



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**

Planning Committee

16 May 2024



S23/2032

Proposal:	Reserved matters application for approval of details relating to layout, scale, appearance and landscaping in connection with outline residential development of up to 71 dwellings, vehicle access, public open space and associated infrastructure S19/1784
Location:	Land east of Folkingham Road, Morton
Applicant:	Mr Dan Drage Balfour Beatty Homes
Application Type:	Reserved Matters
Reason for Referral to Committee:	Reserved matters pursuant to outline consent that was determined by Planning Committee
Key Issues:	Design and Visual Impact Impact on heritage assets
Technical Documents:	Construction Management Statement Environmental Noise Survey Built Heritage Assessment Addendum Ecology Mitigation/Enhancement Strategy report Materials Schedule report Accommodation Schedule and Housing Justification Statement Drainage Strategy Report and Condition Landscape and Ecological Management Plan Design and Access Statement

Report Author

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Corporate Priority:

Growth

Decision type:

Regulatory

Wards:

Morton

Reviewed by:

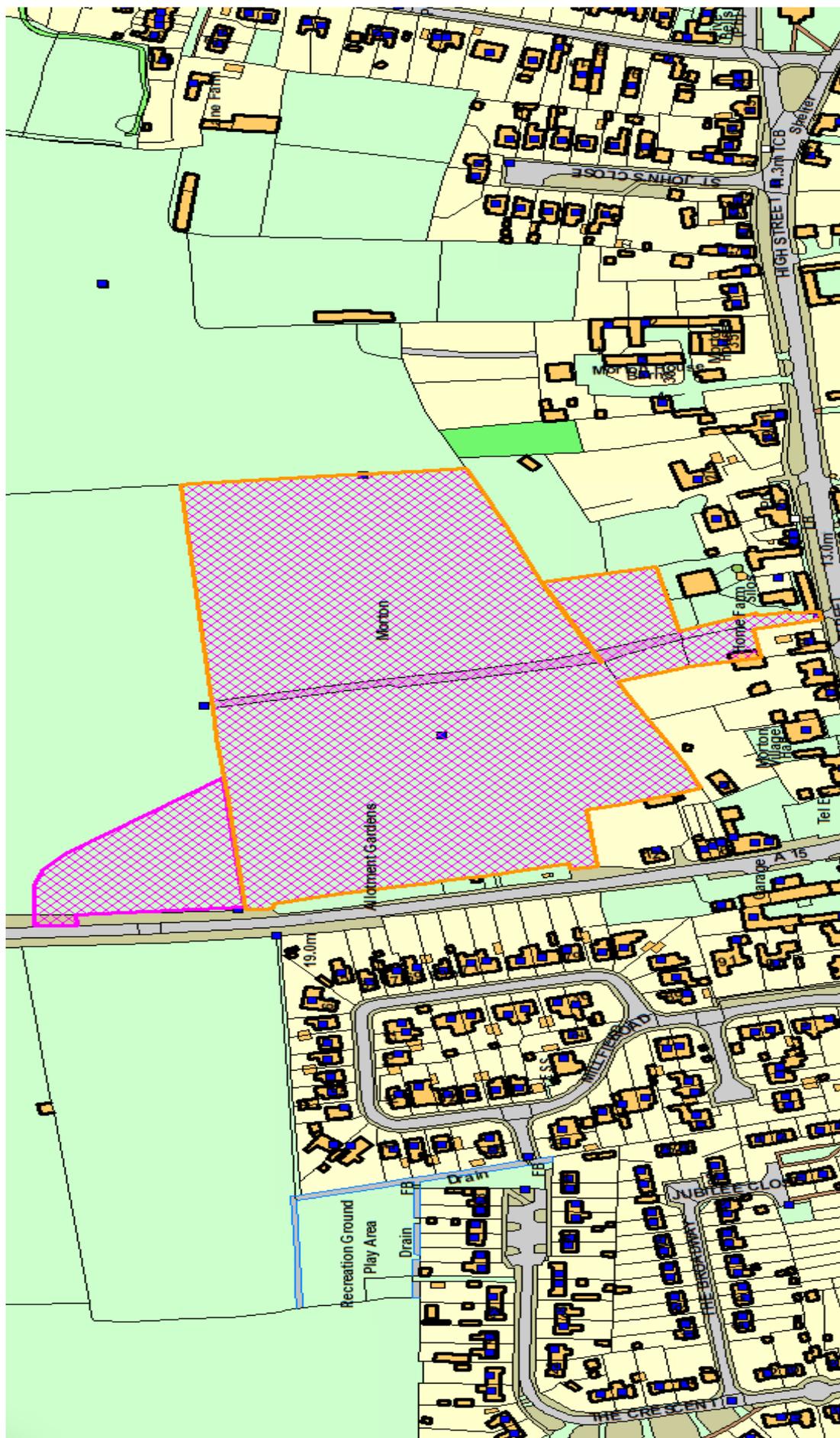
Phil Jordan, Development Management and
Enforcement Manager

