



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**

Planning Committee

16 May 2024



S23/1240

Proposal:	Erection of 250 dwellings with landscaping, open space and associated works
Location:	Land on the north side of Somerby Hill (A52) / Bridge End Road, Grantham
Applicant	Bloor Homes Ltd
Agent	Cerda Planning Limited – Mr Richard West
Application Type:	Full Planning Permission
Reason for Referral to Committee:	Major development which requires a Section 106 Agreement to secure financial contributions; and Called in by Cllr Morgan citing highways impact, landscape impact, loss of agricultural land, flood risk, light pollution, noise pollution, heritage impact and air quality impacts.
Key Issues:	<ul style="list-style-type: none">• Principle of Development• Meeting All Housing Needs• Design Quality• Residential Amenity
Technical Documents:	<ul style="list-style-type: none">• Design and Access Statement• Preliminary Ecological Appraisal• Archaeological Desk Based Assessment• Built Heritage Statement• Energy Statement• Flood Risk Assessment Drainage Strategy• Landscape and Visual Impact Assessment• Minerals Resource Assessment• Noise Report• Ground Investigation Report• Transport Technical Note• Landscape Strategy

Report Author

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Corporate Priority:	Decision type:	Wards:
Growth	Regulatory	Grantham St Vincent's

Reviewed by:	Phil Jordan, Development Management & Enforcement Manager	8 May 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 completion of a Section 106 Agreement.

1 Description of the site

- 1.1 The application site comprises an area of approximately 9.53 hectares (23.54 acres) of irregular shaped land situated to the north of Somerby Hill / Bridge End Road (A52), located to the south-east of the main built-up area of Grantham. The site currently forms 2 fields of grassland, which is separated by a relatively well-established hedgerow.
- 1.2 The site is bound to the south by Somerby Hill / Bridge End Road (A52) and wraps around the Andapak Supply factory, which is similarly accessed from the A52; to the west and north-west, the site is bound by existing properties forming the David Eatch residential estate; to the east by the Prince William of Gloucester Barracks (PWGB); and to the north by open countryside. The site benefits from clearly defined boundaries to the east, south and west, which are marked by mature treed and hedgerows; whilst the northern boundary to the open countryside is currently undefined.
- 1.3 The proposed development site is situated within a Minerals Safeguarding Area, as designated by the Lincolnshire Minerals and Waste Local Plan, and has been previously identified as being Grade 3B (Moderate Quality) agricultural land. The site is identified as being within Flood Zone 1 of the Flood Map for Planning, and is also identified as being at very low risk of surface water flooding.
- 1.4 Furthermore, whilst the site is bound by existing built-form on both sides, it falls outside of the designated Grantham Urban Area, as identified within the adopted South Kesteven Local Plan. However, it is appreciated that land to the south and south of the site benefit from development allocations within the adopted Local Plan and, therefore, are considered to be committed development proposals.
- 1.5 Prince William of Gloucester Barracks has been allocated as a proposed mixed-use new settlement (Local Plan Ref: GR3-H4), consisting of circa 3,500-4,000 dwellings, 8 hectares of employment generating uses, a new primary school, and a village hub with local neighbourhood shops and community uses, as well as extensive open space and substantial tree planting. Whilst the land to the south of the site (on the opposite side of the A52) forms part of the Spittlegate Heath Garden Village (LP Ref: GR3-H1), which is to comprise of a mixed-use settlement of approximately 3,700 dwellings, and developed on the premise of garden village principles.
- 1.6 The site is located within the Grantham Scarps and Valleys Landscape Character Area (South Kesteven Landscape Character Assessment, 2007). The proposed development site does not contain any designated built heritage assets; however, it is located within close proximity of a number of listed buildings including the Grade II Listed Former Officers Mess at the adjacent PWGB site, and also benefits from clear visibility towards a number of listed buildings located within the main built-up area of Grantham, such as St. Wulfram's Church (Grade I Listed).
- 1.7 In addition, the site is located within close proximity of a number of Local Wildlife Sites, including:
 - Cold Harbour Road verges
 - Cold Harbour Road verges east
 - Blue Harbour Road verges
 - Old Somerby west road verges

- Old Somerby Road verge south

2 Description of the proposal

- 2.1 The current application seeks full planning permission for the erection of 250 dwellings with landscaping open space, and associated works.
- 2.2 The application scheme has been the subject of a number of revisions during the course of the determination period following continued engagement between Officers and the Applicant, including attendance at a number of Design PAD meetings. The revised scheme, subject to determination, was submitted in March 2024 and has 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 a Built Heritage Statement, Energy Statement, Ecological Appraisal, Transport Technical Note, Flood Risk Assessment and Drainage Strategy, and Noise Report. The submission also includes the following plans: Proposed Site Layout, Proposed Materials Layout, Proposed Boundary Treatments Plan, Soft Landscaping Strategy and Proposed House Type Pack, which indicate that the development would comprise of the following:
- 2.4 The proposed development scheme would provide 250 dwellings, which would consist of the following housing mix:
- Market Housing (175 dwellings)
 - 6 x 2-bed houses
 - 79 x 3-bed houses
 - 90 x 4-bed houses
 - Affordable Homes (Shared Ownership) (10 dwellings)
 - 6 x 2-bed houses
 - 4 x 3 bed houses
 - Affordable Homes (First Homes) (20 dwellings)
 - 8 x 2 bed houses
 - 12 x 3-bed houses
 - Affordable Homes (Affordable Rent) (45 dwellings)
 - 18 x 1-bed houses
 - 13 x 2-bed houses
 - 10 x 3-bed houses
 - 4 x 4-bed houses
- 2.5 Dwellings are proposed to be predominately 2-storey dwellings, with some 2 ½ storey dwellings situated in key focal points throughout the development site. 10% of the overall number of dwellings to be provided on site will be compliant with Building Regulations M4(2). The proposed dwellings would be constructed with three different coloured bricks with render and Tudor boarding with render used on feature plots. Properties would consist of a range of terraced, semi-detached and detached dwellings, and would be distributed into a variety of character areas, defined by the street hierarchy within the site.

- 2.6 Access to the site is proposed to be taken via the formation of a new access from Somerby Hill, which would be a simple T-junction, with the existing carriageway to be narrowed to 6m with a 2m cycleway and 2m footway. Internally, the movement within the site is to be defined by a range of street typologies, which would establish a variety of character areas and focal points within the site. The primary street within the site (referred to as The Gateway, and subsequently as The Avenue) would be routed south-to-north before wrapping around the rear of the Andapak Supply factory before terminating at the north-eastern corner of the site. This primary street would serve a range of secondary and tertiary streets, which are referred to as Homezones and Private Drives.
- 2.7 The Gateway would provide a landscape-led entrance to the site, and would have a grass verge on either side of the carriageway and would also feature mature street trees located on both sides of the road. Footpaths are proposed on both sides of the carriageway and are to be segregated by the green verges; the verge on the western side of the carriageway would include a roadside swale. Similarly, The Avenue would have street trees situated within a roadside swale on the western side of the carriageway and would have footpaths on either side.
- 2.8 The Street (Secondary Street) would have a narrower carriageway, with frontage parking provided consistent on one side of the carriageway, resulting in dwellings be set back from the road. Whilst on the opposite side, buildings would be set immediately to the rear of the footpath with parking located between dwellings.
- 2.9 The Homezone would be shared surface streets generally leading to the edges of the development, where shared private drives would serve a small number of dwellings.
- 2.10 Properties fronting onto the primary streets would have an estate rail with hedgerow planted behind to mark the front boundary. Rear boundaries are to be marked by close boarded timber fencing. Any exposed side boundaries are to be defined by a 1.8m high brick wall.
- 2.11 The Proposed Site Layout has been arranged so that pedestrian connections are retained in the north-east and south-east corner of the site to safeguard potential future connections between the application site and the facilities to be provided as part of the Prince William of Gloucester Barracks redevelopment. In addition, retained options for pedestrian connections to the north of the site have been retained to allow access to the existing network of public rights of way to the north, and the riverside walk.
- 2.12 The proposed dwellings are arranged in a perimeter block layout and includes number of features spaces and nodes. The proposed development has been arranged with a central feature open space positioned within the centre of the site, to provide retained views towards the spire of St. Wulfram's. 3 (no) children's play areas are to be distributed throughout the site; one at the eastern boundary of the site, adjacent to PWGB, one within the centre of the site, and an equipped area of play located along the northern boundary as part of a perimeter walk arranged to the primary open space in the north-western corner of the site. In total 2.61 hectares of public open space is to be provided within the development site.
- 2.13 The existing hedgerow separating the two fields is to be retained, but will be punched through to provide vehicular and pedestrian access. The landscaping proposals for the site include a noise attenuating fence positioned around the Andapak Supply Factory, which would have a maximum height of 7.5m. Properties adjacent to the factory have been designed so that they front onto the fence and will allow the fence to be maintained as part of the private management of all landscaping on site. The acoustic fence is proposed to be soften with a native hedgerow that will be planted along the full extent of the fence, and will

be managed at a height of approximately 2m. This will be further softened by the planting of trees within the verge of the highway, to further screen views of the fence.

- 2.14 Surface water drainage from the development will be managed via SuDS, with a range of conveyance swales running adjacent to the highway, and a small highway soakaway in the eastern part of the site. The swales will drain into an attenuation pond positioned on the western boundary of the site, which will be discharged into the existing public sewer network at a controlled rate. Foul water drainage would be discharge to the existing Anglian Water network located on Somerby Hill.

