and risk assessment must be undertaken, and where remediation is necessary, a remediation scheme must be prepared in accordance with current good practice and legislation, and submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved remediation scheme shall be implemented in accordance with the approved details.

Following the completion of the measures identified in the approved remediation scheme, a verification report must be prepared, which is subject to the approval in writing by the Local Planning Authority prior to the first occupation of the dwellings hereby permitted.

Reason: previous activities associated with the site may have caused, or had the potential to cause, land contamination and to ensure that any site investigation and remediation will not cause pollution, in the interests of the amenities of future residents and users of the development; and in accordance with Policy EN4 of the Local Plan.

## **Before the Development is Occupied**

### Sustainable Building

14) Prior to the occupation of each dwelling hereby permitted, works shall be undertaken to conform with the sustainable building measures detailed in the approved Sustainability Statement (JSP Sustainability) (October 2022).

Reason: To ensure that the development mitigates against, and adapts to, climate change, in accordance with Policy SB1 of the adopted South Kesteven Local Plan.

### Materials Compliance

15) Before each dwelling hereby permitted is first occupied, the external materials must have been completed in accordance with the approved Proposed Charter Plan (Ref: BA/CP/01/Rev A) and the corresponding approved housetypes pack detailed in the Drawing Schedule (4 June 2024).

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

### Hard Landscaping

16) Before any part of the development hereby permitted is occupied, all hard landscaping works, including the proposed children's play area, and street surfacing, shall have been completed in accordance with the approved Proposed Charter Plan (Ref: BA/CP/01/Rev A).

Reason: Hard 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.

### Boundary Treatments

17) Before each dwelling hereby permitted is occupied, the works to provide the boundary treatments relating to that part of the development shall have been completed in accordance with the approved Proposed Charter Plan (Ref: BA/CP/01/Rev A) and the approved Landscaping Plan (Ref: 10821-FPCR-XX-XX-DR-L-003 P13, 10821-FPCR-XX-XX-DR-L-004 P13 and 10821-FPCR-XX-XX-DR-L-005 P13).

Reason: To provide a satisfactory appearance to any boundary treatments and by screening rear gardens from public view, in the interests of the privacy and amenity of the occupants of the proposed and neighbouring dwellings and in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

### Travel Plan Compliance

18) Before any dwelling hereby permitted is occupied, the measures contained with the approved Travel Plan (Bancroft Consulting) (January 2023) (Revision) shall be implemented in accordance with the approved details, and shall continue to be implemented for as long as any part of the development is occupied.

Reason: In order that the permitted development conforms to the requirements of the National Planning Policy Framework, by ensuring that access to the site is sustainable and that there is reduced dependency on the private car for journeys to and from the development.

#### Off-site pedestrian improvements

19) Before any part of the development hereby permitted is occupied, works to improve the public highway by means of providing uncontrolled tactile crossing points at the locations detailed below, shall have been certified as complete by the Local Planning Authority:

- Adamstiles / Reedings Road junction
- Hedgefield Road / Reedings Road junction
- Reedings Road / Leys Close junction
- Hurst Crescent / Hedgefield Road junction
- Thorold Road / Hedgefield Road junction
- Wong Gardens / Hedgefield Road junction
- Low Road / Hedgefield Road junction

Reason: To ensure the provision of safe and adequate means of accessing the permitted development.

#### Reedings Road / Owen Way junction

20) Before any part of the development is occupied, all of that part of the estate road and associated footways that forms the junctions with Reedings Road and Owen Way, and which will be constructed within the limits of the public highway, shall be laid out and constructed to finished levels in accordance with details to be submitted to, and approved in writing by the Local Planning Authority.

Reason: In the interest of safety, to avoid the creation of pedestrian trip hazards within the public highway from surfacing materials, manholes and gullies that may otherwise remain for an extended period of time at dissimilar, interim construction levels.

### **Ongoing Conditions**

#### Soft Landscaping

21) Before the end of the first planting / seeding season following the first occupation of the development hereby permitted, all soft landscaping works shall have been completed in accordance with the approved planting plans:

- FPCR, Detailed POS Planting Sheet 1 of 5, drawing number 10821-FPCR-XX-XX-DR-L-0001 P14
- FPCR, Detailed POS Planting Plan Sheet 2 of 5, drawing number 10821-FPCR-XX-XX-DR-L-0002 P14
- FPCR, Detailed On-Plot Planting Pan, drawing number 10821-FPCR-XX-XX-DR-L-003 P13

- FPCR, Detailed On-Plot Planting Pan, drawing number 10821-FPCR-XX-XX-DR-L-004 P13
- FPCR, Detailed On-Plot Planting Pan, drawing number 10821-FPCR-XX-XX-DR-L-005 P13

Reason: Soft 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.

### Soft Landscaping Protection

22) Within a period of five years from the first of 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, unless otherwise agreed by the Local Planning Authority.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscaping, in accordance with the approved designs, and in accordance with Policy DE1 and EN2 of the adopted South Kesteven Local Plan.

### Landscape Ecology Management Plan

23) Following first occupation of the final dwelling hereby permitted, the approved Landscape Ecology Management Plan (BSG Ecology) (October 2022) shall be adhered to in full, unless otherwise agreed in writing by the Local Planning Authority.

Reason: Soft landscaping makes an important contribution to the development and its assimilation with its surroundings, and in the interests of best ecological practice; and in accordance with Policy DE1 and EN2 of the adopted South Kesteven Local Plan.

## **Note(s) to Applicant**

- 1) In reaching this 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 Paragraph 38 of the National Planning Policy Framework (December 2023).
- 2) All roads within the development hereby permitted must be constructed to an acceptable engineering standard. Those roads that are out forward for adoption as public highways must be constructed in accordance with the Lincolnshire County Council Development Road Specification that is current at the time of construction, and the developer will be required to enter into a legal agreement with the Highway Authority under Section 38 of the Highways Act 1980. Those roads that are not to be voluntarily out forward for adoption as public highways may be subject to action by the Highway Authority under Section 219 (Advanced Payments Code) of the Highways Act 1980.
- 3) The permitted development requires the formation of a new/amended vehicular access. These works will require approval from the Highway Authority in accordance with Section 184 of the Highways Act. The works should be constructed in accordance with the Authority's specification that is current at the time of construction. Relocation of existing apparatus, underground services or street furniture will be the responsibility of the applicant, prior to application. For application guidance, approval and specification details, please visit <https://www.lincolnshire.gov.uk/licences-permits/apply-dropped-kerb>
- 4) Please contact the Lincolnshire County Council Streetworks and Permitting Team on 01522 782070 to discuss any proposed statutory utility connections and any other works which will be required within the public highway in association with the development hereby permitted under this Consent. This will enable Lincolnshire County Council to assist in the coordination and timings of these works.  
For further guidance, please visit our website via the following links:  
Traffic Management - <https://www.lincolnshire.gov.uk/traffic-management>  
Licences and Permits – <https://www.lincolnshire.gov.uk/licences/permits>.
- 5) The highway improvement works referred to in the above condition are required to be carried out by means of a legal agreement between the landowner and the County Council, as the Local Highway Authority.
- 6) The existing ground level of the site must not be raised above the ground level of any surrounding land without further consultation with the Lead Local Flood Authority and Local Planning Authority, to consider suitable mitigation measures to ensure that surface water flood risk is not created or increased to land adjacent to the permitted development.
- 7) Notification of intention to connect to the public sewer under Section 106 of the Water Industry Act approval and consent will be required by Anglian Water under the Water Industry Act 1991. Contact Development Services on 0345 606 6087.
- 8) No building will be permitted within the statutory easement width of 3m from the pipeline without agreement from Anglian Water.

- 9) The Developer should note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Anglian Water (under Section 104 of the Water Industry Act 1991), they should contact the Development Services Team at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with Sewers for Adoption guide for developers, as supplemented by Anglian Water's requirements.