8 May 2024

Recommendation (s) to the decision maker (s)

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

S23/2032 – Land east of Folkingham Road Morton



Key



Application
Boundary



1 Description of Site

- 1.1 The application site is a 5-hectare parcel of agricultural land located to the north of the village of Morton. To the west of the site is a narrow strip of allotment land, beyond which is the A15 Folkingham Road. The northern boundary of the site is defined by a hedgerow running east-west, to the east is further hedgerow running north-south. To the south of the site is the historic part of the village which follows High Street and is within the village's conservation area. Beyond the site to the north and east is open countryside.
- 1.2 The site is currently accessed by a public right of way, a public footpath PF44 off High Street, which links into a network of rights of way across the site and beyond. There is also public footpath PF43 and public footpath PF41 crossing the site. The site was previously agricultural land used as pasture, and there are a several mature hedgerows around that define the site boundaries.
- 1.3 The site is allocated for residential development in the Local Plan Policy LV-H9: Folkingham Road (SKLP111). The allocation provided an indicative density of 25 dwellings per hectare which suggested an indicative allocation of 70 units.
- 1.4 The site was granted outline permission (S19/1784) for up to 71 dwellings including details of new vehicular access, public open space, and associated infrastructure by Planning Committee on 25 November 2020.

2 Description of Proposal

This is a reserved matters application seeking the approval of details relating to layout, scale, appearance, and landscaping, pursuant to outline planning permission S19/1784.

- 2.1 The layout broadly reflects the Illustrative Layout ref. 423750-003 submitted with the outline application (S19/1784) and the Feasibility Layout Plan ref. 1311-001 B submitted with the pre-application enquiry (S23/0009), with a pedestrian access to the High Street to the south and a vehicle access to the A15 Folkingham Road.
- 2.2 The proposed residential dwelling houses are set out in a block arrangement facing onto the estate roads which provides natural surveillance and active frontages. There is a network of private drives with a central spine road in the centre running east to west with SuDs features, and this is lined with highway trees. There is open space to the northeast corner of the site providing informal space and a children's play area, and the open space to the south is again informal space, but with SuDs attenuation ponds. The public rights of way, public footpaths PF41, PF43 and PF44 on the site are retained within the proposed layout. There is enhanced proposed boundary planting to the north, east, south, and west.
- 2.3 The dwellings would be a mixture of apartments, two storey terraced, semi-detached and detached, and all dwellings have off street parking provision. There would be 50 open market houses with 5x 2-bed dwellings, 24x 3-bed dwellings, 20x 4-bed dwellings, and 1x 5-bed dwelling. There would be 21 affordable dwellings with 4x 1-bed dwellings, 9x 2-bed dwellings, 6x 3-bed dwellings and 2 4-bed dwellings.

2.4 The applicant has engaged positively with the Council during the life of the application and attended a Design PAD workshop and a meeting with the local highways officer and planning officer, which resulted in the following improvements to the design of the scheme:

- Provision of a 3m wide tarmac shared footway/cycleway linking the development site to the High Street for safe pedestrian and cyclist access.
- Revised layout to amend the position of the single attenuation area into two site attenuation areas to the south of the site in order to provide an attractive gateway into the development site with open space and the footway/cycleway as well as the public footpath linkages, and benches. This area has enhanced planting to improve visual amenity.
- Improvements to the public rights of way network including a 2m wide timber edged hoggin path on the line of PF41 and a timber post and rail chicane baffle barrier to the Folkingham Road access (to replace the stile).
- Alteration to the maisonette building Plots 37-40 to reposition it to provide an attractive frontage facing into the gateway area, and end gable has been modified to provide an active frontage. The building now provides natural surveillance and a focal point when entering/exiting the site. Planting and boundary treatments were amended to improve visual amenity.
- Improved boundary treatments to various plots including the inclusion of estate rails fencing to all main roads, and stone walls to the focal junction in the centre of the development.
- End gables on buildings enhanced throughout the site to improve visual amenity.
- Improvements to proposed materials replacing reconstituted stone with stone.
- Discouraged pedestrian access to the A15 Folkingham Road through the removal of footway alongside access road.
- Improvements to building design to meet the requirements for sustainable building as required by policy SB1.
- Improvements to planting in the attenuation areas to add marginal/aquatic planting to improve biodiversity and visual amenity.
- Amended Landscape design to include increased native planting and support the hierarchy of streets. Inclusion of on-plot hedgerow planting to back of footway to improve the character of the streetscene and demark boundary between private and public space.
- Inclusion of block paved edge lanes to internal roads.
- Removal of footways from internal turning heads.
- Moving the substation from behind the rear of Grade 2 listed no.19 High Street to another location on the site to prevent harm to the listed building and Conservation Area.