3 Relevant Planning History

<u>Application Ref</u>	<u>Description of Development</u>	<u>Decision</u>
S15/3282	Request for screening opinion for residential development up to 250 dwellings	EIA Not Required 11.12.15
S16/0824	Residential development (up to 250 dwellings)	Refused 29.07.16
S19/0338	Residential development (up to 205 dwellings)	Approved Conditionally 29.11.21
S22/1689	Request for an EIA Screening Opinion for proposed residential development of up to 350 dwellings together with public open space, landscaping and associated works.	EIA Not Required 27.09.22

- 3.1 The eastern parcel of the application site (measuring approximately 7.79 hectares) has been the subject of 2 previous planning applications. Firstly, S16/0824 sought outline planning permission for up to 250 dwellings; this application was refused by the Local Planning Authority in July 2016. However, in dismissing the appeal, the Inspector concluded that the development would not have an unacceptable adverse impact on the landscape character of the area, and would give rise to less than substantial harm to the surrounding heritage assets, but that this harm would be outweighed by the public benefits. As such, the Appeal was dismissed solely on the basis of their being insufficient evidence to demonstrate that acceptable living conditions could be achieved for future occupants of the site, given the noise climate from the adjacent Andapak factory.
- 3.2 A subsequent planning application (S19/0338) for residential development of up to 205 dwellings, was granted conditional planning permission in November 2021, following the submission of a detailed scheme of acoustic mitigation; including a 30m standoff distance between the Andapak Factory and the nearest dwellings, a 3m high acoustic fence to surround the standoff distance, acoustic glazing to properties where necessary; and noise insulation works to the Andapak factory which were designed to limit noise break out from the Andapak site to 52db. These off-site measures were secured via a Section 106 Agreement. This planning permission remains extant and represents a valid fallback position for the current proposals.
- 3.3 Nonetheless, it is appreciated that the additional parcel of land at the western side of the site – immediately adjacent to the existing built-up area of Grantham – has not been included in the previous planning applications, and has not been the subject of any previous application history.

4 Policy Considerations

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

Policy SD1 – The Principles of Sustainable Development in South Kesteven

Policy SP1 – Spatial Strategy

Policy SP2 – Settlement Hierarchy

Policy SP3 – Infill Development

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 EN6 – The Historic Environment

Policy DE1 – Promoting Good Quality Design

Policy SB1 – Sustainable Building

Policy OS1 – Open Space

Policy GR2 – Sustainable Transport in Grantham

Policy ID1 – Infrastructure for Growth

Policy ID2 – Transport and Strategic Transport Infrastructure

4.2 Lincolnshire Minerals and Waste Local Plan: Core Strategy and Development Management DPD (Adopted June 2016)

Policy M11 – Safeguarding Mineral Resources

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

4.4 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 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.

Section 16 – Conserving and enhancing the historic environment.

Section 17 – Facilitating the sustainable use of minerals.

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

5 Representations Received

5.1 Anglian Water

5.1.1 No objection subject to conditions.

- 5.1.2 There are assets owned by Anglian Water, or those subject to an adoption agreement, within or close to the development boundary that may affect the layout of the site.
- 5.1.3 The foul drainage from this development is in the catchment of Marston Water Recycling Centre which currently does not have capacity to treat the flows from the development site. Anglian Water are obligated to accept the foul flows from development with the benefit of planning consent and would therefore take the necessary steps to ensure that there is sufficient treatment capacity.
- 5.1.4 The sewage system at present has available capacity for these flows.
- 5.1.5 Further assessment is required to establish whether network reinforcement is required for surface water disposal. This assessment and any necessary reinforcement work will be at the developers costs. We therefore request a condition for further assessment.
- 5.2 **Cadent Gas**
- 5.2.1 No objections.
- 5.3 **Grantham Active Travel Campaign**
- 5.3.1 We strongly recommended that a segregated cycleway along the A52 is a requirement.
- 5.4 **Grantham Civic Society**
- 5.4.1 No comments received.
- 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 interest. Archaeological remains known in the vicinity include evidence of prehistoric features, and extensive remains associated with Roman settlement in the area.
- 5.5.3 A previous geophysical survey (2015) over part of the proposed development area identified field systems and enclosures which may date from the Iron Age, Roman and medieval periods. A series of associated anomalies, though to represent small structures or enclosures, may relate to agricultural or small scale industrial activities. A small circular structure was also recorded.
- 5.5.4 Further evaluation is required to determine the nature, extent and significance of the archaeological features on the site. This evaluation should take the form of additional geophysical survey of areas not previously included, and a programme of trial trenching. The archaeological work to be carried out should be in accordance with an agreed written scheme of investigation.
- 5.6 **Lincolnshire County Council (Education)**
- 5.6.1 No objections.
- 5.6.2 Having assessed the planning areas for Grantham and selected the schools with a 2mile walking radius for primary schools, and a 3 mile walking radius of the secondary schools of the development, we have ascertained that there is capacity for additional children within some of those schools to accommodate the development.
- 5.7 **Lincolnshire County Council (Highways & SuDS)**
- 5.7.1 No objection subject to conditions and Section 106 contributions.

- 5.7.2 The planning application is supported by a Transport Assessment which considers the impact of the proposed development on the highway network. The detailed information concludes that no significant impact will occur on the existing network. However, through previous applications the appropriate mitigation has been established in terms of various contributions.
- 5.7.3 The Transport Assessment concludes that the development can be served by a simple priority T-junction rather than the previously agreed ghost-island right turn lane.
- 5.7.4 The proposals include a variety of car parking solutions, and the number of spaces proposed is in line with Lincolnshire County Council's guidance.
- 5.7.5 The proposed layout provides appropriate connections to create a link between the existing residential areas to the west, through the site, along with links to the adjacent allocated areas to the east and south.
- 5.7.6 The application incorporates the use of various SuDS techniques with a restricted discharge. Therefore, the Lead Local Flood Authority does not consider that this proposal would increase flood risk in the immediate vicinity of the site.
- 5.7.7 All mitigation associated with the development is in the form of Section 106 requests. These requires are considered to be appropriate mitigation to accommodate the development, including enhanced bus services, junction improvements and the implementation of cycleway infrastructure along Somerby Hill / Bridge End Road.

5.8 **Lincolnshire County Council (Minerals)**

- 5.8.1 We have reviewed the submitted Minerals Assessment and have no minerals safeguarding objections.

5.9 **Lincolnshire Fire and Rescue**

- 5.9.1 No objections.

5.10 **Lincolnshire Wildlife Trust**

Initial Consultation

- 5.10.1 Holding objection.
- 5.10.2 LWT asks that an updated survey is completed at an appropriate time of year, as it is highly likely that there are species present on site that are not possible to survey in November.
- 5.10.3 LWT are pleased to see the inclusion of a Biodiversity Net Gain (BNG) assessment in this application with predicted positive gains. However, this survey is based on the field survey undertaken in November and so the baseline biodiversity value of the site is likely to be inaccurate. We would request that results from the updated field survey are used to recalculate the BNG, or that additional gain is planned to compensate for this underestimation in baseline value.
- 5.10.4 LWT advise that mitigation for both the loss of ground nesting bird habitat and foraging habitat is provided.
- 5.10.5 There appears to be no form of management plan included in the application. LWT asks that a 30-year management and monitoring plan. This plan should detail how different habitats on site are to be managed to ensure BNG is secured in perpetuity, the responsible party for this management, and outline reviews with the goal of adjusting the plans as necessary over time.

Final Comments

- 5.10.6 Lincolnshire Wildlife Trust wishes to maintain its holding objection to the above application.
- 5.10.7 The applicant has submitted a BNG assessment for the site with the metric calculating a 7.69 gain in habitat units, which falls below the 10% minimum required by the Environment Act. The 60.66% gain in hedgerow units cannot replace the shortfall in habitat units as these are measuring different habitat types which support different communities of species. We request a condition to secure BNG net gain.
- 5.10.8 The submitted landscaping proposals includes planting details and species used, but these should also be accompanied by a Habitat Management and Monitoring Plan for the full 30-year period required by the Environment Act. The onsite biodiversity units calculated using the metric are predicated on appropriate management to ensure that they reach their target conditions. We also request that this is achieved through a planning condition.
- 5.11 **National Grid**
- 5.11.1 No comments to make.
- 5.12 **National Highways**
- 5.12.1 No objections.
- 5.12.2 National Highways previously responded to the application S16/0824 in 2016 offering no objections.
- 5.12.3 The original development confirmed that all developments in the vicinity, including the link road from the A52 to the A1 (GSSR) had been considered during the transport impact assessment, and a mitigation package was agreed.
- 5.12.4 A technical note produced and submitted as part of the current application, has informed that a revised Transport Assessment is not required, as there are no fundamental changes to the proposed development and the TA submitted in support of the original application was still valid. The agreed mitigation package, namely a contribution towards local bus services and a new junction providing access to the development would still apply.
- 5.13 **Natural England**
- 5.13.1 No comments received.
- 5.14 **NHS Lincolnshire ICB**
- 5.14.1 Section 106 contribution required.
- 5.14.2 The contribution requested for the development is £165,000.00 towards expanding capacity in the Grantham Primary Care Network to mitigate the impact of the development.
- 5.15 **Londonthorpe and Harrowby Without Parish Council**
- 5.15.1 Objection
- 5.15.2 Mention is made of monies to bus and highways contributions, but nothing to cover the impact on healthcare and education. There is no information about monies for the LEAP.
- 5.15.3 We have concerns over the entrance / exit onto the A52. We believe that the road should be widened at this point to allow a filter lane. Whatever is decided must also consider the additional traffic from the larger developments to the east.
- 5.15.4 We are pleased to see no vehicular access is to be allowed onto Eastwood Drive.

- 5.15.5 All properties must have at least two parking spaces and should have the provision with EVCPs.
- 5.15.6 We would request that mitigation measures are provided to achieve appropriate ground conditions.
- 5.15.7 We have doubts and safety concerns about the drainage strategy.
- 5.15.8 The design of the noise abatement measures around the Andapak Factory are more effective than the original planning application. We would ask for confirmation on how this is going to be managed.
- 5.15.9 All homes should have solar panels.
- 5.15.10 All homes should have an outdoor space.
- 5.15.11 We would recommend that some outdoor fitness equipment is installed as part of the open space.
- 5.15.12 The scheme fails to include any bungalows, including backing onto Eastwood Drive, which will result in these existing properties being overshadowed.