Proposed House Types



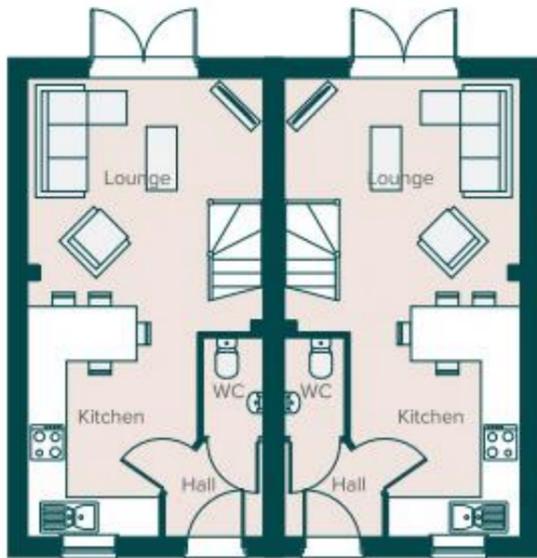
Plot 26  
Front Elevation

Plot 25  
Front Elevation

Plot 25  
Rear Elevation

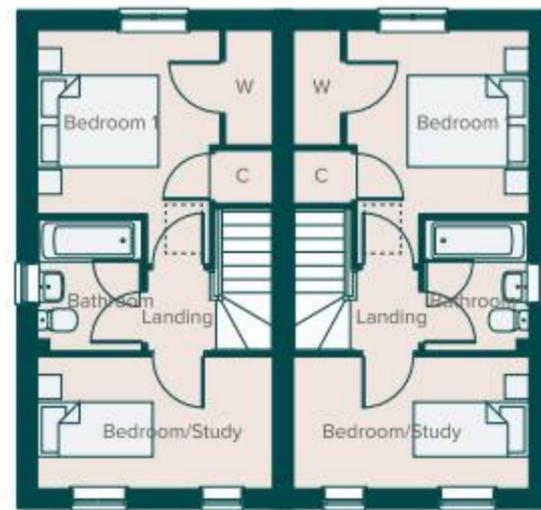
Plot 26  
Rear Elevation

Plot 25  
Side Elevation



Plot 26  
Ground Floor

Plot 25  
Ground Floor



Plot 26  
First Floor

Plot 25  
First Floor



Plot 26  
Side Elevation



PLOTS: 25-26



R21 RANGE

DRW NO  
AI\_MA\_End\_R21  
-410

ALNMOUTH:  
VILLAGE

1:100@A3  
22nd Dec 2022



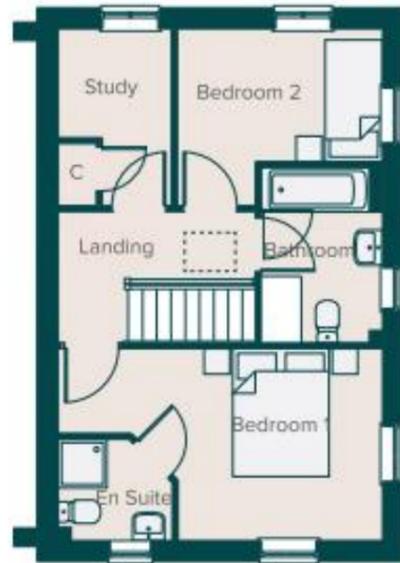
Plot 23  
Front Elevation

Plot 23  
Side Elevation

Plot 23  
Side Elevation



Plot 23  
Ground Floor



Plot 23  
First Floor



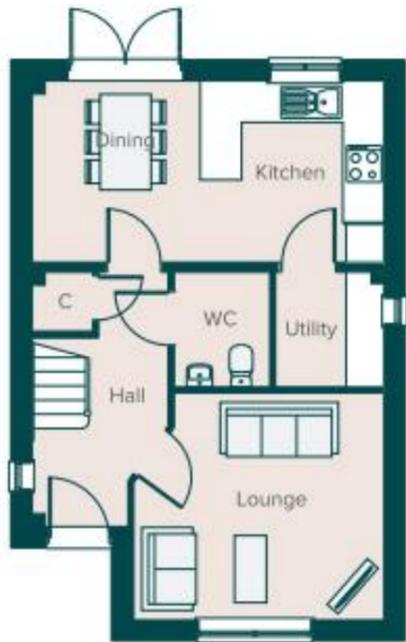
111



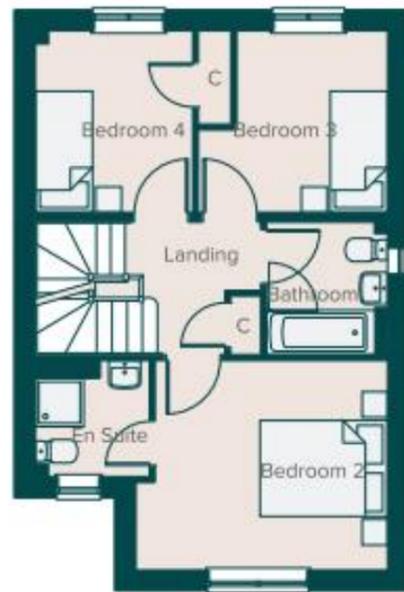
Plot 2  
Front Elevation

Plot 2  
Rear Elevation

Plot 2  
Side Elevation



Plot 2  
Ground Floor



Plot 2  
First Floor



Plot 2  
Second Floor



Plot 2  
Side Elevation





Plots 34, 36  
Front Elevation

Plots 33, 35  
Front Elevation

Plots 34, 36  
Side Elevation



Plots 33, 35  
Rear Elevation

Plots 34, 36  
Front Elevation

Plots 33, 35  
Side Elevation







**SOUTH  
KESTEVEN  
DISTRICT  
COUNCIL**

## Planning Committee

13 June 2024

### S24/0413

Proposal:	Conversion and extension of barns to form two dwellings.
Location:	Chestnuts Farm, Village Street, Sapperton, NG34 0TB
Applicant:	Mr D Welby
Agent:	Mr Mike Sibthorp
Application Type:	Full Planning Application
Reason for Referral to Committee:	Called in by Councillor Trotter due to concerns about visual impact, impact on neighbouring amenity and impact on highways safety.
Key Issues:	<ul style="list-style-type: none"> <li>• Impact on neighbours residential amenities</li> <li>• Impact on highway safety</li> <li>• Visual impact of the proposals</li> </ul>
Technical Documents:	<ul style="list-style-type: none"> <li>• Design, Access and Planning Statement</li> <li>• Preliminary Ecological Appraisal</li> <li>• Structural Survey</li> </ul>

#### Report Author

Sara Hullott, Development Management Planner



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**Corporate Priority:**

**Growth**

**Decision type:**

**Regulatory**

**Wards:**

**Lincrest**

**Reviewed by:**

Adam Murray – Principal Development Management Planner

05 June 2024

#### Recommendation (s) to the decision maker (s)

To authorise the Assistant Director – Planning to GRANT planning permission, subject to conditions.



**Key**



**Application  
Boundary**



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## **1 Description of Site**

- 1.1 The application site is located within the village of Sapperton and lies to the south of Village Street. The site comprises of two barn ranges and an open sided dutch barn, all of which have been in disuse for a number of years and lie to the west of the dwelling, Chestnuts Farm. The first barn range lies to the north of the site, frontage the main Village Street, with the second barn range lying to the south of two frontage dwellings. There are open fields to the south of the site.

## **2 Description of Proposal**

- 2.1 The proposal relates to the conversion of the two former agricultural barn ranges for use as two dwellinghouses, including a proposed extension to the northern building.

## **3 Relevant History**

- 3.1 None

## **4 Policy Considerations**

### **4.1 SKDC Local Plan 2011 – 2036**

Policy SD1 - The Principles of Sustainable Development in South Kesteven

Policy SP2 – Settlement Hierarchy

Policy SP5 – Open Countryside

Policy DE1 - Promoting Good Quality Design

Policy SB1 – Sustainable Building

Policy EN2 – Biodiversity and Geodiversity

## **5 Representations Received**

### **5.1 Heritage Trust of Lincolnshire**

Recommends a condition for the submission of a Scheme of Archaeological works prior to the commencement of the development.

### **5.2 Environmental Protection**

No objection. Have recommended conditions for the submission of a Construction Management Plan, Construction Hours and Contaminated Land Condition.

### **5.3 Historic England**

No comments. Referred to published advise regarding conversion of farm buildings.

### **5.4 Parish Council**

- 5.5 No comments.

### **5.6 LCC Highways & SuDS Support**

- 5.7 No objections - This proposal is for the conversion of two barns to dwellings, the access meets the guidelines as set out in Manual for Streets and adequate provision for car parking is proposed within the limits of the site, therefore, it is considered that the proposals would not result in an unacceptable impact of highway safety.