3 Planning History

Reference	Proposal	Decision	Date
S19/1784	Outline planning for up to 71 residential dwellings including details of new vehicular access, public open space and associated infrastructure.	Approved Conditionally	25/11/2020
S23/0009	Pre-application enquiry	Answered	30/03/2023
S24/0093	Submission of details in relation to conditions 5 (sustainable building), 6 (foul drainage), 8 (engineering details), 9 (surface water drainage), 13 (infrastructure phasing), 14 (biodiversity mitigation), 15 (construction management) of permission S19/1784 (outline)	Conditions 5, 6, 14 and 15 Discharged	05/04/2024

4 Relevant Planning Policies & Documents

4.1 SKDC Local Plan 2011 - 2036

Policy SD1 – The Principles of Sustainable Development in South Kesteven
Policy SP1 – Spatial Strategy
Policy SP2 - Settlement Hierarchy
Policy EN1 - Landscape Character
Policy EN2 – Protecting Biodiversity and Geodiversity
Policy EN3 – Green Infrastructure
Policy EN4 – Pollution Control
Policy EN5 – Water Environment and Flood Risk Management
Policy EN6 – The Historic Environment
Policy H2 - Affordable Housing Contributions
Policy H4 - Meeting All Housing Needs
Policy DE1 – Promoting Good Quality Design
Policy ID2 - Transport and Strategic Transport Infrastructure
Policy SB1 – Sustainable Building
Policy LV-H9 Folkingham Road

4.2 National Planning Policy Framework (NPPF) (updated December 2023)

Section 5 - Delivering a sufficient supply of homes
Section 8 – Promoting healthy and safe communities
Section 9 - Promoting sustainable transport
Section 12 - Achieving well-designed and beautiful places
Section 14 – Meeting the challenge of climate change, flooding and coastal change
Section 16 – Conserving and enhancing the historic environment

5 Representations Received

5.1 Natural England

5.1.1 No comments.

5.2 LCC Highways & SuDS Support

5.2.1 No objections, subject to planning conditions as detailed in the substantive response.

5.2.2 The principle of development was established at outline stage. This application is for Reserved Matters relating to layout, scale, appearance and landscaping. The site is allocated for residential development within the adopted South Kesteven Local Plan. The site extends to approximately 5ha and comprises agricultural land. It is located to the east of Folkingham Road, the A15, and to the north of the village of Morton, South Kesteven.

5.2.3 To the west of the site is a narrow strip of allotments, beyond which is the A15, which intersects the village and provides vehicular links to the larger settlement of Bourne to the south. The site is bound to the south by existing residential development which comprises the more historic part of the village along High Street which is in large part located within the conservation area. To the north and east of the site is open countryside.

5.2.4 The site is currently accessed via a Public Right of Way that runs in off High Street which further links to a network of footpaths beyond.

5.2.5 The submitted Transport Statement concludes that there would be no significant or severe impacts on highways as a result of the development. The Report goes on to note that the site is accessible by sustainable transport modes, with a number of local facilities being accessible by foot, bus or cycle.

5.2.6 Adequate parking spaces are proposed within the limits of the site. However, we would like to note concerns with the layout of the on-plot car parking arrangements, namely the tandem spaces. In accordance with LCC guidance on car parking, we only consider tandem car parking spaces to count as one car parking space. We advise that on-plot car parking spaces be delivered side-by-side rather than in tandem.

5.2.7 The scheme has been amended at different stages to accommodate adoptable edge lanes, therefore achieving permeability through the site.

5.2.8 As a result of the proposed development, Public Footpath 41 will require resurfacing, a scheme for which should be submitted to LCC for approval. It is also agreed that the applicant will replace the stile at the junction with the A15. The Local Planning Authority will need to consider the outstanding issue regarding the cycle route/footway, which is to be formed onto the High Street. Vehicular access, to serve the development, will only be from the A15, which also includes construction traffic. No vehicular access is permitted from the High Street.

