

AH1	S14/3097	Target Decision Date:15th January 2016
		Committee Date:12th January 2016

Applicant	Dr Dallas Burston C/O Agent
Agent	P J Frampton Framptons Oriel House 42 North Bar Banbury
Proposal	Outline application (with details of vehicular access(es) off Station Road) in respect of up to 85 residential dwellings; 80 sq m Community Shop (Use Class A1); the provision of landscaping and open space; new internal highways; car and cycle parking; sustainable drainage measures, including storage pond for surface water attenuation; provision of utilities infrastructure; and associated ancillary works including demolition of buildings
Location	The Old Quarry, Station Road, Castle Bytham
Application Type	Outline Planning Permission with EIA
Parish(es)	
Reason for Referral to Committee	This application has been referred to Committee as it involves Section 106 matters and because of the level of local interest in the scheme.
Recommendation	Approved conditionally

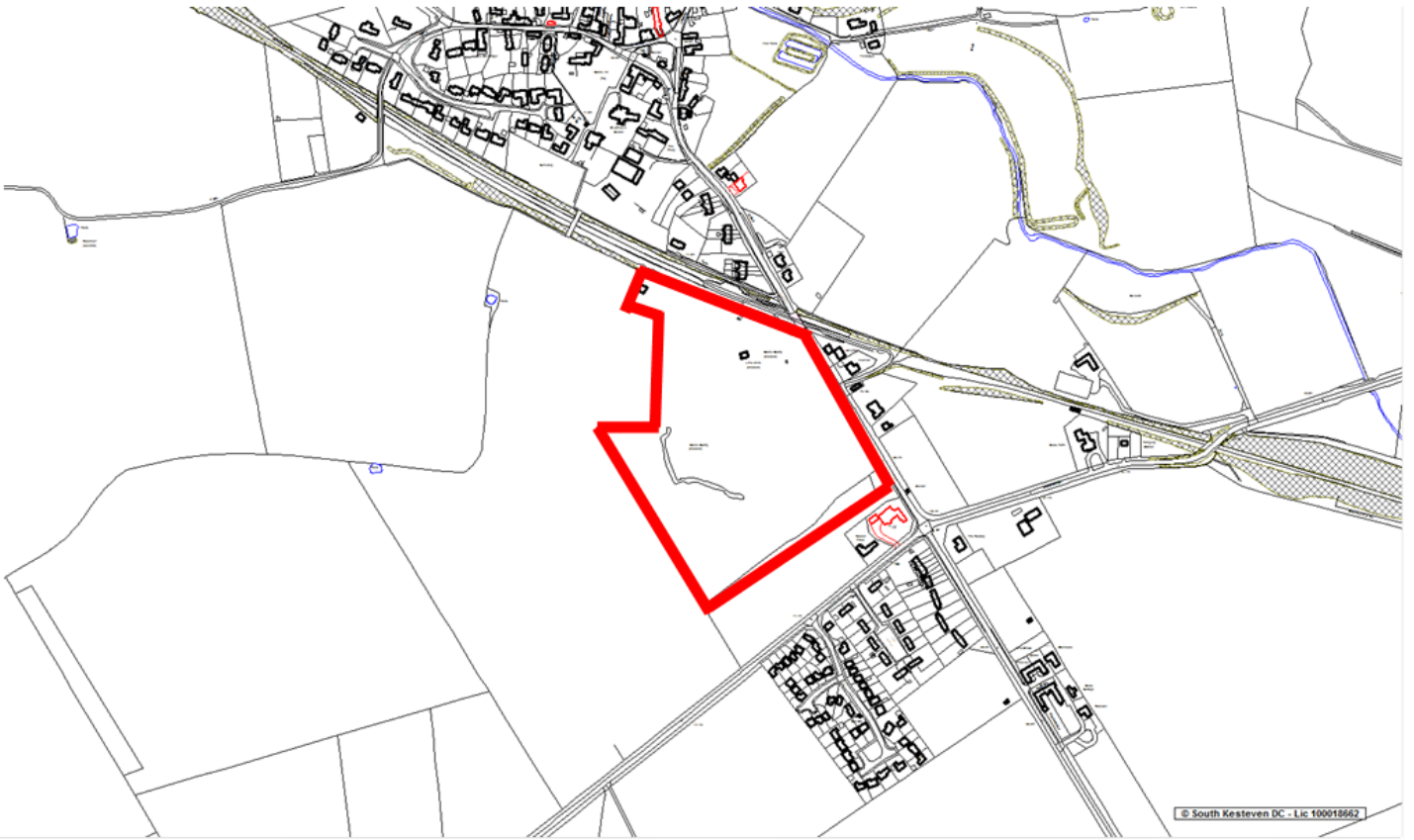
Key Issues

- Planning Policy Implications
- Highway Safety/Service Infrastructure Issues
- Land Contamination/Archaeological Issues
- Impacts on Residential Amenities and Visual Amenities
- Impacts on the Natural Environment
- Other Matters

Technical Documents Submitted with the Application

- Illustrative Site Layout Drawing
- Design and Access Statement (including Planning Statement)
- Environmental Impact Assessment (with revised document)
- Statement (and supplementary documentation) as to the impact of the scheme on the Site of Special Scientific Interest
- Reptile and botanical reports.
- Revised Draft heads of terms (in relation to Section 106 Matters)

Enquires about this report to : Alan Harvey Area Planning Officer 6412 a.harvey@southkesteven.gov.uk



Key



Application Location



Application Boundary

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1.0 Description of site and application