## **6 Representations as a result of publicity**

This application has been advertised in accordance with the Council's Statement of Community Involvement and 4 letters of representation have been received. The points raised can be summarised as follows:

1. Concern over loss of privacy and overlooking, including from any potential future windows
2. Noise pollution from the buildings being used as dwellings
3. Loss of view and encroachment into the green space known as 'Sapperton Green'
4. Concern relating the access and potential traffic generation
5. Concern over landscaping proposals and the post and rail fencing proposed
6. Renovations appear in keeping with the village and the conversion appears sympathetic

## **7 Evaluation**

7.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the Local Planning Authority makes decisions in accordance with the adopted Development Plan, unless material considerations indicate otherwise. In this case, the adopted development plan comprises of the following documents:

- South Kesteven Local Plan 2011-2036 (Adopted January 2020); and

The Lincolnshire Minerals and Waste Local Plan forms part of the development plan in relation to minerals planning.

7.2 The policies and provisions set out in the National Planning Policy Framework (updated December 2023) are also a material consideration in the determination of planning applications, alongside the recently adopted Design Guidelines for Rutland and South Kesteven.

7.3 The Planning Inspectorate confirmed that the Council has a 5.01 year housing land supply in September 2023 and therefore full weight can be attributed to the policies in the South Kesteven Local Plan.

### **7.4 Principle of the development**

7.4.1 Local Plan Policy SP1 sets out the spatial strategy for the District, with the majority of growth focused on the four market towns, but with identified "Smaller Villages" providing development opportunities where proposals do not compromise the villages nature and character.

7.4.2 Local Plan Policy SP2 provides the settlement hierarchy, however Sapperton is not listed as either a larger or smaller village within the hierarchy and would therefore be considered under Policy SP5, under which consideration for new development/conversions of existing buildings within open countryside can be considered subject to certain exceptions.

7.4.3 The principle of development in this instance is assessed against Policy SP5, criterion d, e and f which supports the conversion of existing buildings, within open countryside locations, providing they are structurally sound and suitable for conversion without substantial alteration and provided that the works undertaken do not detract from the character of the building or their setting. The policy also requires buildings to contribute to the character of the area by virtue of their historic, traditional or vernacular form.

7.4.4 A structural survey has been submitted which establishes that the buildings are capable of conversion. The proposed dwelling to the south of the site would not extend beyond the

footprint of the existing barn however there is a detached garage proposed to the north west of the dwelling. An extension is proposed to the southern elevation of the dwelling located to the north of the site; however, it is considered that this extension and the detached garage previously mentioned would not be substantial in size. Existing materials will be re-used and new roofing would be constructed from clay pantiles to match the existing with new walling to match the existing including the use of brick surrounds, ashlar keystone, and brick quoins. Despite the conversion works the buildings would retain their barn-like characteristics, which does not detract from the character of the buildings or their setting.

7.4.5 Taking into account the site characteristics and the rural character of the surrounding area, the proposal would accord with Policy SP5 (criteria f), in that the buildings are suitable for conversion into an independent dwelling without substantial alteration, extension or rebuilding. This is subject to the assessment against site specific criteria; including (but are not limited to) the impact of the proposal on the character or appearance of the area, impact on the residential amenities of neighbouring occupiers, and impact on highway safety, which are discussed in turn as follows.

#### 7.5 **Impact on the character and appearance of the area**

7.6 Policy DE1 of the SKLP requires that proposal should ensure high quality design is achieved throughout the District, all development proposals will be expected to make a positive contribution to the local distinctiveness, vernacular and character of the area. Proposals should reinforce local identity and not have an adverse impact on the streetscene, settlement pattern or the landscape / townscape character of the surrounding area.

7.7 Proposals should be of an appropriate scale, density, massing, height and material, given the context of the area; This policy is consistent with NPPF Section 15 (Conserving and enhancing the natural environment) which among other things requires that valued landscapes should be protected and enhanced.

7.8 The proposed conversion would result in the northern barn being converted into a single storey, 3-bedroom dwellinghouse. An extension would be incorporated to the southern elevation of the property, to create a living and dining area. There are no proposed alterations to the northern elevation of the barn which would be the main section of the building visible from the highway. The southern barn would be converted into a two storey, 4-bedroom dwellinghouse with no extensions proposed. An annex is proposed to the rear of the property to accommodate a dependant and a condition has been recommended to secure the use of the annex as ancillary to the main dwelling. A detached garage is proposed to the north west of the dwelling, this would be constructed from materials to match the dwelling.

7.9 The alterations would result in two dwellings which retain their original barn-like appearance and would not be unexpected given their location within a former farmyard. As such, the converted barns retain much of its character and appearance as an agricultural conversion.

7.10 The dwellings do not appear unduly prominent within the surrounding countryside when viewed from public land or footpaths and the site layout retains much of the existing open setting and proposes appropriate domestic garden/curtilage areas, given the size of the new dwellinghouses.

7.11 The two existing access points to the site would be utilised by the occupants of the dwellinghouses, with the northern barn utilising the existing northern access point with

parking and turning to the south of the dwelling. The southern barn will utilise the western access point with the detached garage and parking to the north.

7.12 With regards to the concern raised over the potential loss of existing green open space known as 'Sapperton Green', it is considered that the development would not encroach on this area and that the piece of land is not covered by any planning policy designations.

7.13 Given the policy requirements to ensure the conversion does not detract from the character of the building or its setting, it would be considered reasonable and necessary to remove permitted development rights for means of enclosure, outbuildings and extensions. Subject to the above conditions, the proposed conversion would preserve the existing character of the area and be in accordance with Local Plan Policies SP5 and DE1 and the NPPF (section 12)

#### 7.14 **Impact on the neighbours' residential amenities**

7.14.1 Policy DE1 of the SKLP 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 make a positive contribution to the local distinctiveness, vernacular and character of the area. Further, para 135 of the NPPF provides that planning policies and decisions should ensure that developments are sympathetic to the local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change

7.14.2 The Council have an adopted Design Guidelines SPD (Adopted November 2021), which sets out the following standards which are to be used in assessing the impact of proposed developments on residential amenity:-

- Where practical, windows should not look onto private areas of other homes, including habitable rooms (living rooms, dining rooms, bedrooms), kitchens and patio areas in gardens immediately adjoining the building.

- The 45-degree rule states that there is normally the potential to achieve adequate levels of daylight and outlook when no part of a building cuts through a line radiating at 45-degrees from the centre of a window that lights a habitable room.

- The 25-degree rule states that there is normally the potential to achieve adequate levels of daylight and outlook when no facing building breaks a 25-degree angle from the horizontal from a point 2-metres above the floor level.

7.14.3 In the context of the above, it is noted that the proposed northern dwelling does not incorporate any windows in the west elevation and the southern barn does not incorporate any first floor windows within the north elevation. Therefore, there would be no potential for increased overlooking into any neighbouring properties to the north or west.

7.14.4 The objections relating to privacy noise are noted and whilst the construction of a single dwelling would not usually give rise to a level of noise that would be harmful, to help ease concerns a condition has been attached restricting the hours to the standard hours recommended by Environmental Protection. Furthermore, a construction management plan condition has been attached, which would include details relating to construction vehicles, delivery of materials and measures in place to manage dust/fumes during construction.

7.14.5 Concern has been raised over any potential future windows which may cause overlooking and privacy concerns. To help ease concerns over this, conditions have been recommended

which remove the permitted development rights of the dwellings for any future alterations, extensions and outbuildings.