5.2.9 It is acknowledged that the site is located within Flood Zone 1, which represents the lowest risk of flooding. The submitted Flood Risk Assessment concludes that the site is suitable for residential development without compromising the risk of flooding and this is considered acceptable by the Lead Local Flood Authority.

5.2.10 As per the outline consent, a pedestrian crossing point is to be delivered at the High Street and a contribution towards bus services.

5.3 **Affordable Housing Officer (SKDC)**

5.3.1 The proposed development will provide 30% socially rented/affordable rent/intermediate rent and intermediate market housing. On a development of 71 units this would be 21 units of relevant tenure. Of the total affordable homes, SKDC policy stipulated a mix of 60% affordable rent (13 units) and 40% affordable ownership (8 units).

5.3.2 The proposal is policy compliant in terms of the number of affordable units.

5.4 **Heritage Lincolnshire**

5.4.1 No comments, subject to the successful implementation and completion of the agreed programme of archaeological works/mitigation for the site.

5.5 **Environmental Protection**

5.5.1 No further comments to make.

5.6 **Cllr Woolley**

5.6.1 Expressed concerns regarding the drainage issues and effect this may have on capacity of the Victorian rundle on High Street and Station Road. Would the additional housing lead to greater risk of flooding.

5.7 **Conservation Officer (SKDC)**

5.7.1 The Conservation Officer had the following comments:

5.7.2 The layout, landscaping and appearance of the proposals will not impact the Morton Conservation Area substantially. The development will be visible, but there is some screening by existing development, hedges and trees, slightly mitigating the decrease in the amenity of the Conservation Area.

5.7.3 The lighting decisions for the path between the development and High Street using bollards, is sensitive to the light levels that already exist in the village. The planting and landscaping are also helping to shield the development from the Conservation Area reducing the harm on the listed buildings and Conservation Area.

5.7.4 The orientation of Plots 37-40 now creates a more welcoming approach from the existing village via the pedestrian path. There is now no longer a blank wall oriented towards the shared path, which has removed the dominating elevation facing the Conservation Area. Therefore, reducing the level of harm caused to the setting and amenity of Morton Conservation Area.

5.7.5 The current proposals will result in low levels of less than substantial harm to Morton Conservation Area and nearby listed buildings.

5.8 **Anglian Water**

5.8.1 There are assets owned by Anglian Water within or close to the development boundary. The foul drainage from this development is in the catchment of Bourne Water Recycling Centre that will have available capacity for these flows.

5.8.2 The preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer seen as the last option. Anglian Water has reviewed the submitted surface water drainage information and found that the proposed method of surface water discharge does not relate to an Anglian Water owned asset.

5.9 **Morton and Hanthorpe Parish Council**

5.9.1 The Parish Council has the following comments:

5.9.2 Heavy plant has already been brought to the location, accessing the site from Morton High Street. The resulting churned up deep mud being evidence of this ingress. Please could Planning clarify if this is the intended access to the site throughout the build? If so, the Council have a concern of firstly, mud on the High St. but also being washed into the main surface water drain, the rundle, which even in the recent rain has overflowed and caused localised road flooding.

5.9.3 Surface water is the prime concern. The new hard surfaces will restrict absorption and increase run-off. Most of the proposed solutions by the developers seem to be for 'slowing' release rather than re-directing making the rundle a transfer/discharge source: as stated already inadequate for even mild rain.

5.9.4 Sewage: The approach proposed for waste water is connection to the main sewer which runs under the A15. This would require a 'dog-leg' turn from the High St. (Uphill from the majority of the village!). Additionally extra works were needed to accommodate the waste from the 22 dwellings at from The Pastures development. A further 71 would likely cause back-up/failure of the system.

5.9.5 Please consider these points in your decision or ensure that they are adequately addressed.

6 **Representations as a Result of Publicity**

6.1 This application has been advertised in accordance with the Council's Statement of Community Involvement and three letters of representation have been received (representing two addresses). The points raised can be summarised as follows:

- Concerned about flooding and that the additional housing would affect lower lying residences.
- Would like to see a green corridor between the proposed houses and the Conservation Area, as was illustrated on the outline plans.
- Neighbouring garden is visited by birds, hedgehogs, grass snakes, crested newts, squirrels, bats, butterflies, dragonflies, frogs, field mice and beetles. Impacted by the development on site.
- Review of the submitted ecology report with comments regarding the reports findings.
- Concerns regarding impact on the conservation area by the ridge heights of the proposed houses.
- Site will be visible from the A15 Folkingham Road.
- There are 3 public footpaths on the site.