5.16 **SKDC Planning Policy Officer – Affordable Housing**

- 5.16.1 Section 106 required.
- 5.16.2 In order to provide 30% affordable housing, 75 units of a relevant tenure are required. The application adopts this requirement. The application also meets the required tenure mixes.

5.17 **SKDC Conservation Officer**

- 5.17.1 No objections.
- 5.17.2 A less than substantial harm has previously been identified, which is deemed to be outweighed by the public benefit. Updated plans have been submitted, but in regards to the impact on heritage significance, these proposed changes are minor and do not result in any further harm to the heritage significance of the surrounding assets.

5.18 **SKDC Environmental Protection**

- 5.18.1 No objection subject to conditions.
- 5.18.2 I note the documents provided by GeoDyne and the findings which has identified a presence of white asbestos across the old track. Based on this finding, and given that the existing site had an agricultural use, and the site is abutted by sites on the contaminated land register, there may be the potential for further land contamination. Therefore, conditions are requested for a precautionary approach.
- 5.18.3 Environmental Protection have reviewed the information provided by the applicant and accepts that the target noise levels previously agreed can be achieved. It is therefore recommended that the noise mitigation scheme details in the noise report is fully implemented.
- 5.18.4 Due to the proximity of the eastern and western boundaries to existing residential properties, and to protect the amenity of these residents, conditions are recommended for a Construction Management Plan, construction and delivery hours.

5.19 **SKDC Principal Urban Design Officer**

- 5.19.1 No objections.

- 5.19.2 The scheme provides a connection to the David Eatch estate, a connection in the north-east corner and an outward facing layout that allows further connections northwards. A pedestrian and cycle connection is also provided in the south-west corner in addition to the main vehicular access.
- 5.19.3 Connectivity and permeability of the layout is good. The scheme also provides for good cycle infrastructure and connectivity outside of the site to Grantham Town Centre.
- 5.19.4 Connections to the east have been provided which will bring the facilities at the PWG Barracks into an accessible walking distance.
- 5.19.5 Attempt has been made to acknowledge the spire of St. Wulframs church and align streets and spaces accordingly.
- 5.20 **SKDC Tree Consultee**
- 5.20.1 No objection subject to conditions.
- 5.20.2 The site is generally not populated by a great deal of meaningful vegetation other than the hedgerow network which in itself has some value, but is fragmented. The road frontage hedgerows, which are identified for retention, are significant in terms of providing soft edges to the site. Other internal hedgerows and shared hedges with other properties are all identified for retention (other than where they would be breached by roads and paths).
- 5.20.3 The landscaping plans are comprehensive and include all elements of existing and proposed vegetation. In terms of species and numbers of trees to be planted, and the locations, these have been well thought out and are fit for purpose. Generally, new tree planting is targeted at strategic / communal areas and so minimises the risk of individual householders removing them. The level of retention (especially hedgerows) is good.
- 5.20.4 The detailed specification adds comfort that the scheme would be implemented to a high standard.
- 5.20.5 Although the landscaping is comprehensive, it does not include management / maintenance proposals. Protection of hedgerows and methodology for implementation near to vegetation would also be beneficial. I would therefore suggest that this is secured by condition if planning permission is to be granted.

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 10 interested parties; of which 7 have raised formal objections with the remaining representations remaining neutral. The material considerations raised within the representations can be summarised as follows:

(1) Principle of Development

- Objection to the development of agricultural land

(2) Design Quality

- The proposed green space is not sufficient and will be poor quality.

(3) Impact on residential amenity

- The increase in affordable housing would increase anti-social behaviour.

- The scheme would result in adverse impacts on the privacy of occupants of the David Eatch estate.

(4) Pollution Control

- The scheme would have an impact on the operations of the Andapak Supply factory.
- Objection to the increase in air pollution as a result of additional vehicular movements.

(5) Access and Highways Impacts

- The development would have an adverse impact on the capacity of the local highways network, in particular with the Bridge End Road / Harrowby Road junction, and also on Springfield Road.
- Additional crossing points should be provided on Bridge End Road.
- The proposed development would have an adverse impact on highways safety.

(6) Flood Risk and Drainage

- The development will increase the risk of flooding for properties on the David Eatch estate.

(7) Ecology and Biodiversity

- The development should not include the removal any trees.
- Objection to the impact of the development on local wildlife.

(8) Infrastructure for Growth

- Insufficient medical facilities to accommodate new development.
- Insufficient education to accommodate new development.

6.2 It is noted that public representations have also expressed concerns about the damage to boundaries of properties on the David Eatch estate during the construction period. This is a private civil matter, which would be resolved through a Party Wall Agreement, and is not relevant to the determination of the planning application.

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 in South Kesteven.

7.2 In addition, the Lincolnshire Minerals and Waste Local Plan forms the development plan for the District in relation to minerals planning.

7.3 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.

7.4 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.

7.5 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.

7.6 Finally, as referenced above, the eastern parcel of the application site benefits from outline planning permission for residential development of up to 205 dwellings, which was granted in November 2021. This planning permission remains extant and, therefore, capable of implementation, and therefore represents a valid fallback position that the current proposals have to be considered against.

7.7 **Principle of Development**

7.7.1 It is acknowledged that public representations received on the application have raised objections to the principle of development on the site due to the consequential loss of agricultural / greenfield land.

7.7.2 As detailed above, the eastern field of the application site (measuring approximately 7.79 hectares) benefits from outline planning permission for up to 205 dwellings, which was granted in November 2021. This extant planning permission has established the principle of residential development on this part of the site for up to 205 dwellings. This planning permission remains capable of implementation and, as such, the principle of residential development on this part of the site has previously been established.

7.7.3 Notwithstanding this, the previous planning permission did not include the parcel of land immediately adjacent to the David Eatch estate (western parcel), and therefore, the principle of residential development on this part of the site has not previously been established.

7.7.4 In this context, it is appreciated that previous intrusive ground investigations at the application site have established that it is Grade 3B agricultural land value and, as such, is not defined as being Best and Most Versatile Agricultural Land (BMVAL). As such, development of the application site would be in accordance with the requirements of Policy SP1 of the adopted Local Plan and Section 15 of the Framework in relation to the development of agricultural land.

7.7.5 Furthermore, whilst the proposed development site is situated on the edge of the existing built-up area of Grantham, and lies outside, but immediately adjacent to, the defined Grantham Urban Area, it is Officers' assessment that development of the western parcel would be viewed in the context of the existing and committed residential development. As noted, the site is bound to the west by the David Eatch estate; to the east by the Prince William of Gloucester Barracks, which has been allocated for a proposed new settlement; and to the south by the A52, beyond which lies the proposed Spittlegate Heath Garden Village. In this context, it is Officers' assessment that development of the application site would be defined as infill development (albeit at a large scale), and therefore, falls to be assessed against the requirements of Policy SP3 (Infill Development) of the adopted Local Plan.

7.7.6 With regards to this, the application site would comprise a substantially built-up frontage situated between the David Eatch estate, the Andapak Supply factory and the Prince William of Gloucester Barracks. Development of the site would effectively result in the infilling of land between existing and committed residential development, and therefore, would not extend the pattern of development beyond the existing built-form of Grantham. As such, it is Officers' assessment that development of the site would be in accordance with the requirements of Policy SP3(a)(d).

7.7.7 Taking all of the above into account, it is Officers' assessment that the application proposals would accord with Policy SP1, SP2 and SP3 of the adopted Local Plan and would accord with the principles of the overall spatial strategy. Consequently, the principle of development is acceptable, subject to material considerations. These matters have been assessed in detail below.

7.8 Meeting All Housing Needs

7.8.1 As identified above, the current application proposals seek full planning permission for the erection of 250 dwellings.

7.8.2 Whilst the application site is located immediately adjacent to the existing built-up area of Grantham, it does lie outside of the identified Grantham Urban Area and, therefore, would be required to deliver 30% affordable housing.

7.8.3 The submitted Proposed Site Plan demonstrates that the scheme would meet this policy requirement through the provision of 75 affordable dwellings. The proposed affordable housing would consist of 10 shared ownership dwellings (13%), 20 First Homes (26%), and 60% affordable rented dwellings.

7.8.4 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 National Planning Policy Framework.

7.8.5 In respect of the distribution of the affordable dwellings within the application site, it is acknowledged that this are principally located immediately adjacent to the Andapak Factory. However, as required by Policy H2, the proposed affordable dwellings would be visually indistinguishable from the proposed market dwellings and would be clustered in groups of no more than 16 dwellings, which includes the proposed First Homes. As such, it is the Case Officers' assessment that the proposed distribution of affordable housing within the application site would be sufficient to meet the overall objectives of delivering a mixed and balanced community. The proposed affordable housing mix and layout are to be secured through a Section 106 Agreement.

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

7.8.7 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.

7.8.8 In this respect, the 2023 Local Housing Needs Assessment, which accompanied the Regulation 18 consultation on the Local Plan Review, advises the following housing mix over 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%	

7.8.9 The submitted proposals would provide housing of the following mix:

Number of bedrooms	Market (175 dwellings)	Affordable Ownership (30 dwellings)	Affordable Rent (45 dwellings)
1-bedroom	0 (0%)	0 (0%)	18 (40%)
2-bedrooms	6 (4%)	14 (47%)	13 (29%)
3-bedrooms	79 (45%)	16 (53%)	10 (22%)
4-bedrooms	90 (51%)	0 (0%)	4 (9%)
5+ bedrooms	0 (0%)	0 (0%)	0 (0%)

7.8.10 In respect of the above, it is acknowledged that the proposed affordable housing mix would be broadly in accordance with the recommendations of the latest Housing Needs Assessment. However, in reviewing the proposed market housing mix, Officers' acknowledge that this is significantly disproportionate to the recommended mix contained within the Housing Needs Assessment. Most notably, the scheme would include a significant over-provision of 4-bed dwellings, and comparable under-provision of 2-bed dwellings. However, it is noted that the proposed development would provide 10% accessible adaptable dwellings that would comply with the requirements of Building Regulations M4(2). On balance, it is Officers' assessment that the proposed development scheme would provide a range of housing options, which would cater for a variety of market and affordable housing needs.