- 7.15 As a result of existing separation distances, it is considered that the proposed conversion would not result in any unacceptable overlooking or loss of privacy impacts on the occupiers of the neighbouring dwellings. Furthermore, the proposed residential use is considered to be more compatible than the previous unrestricted agricultural use. The proposed conversion would therefore not result in any unacceptable detrimental impacts on the occupiers of the neighbouring properties.
- 7.16 SKDC's Environmental Protection Team have been consulted and they have not raised any objections to the change use. The proposed conversion would create two family dwellinghouses with ample internal and external space.
- 7.17 SKDC's Environment Protection team have commented that in order to minimise noise impacts on the existing residential dwellings, it is recommended that 'construction work' should be restricted to reasonable hours in order to minimise the potential impacts of noise of the surrounding area, and this would include the delivery of construction materials. A condition has been recommended.
- 7.17.1 The Case Officer is satisfied that the proposed dwelling would be sufficiently distanced and positioned from neighbouring properties for there to be any unacceptable levels of impact to neighbours by way of overshadowing, loss of privacy, excess noise or light pollution.
- 7.18 The proposed conversion would result in a high standard of amenity for the future occupiers, and it is anticipated to be in accordance with Local Plan Policy DE1 and the NPPF (section 12).
- 7.19 **Highways Issues**
- 7.20 Policy ID2 (Transport and Strategic Infrastructure) of the Local Plan requires all new development to apply principles to reduce the need for travel, maximise the use of sustainable transport modes, and ensure there would be no severe impact on the safety and movement of traffic on the highway network. Paragraph 115 of the NPPF directs that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 7.21 The proposal is for conversion of existing agricultural buildings to form two residential units. The existing access points would be retained, and the proposal would not detrimentally impact on the Public Highway. Lincolnshire County Council (as Local Highway Authority) have been consulted and raised no objection to the proposal which would result in adequate access, parking and turning facilities and would not have an unacceptable adverse impact on highway safety in accordance with Local Plan Policy ID2 and the NPPF (section 9).
- 7.22 **Climate Change**
- 7.23 Policy SB1 (Sustainable Buildings) states that all development proposals will be expected to mitigate and adapt to climate change; stating that "All development proposals will be expected to mitigate against and adapt to climate change, to comply with national and contribute to local targets on reducing carbon emissions and energy use unless it can be demonstrated that compliance with the policy is not viable or feasible".
- 7.24 This policy goes on to state, amongst other criteria, "New development should demonstrate how carbon dioxide emissions have been minimised in accordance with the following energy

hierarchy" and "All new development should demonstrate how they can support low-carbon travel, to achieve this:

g. new residential development will be expected to provide electric car charging points

h. new commercial developments shall make provision for electric car charging points. The number of charging points required will be determined on a case-by-case basis.

7.25 Paragraph 152 of the NPPF states that "the planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure".

7.26 In the context of the above, as previously stated, Sapperton is not identified within the settlement hierarchy, and as such has an absence of plentiful local services and facilities. The characteristics of the location of the application site means that the scheme would be unlikely to accord with the overarching sustainability objectives of the Local Plan in respect of minimising the need to travel and encouraging low carbon travel. Furthermore, no details have been provided in relation to the use of electric charging points or in demonstrating how the proposed development would minimise carbon emissions.

7.27 Notwithstanding this, Policy SB1 principally relates to the sustainability credentials of all development proposals, including new built form, and due to the nature of this application being for two new dwelling, details of mitigation against and adaptation to climate change would be required to be provided.

7.28 It is therefore considered that these matters and details can be appropriately addressed through the use of planning conditions; requiring the submission of further details in relation to demonstrating how the proposed dwellings would comply with the requirements of Local Plan Policy SB1, including details of how carbon dioxide emissions would be minimised through the design and construction of the building; details of water efficiency; and the provision of electric car charging points.

#### 7.29 **Ecology and Biodiversity**

7.29.1 A preliminary ecological appraisal and bat survey has been submitted alongside the application which outlines several mitigation measures and requests that a revised bat survey is carried out if the work has not commenced by May 2024. As such, conditions have been recommended for the submission of an updated bat survey and for the mitigation measures to be followed.

7.30 The application site is not part of a designated site (SSSI or similar) and there are no existing building on the site with the potential to house birds, bats or owls. It is therefore considered that the proposal is unlikely to result in significant adverse effect on local wildlife.

7.31 In this respect the proposal is acceptable and in accordance with the NPPF ( Section 15: Conserving and enhancing the natural environment) and Local Plan policy EN2.

#### 7.32 **Flood Risk and Drainage**

7.32.1 The application site is located within Flood Zone 1, with a low risk of surface water flooding. The application form states surface water will be disposed of via a soakaway.

7.32.2 It is Officers assessment that concerns relating to flood risk and drainage would be adequately addressed through compliance with building regulations.

### 7.33 **Contamination Risk**

7.34 Policy EN4: Pollution Control states that all development should seek to minimise pollution and where possible contribute to the protection and improvement of the quality of air, land and water. Para 189 of the NPPF states that planning decision should ensure that a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination.

7.35 Contaminated land: As the existing site and outbuildings had/have an agricultural use, there may be the potential for land contamination on the proposed development site which could affect the proposed residential end use of the buildings and land. Should the developer during excavation and construction works of the said development site find any area of the site where it is suspected that the land is contaminated then all works must stop, and the local planning authority notified immediately. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared in accordance with current good practice and legislation and submitted to and approved by the Local Planning Authority, and the approved remediation shall thereafter be implemented. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

7.36 Subject to the above measures, it is considered that the proposal would be acceptable and in accordance with Policy and EN4 of the South Kesteven Local Plan and Section 15 of the NPPF

## **8 Crime and Disorder**

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

## **9 Human Rights Implications**

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

## **10 Conclusion**

10.1 Taking the above into account, the conversion of the existing structures to two dwellings would be a substantial benefit and whilst there may be a level of impact to neighbours' residential amenities it is the Planning Officers recommendation that this would not be to an unacceptable level.

10.2 The proposal is therefore in accordance with Sections 5, 9, 12 and 16 of the NPPF and Policies SP5, DE1, SB1 and EN2 of the SKDC Local Plan.

10.3 As such, the proposed development would be in accordance with the adopted Development Plan, and there are no material considerations to indicate that planning permission should be withheld, although appropriate conditions are recommended.

## **11 Recommendation**

- 11.1 To authorise the Assistant Director – Planning to GRANT planning permission subject to the recommended schedule of conditions.

### **Time Limit for Commencement**

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

Reason: In order that the development is commenced in a timely manner, as set out in Section 91 of the Town and Country Planning Act 1990 (as amended).

### **Approved Plans**

- 2) The development hereby permitted shall be carried out in accordance with the following list of approved plans:
  - i. Block Plan 1890.A.1A received 8 March 2024
  - ii. Garage Floor Plan & Elevation 1890.A.6A received 8 March 2024
  - iii. Proposed Floor & Elevation Plan 1890.A.3A received 8 March 2024
  - iv. Proposed Floor & Elevation Plan 1890.A.5A received 8 March 2024

Unless otherwise required by another condition of this permission.

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

### **Before the Development is Commenced**

- 3) Before the development hereby permitted is commenced an updated bat survey shall be undertaken by an experienced ecologist which shall be submitted and approved in writing by the Local Planning Authority. The survey shall identify any necessary mitigation measures to ensure no harm to any identified bats. Prior to occupation the works shall be carried out with any identified mitigation measures.

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

- 4) No development shall take place until a scheme for biodiversity mitigation and enhancement has been submitted to and agreed in writing by the local planning authority. The scheme shall be based upon the recommendations of the Preliminary Ecological Appraisal dated February 2020 (including further survey work where necessary) and shall include but not be limited to measures for creation of new habitats for bats and birds. 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 the dwellings hereby permitted.

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

- 5) Before the development hereby permitted is commenced, a written scheme of archaeological investigation must have been submitted to and approved in writing by the

Local Planning Authority. The programme must include a provision for recording the historic assets within the site prior to any works being undertaken. The works must then be carried out in line with the written scheme of investigation.

Reason: In order to provide a reasonable opportunity to record the history of the site and in accordance with Policy DE1 of the adopted South Kesteven Local Plan and Paragraph 205 of the NPPF.

6) No development shall take place until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan and Statement shall include measures to mitigate the adverse impacts during the construction stages of the permitted development and shall include:

- a. The phasing of the development, including access construction
- b. The on-site parking of all vehicles of site operatives and visitors
- c. The on-site loading and unloading of all plant and materials.
- d. The on-site storage of all plant and materials used in constructing the development.
- e. Dust suppression measures
- f. Wheel washing facilities
- g. A strategy stating how surface water runoff on and from the development will be managed during construction, and protection measures for any sustainable drainage features. This should include drawing(s) showing how the drainage systems (temporary or permanent) connect to an outfall (temporary or permanent) during all construction works.

The Construction Management Plan and Method Statement shall be strictly adhered to throughout the construction period.

Reason: In the interests of the residential amenity of the neighbouring properties.

### **During Building Works**

7) Before any hard landscaping works are commenced, details of hard landscaping works shall have been submitted to and approved in writing by the Local Planning Authority. Details shall include:

- i. finished levels and contours;
- ii. means of enclosure;
- iii. car parking layouts;
- iv. other vehicle and pedestrian access and circulation areas;
- v. hard surfacing materials.