- 1.1 The application site, which extends to some 9.6 hectares in area, comprises a former limestone quarry immediately to the west of Station Road and to the north of Clipsham Road in Castle Bytham. As would be expected, excavation levels within the quarry area differ greatly, and are generally below that of the surrounding land. The land comprising the northern part of the site remains at a higher level and adjoins the cutting of the former railway line. The quarry site includes a Site of Special Scientific Interest (SSSI). There are established hedgerows to the Station Road frontage of the site and to the northern and southern boundaries. There also a number of mature trees towards the northern boundary. The site itself includes areas of mixed grassland and flora that have become established following the abandonment of the quarry use.
- 1.2 Residential dwellings are located on the opposite (south-eastern) side of Station Road and beyond the former railway cutting (to the north) are residential properties either fronting onto or served off Station Road. There is open land beyond the quarry to the west.
- 1.3 This application for outline planning permission - with details of vehicular access only provided at this stage - relates to a proposed scheme for up to 85 No. residential dwellings and a retail shop (Use Class A1) of some 80 sq. metres in floorspace, along with the provision of landscaping and open space; new internal highways; car and cycle parking; sustainable drainage measures, including a storage pond for surface water attenuation; provision of utilities infrastructure; and associated ancillary works.
- 1.4 The application as originally submitted related to a proposed scheme for up to 77 No. residential dwellings and the retail shop (Use Class A1) along with a 60 bed Care Home (Use Class C2), 8 No. extra-care units (Use Class C2) and a Health Centre (Use Class D1). The care home, extra-care units and the health centre have now been omitted from the scheme by the applicant.
- 1.5 The application has been accompanied by an illustrative plan which does not form part of the formal submission. The illustrative plan shows a scheme that would have two 'gatehouse' dwellings on the Station Road frontage either side of the main vehicular access into the lower part of the quarry site, with the proposed retail shop (Use Class A1) and its vehicular access/car parking area located immediately to the north. The substantive number of residential properties are shown as being grouped around a figure of eight road layout within the southern area of the site. The dwellings would nevertheless be set away from the cliff faces of the former quarry which is subject to the SSSI designation. A further separate smaller group of dwellings would be located towards the northern boundary of the site with its own separate access off Station Road (as per the scheme granted outline planning permission under application ref S13/2649 - see Planning History). The area between the two residential areas is shown as comprising open space.
- 1.6 The application was accompanied by an Environmental Impact Assessment which included an ecological appraisal. In a draft heads of terms (for any Section 106 Agreement) the applicants propose that the requisite affordable housing be provided either on-site or off-site, that open space/play facilities (either on-site or off-site) and the commuted sum for education be provided on a pro rata basis relative to the proposed final housing mix and that a commuted sum of £10,000 be provided towards the provision/improvement of the pedestrian footway along Station Road into the centre of the village. The applicant's agent has also indicated that a private management company will be created for the future maintenance of the open space and SSSI areas on the site if the Parish Council or a community interest group does not wish to maintain these areas.
- 1.7 The applicant's agent indicates that a private legal agreement is being negotiated between the applicant and a local community group in relation to the construction of the proposed shop. This matter would fall outside the remit of the Section 106 Agreement as the issue does not directly involve the District Council as the local planning authority.

2.0 Relevant Planning History

- 2.1 Application ref: S01/0190 - Approval of outline planning permission in relation to Class B1 (Business), B2 (General Industry) and B8 (Storage and Distribution) development. This application was essentially a renewal of outline approvals which dated back to 1994.
- 2.2 Application ref: S04/0382 - Approval of reserved matters in relation to Class B1 (Business), B2 (General Industry) and B8 (Storage and Distribution) development. A material start was made on the reserved matters scheme and the permission consequently remains extant.
- 2.3 Application ref: S07/0809 - Approval of outline planning permission for the erection of 15 No. Affordable dwelling houses (December 2010). The permission lapsed in December 2013.
- 2.4 Application ref: S07/0818 - Approval of outline planning permission for a Community Health Centre (January 2012). The permission lapsed in January 2015.
- 2.5 Application ref: S08/0773 - Refusal of an outline planning application for a nursing home scheme (August 2008).
- 2.6 Application ref: S09/1511 - Approval of outline planning permission (with all matters reserved) for the erection of a nursing home (October 2010). The permission lapsed in October 2013.
- 2.7 Application ref: S10/0386 - Refusal of outline planning permission for a retirement care village (July 2012). The application was refused in the light of the applicants failure to submit an Environmental Impact Assessment.
- 2.8 Application ref: S13/2648 - Approval of Outline planning permission for the erection of nursing home (May 2014). The permission remains extant.
- 2.9 Application ref: S13/2649 - Approval of outline planning permission for the erection of 15 No. Affordable dwelling houses (December 2014). The permission remains extant.

3.0 Policy Considerations

3.1 National Planning Policy Framework (NPPF)

Section 1 - Building a strong, competitive economy
Section 4 - Promoting sustainable transport
Section 6 - Wide choice of high quality homes
Section 7 - Requiring good design
Section 10 - Meeting the challenge of climate change
Section 11 - Enhancing the natural environment
Section 12 - Enhancing the historic environment

3.2 South Kesteven District Council Core Strategy

Policy EN1 - Protection and Enhancement
Policy EN2 - Reduce the Risk of Flooding
Policy EN4 - Sustainable Construction and Design
Policy SP1 - Spatial Strategy
Policy H1 - Residential Development
Policy H3 - Affordable Housing

3.3 Site Allocation and Policies Development Plan Document

Policy SAP3 - Supporting local businesses in LSC

4.0 SKDC Corporate Priorities

- Grow the economy
- Support good housing for all
- Keep SK clean, green and healthy

5.0 Representations Received

Parish Council

Raises objections for the following reasons :-

The Parish Council was against development at the base of the quarry (but in favour of building at street level - it had previously approved (supported) an application for 15 affordable dwellings at street level).

The SSSI should be supported.

Several aspects of the technical specifications were wrong, for example implying the village had a gas supply.

There was a lack of employment opportunities in Castle Bytham.

The plan represents a factor (population) growth of 25% which, as a ratio, is too large and rapid for practical assimilation.

The application did not allow for enough affordable homes.

In their submissions in respect of the original application (including the care home, extra-care units and doctors surgery) the Parish Council raised objections to the application for the following reasons :-

SKDC has deemed the site unsuitable in the 2014 Site Allocations Document.

The proposal would generate a substantial increase in population which would exceed what is appropriate for the village.

There are no proper services to support that population increase and people purchasing the houses would in all likelihood be commuters who would prove of no value to the village.

There would be an increase in traffic causing noise and smell; the approach roads are unsuitable.

The primary school is near capacity and would not be able to cope with a large influx of children.

The existing surgery is financially committed to the existing surgery building and the new medical centre would be in competition, threatening the viability of the surgery.

The public transport is inadequate, as is pointed out in the SKDC report.

The sewerage system is inadequate at present and some issues have not yet been resolved by Anglian Water.

Radon gas is a known problem which would need to be adequately assessed.

The development would be out of character in this Conservation Village.

Anglian Water Services

Raises no objections in principle as it considers there to be sufficient capacity in the local drainage network to accommodate the proposed development.

Environment Agency

Originally raised objections in relation to the technical (in)adequacies of the local drainage network. The Environment Agency have, however, subsequently removed their objections provided that infrastructure improvements are in place prior to the development commencing on the site.

Environmental Protection Services

Advises that as the site is a former quarry, including an area containing former lime kilns, it would be necessary for contamination survey work to be undertaken and a remediation strategy to be provided.

Education & Cultural Services

Seek £191,699 for education provision; equating to 17 No. primary school places.

Lincolnshire Fire & Rescue Services

Requires the provision of fire hydrants on the site.

NHS England

Does not seek a commuted sum in this instance in relation to health services

provision. NHS Lincolnshire pointed out in relation to the original submission that it would not support a second surgery in the village from a NHS consideration; albeit it recognised that if the proposal was to support the private residential care directly (as then proposed) the NHS would not have any involvement.