7.8.11 Taking the above into account, it is concluded that, subject to the completion of a Section 106 Agreement to secure the required affordable housing contributions, the proposal 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.

7.9 Design Quality and Visual Impact

7.9.1 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 impact of residential development of the site was considered by the Appeal Inspector as part of the public inquiry following the refusal of S16/0824. In determining that appeal, the Inspector concluded that development of the site would not have an adverse impact on the

character and appearance of the area, when considered in the context of the existing and committed development in the area.

- 7.9.2 In this context, the site's location means that the development proposals would be seen in long-distance views from Cold Harbour Lane to the north of the site, and the network of public rights of way that run to the north of the site – including Public Footpath Gran/10/1. In addition, the scheme would be prominent on the entry to Grantham from the east along Somerby Hill (A52). However, it is Officers' assessment that the application proposals would be seen in the context of the existing built form which bounds the site to the east and west, and over-time would also be seen in the context of the proposed PWGB redevelopment and the new Spittlegate Heath Garden Village. As such, it is Officers' assessment that the application proposals would not have an unacceptable adverse effect on the landscape character of the area.
- 7.9.3 With regards to the quantum of development proposed, the application scheme would entail the development of 250 dwellings on a site of 9.53 hectares, which equates to a density of development of approximately 26 dwellings per hectare across the gross site area. In considering the density of development on the net site area, the proposed development would provide a density of development of approximately 30 dwellings per hectare. IN this respect, it is Officers' assessment that the proposed quantum of development and the corresponding density of development, would be an efficient use of land, and would be appropriate for an edge of settlement scheme. By way of context, the adjacent PWGB development and Spittlegate Heath Local Plan allocations require those schemes to have an approximate density of development of 30 dwellings. As such, the proposed development scheme would be directly comparable to the density of development which has been deemed to be appropriate for the committed schemes in the immediate surroundings.
- 7.9.4 In respect of the design quality of the detailed development proposals, as alluded to above, the scheme has been the subject of extensive engagement between Officers' and the Applicant throughout the pre-application and determination period. This has included presentation of the scheme to a number of the Council's Design PAD meetings, and a number of revisions to the scheme in response to the comments raised during the Design PAD.
- 7.9.5 In particular, the proactive engagement with the Council's Design PAD service has resulted in the following amendments being made to the scheme:
- Future connections have been made available to the east of the site.
 - The street hierarch has been made more pronounced i.e., street trees added to both sides of the main street and strong front boundary treatments have been added, whilst the secondary streets have been toned down.
 - House types and materials have been distributed throughout the site in a more logical manner to enhance legibility.
 - House types have been revised to ensure that the provide a strong sense of enclosure to feature spaces, and to provide strong housetypes at key focal points i.e. to terminate views down streets.
 - Additional swales have been added, including roadside swales to the primary street.
 - Affordable housing has been re-distributed through the site to reduce the size of clusters.

- A more considered response to the variable topography of the site (namely the marked levels differences in the north-west corner of the site).

- 7.9.6 In relation to the above, the Council's Principal Urban Design Officer has been formally consulted on the revised plans and they have confirmed that they have no objection to the proposed scheme. The Urban Design Officer has completed a Building for Healthy Life Assessment and this has demonstrated that the scheme performs positively against this nationally accredited design metric.
- 7.9.7 The application proposals are reflective of the principles of high quality design. The proposed site layout is clear and coherent and adopts an outward facing approach, which provides suitable connections to the north, east and west of the site, and the available facilities within the locality. The scheme adopts a perimeter block layout, which includes a number of feature spaces and focal points, with the layout designed to ensure that these spaces are well enclosed by strong housetypes.
- 7.9.8 The revisions secured through the Design PAD have resulted in a strong street hierarchy, which results in a development scheme that is easy to navigate and legible, and results in a varied character, with housetypes, materials and boundary treatments organised on site in a manner which is consistent with the street hierarchy. The proposed dwellings would be constructed with a mix of 3 bricks, and dwellings also include render and Tudor boarding to provide visual interest, and strong features at key focal points. Conditions are proposed to require the submission of a detailed specification of building materials prior to any development above damp-proof course.
- 7.9.9 The proposed scheme includes a considered landscaping strategy, which provides a variety of open spaces throughout the site, each with a varied character and function, and a planting strategy that is reflective of the varied character. The Council's Tree Consultee has been consulted on the submitted soft landscaping proposals and has confirmed that they have no objections. In particular, they have stated that the proposed strategy is well thought-out and provides a range of suitable species. Conditions are proposed to require the submission of a Landscape and Ecological Management Plan to ensure that the proposed on-site open spaces are appropriately managed, including the management of the proposed play areas. In addition, conditions are proposed to require the timely implementation of the soft landscaping scheme, and the submission of further details relating to the protection of the existing hedgerows during the course of the construction period.
- 7.9.10 The proposed scheme would retain the existing boundary hedgerows, with the exception of areas proposed for vehicular and pedestrian connections, and the proposed property boundaries would provide include estate railing and hedgerow to front boundaries along the primary street; whilst exposed side and rear boundaries are to be defined by brick walls. Conditions are proposed to require the implementation of these boundary treatments prior to first occupation of the dwellings, to ensure that each property has a clear demarcation between public and private spaces. In this regard, it is Officers' assessment that the proposed landscaping strategy would assist in assimilating the site to the surrounding area, and would soften the proposed built form.
- 7.9.11 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 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.

7.10 **Impact on residential amenity**

- 7.10.1 With regards to the impact of the proposed development on residential amenity, it is appreciated that representations received from members of the public, as well as the Parish Council have raised objections due to the potential impact of the development on the amenities of properties on the David Eatch estate. In particular, it has been suggested that the proposed development would result in overshadowing and a loss of privacy for these properties.
- 7.10.2 In assessing the application proposals against the standards set out within the adopted Design Guidelines SPD, it is Officers' assessment that the orientation of the proposed houses, coupled with the separation distances between the existing and proposed dwellings, would ensure that the proposed development would not give rise to any unacceptable adverse impacts on the existing properties in respect of loss of privacy, overshadowing and outlook. In particular, it is noted that the smallest separation distance between the existing dwellings at 14-18 Eastwood Drive and proposed plots 23 and 30 is approximately 18m, and this is a rear elevation to side elevation relationship. In this respect, the side elevation of these dwellings are not proposed to feature any windows to primary habitable rooms.
- 7.10.3 Furthermore, it is acknowledged that public representations received on the application have raised objections on the basis that the provision of the affordable dwellings would result in an increase in anti-social behaviour.
- 7.10.4 In this regard, it is Officers' assessment that there is no evidence to suggest that the provision of affordable housing would directly result in any increase in anti-social behaviour. Notwithstanding this, in respect of relevant planning considerations relating to crime and disorder, it is Officers' assessment that the application scheme has been appropriately designed in order to reduce the potential for crime; this has included the use of a perimeter block layout, which minimises potential access to the rear gardens of the proposed and existing dwellings, and the implementation and retention of the existing boundary treatments, which assists in clearly defining public and private space. As such, it is Officers' position that the proposed development would not result in any adverse impacts in relation to crime and disorder.
- 7.10.5 In respect of the provision of an appropriate level of amenity for future occupiers of the proposed development, it is noted that the proposed development site would be situated immediately adjacent to the Andapak Supply factory. As detailed above, the previous planning history of the site has established that a key material consideration is the impact of noise resulting from the Andapak factory operations on the living conditions of future occupants of the site.
- 7.10.6 The extant planning permission includes a comprehensive scheme of noise mitigation, which is secured through planning conditions and through the Section 106 Agreement. These mitigation measures established that 52db Laeq / 15 minutes is the recorded noise levels which determine the acceptability of the living conditions on site.
- 7.10.7 It is noted that the representations received on the application from members of the public, including the operators of the Andapak Factory, and the Parish Council have raised

objections on the basis that the application scheme would have an adverse impact on the operations of the Andapak factory.

- 7.10.8 In this respect, the current application has been accompanied by an updated Noise Assessment (Sharp Acoustics) (June 2023), which concludes that the previously accepted internal and external noise levels can be achieved through the implementation of an alternative scheme of acoustic mitigation. In this case, the proposed acoustic mitigation is to consist of the erection of an acoustic screen / fence along the boundary with the Andapak supply factory. The proposed acoustic fence will vary in height from 2m to 7.5m, and will also vary between being a wooden acoustic fence (at the further extent of the boundary) and an acoustic living wall (at the points immediately adjacent to the Andapak factory buildings). The acoustic living wall is to comprise of a single native hedgerow that will be planted along the full extent of the wall and will be managed at a height of 2m, in addition there will also be mature tree planting to further screen the acoustic wall.
- 7.10.9 With regards to the effectiveness of the proposed scheme of mitigation, the Council's Environmental Protection Team have been consulted on the revised scheme and they have confirmed that they accept that the scheme of mitigation would achieve the target noise levels that were previously deemed to be acceptable as part of the extant planning permission. As such, conditions are proposed to ensure that the noise mitigation scheme is fully implemented in accordance with the approved details, as well as the completion of the necessary validation testing to ensure that it has achieved the required noise mitigation levels.
- 7.10.10 In terms of the impact of the proposed scheme of mitigation on the amenity of future occupiers of the site, in respect of the impact of the acoustic fence on the outlook and light serving the dwellings, the proposed site layout ensures that dwellings situated near to the 7.5m extent of the acoustic screen would be set back from the boundary by approximately 16m, and would be separated from the acoustic wall by the proposed road network and the further area of tree planting and landscaping. Whilst the proposed dwellings would be orientated so that they face towards the acoustic screen, it is Officers' assessment that the proposed soft landscaping, coupled with the proposed separation distances, would ensure that the future occupants of these dwellings benefit from an acceptable standard of outlook and daylight serving the habitable windows situated in the front elevation of these properties.
- 7.10.11 In relation to the impacts of construction activities on the amenities of existing residential properties, it is appreciated that the application site is located immediately adjacent to the existing residential edge of Grantham and, therefore, there is the potential for short term impacts on the residential amenity of the 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 of a Construction Management Plan prior to the commencement of the development, and conditions controlling the construction hours and delivery hours of the proposed development, in order to mitigate these potential impacts.
- 7.10.12 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 SP3, DE1 and EN4 of the adopted Local Plan, and Section 12 and 15 of the National Planning Policy Framework in respect of residential amenity considerations.