Reason: Hard 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.

8) Before any construction work above foundation level is commenced, details of any soft landscaping works shall have been submitted to and approved in writing by the Local Planning Authority. Details shall 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;

Reason: Soft landscaping and tree planting make an important contribution to the development and its assimilation with its surroundings and in accordance with Policies DE1, EN3 and OS1 of the adopted South Kesteven Local Plan.

- 9) Should the developer during excavation and construction works of the said development site find any area of the site where it is suspected that the land is contaminated then all works must stop, and the local planning authority notified immediately. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared in accordance with current good practice and legislation and submitted to and approved by the Local Planning Authority, and the approved remediation shall thereafter be implemented. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure that works do not cause pollution in the interests of the amenities of the future residents and users of the development; and in accordance with Policies EN2 and EN4 of the adopted South Kesteven Local Plan.

- 10) No development above damp-proof course shall take place until details demonstrating how the proposed dwelling would comply with the requirements of Local Plan Policy SB1 relating to the provision of electric car charging points have been submitted to and approved by the Local Planning Authority.

The approved sustainable building measures shall be completed in full, in accordance with the agreed scheme, prior to the first occupation of the dwelling hereby permitted.

Reason: To ensure the development mitigates and adapts climate change in accordance with Local Plan Policy SB1 and SD1

- 11) Construction work shall only be carried out between the hours of 7:30 am to 6:00 pm, Monday to Friday and 9:00 am to 1:00 pm on a Saturday. Construction work shall not be carried out on Sundays or Public Holidays. The term 'construction work' shall include mobile and fixed plant/machinery, (e.g. generators) radios and the delivery of construction materials.

Reason: In order to minimise impacts on the occupiers of adjacent residential dwellings, in accordance with Policy DE1 of the South Kesteven Local Plan

- 12) During construction work, deliveries of construction materials shall only take place between 8:00 am and 5:00 pm, Monday to Friday and between 9:00 am and 5:00 pm on a Saturday. No deliveries shall take place on a Sunday or Public Holiday.

Reason: In order to minimise noise impacts on the occupiers of adjacent residential dwellings, in accordance with Policy DE1 of the South Kesteven Local Plan.

### **Before the Development is Occupied**

- 13) Before any part of the development hereby permitted is occupied, all hard landscape works shall have been carried out in accordance with the approved hard landscaping details.

Reason: Hard landscaping and tree planting make 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.

- 14) Before any part of the development hereby permitted is occupied/brought into use, the external elevations shall have been completed using only the materials stated in the planning application forms and approved drawings unless otherwise agreed in writing by the Local Planning Authority.

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

### **Ongoing**

- 15) Before the end of the first planting/seeding season following the occupation/first use of any part of the development hereby permitted, all soft landscape works shall have been carried out in accordance with the approved soft landscaping details.

Reason: Soft landscaping and tree planting make an important contribution to the development and its assimilation with its surroundings and in accordance with Policies DE1, EN3 and OS1 of the adopted South Kesteven Local Plan.

- 16) Within a period of five years from the first occupation 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, unless otherwise agreed by the Local Planning Authority.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscaping in accordance with the approved designs and in accordance with Policy DE1 and EN2 of the adopted South Kesteven Local Plan.

- 17) Notwithstanding the provisions of Schedule 2, Part 1, Classes A, B & C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification), no window, dormer window, rooflight or other shall be inserted into the elevations of the property other than those expressly authorised by this permission without Planning Permission first having been granted by the Local Planning Authority.

Reason: To safeguard the amenities of the occupiers of nearby properties.

- 18) Notwithstanding the provisions of Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification), no building, enclosure, swimming or other pool or container used for domestic heating purposes shall be constructed within the curtilage of the dwellinghouse without Planning Permission first having been granted by the Local Planning Authority.

Reason: The Local Planning Authority considers that further development could cause detriment to the amenities of the occupiers of nearby properties or to the character of the area, and for this reason would wish to control any future development and in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

- 19) Notwithstanding the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification), no enlargement, improvement or other alteration to the property other than those expressly authorised by this permission shall be carried out without Planning Permission first having been granted by the Local Planning Authority.

20) Reason: To safeguard the amenities of the occupiers of nearby properties.

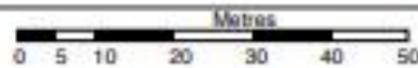
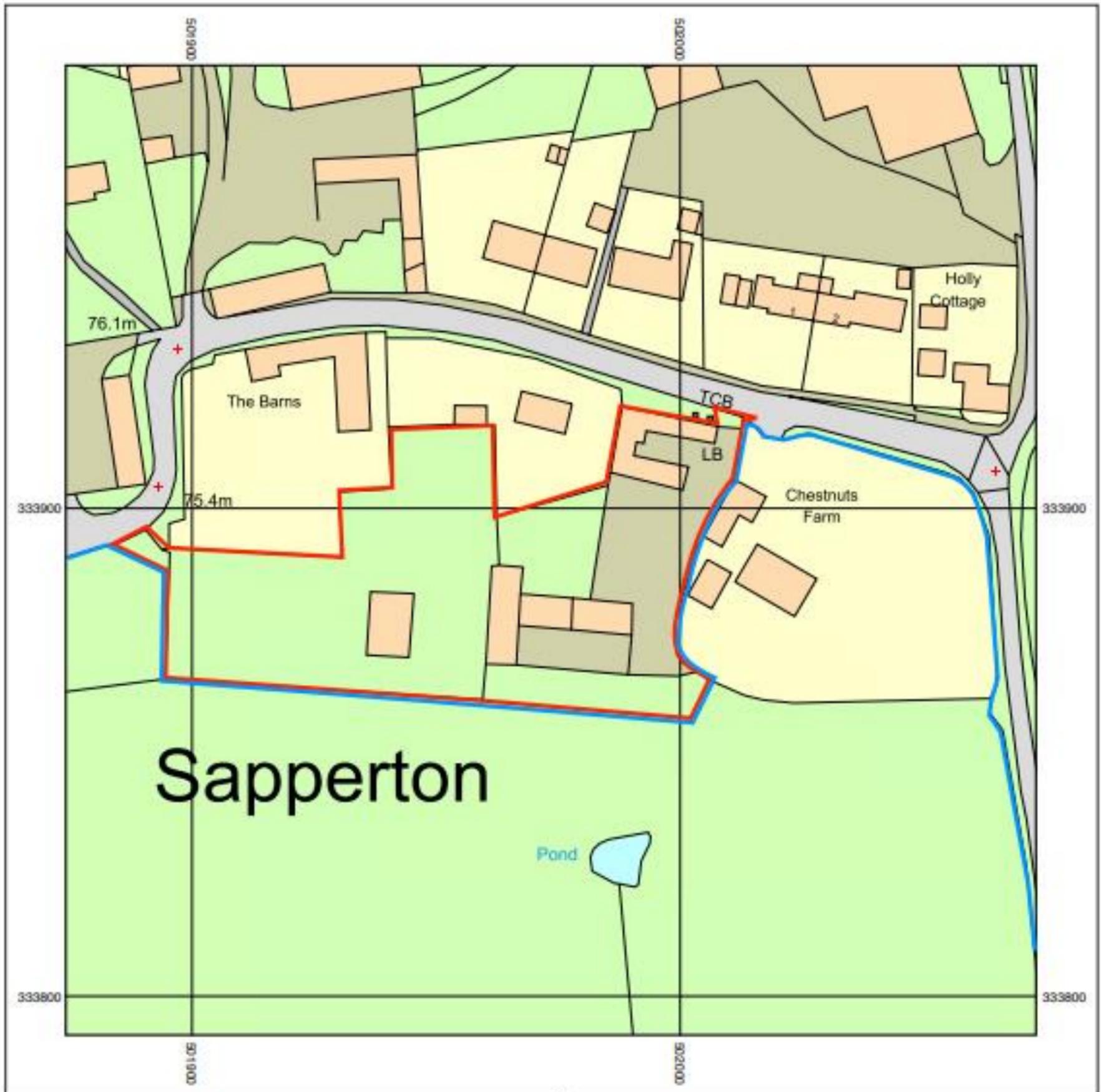
**Standard Note(s) to Applicant:**