7 **Evaluation**

7.1 **Principle of the Development**

7.1.1 Outline planning permission has already been granted for the development of up to 71 dwellings on the site under S19/1784. There have been a number of minor amendments to the proposed scheme following discussions and the Design PAD, however the application

remains for 71 dwellings. The outline permission included a number of conditions requiring any reserved matters applications to comply with sustainable buildings, foul water drainage, archaeology, footways/cycleways, surface water drainage, accessible homes, land levels, noise, infrastructure phasing, biodiversity, and construction management:

- Condition 5 – details demonstrating how the proposed dwellings would comply with Local Plan Policy SB1
- Condition 6 – details of foul water drainage
- Condition 7 – written scheme of archaeological investigation
- Condition 8 – details of engineering, drainage, street lighting, construction of pedestrian and cycleways
- Condition 9 – details of surface water drainage
- Condition 10 – details demonstrating at least 10% of the dwellings would be constructed as 'accessible and adaptable'.
- Condition 11 – details of existing and proposed land levels
- Condition 12 – further noise assessment
- Condition 13 – details of a phasing plan for Infrastructure Delivery Plan
- Condition 14 – Biodiversity Mitigation and Enhancement scheme
- Condition 15 – Construction Management Plan and Method Statement

7.1.2 The reserved matters application is considered in accordance with the above conditions and the relevant details have been submitted with this application or as an application for the discharge of planning conditions under ref. S24/0093. The principle of development has therefore been established.

7.2 Meeting All Housing Needs

7.2.1 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.

7.2.2 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%	

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

Number of bedrooms	Market (50 dwellings)	Affordable Ownership (8 dwellings)	Affordable Rent (13 dwellings)
1-bedroom	0 (0%)	0 (0%)	4 (31%)
2-bedrooms	5 (10%)	3 (37.5%)	6 (46%)
3-bedrooms	24 (48%)	3 (37.5%)	3 (23%)
4-bedrooms	20 (40%)	2 (25%)	0 (0%)
5+ bedrooms	1 (2%)	0 (0%)	0 (0%)

7.2.4 In the context of the most up to date housing needs assessment for the district, it is Officers' assessment that the proposed housing mix would provide a range of housing options, which would cater for a variety of market and affordable housing needs.

7.2.5 Taking the above into account, it is concluded that, 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.

7.3 Design

7.3.1 Local Plan Policy DE1 states (amongst other criteria) that to ensure high quality design is achieved throughout the District, all development proposals will be expected to make a positive contribution to local distinctiveness, vernacular and character of the area. Proposals should reinforce local identity and not have an adverse impact on the streetscene, settlement pattern or the landscape / townscape character of the surrounding area. Proposals should be of an appropriate scale, density, massing, height and material, given the context of the area. The NPPF (section 12) states that high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development and new development should be visually attractive as a result of good architecture and appropriate landscaping.

7.3.2 Reserved matters applications are primarily concerned with the detailed design of a scheme. The design has gone through a number of iterations in consultation with the local authority's officers, including the Council's Urban Design Officer and following a review at the Design PAD. Each of the reserved matters which have been included for consideration in this application are discussed further below.

7.4 Layout

7.4.1 The house types and density are appropriate for this edge of town context and the layout broadly corresponds with that shown on the illustrative masterplan from the outline scheme and Feasibility Layout Plan from the pre-application enquiry.

7.4.2 The layout has been designed to provide clearly defined and legible street hierarchy, with overlooking and natural surveillance from the proposed dwelling houses fronting the public highway. The areas of proposed open space are also overlooked with dwellings facing, and

proposed planting considers attractiveness, amenity and surveillance. The dwellings follow regular building lines, and dwellings positioned on corners are designed to have a dual aspect or attractive end gables onto the public highway. The affordable dwellings have been distributed to the south of the site and integrated within the market units.