7.11 Access and Highways Impacts

- 7.11.1 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 traffic generated by the proposed development would have an adverse impact on the local highways network, specifically the Bridge End Road / Harrowby Road junction, and also on Springfield Road. In addition, it has been suggested that the proposed scheme would not provide adequate pedestrian connections to the town centre, and would result in an increase in the risk of vehicular and pedestrian accidents occurring.
- 7.11.2 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 improvements, which are to be secured through a Section 106 Agreement.
- 7.11.3 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 capacity and / or safety. Furthermore, they have also confirmed that they accept that the scheme can be appropriately served by a priority T-junction rather than a ghost-island right turn as previously approved.
- 7.11.4 Additionally, they have also stated that the revised proposals would also ensure that the Proposed Site Layout provides appropriate connections between the site, and the existing residential estate to the west, and into the allocated development sites to the east and south.
- 7.11.5 As alluded to above, the Local Highways Authority have requested financial contributions to off-site highways works to ensure that the impacts of the development are appropriately mitigated; this includes a £30,000 per annum contribution to improving local bus services so that residents of the site are appropriately served by a bus route; £500,000 towards junction improvements at Gainsborough Corner and Harrowby Lane; and £300,000 towards the implementation of cycling infrastructure along Bridge End Road / Somerby Hill. It is Officers' assessment that these financial requests would meet the relevant legal tests, and therefore, have been included within the heads of terms for the Section 106 agreement.
- 7.11.6 Conditions are also proposed to require the estate roads and footways to be completed to finished surface levels prior to first occupation of the development, and to also require details of the phasing and completion of the development roads, as well as the implementation of a Travel Plan in order to encourage the use of sustainable forms of transport.
- 7.11.7 In addition, National Highways have also been consulted on the application proposals and have also confirmed that they have no objections.
- 7.11.8 Consequently, subject to the imposition of conditions and the provision of financial contributions towards off-site highways improvements, it is concluded that the site benefits from a location which 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 South Kesteven Local Plan and Section 9 of the Framework.

7.12 **Flood Risk and Drainage**

- 7.12.1 In respect of flood risk and drainage matters, it is noted that representations received from members of the public and the Parish Council have raised concerns that the proposed development would increase the risk of flooding for properties on the David Eatch estate.
- 7.12.2 The application site is located within Flood Zone 1 of the Flood Map for Planning and is also identified as being at very low risk of surface water flooding. As such, it is concluded that the site presents an overall low risk of flooding.
- 7.12.3 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). As a direct result of the Design PAD process, the application scheme has been revised to incorporate additional SuDS measures, including an increase in the number of conveyance swales included within the scheme, as well as the provision of soakaway for infiltration located in the eastern part of the site. Surface water runoff from the site will be captured in the conveyance swales and drained into an attenuation pond positioned on the western boundary of the site (lowest point), which will subsequently be discharged in the existing public sewer network at the greenfield runoff rate. The surface water drainage system would be managed by the private management company, who will be responsible for the site. Foul water drainage is proposed to outfall to the existing Anglian Water network located on Somerby Hill.
- 7.12.4 Lincolnshire County Council (as Lead Local Flood Authority) have provided formal comments on the application scheme, and have confirmed that the proposal now incorporates the use of various SuDS techniques with a restricted rate of discharge. As a result, they are satisfied that the proposed development would not increase the flood risk of the site and / or neighbouring properties. 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 submission.
- 7.12.5 Furthermore, Anglian Water have also been consulted on the application proposals, and have confirmed that they have no objection subject to the imposition of conditions requiring the submission of a detailed surface water drainage strategy. Whilst they have indicated that the Marston Water Recycling Centre does not currently have capacity to accommodate the development, Anglian Water have a statutory obligation to accommodate foul water flows from developments with the benefit of planning permission. Therefore, Anglian Water would be required to take any necessary steps to ensure that there is sufficient capacity. In the event that substantive works were required to accommodate the development, it is anticipated that Anglian Water would have requested further conditions to allow for a suitable scheme of phasing / mitigation to be agreed.
- 7.12.6 Taking the above into account, subject to the imposition of conditions, the application proposals would accord with Policy EN5 of the adopted South Kesteven Local Plan and Section 14 of the Framework in relation to flood risk and drainage.

7.13 **Pollution Control**

- 7.13.1 It is appreciated that representations received from the Parish Council have raised concerns in relation to the potential for sources of ground contamination to be present at the application site.

7.13.2 In connection with the above, the application has been accompanied by a Phase I and Phase II Site Investigation (GeoDyne) (November 2022), which identifies the following key conclusions:

- Based on the testing undertaken, the surface topsoil and the Natural Strata, together with the localised Made Ground may be considered to be chemically uncontaminated.
- No specific remediation works will be required for the majority of the site, other than the provision of topsoil in the proposed gardens and other soft landscaped areas to provide a suitable growing medium for plants. It may be necessary increase the thickness of topsoil around the root balls of trees to suit the proposed planting regime.
- As the existing topsoil (excluding the Made Ground topsoil along the route of the track) is considered suitable for re-use at the site, it is considered unlikely that there will be a requirement to import topsoil.

7.13.3 In light of the above, the Council's Environmental Protection Team have been consulted on the application proposals and have confirmed that they accept the conclusions of the GeoDyne 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 to be undertaken, in the event that any previously unexpected contamination is identified during the course of the development.

7.13.4 In addition, public representations have also raised objections on the grounds of the potential increase in air pollution resulting from vehicular movements generated by the development.

7.13.5 With regards to this, the application site does not fall within the Air Quality Management Area for Grantham. As referenced above, the Council's Environmental Protection Team have been consulted on the application proposals and 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.

7.13.6 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.

7.14 **Biodiversity and Ecology**

7.14.1 It is noted that public representations received on the application have raised objections on the basis of the proposed impact of the development on local habitats and protected species. Furthermore, representations have also requested confirmation that the proposed scheme would not result in the removal of any trees.

7.14.2 The application has been accompanied by an Ecological Appraisal (FPCR) (June 2023), and accompanying Biodiversity Metric Assessment, which outlines the following:

- Hedgerows within the site are considered to be a Priority Habitat within the Biodiversity Action Plan, These have been retained where possible within the development, and those to be retained are recommended to be buffered and enhanced within the landscaping scheme.

- Any hedgerows and trees to be retained are to be suitably protected during construction activities.
- The retained hedgerows are linked where possible to additional high quality habitats to be created within the site. The low ecological value of the ruderal vegetation and the improved grassland within the Site presents scope for ecological enhancement and the following matters have been included in the landscaping designs: use of species rich grasslands; planting of additional native scrub and tree species; creation of a large SuDS area to be maintained with species rich wet grassland.
- The site provides some foraging and commuting habitat for bats, limited to the boundary hedgerows and tree lines. It is recommended that a range of bat boxes should be installed on selected dwellings and retained trees across the site to provide roosting opportunities.
- The proposed development would result in a net gain of 1.45 habitat units (7.69%); and 2.05 hedgerow units (60.66%).

7.14.3 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. However, it is noted that Lincolnshire Wildlife Trust objected on the basis that the scheme does not provide the 10% net gain required by the Environment Act, and similarly, that the scheme does not include a Habitat Management and Monitoring Plan for a 30 year period, also required by the Environment Act.

7.14.4 In this regard, it should be noted that the application proposals were submitted in advance of the statutory obligations for major planning applications coming into effect. As such, whilst the proposed development falls to be assessed against Policy EN2 of the adopted Local Plan, which seeks to achieve a net gain where possible, there is no policy obligation for the development to achieve a minimum 10% net gain or to provide a Habitat Management and Monitoring Plan.

7.14.5 In this context, it is Officers' assessment that the application proposals would achieve a net gain in biodiversity as required by Policy EN2, and the proposed soft landscaping scheme has appropriately incorporated the recommendations of the Ecological Appraisal.

7.14.6 Conditions are proposed to require the development to be carried out in accordance with the ecological mitigation and enhancement measures set out within the Ecological Appraisal, including the provision of a scheme of bird and bat boxes, and compliance with the proposed soft landscaping plans. 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 soft landscaping scheme. Finally, conditions are also proposed to require the submission of a Hedgerow Management Plan, which would ensure that these assets are appropriately protected throughout the construction period.

7.14.7 In view of the above, it is Officers' assessment that, subject to the imposition of conditions, the proposed development would not result in any unacceptable impacts on ecological assets, and would result in an overall biodiversity net gain. As such, the application proposals would accord with Policy EN2 of the adopted Local Plan, and Section 15 of the Framework in respect of ecology, biodiversity and arboriculture.