- 1) In reaching the decision the Council has worked with the applicant in a positive and proactive manner by determining the application without undue delay. As such it is considered that the decision is in accordance with paras 38 of the National Planning Policy Framework.
- 2) Please contact the Lincolnshire County Council Streetworks and Permitting Team on 01522 782070 to discuss any proposed statutory utility connections, Section 50 licences and any other works which will be required within the public highway in association with the development permitted under this Consent. This will enable Lincolnshire County Council to assist in the coordination and timings of these works. For further guidance please visit the Highway Authority's website via the following link: Traffic Management - <https://www.lincolnshire.gov.uk/traffic-management>

NATIONAL  
MAP CENTRE



MIKE SIBTHORP PLANNING  
LOGAN HOUSE, LIME GROVE, GRANTHAM, NG31 9JD  
TEL: 014765 569065 MOB: 07983 470950



Scale: 1:1250



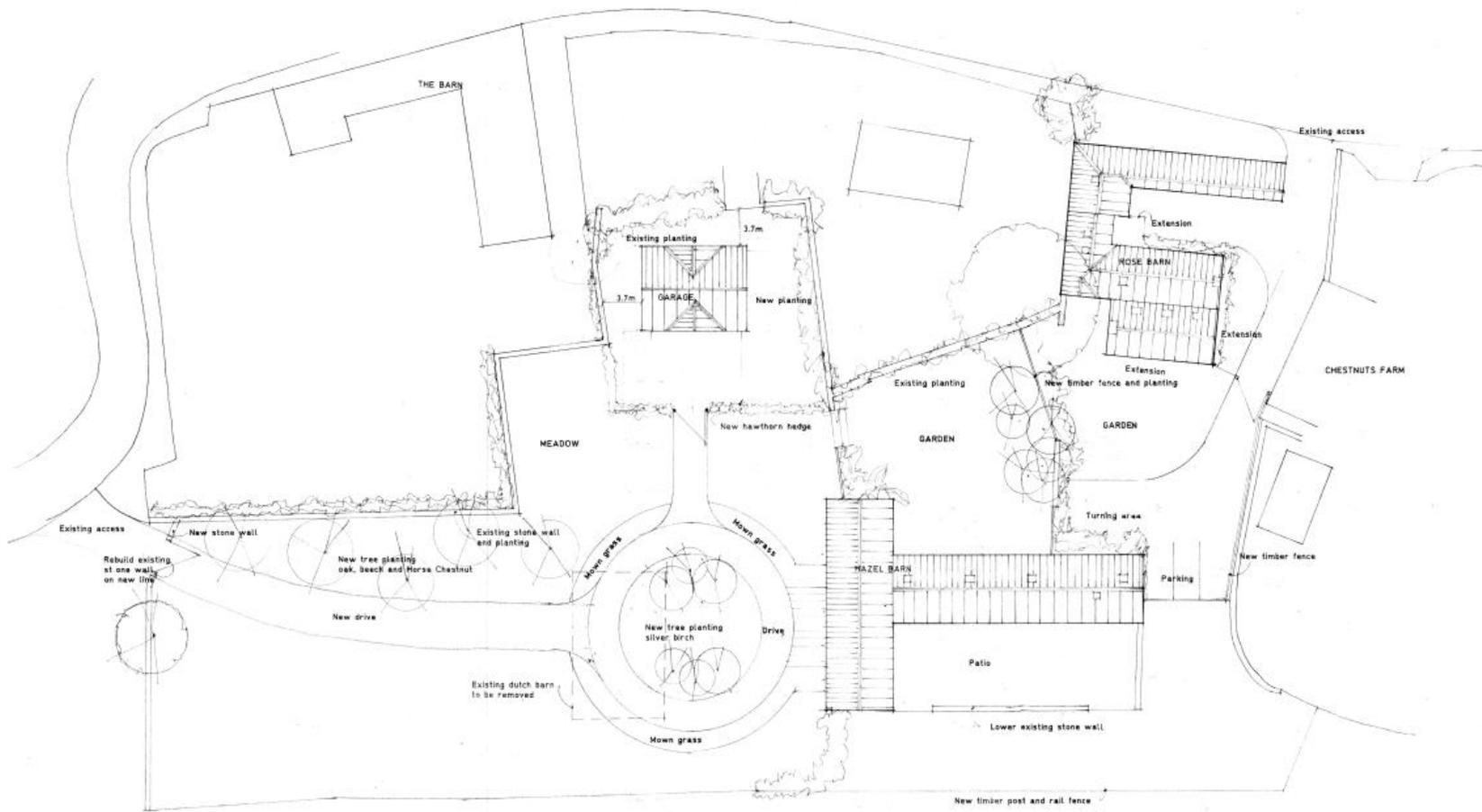
Supplied by: National Map Centre  
License number: AC0000814278  
Produced: 14/02/2024  
Serial number: 312281

**Site Location Plan**

Land and buildings at Chestnuts Farm, Sapperton  
Conversion / extension of barns to form 2(no.) dwellings  
Trustees of Sapperton Trust  
Plan Ref: MSP.1992/001

Proposed Site Layout

131



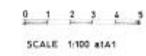
BARNs AT CHESTNUTS FARM

**ROSAMUND NICHOLSON** B Arch (HONS)  
 KNAPENEY FARM  
 OSSINGTON LANE  
 OSSINGTON  
 NEWARK ON TRENT  
 NOTTINGHAMSHIRE  
 NG23 6ND  
 Telephone: 01836 822770  
 Email: ros@rosamundnicholson.co.uk

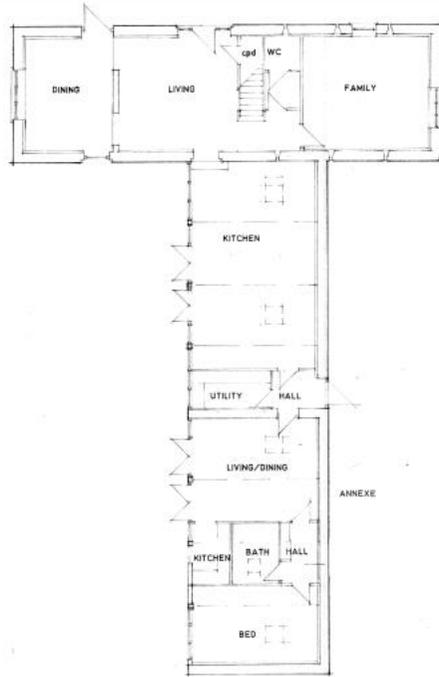
PROJECT CONVERSION OF BARNs AT  
 CHESTNUTS FARM, SAPPERTON

CLIENT WELBY ESTATE

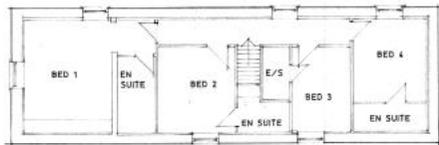
DRAWING BLOCK PLAN



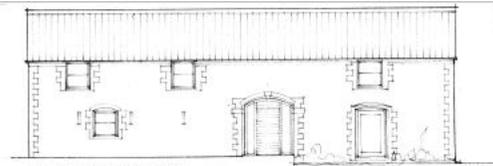
Proposed Elevations and Floor Plans – Hazel Barn



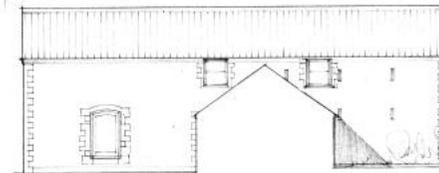
GROUND FLOOR PLAN  
1:50



BARNs AT  
CHESTNUTS FARM



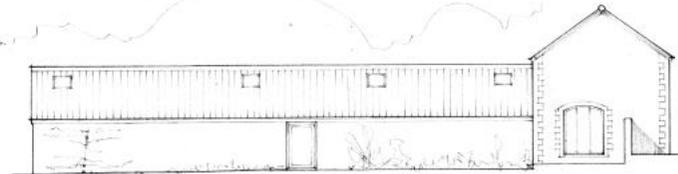
WEST ELEVATION 1:100



EAST ELEVATION 1:100



SOUTH ELEVATION 1:100



NORTH ELEVATION 1:100

**ROSAMUND NICHOLSON** B Arch (ONS)

KNAPENY FARM  
OSSINGTON LANE  
OSSINGTON  
NEWARK ON TRENT  
NOTTINGHAMSHIRE  
NG23 6ND

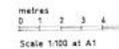
Telephone: 01636 822770  
Email: ros@rosamundnicholson.co.uk