Welland & Deeping Internal Drainage Board	Have no comments.
SKDC Projects Officer (Drainage)	Has no objections in principle.
Network Rail - Civil Engineering	Has no observations.
LCC Highways & SuDS Support	Raises no objections in principle subject to conditions and a Section 106 Contribution of £10,000 towards the provision/improvement of the pedestrian footway from the site into the centre of the village.
Rutland County Council	Has no objections to the scheme on highway or planning policy grounds.
Lincolnshire Wildlife Trust	Comment that whilst it would be supportive of a masterplan for the site should the application be approved, the Trust does not believe that the proposals will result in a net benefit for biodiversity on a site which is no longer allocated for development purposes in a Development Plan. The Trust recognises that the most valuable areas of habitat are indicated in the submissions as being retained, however no new areas of habitat are being created and development of the site will result in the loss of significant areas of the site with potential for restoration to calcareous grassland priority habitat. The Trust therefore raises objections.
Natural England	Consider that the revised submissions provided by the applicant have now demonstrated sufficiently that the scheme would not have negative impact on the SSSI on the site. Natural England had raised concerns the original submissions would not provide sufficient separation between the proposed development and the quarry cliff faces.
SKDC Affordable Housing Officer	Requires that affordable housing be provided having regard to the requirements of Policy H3 of the Core Strategy.

Heritage Lincolnshire	Raises no objections in principle subject to a condition requiring the archaeological recording of the kilns on the site.
Government Office For The East Midlands	Has no comments.
Crime Prevention Design Advisor	Raises no objections in principle.

6.0 Representations as a Result of Publicity

7.1 Both the original application and the amended submissions have been advertised in accordance with the Council's adopted Statement of Community Involvement relevant to this type of planning application.

- A total of 47 No. representations were received in respect of the application as originally submitted.
- 17 No. representations raised objections/concerns in relation to the original scheme for the following reasons summarised below :-
- The development would be clearly at odds with the Council's own development planning policies and it is pointed out that the allocation of the site for housing was discounted by an Inspector in 2014.
- The proposed health centre provision would compete with the existing doctors surgery in the village. There would not be sufficient clients to support both practices.
- The development would overload the existing highway network and service infrastructure around the village and the wider locality.
- The likely increase in the population of the village by 25 per cent would impact dramatically on the locality.
- The increased traffic generated by the development would be detrimental to highway safety and to the amenities of existing residents.
- The density of the development is too high and the scheme represents the over-development of the site which is inappropriate in its scale and its suburban character for Castle Bytham.
- The residents of the dwellings in the quarry will be in shade and would not enjoy sufficient levels of natural light. The development would effectively be underworld.
- The scheme would provide no/limited local employment opportunities.
- The site is remote from local services.
- There are inadequate public transport services in the locality and new residents would be reliant on the car.
- The scheme will impact negatively on the flora and fauna that has been become established on the site.
- The proposed shop is a 'sweetener'/'bribe' and would not be viable for long.
- It is questioned whether adequate sewerage/drainage facilities could be provided given that the scheme would necessitate pumping uphill.
- There are existing problems with the sewage facilities in the village which Anglian Water have to date not satisfactorily addressed.
- It will be impracticable to provide heating to the properties, including green energies, and no gas supplies would be available.
- The site is affected by Radon.
- The position of the nursing home would not provide acceptable living conditions for occupants.

- The development is purely for the financial benefit of the applicants and the site would inevitably be sold on with any planning permission.
- It is pointed out that there has already been a series of planning permissions on the site none of which have been developed to date.
- It is pointed out that some local parties have suggested that the site will become a travellers site if the current scheme is not supported by local residents. It is considered that the behaviour of the individuals concerned is wholly inappropriate.
- 30 No. representations indicated support in relation to the original scheme for the following reasons summarised below :-
 - The development would stop the village from dying and help it move forward with the times.
 - The scheme would bring with it a new surgery and a shop; the latter to replace that which closed in the village centre.
 - The scheme would provide a diverse mix of new residents
 - The development would bring with it employment opportunities.
 - Building on the vacant quarry site is welcomed and will bring long term environmental benefits.
 - The development will help secure the future of the existing village public houses, the school and the village hall and the increase in population would encourage better local facilities and bus services.
 - The site is near a bus stop and therefore sustainable.
 - The scheme will bring improved drainage facilities.
 - The development will bring forward affordable housing provision.
 - The objections raised by the Parish Council are not representative of the population of the village as a whole.
 - The scheme would be preferable to the industrial development already approved for the site.
 - The scheme would be preferable to the use of the site for travellers accommodation.
- 10 No. further representations were received in respect of the application as amended. One of the letters expresses support for the scheme to provide for the growth of the village and to secure local facilities. The nine other representations raise objections/concerns for the reasons outlined in relation to the original scheme (and as set out above) and for the following additional reasons summarised below :-
 - The amendment of the scheme does not change the position that the scheme remains contrary to the Council's adopted Development Plan policies.
 - The location of the shop is a cause of concern as the activity associated with its use would be detrimental to the amenities of nearby residents.
 - The shop would be out of keeping with its locality and illuminated adverts to the front and side would give a 'bad impression' on the approach to the village.
 - The shop would impact negatively on the trade of the recently opened shop/café in Little Bytham.
 - The development would impact negatively on bats which are a protected species.
 - With the removal of the nursing home there would be no local employment opportunities now offered by the scheme.
 - The scheme will not lead to an increase in amenities for the village.
 - Inclement weather could lead to the sloped access road out of the quarry becoming unusable effectively 'trapping' the residents within the quarry area.

7.0 Evaluation

7.1 Planning Policy Implications

- 7.1.1 Policies SP1, SP2 and H1 of the South Kesteven Core Strategy (of 2010) provide the overarching policy background against which to assess new residential development proposals.

These policies are supplemented by the Site Allocation and Policies Development Planning Document (SAPDPD) which was adopted in 2014.