7.15 **Climate Change**

- 7.15.1 It is noted that representations received from Londonthorpe and Harrowby Without Parish Council have requested that all new dwellings erected at the site are fitted with electric vehicle charging points and solar panels.
- 7.15.2 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 EVCPs 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. This 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.
- 7.15.3 The application has been accompanied by an Energy Strategy Statement (Briary Energy) (June 2023), which sets out an assessment of the suitability of low carbon energy efficiency measures for the proposed development. The submitted statement identifies the following:
- The developer will first ensure a Building Regulations compliant carbon reduction across all dwellings through fabric measures, before assessing LZC technologies where appropriate.
 - In order to achieve Building Regulations standards or better improvement (Part L) 174kWp will be applied, following initial demand reduction through fabric efficiency measures.
 - Waste Water Heat Recovery Systems will be applied to 176 dwellings across the site resulting in carbon reduction of 3.85%.
- 7.15.4 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.
- 7.15.5 As such, subject to the imposition of conditions requiring the development to be carried out in accordance with the submitted Energy Strategy, 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 and SD1 of the adopted Local Plan.

7.16 **Impact on heritage assets**

- 7.16.1 As previously identified, the previous planning appeal for the site has determined that the site forms part of the setting of St. Wulfram's Church, St. John's Church and St. Vincent House.
- 7.16.2 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities to have special regard for the desirability of preserving listed buildings and their settings, or any special architectural or historic interest which it possess.
- 7.16.3 In respect of the above, it is noted that the Appeal Inspector concluded that the harm to the significance of the aforementioned heritage assets would be less than substantial, but that this level of harm would be outweighed by the public benefits associated with this scheme.
- 7.16.4 Notwithstanding the above, it is noted that the current application scheme would involve the development of the western parcel of land which was not included in the previously

approved development site, and similarly the quantum of development proposed has also been increased.

- 7.16.5 In this regard, the Council's Conservation Officer has been consulted on the application proposals and they have confirmed that they have no objections. In providing their comments, they have confirmed that the proposed changes to the scheme would not result in any further harm to the heritage assets beyond those previously identified by the Appeal Inspector.
- 7.16.6 As such, it is concluded that the proposed development scheme would result in less than substantial harm to the significance of St. Wulframs' Church, St John's Church and St. Vincent House. As such, in accordance with Policy EN6 of the adopted Local Plan, and Paragraph 208 of the Framework, the identified harm falls to be weighed against the overall public benefits.
- 7.16.7 In this case, it is Officers' assessment that the provision of 250 residential dwellings, including 30% affordable housing, represents a significant public benefit which should be attributed significant weight. Similarly, the proposed development scheme would also provide economic benefits through the construction and occupation of the development, together with environmental benefits associated with the net gain in biodiversity. As such, it is Officers' assessment that the public benefits of the scheme would outweigh the less than substantial harm to the identified heritage assets. As such, the application would be in accordance with Policy EN6 of the adopted Local Plan and Section 16 of the Framework on these matters.

7.17 **Open Space Provision**

- 7.17.1 In respect of the provision of open space as part of the application proposals, it is noted that public representations received on the application have objected on the basis that the scheme fails to provide sufficient public open space to cater for the needs of future occupants, and similarly that the quality of the proposed open spaces would be inadequate.
- 7.17.2 With regards to the above, the application scheme has been accompanied by a detailed Landscaping Strategy and Soft Landscape Proposals Plans, which demonstrate that the site would feature 2.61 hectares of informal and formal open space to be provided throughout the development site; this includes the provision of informal areas of open space, which would provide retained views towards St. Wulframs Church, perimeter walks throughout the site; and 3 (no) children's play areas, including 1 fully equipped play area which includes a series of swings, climbing frames and rocking toys.
- 7.17.3 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.
- 7.17.4 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, and as such appropriate contributions will be required towards enhancing off-site facilities in order to mitigate against the impacts generated by the additional population resulting from the development. In this case, the financial contribution required would be £173,887.56 which would be utilised to improve existing sports facilities located within the Grantham Urban Area.

7.17.5 As referenced above, it is anticipated that management of the on-site open space would be undertaken via a private management company. However, it is proposed to include conditions 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.

7.17.6 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 OS1 of the adopted South Kesteven Local Plan, and Section 8 of the National Planning Policy Framework.

7.18 **Impact on archaeological assets**

7.18.1 With regards to the impact of the development on archaeology, the application submission has been accompanied by an Archaeological Desk Based Assessment (RPS) (March 2023), which sets out the results of the programme of archaeological evaluation undertaken to date on the site.

7.18.2 Heritage Lincolnshire (as Local Archaeological Advisors) have been consulted on the submitted details and have confirmed that part of the site has been the subject of a previous geophysical survey, which identified the presence of archaeological features. As such, it is considered that the site offers the potential for remains to be present. Therefore, further investigation is required to include a scheme of geophysical survey of the area not previously surveyed, together with a programme of trial trenching. These works are proposed to be secured via pre-commencement planning conditions.

7.18.3 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.

7.19 **Minerals Safeguarding**

7.19.1 As previously discussed, the proposed development site is situated within a Minerals Safeguarding Area, as designated by the Lincolnshire Minerals and Waste Local Plan.

7.19.2 Lincolnshire County Council (as Minerals Planning Authority) have been consulted on the application, and have confirmed that they have no minerals safeguarding objections.

7.19.3 Consequently, it is concluded that the application would be in accordance with Policy M11 of the Minerals and Waste Local Plan, and Section 17 of the Framework.

7.20 **Infrastructure for Growth**

7.20.1 It is appreciated that representations received on the application from members of the public and the Parish Council have raised objections on the basis that there is insufficient education and healthcare capacity within the local area to accommodate the development.

7.20.2 In this respect, 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.

7.20.3 Lincolnshire County Council (as Local Education Authority) have been consulted on the application, and following an additional review of the existing education capacity, and the forecasted growth in population within Grantham, they have confirmed that there is sufficient

existing capacity within primary, secondary and sixth form education. As such, they have not requested any mitigation to be provided as part of the development.

7.20.4 As discussed previously, Lincolnshire County Council (as Local Highways Authority) have requested financial contributions towards providing cycle infrastructure on Somerby Hill, bus service improvements to serve the development site, and junction improvements at Gainsborough Corner and Harrowby Lane. These contributions are included in the proposed heads of terms.

7.20.5 Consequently, 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 £173,887.56 towards enhancing sports facilities within the Grantham Urban Area.
- **Affordable Housing** – 30% of all dwellings on site consisting of:
 - Affordable Homes (Shared Ownership) (10 dwellings)
 - 6 x 2-bed houses
 - 4 x 3 bed houses
 - Affordable Homes (First Homes) (20 dwellings)
 - 8 x 2 bed houses
 - 12 x 3-bed houses
 - Affordable Homes (Affordable Rent) (45 dwellings)
 - 18 x 1-bed houses
 - 13 x 2-bed houses
 - 10 x 3-bed houses
 - 4 x 4-bed houses

Dwellings to be provided as per the approved plans, and additional details to be provided to secure the appropriate Nominations Agreements.

- **Healthcare** - £165,000.00 towards expanding healthcare capacity in the Primary Care Network.
- **Highways (Junction Improvements)** - £500,000 towards junction improvements at Gainsborough Corner and Harrowby Lane.
- **Highways (Cycle Infrastructure)** - £300,000 towards cycleway improvements on Somerby Hill / Bridge End Road.
- **Highways (Bus Services)** - £20,000 per annum for 3 years towards bus service improvements
- **Monitoring Fee** - £15,000.00

7.20.6 As such, in the event that the application was deemed to be acceptable in all other respects, the above financial contributions would ensure that the 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.

7.20.7 Therefore, subject to the completion of a Section 106 Agreement, the application proposals would accord with Policy ID1, ID2 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 seeks full planning permission for the erection of 250 dwellings with landscaping, access, open space and associated works.

10.3 As discussed, the eastern field of the application site benefits from outline planning permission for up to 205 dwellings, which was granted in November 2021. This extant planning permission has established the principle of residential development on this part of the site, and remains capable of implementation. As such, it represents a valid fallback position that the current application is assessed against.

10.4 In relation to the remaining / western parcel of the site, whilst this parcel of land is situated on the edge of the existing built-up area of Grantham, it lies outside, but immediately adjacent to the defined Grantham Urban Area. Nonetheless, it is Officers' position that development of this parcel of land falls to be viewed in the context of the existing and committed residential development, which bounds the site to the west, east and south. As such, the development of the site would be defined as infill development (albeit on a large scale) and would be in accordance with Policy SP3 of the adopted Local Plan. Therefore, it is Officers' assessment that the application proposals would be in accordance with the adopted spatial strategy, as set out in Policy SP1, SP2 and SP3 of the Local Plan, and therefore, would be acceptable in principle, subject to material considerations.

10.5 The application scheme would deliver 250 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 in Grantham. The provision of this additional housing is a significant benefit, which Officers' would attribute significant weight.

10.6 In respect of the design and visual impact of the scheme, the application scheme has been the subject of revision following extensive engagement with the Council's Design PAD service, and this has resulted in a development proposal which would be high-quality and perform positively against Building for Healthy Life. The proposals are an appropriate layout, appearance, landscape and scale of development, which would integrate with the existing and committed residential estates to the south, east and west. Furthermore, having regard to the proposed scheme and the relationship with existing residential properties, the development would not give rise to any unacceptable impacts on residential amenity.