- 7.4.3 One of the key layout amendments was the alteration of the plans from a proposed single attenuation area to two attenuation areas to the south of the site to ensure that the site could provide an attractive 'gateway' into the development site with open space. The amendment to this area of the site alludes to the importance of the main entrance to the site, and recognises this is the key pedestrian and cyclist connection to the village providing essential linkage to the rest of the village including the village shop and school. This area now has connections for sustainable modes of travel and open space with amenity value, when providing access onto the High Street. The amended layout provides a shared 3m wide tarmac footway/cycleway provision and the public footpath connection in the form of the retained PF44.
- 7.4.4 The vehicle access remains from the A15 Folkingham Road, and the access deters pedestrians by providing no footway connections to the vehicle access. The amended layout retains the other two public footpaths PF41 and PF43 within the site, combined with the open space to the north, east and south of the site providing an attractive pedestrian facility. Furthermore, it is proposed to improve the retained public footpath PF41 to include a 2m wide timber edged hoggin path and a timber post and rail chicane baffle barrier to the A15 Folkingham Road access.
- 7.4.5 Lincolnshire County Council (as local highway authority) have assessed the scheme in terms of traffic capacity and highway safety, during the outline planning application process. Lincolnshire County Council have again assessed the scheme for the reserved matters application in terms of layout of the internal road network and public rights of way network. The local highways authority has been involved in discussions with the applicant throughout the process including through the Design PAD meeting, and the proposed scheme has been amended in response to highways comments and concerns.
- 7.4.6 In the local highway authority's final substantive response LCC commented that the submitted Transport Statement concludes that there would be no significant or severe impacts on highways as a result of the development. There are adequate parking spaces proposed within the limits of the site, however, highways note concerns with the layout of on-plot car parking as this includes tandem spaces and they advise that on-plot car parking spaces be delivered side-by-side rather than in tandem. LCC commented that the accommodation of adoptable edge lanes, achieves permeability through the site. With regard to the public rights of way network, LCC commented that Public Footpath 41 will require resurfacing and the replacement of the stile at the junction with the A15 Folkingham Road, as a result of the development.
- 7.4.7 To summarise the scheme has had the following amendments in response to discussions with the local highway authority. The proposals include for design features such as SuDs and highway trees on the central spine road, block paved edge lanes to internal roads, superfluous footways have been removed from internal turning heads and improvements to the public rights of way network.
- 7.4.8 Finally, in considering the layout of the proposed development during the Design PAD, the Conservation Officer raised concerns regarding the apartment Maisonette building at the

entrance gateway. The layout has been amended turning the building to face the gateway and main pedestrian/cyclist route into the site. This provides a more welcoming approach than the previous layout with the building sideways and a blank wall orientated to the shared path. Another concern with the layout was the proposed substation proposed to the rear of a Grade 2 listed building on the High Street. Following discussions this has been moved elsewhere on the site to prevent harm to the listed building and Conservation Area. The resulting layout is considered sympathetic to the local character, landscape setting and the neighbouring conservation area.

- 7.4.9 Whilst the conservation officer has noted that the proposed layout would result in a low level of less than substantial harm to the setting of the Morton conservation area and listing buildings within the conservation area, this is considered to be outweighed by the significant benefits attributed to this allocated scheme, which include the provision of 50 market and 21 affordable dwellings, as well as the local economic benefits associated with the construction of the scheme.
- 7.4.10 The proposed internal layouts and amenity space are considered to provide an appropriate level of amenity for future occupiers.
- 7.4.11 As such, in respect of layout, the proposal would be in accordance with Local Plan Policies DE1 and EN6.

7.5 **Scale**

- 7.5.1 The majority of the proposed dwellings are two-storey in height, apart from a maisonette block of apartments at the entrance gateway to the site. The proposed dwellings vary in size between 1, 2, 3 and 4 bedrooms, and are arranged in detached, semi-detached and short terrace forms. The scale, combined with layout (discussed above) would ensure no adverse impact on residential amenity or the neighbouring conservation area. The scale of the buildings reflects the existing form of development in the village, mainly detached and semi-detached houses with private amenity space to the front and rear, and is therefore appropriate for this context.
- 7.5.2 The proposed size and tenure of the affordable units meets the requirements of the S106 agreement with the outline planning permission, and the internal layout of these properties and garden areas is considered to provide a good standard for the future occupiers of these properties. The resultant development is appropriate for the village of Morton, and considers the surrounding built environment.
- 7.5.3 As such, in respect of scale, the proposal would be in accordance with Local Plan Policies DE1 and EN6.

7.6 **Appearance**

- 7.6.1 The palette of materials has been chosen to reflect those used locally in the village of Morton, including heritage white monocouche render, ponton base bed stone, and two varieties of red brick. The choice of materials was discussed in the Design PAD meeting and the applicant produced a revised Contextual Analysis and Materials Schedule report following discussions to ensure the proposals reflect the local area.