- 7.1.2 Castle Bytham is identified in Policy SP2 of the Core Strategy as a Local Service Centre; a settlement in which some development would be permitted. Core Strategy Policy SP1 gives preference to brownfield sites within the built-up parts of such settlements, provided that these do not compromise the nature and character of the villages.
- 7.1.3 The application site is a former quarry located between the main part of the village and the outlying cluster of residential development known as Bytham Heights (focused around the Station Road/Holywell Road/Clipsham Road crossroads). Parts of the site, in particular the tops of the quarry faces and those parts which have been designated as a Site of Special Scientific Interest (SSSI), have naturally regenerated and as such comprise greenfield land, in accordance with the definition of previously developed land in Annex 2 of the National Planning Policy Framework (NPPF). The majority of the quarry floor and its accesses, however, retain some of the features of its previous use as a quarry and are considered to be previously developed land, as defined in Annex 2.
- 7.1.4 The principal element of the application submission proposes the redevelopment of the site with 85 No. dwellings and - as has been pointed out in the representations received from local residents - the whole of the application site was previously assessed by the Local Planning Authority for allocation for both market housing and as a care/retirement village as part of the preparation of the Site Allocation and Policies Development Planning Document (SAPDPD). At the time of the preparation of the SAPDPD the District Council's assessment of land allocations in the plan concluded that former Castle Bytham quarry site was not an appropriate allocation for either a specialist housing scheme or market housing. This view was endorsed by the Examination Inspector in his report of February 2014 when the Inspector concluded that the Council was correct in not allocating the site for special care housing. Specifically during the preparation of the SAPDPD the village of Castle Bytham was not identified as a location for an housing allocation because it performed less well in terms of facilities, services and employment opportunities when compared to other settlements. Settlements in the District were graded in terms of suitability to accept development, and Castle Bytham was placed in Tier 4. Sufficient sites were allocated in the SAPDPD to accommodate identified housing need for the District and the quantum of housing to be allocated was such that sites were allocated only from Tier 1; and thus no sites from Tier 4 were required.
- 7.1.5 The assessment of the quarry site during the preparation of the Site Allocation and Policies Development Planning Document (SAPDPD) also concluded that the presence of the Site of Special Scientific Interest (SSSI) on part of the site and potential flooding issues made it unsuitable for residential development at that time. Subsequently, however, and as set out in detail later in this report, Natural England have confirmed that it now raises no objections in principle to the scheme in terms of impacts on the SSSI. Further, neither the Environmental Agency nor the County Council (as the lead flood authority) are now raising any objections to the development of the site for residential use. Therefore, given that all technical constraints have now been successfully addressed during the course of the application, and thus subsequent to the preparation of the Site Allocation and Policies Development Planning Document (SAPDPD), then the site's location in relation to the centre of the village and its predominantly brownfield status means that it is considered as a potentially suitable location for housing having regard to the Council's overarching adopted development plan policies. A further matter which is material to the consideration of the application is the fact that the application site - in its entirety - has the benefit of an extant reserved matters approval (under application ref: S04/0382) for another use; namely, for employment development in the form of light and heavy industry and warehousing under Classes B1, B2 and B8 (as per the planning history there are also extant individual permissions for affordable housing and a nursing home on parts of the site in lieu of commercial development). As such whilst the site no longer forms part of any development plan allocation for commercial use (further to the adoption of the SAPDPD in 2014), the extant industrial development could be progressed at any time as there has been a material

commencement of the development at the site. By comparison with this extant commercial permission, it is considered that the predominantly residential use proposed by the current scheme would be more compatible in residential amenity terms to the existing dwellings in proximity to the site. The development of housing on the site is also consistent with the aims of central government to increase house building opportunities whilst seeking to meet the aims of sustainability.

- 7.1.6 Accordingly, in the light of the local and national planning policy framework and having due regard to planning history of the site, it is concluded that the redevelopment of the site for a residential scheme would be appropriate in principle.
- 7.1.7 Insofar as the proposed retail shop (Class A1 use) element is concerned, this use is also considered to be acceptable in principle in Castle Bytham as both Policy SP2 of the Core Strategy and Policy SAP3 of the adopted Site Allocation and Policies Development Planning Document (SAPDPD) allow for support for the provision of additional community assets. Further, although the location for the proposed shop is outside the built-up part of the village the application scheme itself includes provision of a commuted sum (under Section 106 provisions) to upgrade/provide a footpath along Station Road towards the village centre. This provision, required by the County Highway Authority, is also consistent with the requirements of previous approvals for the site.
- 7.1.8 With regard to the use of sustainable construction and design measures in the building of the development, it is not agreed with local residents that the location of the proposed dwellings in the quarry area would in principle reasonably prevent such measures being secured. As such it is considered that the scheme could also in principle be compliant with Policy EN4 of the Core Strategy.
- 7.1.9 In relation to the provision of affordable housing, the applicants in their draft heads of terms undertake to provide the required level of provision either on site, or off-site by way of commuted sum (to be secured by Section 106), which would meet the aims of Policy H3 of the adopted Core Strategy. This matter is dealt with in detail later in this report, along with the specific impacts of the scheme on the local environment - including the Site of Special Scientific Interest (SSSI) and biodiversity issues - having regard to Policy EN1 of the Core Strategy.

7.2 Highway Safety/Service Infrastructure Issues

- 7.2.1 Objections are raised by the Parish Council and a number of local residents that the proposed development would generate additional levels of traffic movement in the locality to such an extent so as to be likely to be detrimental to highway safety. The County Highway Authority, however, raises no objections in principle to the scheme subject to a number of conditions being attached along with a Section 106 Contribution of £10,000 towards the provision/improvement of the pedestrian footway from the site into the centre of Castle Bytham (to be secured by Section 106 Agreement). The scheme would therefore be compliant with Policy SP3 of the South Kesteven Core Strategy.
- 7.2.2 Anglian Water and the District Council's Drainage Engineer have raised no objections in principle. Environment Agency had, however, sustained objections to the scheme until recently, whereupon, having regard to Anglian Water providing assurances in relation to addressing concerns in relation to the standard of existing local drainage infrastructure, the Agency have withdrawn their objection to the scheme in principle. The Environment Agency nevertheless requires that this upgrading of infrastructure is in place prior to development being commenced and this matter can be appropriately dealt with by means of a 'Grampian style' condition to any approval. The Welland and Deeping Inland Drainage Board have no comments. The development is accordingly compliant with Policy EN2 of the Core Strategy.

- 7.2.3 Lincolnshire Fire and Rescue Services require the provision of fire hydrants on the site to address any objections, which will be secured by condition. Lincolnshire Police raises no objections in principle to this outline submission.
- 7.3 Land Contamination Issues/Archaeological Issues
- 7.3.1 The District Council's Environmental Protection Section point out that as the site is a former quarry, which includes former lime kilns, it would be necessary for contamination survey work to be undertaken and mitigation measures to be put in place. These matters can be adequately addressed by conditions of any approval. The Heritage Trust of Lincolnshire request for the archaeological recording of the kilns on the site and this matter can similarly be subject to conditions of any approval.
- 7.4 Impacts on Residential Amenities and Visual Amenities
- 7.4.1 The illustrative drawing accompanying the application indicates that sufficient separation distances could be achieved between the proposed residential development and the nearest dwellings that are situated on the opposite side of Station Road. The residential element of the scheme would thus not be likely to be detrimental to existing residential amenities by reason of visual intrusion and overlooking impacts or in terms of noise and disturbance. In terms of the amenities of the future residents of the dwellings themselves, it is considered that dwellings could be accommodated within the site without the amenities of the residents being compromised by the quarry walls.
- 7.4.2 In relation to the shop proposal, the illustrative drawing indicates a position to the north of the proposed entrance to the residential development within the main body of the quarry site, although - as per the residential element - this location would not be fixed by any approval of this outline scheme. In relation to the shop element of the scheme, objections have been raised that the activity associated with its use would be detrimental to the amenities of nearby residents. It is nevertheless considered that given the separation distances that can be provided in principle that a (Class A1) retail unit could be established on the Station Road without necessarily giving rise to significant impacts in terms of noise and disturbance on the residential amenities of established dwellings in the proximity of the site.
- 7.4.3 The illustrated layout of the proposed development indicates that it would be possible to accommodate a residential development of 85 No. dwellings and the shop use, along with associated highways, car parking and open space, within the site without such a scheme in principle being to the detriment of the visual amenities of the locality. The development on the highest point on the site; namely within the northern area of the site (adjacent to the former railway line) has already been established with the previous approvals for affordable dwellings (most recently under application ref: S13/2649). The siting of other residential units and the shop along Station Road, also reflects the built form of previous approvals for this part of the site and sufficiently respects the linear form of existing development on the opposite side of Station Road. It also pointed out that whilst concerns have been raised that the proposed shop would be out of keeping with its locality and that illuminated adverts to the front and side would give a 'bad impression' on the approach to the village, the final appearance (and indeed position) of the building and any illuminated advertisements would be subject to the future reserved matters submissions and either the controls of the advertisement regulations or a separate application for advertisement consent. The residential development would of course be mainly located within the quarry area itself and whilst it is recognised that the scheme will add a substantive number of new dwellings to Castle Bytham, given its position at the lower level this means that the scheme would not impact significantly on the setting of the historic core of the settlement.
- 7.4.4 Accordingly, it is concluded that the scheme would not represent the over-development of the site and would not be significantly detrimental to the character of the locality on the southern approach into Castle Bytham. The scheme therefore accords with Policy EN1 of the Core