- 10.7 In addition, whilst the proposed development scheme would result in less than substantial harm to the significance of St Wulframs Church, St John's Church, and St. Vincent House, it is Officers' assessment that the public benefits of this scheme would demonstrably outweigh the level of harm caused. As such, the application would accord with Policy EN6 of the adopted Local Plan, and Section 208 of the NPPF.
- 10.8 Similarly, subject to the imposition of conditions, the application scheme would accord with the adopted Development Plan in respect of all technical material considerations.
- 10.9 Taking 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, including Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which has been attributed considerable weight and importance, 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 Committee shall be set from 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 highways mitigation as required by Policy ID1, ID2, 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. Proposed Planning Layout (Ref: EMxxx-PD-021)
 - b. Proposed Materials Plan (Ref: N1971/600/Rev E)
 - c. Proposed Boundary Treatment Plan (Ref: N1971/700/Rev E)
 - d. Proposed Soft Landscaping Plans (Ref: GL272/01D)
 - e. Proposed Soft Landscaping Plans (Ref: GL272/02D)
 - f. Proposed Soft Landscaping Plans (Ref: GL272/03D)
 - g. Proposed Soft Landscaping Plans (Ref: GL272/04D)
 - h. Proposed Soft Landscaping Plans (Ref: GL272/05D)
 - i. Proposed LEAP Plan (Ref: GL2072/06B)
 - j. Proposed Landscape Plans – Street Typologies (Ref: GL2072/07A)
 - k. House Type Pack – Market Housing and Affordable Housing (received 22 January 2024)

Unless otherwise required by another conditions of this permission.

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

Before the 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, including demolition of buildings hereby approved, 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.
 - h. A detailed phasing plan and timetable for the development, including the build routes.

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.

Drainage Strategy

- 5) 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 local drainage infrastructure and watercourse system without exceeding the run-off rate for the undeveloped site;
 - d. Provide attenuation details and discharge rates which shall be restricted to 2.0 litres per second;
 - e. Provide details of the timetable for and any phasing of the implementation for 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.

Hedgerow and Tree Protection Plan

- 6) No works or development shall take place until a final, detailed arboricultural method statement and protection plan for the protection of the retained trees and hedgerows has been submitted to, and approved in writing by, the Local Planning Authority. The method statement and plan shall meet with the standards set out in the BS5837:2012.

The protection scheme and plan shall be completely implemented prior to site preparation, clearance and building works starting on site and not removed until entirely complete. The protection scheme must include details of all trees and hedgerow to be retained and positioning of protection fencing and ground covers to create construction exclusion zones. No retained tree or hedgerow shall be cut down, uprooted, or destroyed, nor shall any retained tree or hedgerow be pruned in any manner without the prior writing approval of the Local Planning Authority.

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

Estate Road Phasing Plan

- 7) Prior to 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

- 8) No development above damp-proof course shall take place until a plan detailing the location 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

- 9) 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 and fixed plant and machinery, radios and the delivery of materials.

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

Ecological Mitigation

- 10) All works on site, including construction and delivery works, shall be carried out in accordance with the recommendations contained within the Preliminary Ecological Appraisal (FPCR) (June 2023).

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

Bat and Bird Roosting Boxes

- 11) No development above damp-proof course shall take place until a scheme for the installation of bat roosting boxes and bird roosting boxes has been submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall be in broad accordance with the recommendations contained within the Preliminary Ecological Appraisal (FPCR) (June 2023).

Thereafter, the approved scheme shall be installed on site prior to first occupation of the development hereby permitted, and shall be retained for the lifetime of the development.

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

Previously Unidentified Contamination

- 12) 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 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 Local Plan Policy EN4 (Pollution Control).

Materials Specification

13) Before any of the works on the external elevations of the dwellings hereby permitted are begun, a detailed specification of the materials (including colour of any render, paintwork or colourwash) to be used in the construction of the external surfaces of the dwellings shall have been submitted to and approved in writing by the Local Planning Authority. Details shall be in broad accordance with the following approved plan: Proposed Materials Plan (Ref: N1971/600/Rev E).

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

Finished Floor Levels

14) Before any development above foundation level is commenced, 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 in accordance with the approved Phasing Plan and Timetable required by Condition 4 above.

Reason: In the interests of the visual amenity of the area, and in accordance with Policy DE1 of the adopted South Kesteven Local Plan 2011-2036.

Before the Development is Occupied

Sustainable Building

15) Prior to the occupation of each dwellings hereby approved, works shall be undertaken to conform with the sustainable building measures detailed in the approved Energy Strategy Statement (Briary Energy) (Dated June 2023).

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

Acoustic Mitigation Implementation

16) Before any dwellings hereby permitted is occupied, the scheme for acoustic mitigation as detailed in the Noise Report (Sharps Acoustics) (June 2023) shall have been completed in full.

Reason: To ensure that future residents of the development benefit from an appropriate level of amenity in accordance with Policy DE1 and EN4 of the adopted South Kesteven Local Plan.

Noise Validation Testing

17) Before any dwelling hereby permitted is occupied, a verification report that scientifically and technically demonstrates the effectiveness of the noise remediation scheme, as required, shall be submitted to and approved in writing by the Local Planning Authority.

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

Estate Road Junction

18) Before any part of the development is occupied, all of that part of the estate road and associated footways that forms the junction with Somerby Hill / Bridge End Road, and which will be constructed within the limits of the public highways, 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.

Travel Plan

19) Before any dwelling hereby permitted is occupied, the measures contained in the Residential Travel Plan (ADC Infrastructure) (Ref: ADC2970-RP-C) shall be implemented in accordance with the timetable contained within the approved document 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.

Materials Implementation

20) Before the dwellings hereby permitted are first occupied, the external materials must have been completed in accordance with the approved external materials details.

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

Hard Landscaping Implementation

21) 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 development and its assimilation with its surroundings, and in accordance with Policy DE1 and EN6 of the adopted South Kesteven Local Plan.

Boundary Treatments Implementation

22) 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.

Landscape and Ecological Management Plan

23) 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.

Ongoing

Accessible and Adaptable Dwellings

24) The dwellings identified as being Accessible and Adaptable in line with the standards set out in Part M4(2) of the Building Regulations on the approved Planning Layout, shall be completed in accordance with the approved details and shall thereafter be retained as such for the lifetime of the development.

Reason: To ensure the development meets the needs of all potential future occupiers in accordance with Policy DE1 of the Local Plan.

Soft Landscaping Implementation

25) 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 works.

Reason: Soft landscaping makes an important contribution to the development and its assimilation with its surroundings, and in accordance with Policy DE1 and EN6 of the adopted South Kesteven Local Plan.

Soft Landscaping Protection

26) 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, 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.

Compliance with LEMP

27) 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 make an important contribution to the development and its assimilation with its surroundings and in accordance with Policy DE1 and OS1 of the adopted South Kesteven Local Plan.

Standard 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) In accordance with Section 59 of the Highways Act 1980, please be considerate of causing damage to the existing highway during construction and implement mitigation measures as necessary. Should extraordinary expenses be incurred by the Highways Authority in maintaining the highway by reason of damage caused by construction traffic, the Highway Authority may seek to recover these expenses from the developer.
- 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) Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore, the site layout should take this into account and accommodate those assets with either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991, or in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before the development can commence.
- 6) 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.
- 7) No building will be permitted within the statutory easement width of 3m from the pipeline without agreement from Anglian Water.
- 8) 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



Key
Application boundary
0.5ha (2254 ac)



BLOOR HOMES

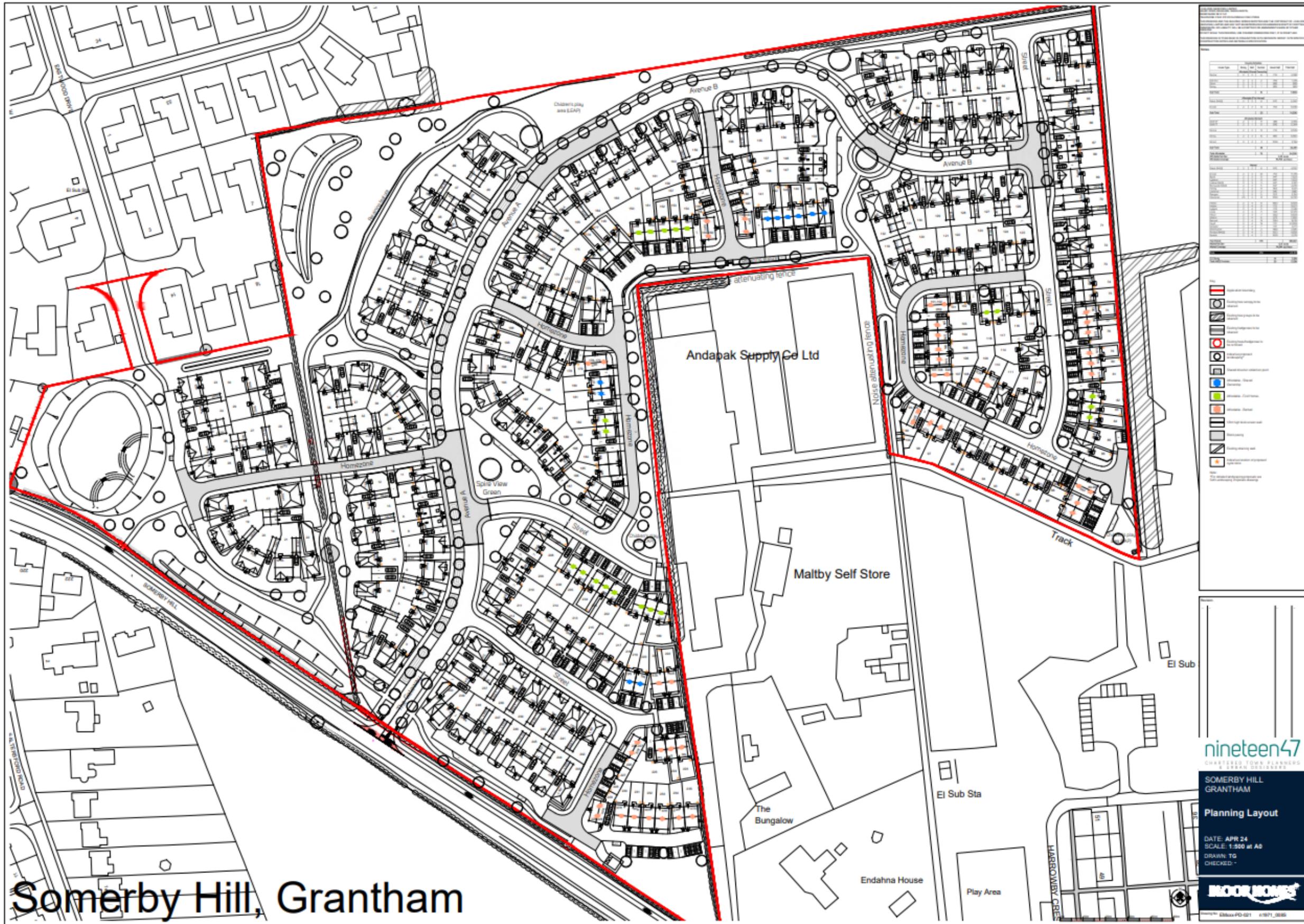
nineteen47
A BLOOR HOMES COMPANY

Somerby Hill, Grantham

Site Location Plan

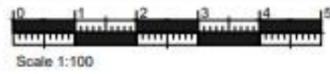
Project No.	19071	Revision No.	001	Scale	1:1250 @ A1
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Proposed Site Plan