**PROJECT** CONVERSION OF BARNs AT  
CHESTNUTS FARM, SAPPERTON

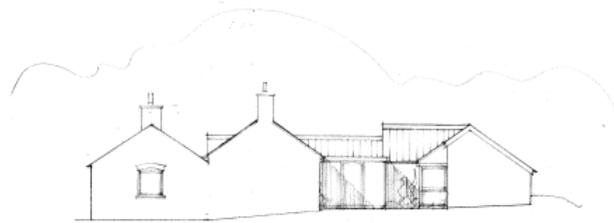
**CLIENT** WELBY ESTATE

**DRAWING** HAZEL BARN PROPOSALS

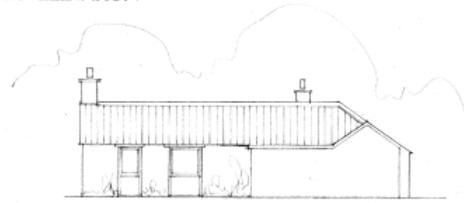
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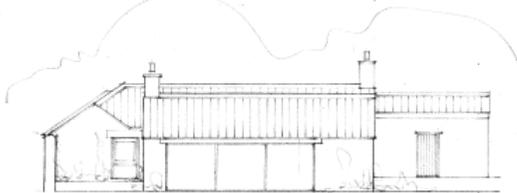
Proposed Elevations and Floor Plans – Rose Barn



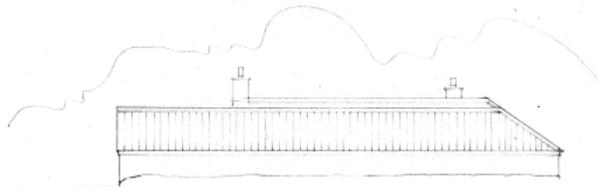
EAST ELEVATION



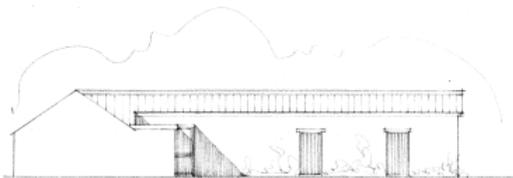
NORTH ELEVATION (from courtyard)



SOUTH ELEVATION



NORTH ELEVATION



SOUTH ELEVATION (from courtyard)



WEST ELEVATION

BARNs AT CHESTNUTS FARM

133

**ROSAMUND NICHOLSON** B Arch (RIBA)

KMARENEY FARM  
OSSINGTON LANE  
OSSINGTON  
NEWARK ON TRENT  
NOTTINGHAMSHIRE  
NG23 6ND

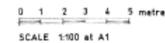
Telephone: 01636 822770  
Email: [rn@rosamundnicholson.co.uk](mailto:rn@rosamundnicholson.co.uk)

PROJECT CONVERSION OF BARNs  
AT CHESTNUTS FARM

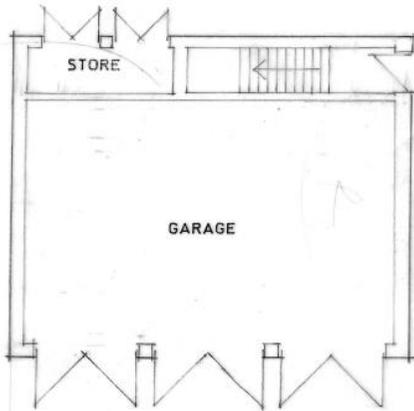
CLIENT WELBY ESTATE

DRAWING ROSE BARN PROPOSALS

SCALE 1:100 DATE: SEPT 2023 DRAWING No. 1890.A.5.3



Proposed Elevations and Floor Plans – Garage



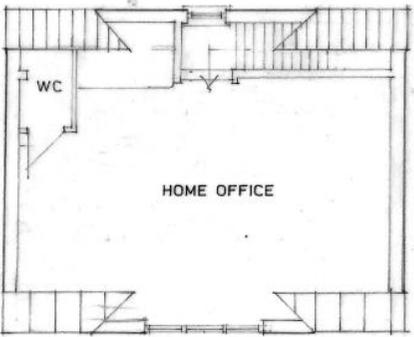
GROUND FLOOR PLAN



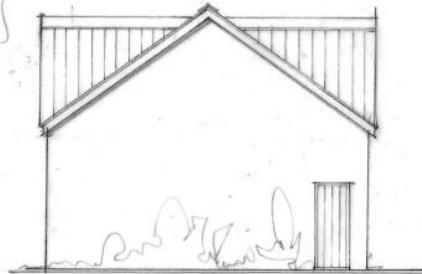
SOUTH ELEVATION



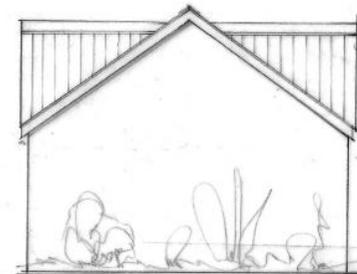
NORTH ELEVATION



FIRST FLOOR PLAN



EAST ELEVATION



WEST  
ELEVATION

ROSAMUND NICHOLSON  
 Knapey Farm  
 Ossington Lane  
 Ossington  
 Newark NG23 6ND

SCHEME CONVERSION OF BARN AND NEW GARAGE  
 AT CHESTNUTS FARM, SAPPERTON

CLIENT WELBY ESTATE

DRAWING NEW GARAGE AND HOME OFFICE

SCALE 1:100 DATE SEPT 2023 DRAWING No 1890.A.62

**Financial Implications reviewed by: Not applicable**

**Legal Implications reviewed by: Not applicable**

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**SOUTH  
KESTEVEN  
DISTRICT  
COUNCIL**

## Planning Committee

13 June 2024

### S24/0606

Proposal: Maintenance and repair works to the clock lantern, pitched roofs, stone parapet copings and bracketed stone cornice  
Location: Guildhall Arts Centre, St Peter's Hill, Grantham, Lincolnshire, NG31 6PY  
Applicant: South Kesteven District Council  
Agent: Steve Saunders of William Saunders  
Application Type: Listed Building Consent  
Reason for Referral to Committee: South Kesteven District Council is the applicant  
Key Issues: Impact on listed building  
Technical Documents: Heritage Statement, Design and Access Statement