Strategy and the requirements of the National Planning Policy Framework (at paragraph 17) in relation to ensuring future residential amenities.

7.5 Impacts on the Natural Environment

- 7.5.1 The site includes a Site of Special Scientific Interest (SSSI) and whilst Natural England initially raised objection to the original submission, with the provision of the additional information by the applicants Natural England now confirms that it is satisfied in principle that such a scheme could proceed without impacting negatively on the SSSI. Necessary mitigation conditions in line with requirements of Natural England would be put in place.
- 7.5.2 In relation to the other habitats that exist on the application site, the Lincolnshire Wildlife Trust have commented that whilst recognising the revised scheme indicates the provision of additional open space the Trust continue to raise concerns about the potential impacts of the scheme on the flora and fauna which has become established at the site and whilst the Wildlife Trust indicated that they would be supportive of a masterplan for the management of habitats at the site should the application be approved, the Trust still do not believe that the proposals will result in a net benefit for biodiversity on the site which they note no longer has an employment allocation in the Development Plan (since 2014).
- 7.5.3 The concerns and objections of the Wildlife Trust are recognised, however, it is pointed out that these do not take into account the fact that the site in its entirety has the benefit of an extant approval for employment development. This extant approval whilst providing for the protection of the SSSI by means of mitigation (by way of condition) does not have any formal requirement to retain, protect or enhance flora or fauna at the site. In relation to the present scheme, however, the opportunity presents itself to use conditions both to protect the SSSI (as per 2004 commercial scheme) and to put in place a Landscape and Biodiversity Management Plan for the construction and occupation phases of the development. It is of course, also material that in the period since the approval of the 2004 scheme that flora and fauna have become further established on the former quarry site.
- 7.5.4 As such it is considered that the scheme has increased potential biodiversity enhancement benefits in comparison with the extant planning permission for the site for commercial development and, with the necessary masterplan in place for the maintenance of the ecological environment - in addition to the required landscaping proposals - means that due regard has been given to the mitigation of any adverse impact the development may have upon the natural environment in accordance with the National Planning Policy Framework (at Paragraph 118) and Policy EN1 of the Core Strategy.

7.6 Other Matters

- 7.6.1 During the course of the application process the Local Authority has been made aware of correspondence between parties in Castle Bytham suggesting that the applicants have indicated that should planning permission not be secured for the current scheme then the site will be sold on "to be used by travellers." This issue has been referenced in some letters of representation, however, it is emphasised that this matter can not be given any weight whatsoever in the determination of the current application which should - as is the case with any development proposal - be considered on its own individual material planning merits.
- 7.6.2 Similarly, the submissions in the representations that the proposed shop is a 'sweetener'/'bribe' is also not a material planning consideration; nor is the concern that the proposed shop would impact negatively on the trade of the recently opened shop/café in Little Bytham as this latter matter relates to the issue of competition. The construction and opening of a shop on the application site would, nonetheless, add to the services for the residents of Castle Bytham. The issue of mitigating the impacts of radon is a matter that falls under Building Regulations.

7.7 Conclusion

7.7.1 It is therefore considered that the proposed residential development and new shop would meet needs for housing and local service provision in the District in line with the overarching policies of the adopted Development Plan as well as a being more compatible uses in relation to the established residential use of the locality than the extant planning permission on the Quarry site for light and heavy industry and warehousing. The proposal will not compromise highway safety or be likely to adversely impact upon the amenities of nearby residential properties by reason of visual intrusion and overlooking impacts or in terms of noise and disturbance. Furthermore, it is considered that it has been demonstrated that the development will not have a detrimental impact on the Castle Bytham Quarry Site of Special Scientific Interest (SSSI) and that it can provide biodiversity enhancements (particularly in comparison to the extant commercial scheme). The development will not in principle impact negatively on infrastructure capacities or archaeological interests.

8.0 Section 106 Matters

8.1 Lincolnshire County Council Children's Services seek £191,699 for education provision; equating to 17 No. primary school places and the County Highway Authority require a contribution of £10,000 towards the provision/improvement of the pedestrian footway from the site into the centre of Castle Bytham. In their most recent draft heads of terms to accompany the application, the Applicants have confirmed that the necessary Section 106 Agreement will meet the commuted sum requirements for education on a pro rata basis (based on the final housing mix) and will provide in full for the commuted sum request by the Highways Authority. The heads of terms also provide for both necessary play facilities and affordable housing to be secured either on site, or off-site by way of commuted sums. Any Section 106 will also provide for the establishment of a private management company for the future maintenance of the open space and SSSI areas on the site if the Parish Council or a community interest group does not wish to maintain these areas. These provisions would thus mean that the scheme meets the requirements of Policy SP4 of the Core Strategy.

9.0 Crime and Disorder

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

10.0 Human Rights Implications

10.1 Articles 6 (Right to fair decision making) and Article 8 (Right to private family life and home) of the Human Rights Act have been taken into account in making this recommendation.

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

11.0 RECOMMENDATION

11.1 Defer to Chairman and Vice Chairman in consultation with the Executive Manager for Development and Growth for approval subject to the signing of a section 106 agreement and in accordance with the conditions set out below. Where the section 106 agreement has not been concluded prior to the Committee a period not exceeding six weeks post the date of the Committee shall be set for the completion (including signing) of the agreement.

11.2 In the event that the agreement has not been concluded within the six week period and where in the opinion of the Executive Manager for Development and Growth acting in consultation with the Chairman of the Development Control Committee, there are no extenuating circumstances which

would justify a further extension of time, the related planning application shall be refused on the basis that the necessary criteria essential to make what would otherwise be unacceptable development acceptable have not been forthcoming.

12.0 RECOMMENDATION: that the development is Approved subject to the following 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 or two years from the approval of the last of the reserved matters, whichever is the later.