Somerby Hill, Grantham

Proposed House Types



FRONT ELEVATION
Refer to materials plan for individual plot finishes



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

National Space Standards - CLASSICS		
	Actual Area	NSS Requirement
Ground Floor Plan	60.91m ²	
First Floor Plan	59.38m ²	
Total floor area m ²	120.28m ²	97.00m ²
Total floor area ft ²	1296ft ²	1044ft ²
Bedroom 1	13.68m ²	11.5m ²
Bedroom 2	9.69m ²	7.5m ²
Bedroom 3	8.23m ²	7.5m ²
Bedroom 4	7.80m ²	7.5m ²
Store Bedroom 1	0.58m ²	
Store Bedroom 4	1.46m ²	
Store Stairs	0.98m ²	
Built in store total	3.02m²	3.0m²

WYATT
TUDOR
476.PL-03

DATE: JAN 2023 REV:
SCALE: 1:100 @ A3

DRAWN: MW 121.81m²
CHECKED: GPM 1311ft²





Scale 1:100



474
FRONT ELEVATION
Refer to materials plan for individual plot finishes



474
SIDE ELEVATION



474
REAR ELEVATION



474
SIDE ELEVATION



National Space Standards		
	Actual Area	NSS Requirement
Ground Floor Plan	51.23m ²	
First Floor Plan	65.35m ²	
Total floor area m ²	116.58m ²	106.00m ²
Total floor area ft ²	1255ft ²	1141ft ²
Bedroom 1	13.55m ²	11.5m ²
Bedroom 2	9.87m ²	7.5m ²
Bedroom 3	8.35m ²	7.5m ²
Bedroom 4	8.11m ²	7.5m ²
Store Hall	1.35m ²	
Store Landing 1	0.48m ²	
Store Landing 2	0.70m ²	
Store Bedroom 1	0.54m ²	
Built in store total	3.06m²	3.0m²

SKELTON
TUDOR
474.PL-03

DATE: JAN 2023 REV:
SCALE: 1:100 @ A3

DRAWN: RW 118.47m²
CHECKED: GPM 1275ft²



Scale 1:100



CLAM482
FRONT ELEVATION



CLAM482
SIDE ELEVATION

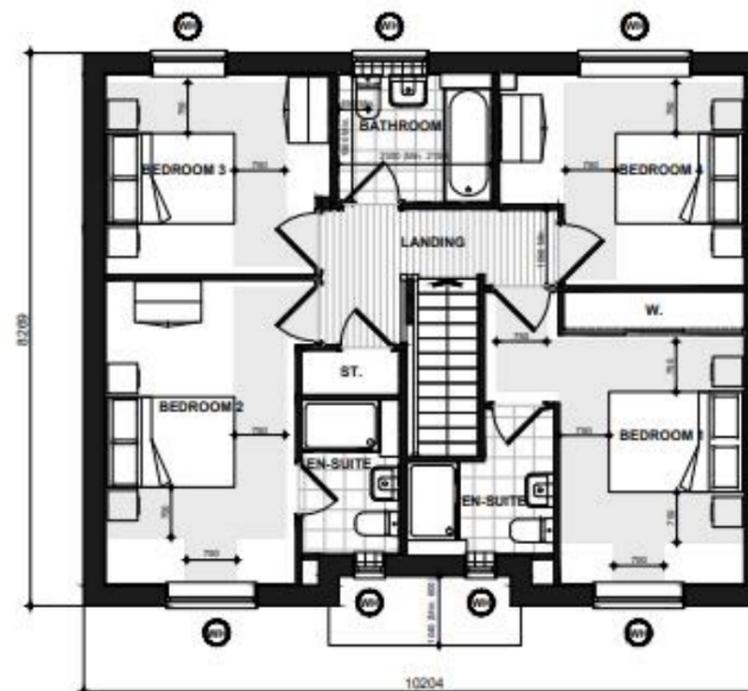


CLAM482
REAR ELEVATION



M482
GROUND FLOOR PLAN

- ⊙ (DENOTES - PRINCIPLE PRIVATE ENTRANCE NOMINATED AS STEP FREE ACCESS. ENTRANCE DOOR TO COMPLY WITH PROVISIONS A - I OF PARAGRAPH 2.20 PART M4(2) PRIVATE ENTRANCES. WITH A LEVEL EXTERNAL LANDING MIN. WIDTH/DEPTH OF 1200MM. FULLY DIFFUSED AUTOMATED LIGHTING TO BE PROVIDED TO ENTRANCE. | DOOR REVEAL DEPTH MAX 26MM TO DOOR FACE WHEN CLOSED.
- ⊙ (DENOTES - ENTRANCE DOORS TO HAVE 850mm CLEAR OPENING WIDTH. IN ACCORDANCE WITH PART M4 (2) DIAGRAM 2.2.
- ⊙ (DOUBLE DOORS NOT CLASSIFIED AS PRINCIPLE OR ALTERNATIVE ENTRANCE TO HAVE ONE OR BOTH LEAVES WITH 750MM CLEAR OPENING WIDTH OR BE ABLE TO BE OPERATED WITH SINGLE ACTION REASONABLY ACCESSIBLE TO WHEELCHAIR USER.
- NOTE : PLEASE REFER TO SITE LAYOUT FOR AN ALTERNATIVE PRIVATE ENTRANCE WHERE A STEP FREE ACCESS CANNOT BE ACHIEVED TO THE PRINCIPLE PRIVATE ENTRANCE.
- LEVEL EXTERNAL LANDING IS COVERED BY PORCH. MIN. WIDTH OF 900mm AND DEPTH OF 600mm FULLY DIFFUSED AUTOMATED LIGHTING TO BE PROVIDED TO ENTRANCE.
- ⊙ (DENOTES - 300mm NB IS PROVIDED TO THE LEADING EDGE OF ALL DOORS ON THE ENTRANCE STOREY.
- ⊙ (DENOTES - PRINCIPLE PRIVATE ENTRANCE A 300mm NB IS PROVIDED TO THE LEADING EDGE AND THE EXTRA WIDTH MAINTAINED 1200mm BEYOND IT. 1200mm MIN. CLEAR SPACE IN FRONT OF AND BETWEEN ALL KITCHEN UNITS & APPLIANCES.
- ⊙ (DENOTES - PRINCIPLE LIVING SPACE. GLAZED DOOR OR WINDOW CILL TO START MAX. 850MM AFTL. HANDLE OF 1900 MIN WINDOW IN PRINCIPLE LIVING AREA BETWEEN 450MM - 1200MM AFTL. UNLESS FITTED WITH REMOTE OPENING DEVICE WITHIN THIS HEIGHT RANGE.)
- ⊙ (DENOTES - ALL OTHER WINDOWS TO HAVE HANDLES LOCATED BETWEEN 450MM-1400MM AFTL. UNLESS FITTED WITH A REMOTE OPENING DEVICE THAT IS FITTED WITHIN THIS HEIGHT RANGE.)
- BOILER TIMER CONTROLS & THERMOSTATS SHOULD BE EITHER MOUNTED BETWEEN 900MM AND 1300MM ABOVE FINISHED FLOOR LEVEL ON THE BOILER, OR HAVE SEPARATE CONTROLLERS (WIRED OR WIRELESS) MOUNTED ELSEWHERE IN AN ACCESSIBLE LOCATION WITHIN THE SAME HEIGHT RANGE.
- ALL WALLS, DUCTS AND BOXINGS TO THE WC/CLOAKROOM, BATHROOM AND SHOWER ROOM SHOULD BE STRONG ENOUGH TO SUPPORT GRAB RAILS, SEATS AND OTHER ADAPTATIONS THAT COULD IMPOSE A LOAD OF UP TO 1.5kN/m²
- ACCESSIBLE BATHROOM WITH WC/BASIN/BATH ON THE SAME FLOOR AS THE PRINCIPLE DOUBLE BEDROOM.
- BED REFERENCES:
 KS8 - KING SIZE BED 1500 X 2000
 DB - DOUBLE BED 1500 X 1350
 SB - SINGLE BED 900 X 1900
- DOUBLE BEDROOM (PRINCIPLE) TO HAVE 750mm CLEAR ACCESS ZONE TO BOTH SIDES AND FOOT OF BED.
- SINGLE OR TWIN BEDROOM TO HAVE 750mm CLEAR ACCESS ZONE TO ONE SIDE OF BED.
- REFER TO DETAILS 18906.1 & 18906.2 FOR FURTHER INFORMATION.



M482
FIRST FLOOR PLAN

PORTLAND
 CLA BRICK
 M482.PL-01

DATE: JUN 2023 REV:
 SCALE: 1:100 @ A3

DRAWN: JC 144.31m²
 CHECKED: GPM 1553ft²