#### Report Author

Ariane Buschmann, Conservation Officer



01476 406 521



Ariane.buschmann@southkesteven.gov.uk

**Corporate Priority:**

**Growth**

**Decision type:**

**Regulatory**

**Wards:**

**Grantham St Wulfram's**

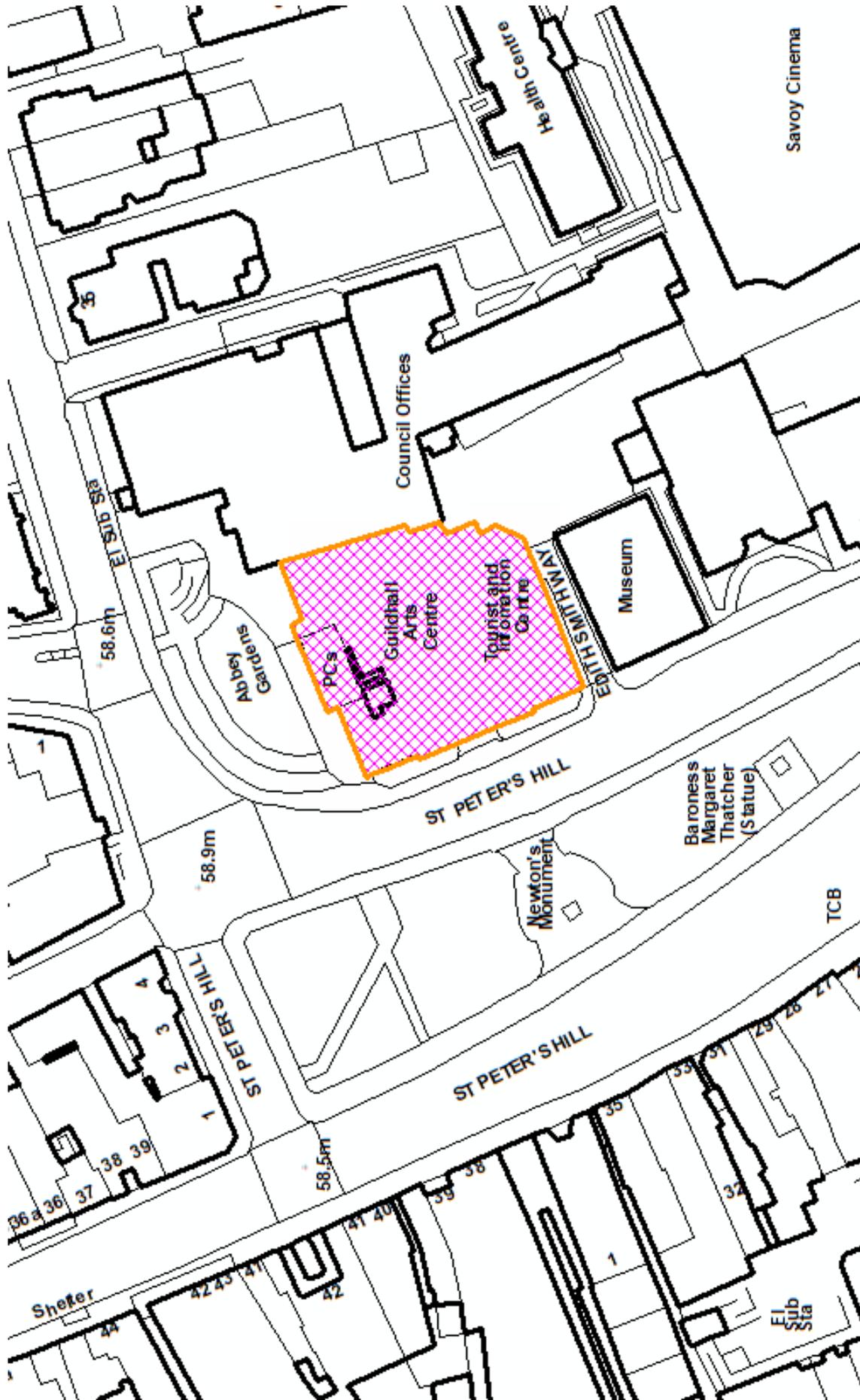
**Reviewed by:**

Phil Jordan, Development Management & Enforcement Manager

5 June 2024

#### Recommendation (s) to the decision maker (s)

To authorise the Assistant Director for Planning to GRANT listed building consent subject to conditions



Key

Application Boundary

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## **1 Description of Site**

- 1.1 The application site comprises a Grade II Listed Building (NHLE 1360282) that currently operates as Guildhall Arts Centre, and is run by South Kesteven District Council as part of the Council's cultural services offer. The site is located within the Grantham town centre, which falls within the Civic Centre Character Area of the Grantham Conservation Area.

## **2 Description of proposal**

This application is seeking Listed Building Consent for a variety of maintenance and repair works to the clock lantern, pitched roofs, stone parapet copings and bracketed stone cornice. This is due to the deterioration of the exposed timber as well as general aging and weathering of the features affected. As summarised by the applicant, it is proposed to:

- 'Piece in' timber repairs to the Clock lantern to various locations of decay, to match existing.
- Undertake general external decoration works to the Clock lantern.
- Strip and set aside existing slates and remove sarking and battens to various pitches locally adjacent to the Clock lantern, including over the Ballroom.
- To stripped roof pitches – provide new vapour permeable underlay, battens and replace any defective set aside slates with new matching Welsh slate.
- Undertake timber repairs to the Bell Turret timber mouldings, capital details.
- Undertake decorations to Bell Turret, with paint colour scheme to match the existing.
- Replace the existing lead flashings where required. Weight, thickness, size and shape to match existing flashing arrangements.
- Decoration of all clock faces, numerals, hands and cylindrical dormer scrolls, with paint colour scheme to match the existing.
- Specialist stone repairs and full cleaning of the parapets in their entirety.

## **3 Policy Considerations**

### **3.1 South Kesteven Local Plan 2011-2016 (Adopted January 2020)**

Policy EN6 – The Historic Environment

Policy DE1 – Promoting Good Quality Design

### **3.2 Design Guidelines for Rutland and South Kesteven Supplementary Planning Document (Adopted November 2021)**

### **3.3 National Planning Policy Framework (NPPF) (Adopted December 2023)**

Section 16 – Conserving and enhancing the historic environment

## **4 Representations Received**

### **4.1 Historic England**

- 4.1.1 No objections.

## **5 Representations as a Result of Publicity**

- 5.1 The application has been advertised in accordance with the Council's Statement of Community Involvement and no letters of representation have been received.

## **6 Evaluation**

- 6.1 The Local Planning Authority is required to ensure that special regard to preserving the Listed Buildings and their settings in relation to Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the 'Act'). No harm should be caused with the historical assets and their surroundings requiring to be preserved or enhanced.

- 6.2 In addition, the South Kesteven Local Plan and the Design Guidelines Supplementary Planning Document (Adopted November 2021) are material considerations.

- 6.3 The policies and provisions set out in the National Planning Policy Framework (NPPF) ("the Framework") (Adopted December 2023) are also a relevant material consideration in the determination of planning applications.

### **6.4 Impact on heritage assets**

- 6.4.1 The importance of considering the impact of development on the significance of designated heritage assets is expressed in the National Planning Policy Framework (NPPF). The NPPF advises that development and alterations to designated assets and their settings can cause harm. These policies ensure the protection and enhancement of the historic buildings and environments. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance should be treated favourably.
- 6.4.2 Policy EN6 of the SKDC Local Plan (The Historic Environment) states amongst other criteria that the Council will seek to protect and enhance heritage assets and their settings, in keeping with the policies in the National Planning Policy Framework. Proposals will be expected to take into account the Conservation Area Appraisals, where these have been adopted by the Council.
- 6.4.3 There will be some loss of historic fabric due to the current condition of the timber forming the clock lantern and bell turret mouldings. This would require removal and splice replacement to match. Substantial evidence has been provided documenting the condition of the existing timber and providing justification for the works. Areas of significant deterioration have also been noted in the stonework (delamination, disintegration, and vegetation growth), which will require specialist repair and cleaning. This confirms that works would be necessary to preserve the building and secure the wider historic fabric of the building. The works are not considered to result in harm to the significance of the building.
- 6.5 It is also proposed to strip the roof pitches, setting aside existing slates. It is expected that a number of slates will be defective and require replacement, which is proposed to be made with matching Welsh slate. A new vapour permeable underlay, and replacement of the

defective battens is also proposed. A low loss of fabric would be expected for this, however the proposed works are to the benefit of the overall structure, preserving the wider historic fabric. Roofs also have a limited lifespan, and refurbishments are expected due to continuous deterioration of material. The proposed works would therefore not be considered to result in harm to the significance of the building.

- 6.6 It is proposed to repaint the clock face and the tower and turret to match existing. This would be a positive impact upon the building.

## **7 Conclusion**

- 7.1 The works are considered to preserve the heritage asset by enabling its continued use and preserving the historic fabric with the splice replacement of the substantially deteriorated sections. As such, the proposed works would preserve the character and appearance of the listed building and accords with Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policy DE1 and EN6 of the South Kesteven Local Plan, and Section 16 of the National Planning Policy Framework.

## **8 Recommendation**

- 8.1 To authorise the Assistant Director for Planning to GRANT listed building consent subject to the following conditions:

### **Time Limit for Commencement**

- 1 The works hereby consented shall be commenced before the expiration of three years from the date of this consent.

Reason: In order to ensure that the works are commenced in a timely manner, as set out in Sections 18 and 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

### **Approved Plans**

- 2 The works hereby consented shall be carried out in accordance with the following list of approved plans and reports:
- i) Location Plan received 10 April 2024
  - ii) Schedule of Works received 4 December 2023
  - iii) Paint Specification received 4 December 2023
  - iv) Design and Access Statement received 10 April 2024

Unless otherwise required by another condition of this permission.

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

### **During Building Works**

- 3 Before any of the works on the external elevations for the building(s) hereby permitted are begun, samples of the materials (including colour of any slates, stonework, or paintwork) to be used in the construction of the external surfaces shall have been submitted to and approved in writing by the Local Planning Authority.

The works must only be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and in accordance with Policies EN6 and DE1 of the adopted South Kesteven Local Plan.

Proposed Remediation Works



Typical timber decay



Typical timber decay



Typical stone loss



Typical stone loss



Photograph 7



Photograph 11



Photograph 22



Photograph 103



Photograph 108

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