- 7.6.2 The layout ensures that the estate has a mixture of materials and house types, and affordable plots are not denoted by the use of different materials. Roofing consists of terracotta and grey tiles. Driveways are a permeable block paving, and the outer areas of estate roads and central junction consists of brindle block paving.
- 7.6.3 Boundaries consist of a low stone walls to the focal junction on the central spine road, and estate rail along the central spine road itself and the entrance spine road. On key locations there are facing brick walls, and elsewhere a mix of picket fences, and timber knee rails. Rear gardens are enclosed with close board fencing. Again there have been amendments to the boundary treatments on the site to reflect comments from discussions and the Design PAD meeting.
- 7.6.4 The houses themselves are of traditional vernacular design and appearance, some of which feature stone cills, timber/brick porches or bay windows to add interest to the streetscene. The resultant scheme is visually attractive with well-defined boundaries between private and public space. The building types reflect high quality design and materials provide an attractive and distinctive sense of place.
- 7.6.5 As such, in respect of appearance, the proposal would be in accordance with Local Plan Policies DE1 and EN6.

7.7 **Landscaping**

- 7.7.1 The extent of open space for the wider scheme was discussed at the outline stage of the planning permission. The main area of open space to the northeast is retained in the previously proposed location, and this will provide the children's play area, as well as informal open space. There is further informal open space to the south of the site and at the entrance gateway to the site. This includes planting and seating, improving the amenity of the gateway and main pedestrian and cyclist entrance into the site. Furthermore, the public footpaths have been retained in their current alignment and transverse the areas of public open space providing an effective landscaped environment.
- 7.7.2 The hard landscaping details have been designed to provide permeable block paving for private drives and parking areas in consideration with the treatment of surface water drainage on the site. Boundary treatments to the rear gardens are shown to be 1.8m close boarded fencing. To the frontage of the dwellings the boundary treatments vary dependent on their location within the streetscene. At the key focal junction on the central spine road there is low stone walls, and the remainder of the spine road has estate rails. Elsewhere within the estate there are facing brick walls, picket fences and timber knee rails denoting the boundaries of private space. Again, it should be noted that the improved boundary treatments to various plots is a result of officer's discussions and the Design PAD meeting, with officer raising concerns that the design quality was not sufficiently high and requesting improved boundary treatments.
- 7.7.3 The Landscaping scheme illustrated in the Soft Landscape Proposals contain details of proposed trees, shrubs, hedgerows, shrubs on plot, marginal/aquatics, turf areas, amenity grassland, meadow grassland and west meadow grassland. The proposals include confirmation that the existing hedgerows on the site are to be retained and enhanced as part of the ecological mitigation strategy. The Ecology Layout includes details of proposed bat boxes, retained trees, bird boxes, hedgehog access, dead wood piles, and hibernaculum to be installed as part of the development proposals.

7.7.4 In summary, the reserved matters details would provide a good quality design and a development that would be appropriate and integrate well with the surrounding context in accordance with Local Plan Policies EN6 and DE1, and the NPPF (sections 12 and 16).

8 Drainage

8.1.1 The foul water drainage details were approved under S24/0093 relating to condition 6 of the outline consent S19/1784. The condition 9 with details of surface water drainage will be considered through a further submission of details application following the approval of the reserved matters application, and a confirmed site layout.

9 Crime and Disorder

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

10 Human Rights Implications

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

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

11 Planning Balance and Conclusion

11.1 In summary, the details of layout, scale, appearance and landscaping of the proposed scheme accord with the principles in the design and access statement and illustrative masterplan from the permitted outline scheme, and would provide a range of housing types and tenures to meet the local need. The proposals would be well integrated with the existing village and adjacent conservation area, creating a well connected and landscaped addition to the village.

11.2 With regards to highways, the local highway authority assessed the proposed development during the outline application and this reserved matters application. Lincolnshire County Council, have commented that there would be no significant or severe impacts on highways as a result of the development. The development proposes adequate levels of on-plot parking within the layout. There are also proposals to improve the public rights of way network within the development.

11.3 There would be minimal impact on the conservation area and neighbouring listed buildings, which is considered to be outweighed by the significant benefits attributed to this allocated scheme, which include the provision of 50 market and 21 affordable dwellings, as well as the local economic benefits associated with the construction of the scheme. In this respect, the scheme would comply with Local Plan Policy EN6 and the NPPF (section 16).

11.4 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 Sections 66 and 72 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.