Reason: 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).

- 2 For each phase of the development (as agreed under condition 5), details of reserved matters set out below shall be submitted to the Local Planning Authority for approval within 3 years from the date of this permission:

- (a) layout;
- (b) scale;
- (c) appearance; and
- (d) landscaping.

Approval of all reserved matters for any phase or part of that phase shall be obtained from the Local Planning Authority in writing before any development in that permitted phase or part of any permitted phase is commenced.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 (as amended) of the Town and Country Planning Act 1990.

Approved Plans

- 3 The development hereby permitted shall be carried out in accordance with the following list of approved plans:

Drawing No. DALL140521 SLP-01 (received on 7 January 2015)
Drawing No. 605-SK01 (received on 7 January 2015)
Drawing No. 605-SK02 Rev A (received on 7 January 2015)
Drawing No. 605-SK05 (received on 7 January 2015)

Unless otherwise required by another condition of this permission.

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

- 4 The maximum number of dwellings on the application site shall not exceed 85 and the Class A1 (retail) use shall not exceed 80 square metres in floor area.

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

Before you Commence Development

- 5 Prior to the submission of any reserved matters details a phasing plan shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 (as amended) of the Town and Country Planning Act 1990; to protect the biodiversity interests of the site.

- 6 No development which comprises the erection of a building required to be served by water services shall be undertaken in connection with any phase of the development hereby permitted until details of a scheme, including phasing, for the provision of mains foul sewage infrastructure on and off site has been submitted to and approved in writing by the Local Planning Authority.

Reason: To prevent flooding, pollution and detriment to public amenity through the provision of suitable water infrastructure.

- 7 Before the relevant phase of the development hereby permitted is first commenced (including site clearance works), a written scheme for the archaeological recording of the (former) kilns on the site shall have been 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 EN1 of the adopted South Kesteven Core Strategy (July 2010) and Paragraph 141 of the National Planning Policy Framework.

- 8 Before the development hereby permitted is commenced, a scheme relating to the survey of the land for contamination shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- i. A desk top study documenting all the previous and existing land uses of the site and adjacent land;
- ii. A site investigation report assessing the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study; and
- iii. A detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring.
- iv. Shall include the nomination of a competent person to oversee the implementation of the works.

Reason: Previous activities associated with this site may have caused, or had the potential to cause, land contamination and to ensure that the proposed site investigations and remediation will not cause pollution in the interests of the amenities of the future residents and users of the development; and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010) and national guidance contained in the National Planning Policy Framework paragraphs 120 and 121.

- 9 Before any part of the development hereby permitted is commenced a surface water drainage scheme for the site, based on sustainable urban drainage principles and an assessment of the hydrological and hydrogeological context of the development, shall be submitted to and approved in writing by the Local Planning Authority.

The scheme shall:

- a) 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 local drainage infrastructure and watercourse system without exceeding the run-off rate for the undeveloped site;
- b) Provide attenuation details and discharge rates which shall be restricted to 3.8 l/s/ha;
- c) Provide details of the timetable for and any phasing of implementation for the drainage scheme; and

d) 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.

Reason: to ensure that surface water run-off from the development will not adversely affect, by reason of flooding, the safety, amenity and commerce of the residents/users of this site, and others off-site.

- 10 Notwithstanding the details shown on the approved drawings listed at condition 3 above before any relevant phase of the development approved is first commenced drawings to a metric scale showing the full engineering, drainage, street lighting and constructional details of the proposed road(s) to serve the relevant phase of the development (including the proposed junction(s) onto Station Road) shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the development; and to safeguard the visual amenities of the locality and users of the highway.

- 11 Before any part of the relevant phase of the development permitted is first commenced drawings to a metric scale showing the details of the arrangements for the parking/turning/manoeuvring/loading/unloading of vehicles within the relevant site area shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of highway safety; to ensure that sufficient off-street car parking facilities are provided and retained and to allow vehicles to enter and leave the highway in a forward gear in the interests of highway safety.

- 12 Before any part of the relevant phase of the development permitted is commenced, plans showing the existing and proposed land levels of the relevant site area including site sections, spot heights, contours and the finished floor levels of all buildings with reference to a fixed off site datum point shall have been submitted to and approved in writing by the Local Planning Authority.

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

- 13 No development shall commence on the site in relation to the construction of any dwellings/any building until details of the fire hydrants to be provided on the site to serve the development are submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of the amenities of the future residents of the site.

- 14 The development hereby permitted shall not be commenced on the site until a working method statement (including a plan(s)) has been submitted to and approved in writing by the Local Planning Authority, showing how the areas of the site which are subject to the Site of Special Scientific Interest (SSSI) designation are to be protected from damage during the construction phase of the development. The working method statement shall include details of plant, equipment, spoil and materials, as well as methods of working during the development period and details for provision for access in the event that it is required for the management of the features of interest.

Reason: To ensure that the features for which the land is designated a Site of Special Scientific Interest are not harmed during the development period and in accordance with the National Planning Policy Framework.

- 15 No development shall take place on the site until a method statement/management plan regarding construction works (including ground works) has been submitted to and approved in writing by the local planning authority. The statement shall set out a scheme for controlling construction noise and dust during the development of the site.

Reason: In the interests of protecting the residential amenities of surrounding properties.

- 16 Before any phase of the development hereby permitted is first commenced, a landscape and biodiversity management plan (including a programme of implementation), shall have been submitted to and approved in writing by the Local Planning Authority. The plan shall provide for the following:
- (a) Details of the trees and the areas of flora and fauna to be retained as part of the landscaping scheme for the site.
 - (b) Details of a scheme to provide for the protection of the trees and the areas of flora and fauna to be retained (as part of the landscaping scheme for the site) during the construction phase.
 - (c) For an ecological/protected species survey to be carried out, at the appropriate time(s) of year, no more than 12 months before the commencement of any phase of the development on the site to determine whether any protected or important species or habitats are present and to provide for mitigation measure(s) where necessary.
 - (d) Details of biodiversity enhancement measures including tree and other planting to be implemented as part of the landscaping scheme.
 - (e) Details of a scheme for the provision of any play area(s)/play trail.
 - (f) Details of a scheme showing how the areas of the site which are subject to the Site of Special Scientific Interest (SSSI) designation are to be protected from damage during the occupation phase of the development.
 - (g) Details of the long term design objectives, management responsibilities and maintenance schedules for all landscape/open space/play areas, other than privately owned, domestic gardens.

Reason: Landscaping makes an important contribution to the development and its assimilation with its surroundings; to provide for formal/informal recreation facilities at the site; and to provide for the protection of the ecological environment and to enhance the biodiversity of the site and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy.

During Building Works

- 17 The phasing of the development of the site shall be undertaken in accordance with the details that are approved unless otherwise agreed in writing by the local planning authority.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 (as amended) of the Town and Country Planning Act 1990; to protect the biodiversity interests of the site.

- 18 The archaeological recording of the (former) kilns on the site shall have been completed in accordance with the approved details before the relevant phase of the development commences.

Reason: In order to provide a reasonable opportunity to record the history of the site and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010) and Paragraph 141 of the National Planning Policy Framework.

- 19 If, during any part of the construction phase of the development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer(s) has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority.

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

- 20 Any remediation strategy in relation to (unforeseen) contamination encountered at the site during any part of the construction phase of the development shall be strictly implemented as approved.

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

- 21 Before any approved access road from the development site onto Station Road is first brought into use visibility splays of 2.4 metres by 43 metres shall have been provided at the junction of the access road and Station Road. The land within the visibility splays shall be kept clear of any item/vegetation over a height of 0.6 metres thereafter at all times.

Reason: To ensure adequate visibility is maintained for traffic entering the existing highway from the new development, in the interests of highway safety.

- 22 Before the works to provide the boundary treatments on the relevant phase of the development permitted are commenced, a plan indicating the heights, positions, design, materials and type of boundary treatment to be erected shall have been submitted to and approved in writing by the Local Planning Authority.

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

- 23 Before any of the works on the external elevations of the building(s) on the relevant phase of the development are begun, samples of the materials (including colour of any render, paintwork or colourwash) to be used in the construction of the external surfaces shall have been 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 EN1 of the adopted South Kesteven Core Strategy (July 2010).

- 24 The development shall be undertaken in accordance with the approved scheme set out in the working method statement for the protection of the Site of Special Scientific Interest (SSSI) designation unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To ensure that the features for which the land is designed a Site of Special Scientific Interest are not harmed during the development period and in accordance with the National Planning Policy Framework.

- 25 The development shall be carried out in accordance with the approved method statement/management plan in relation to the control of construction noise and dust.

Reason: In the interests of protecting the residential amenities of surrounding properties.

- 26 The approved Landscape and Biodiversity Management Plan (including the programme of implementation) shall be strictly adhered to at all times during the construction phase(s) of the development and thereafter during the lifetime of the development unless otherwise agreed in writing by the Local Planning Authority.

Reason: Landscaping makes an important contribution to the development and its assimilation with its surroundings; to provide for recreation facilities at the site; and to provide for the protection of the ecological environment and to enhance the biodiversity of the site and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy.

Before the Development is Occupied

- 27 Before the development hereby permitted is commenced, a scheme relating to the survey of the land for contamination shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- i. A desk top study documenting all the previous and existing land uses of the site and adjacent land;
- ii. A site investigation report assessing the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study; and
- iii. A detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring.
- iv. Shall include the nomination of a competent person to oversee the implementation of the works.

Reason: Previous activities associated with this site may have caused, or had the potential to cause, land contamination and to ensure that the proposed site investigations and remediation will not cause pollution in the interests of the amenities of the future residents and users of the development; and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010) and national guidance contained in the National Planning Policy Framework paragraphs 120 and 121.

- 28 Before any part of the relevant phase of the development permitted is first occupied/brought into use, the works to provide the foul water drainage shall have been completed in accordance with the approved details.

Reason: To prevent flooding, pollution and detriment to public amenity through the provision of suitable water infrastructure.

- 29 Before any part of the relevant phase of the development permitted is first occupied/brought into use, the works to provide the surface water drainage scheme(s) shall have been completed in accordance with the approved details.

Reason: to ensure that surface water run-off from the development will not adversely affect, by reason of flooding, the safety, amenity and commerce of the residents/users of this site, and others off-site.

- 30 The proposed road(s) (including the proposed junction(s) onto Station Road) and the associated drainage and street lighting shall be completed in accordance with the approved details before any dwelling is first occupied/any building is first brought into use on the relevant phase of the development, unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interest of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the development; and to safeguard the visual amenities of the locality and users of the highway in accordance with Policies.

- 31 The approved arrangements for the parking/turning/manoeuvring/loading/unloading of vehicles within any phase of the development permitted shall be provided before the relevant dwelling is first occupied/the relevant building is first brought into use and shall be kept permanently free for such use at all times thereafter.

Reason: In the interest of highway safety; to ensure that sufficient off-street car parking facilities are provided and retained and to allow vehicles to enter and leave the highway in a forward gear in the interests of highway safety.

- 32 The approved works to provide the boundary treatments on the relevant phase of the development permitted shall be provided before the relevant dwelling is first occupied/the relevant building is first brought into use and shall be kept permanently free for such use at all times thereafter.

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

- 33 Before any part of the relevant phase of the development permitted is first occupied/first brought into use, all hard landscape works shall have been carried out in accordance with the approved hard landscaping details.

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

- 34 Before any building/dwelling hereby permitted is first occupied/first brought into use, the finished floor levels for that building/dwelling and the finished land levels of the surrounding lands (including any curtilage/garden area) shall have been constructed in accordance with the approved details.

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

- 35 Before any part of the development hereby permitted is first occupied/first brought into use, the external surfaces to buildings shall have been completed in accordance with the approved details.

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

- 36 The approved scheme for the provision of fire hydrant(s) on the site area shall be completed before any dwelling to be served by the fire hydrant(s) is first occupied/building is first brought into use.

Reason: In the interest of the amenities of the future residents of the site.

- 37 Before the end of the first planting/seeding season following the occupation/first use of any part of the phase 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 Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

Ongoing Conditions

- 38 The approved surface water drainage system(s) shall be retained and maintained in full in accordance with the approved details.

Reason: to ensure that surface water run-off from the development will not adversely affect, by reason of flooding, the safety, amenity and commerce of the residents/users of this site, and others off-site.

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

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

Standard Note(s) to Applicant:

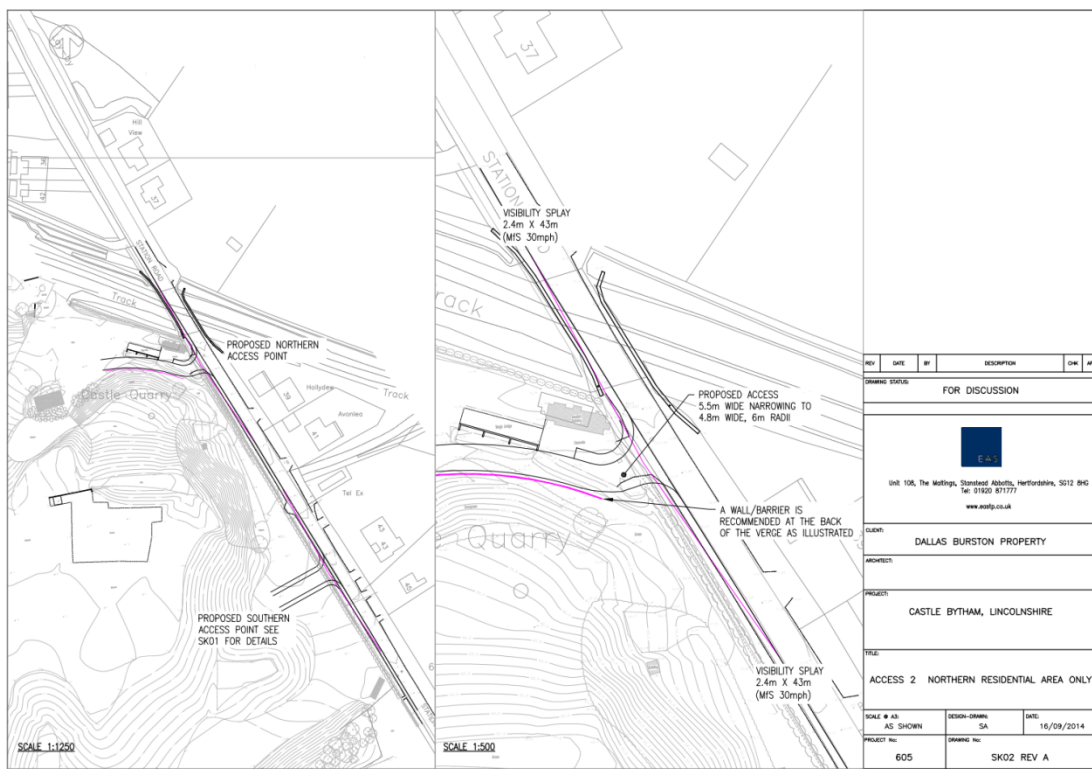
- 1 Lincolnshire County Council (as Local Highway Authority) advise that prior to the submission of details for any access works within the public highway you must contact the Divisional Highways Manager on 01522 782070 for application, specification and construction information.
- 2 You are advised to contact Lincolnshire County Council as the local highway authority for approval of the road construction specification and programme before carrying out any works on site.

- 3 You are advised that the application site falls within an area affected by Radon. You are asked to contact the Council's Building Control section (telephone number 01476 406187) to ascertain the level of protection required and whether a geological assessment is necessary.
- 4 In reaching this decision the Local Planning Authority has worked with the applicants at the formal application stage in relation to addressing issues in respect of affordable housing, ecology and the water environment. As such it is considered that the decision is in accordance with paragraphs 186-187 of the National Planning Policy Framework.
- 5 The District Council's Environment Protection Section advises that no burning of materials should take place on the site.
- 6 You are advised that the Lincolnshire Fire and Rescue Service comment that access to buildings for fire appliances and fire fighters must meet with the requirements specified in Building Regulations 2010 Part B5. These requirements may be satisfied with other equivalent standards relating to access for fire-fighting, in which case those standards should be quoted in correspondence.
- 7 You are advised that the Lincolnshire Fire and Rescue Service comment that there is a requirement for a minimum carrying capacity for hard standing for pumping appliances of 15 tonnes, not 12.5 tonnes as detailed in the Building Regulations 2010 part B5.
- 8 In relation to the preparation of the Landscape and Biodiversity Management Plan your attention is drawn to the attached advice of Natural England and the Lincolnshire Wildlife Trust in relation to the provision of green infrastructure on the site/biodiversity enhancement. The Local Planning Authority would expect that the Management Plan would incorporate the recommendations of the report prepared by the applicants' ecologists.
- 9 This permission does not imply any approval for the details shown on the illustrative Drawing No. SKL-02 Rev D (received on 3 August 2015)
- 10 The District Council's Environment Protection Section advises that to minimise noise impacts on the existing residential dwellings, it is recommended that '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.
- 11 The District Council's Environment Protection Section advises that to minimise the impact of potential noise on the surrounding area, 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.

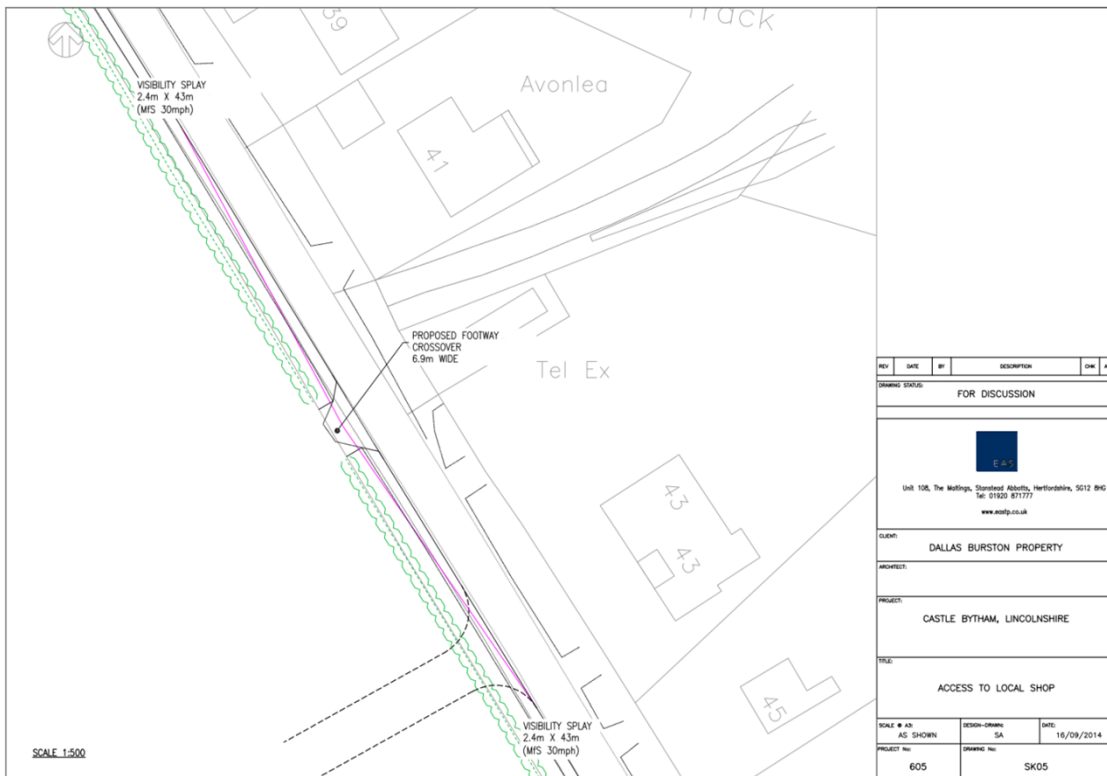
South Access Detail




North Access Detail



Shop Access Detail



REV	DATE	BY	DESCRIPTION	CHK	APP
DRAWING STATUS: FOR DISCUSSION					
 Unit 106, The Millings, Stamford Abbots, Hertfordshire, SG12 8HG Tel: 01920 871777 www.eap.co.uk					
CLIENT: DALLAS BURSTON PROPERTY					
ADDRESS: CASTLE BYTHAM, LINCOLNSHIRE					
PROJECT: ACCESS TO LOCAL SHOP					
SCALE & AS SHOWN		SECTION-DRAWING SA		DATE: 16/09/2014	
PROJECT No: 605		DRAWING No: SK05			