Approved Plans

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

- Site Location Plan, drawing ref. FRM-101-23 (received 02/11/23)
- Planning Layout, drawing ref. 1311-004 Rev D (received 29/04/24)
- Ecology Layout, drawing ref. 1311 BAT Rev C (received 29/04/24)
- Affordable Housing Tenure, drawing ref. 1311-AH Rev C (received 29/04/24)
- Enclosures Plan, drawing ref. 1311-005 Rev D (received 29/04/24)
- EV Charging Points Locations, drawing ref. 1311-EV Rev D (received 29/04/24)
- Housing Mix, drawing ref. 1311-HM Rev D (received 29/04/24)
- Materials Proposals, drawing ref. 1311-006 Rev D (received 29/04/24)
- Soft Landscape Proposals, drawing ref. GL2176 01A (received 06/03/24)
- Soft Landscape Proposals, drawing ref. GL2176 02A (received 06/03/24)
- Soft Landscape Proposals, drawing ref. GL2176 03A (received 06/03/24)
- Private Lighting Layout, drawing ref. 28345_02_100_01 A (received 31/01/24)
- Levels Layout, drawing ref. 1205-00-05 A (received 02/11/23)
- Indicative Streetscenes, drawing ref. FRM002-23 (received 02/11/23)
- Tree Protection Plan, drawing ref. FRM-012-23 (received 23/11/23)
- Vehicle Tracking Plan, drawing ref. 1205-00-02 Rev A (received 06/03/24)
- Drainage Strategy Plan, drawing ref. 1205-00-03 Rev E (received 06/03/24)
- Post and Rail fence Plan, drawing ref. FRM-DET-001 (received 06/03/24)
- Close Boarded Fence Plan, drawing ref. FRM-DET-002 (received 06/03/24)
- Stone and brick Wall Details Plan, drawing ref. FRM-DET-003 (received 06/03/24)
- LEAP Proposals Plan, drawing ref. GL2176 04A (received 06/03/24)
- Tree Pit Details Plan, drawing ref. GL2176 06T (received 06/03/24)
- Surface Water Management Plan, drawing ref. MORT.TW-SW.01 (received 06/03/24)
- Adoptable Highway Construction and kerbing, drawing ref. 1205-02-05 Rev D (received 26/03/24)
- Safety Signage for Attenuation Areas (received 02/11/23)
- Fixed Entrance Gates, drawing ref. 001 (received 02/11/23)
- Fixed Entrance Gates, drawing ref. 002 (received 02/11/23)
- Fixed Entrance Gates, drawing ref. 003 (received 02/11/23)

House Type Information –

- 'Oak' Plans and Elevations, drawing ref. PH531.1/3 A (received 29/04/24)
- 'Oak' Plans and Elevations, drawing ref. PH531.1/3.1 A (received 29/04/24)
- 'Oak' Plans and Elevations, drawing ref. PH531.1/3.2 A (received 29/04/24)

- 'Bramber' Plans and Elevations, drawing ref. PH441. 1/3 A (received 06/03/24)
- 'Lester' Plans and Elevations, drawing ref. PH334.1 (received 02/11/23)
- 'Chestnut' Plans and Elevations, drawing ref. PH337.1 (received 02/11/23)
- 'Larch' Plans and Elevations, drawing ref. PH430.1/3 (received 02/11/23)
- 'Larch' Plans and Elevations, drawing ref. PH430.1/3.1 (received 02/11/23)
- 'Pine' Plans and Elevations, drawing ref. PH436.1/3 (received 02/11/23)
- 'Pine' Plans and Elevations, drawing ref. PH436.1/3.1 (received 02/11/23)
- 'Ravensworth' Plans and Elevations, drawing ref. PH438.1 (received 02/11/23)
- 'Dalton' Plans and Elevations, drawing ref. PH440.1/3 (received (02/11/23)
- 'Dalton' Plans and Elevations, drawing ref. PH440.1/3.1 (received (02/11/23)
- 'Dalton' Plans and Elevations, drawing ref. PH440.1/3.2 (received (02/11/23)
- 'Cedar' Plans and Elevations, drawing ref. PH442.1/3 (received 02/11/23)
- 'Harewood' Plans and Elevations, drawing ref. PH532.1/3 (received 02/11/23)
- 'Aspen' Plans and Elevations, drawing ref. PH533.1/3 (received 02/11/23)
- Floor Plans, drawing ref. SH133.1/3 A (received 06/03/24)
- Elevations, drawing ref. SH133.1/3.1 A (received 06/03/24)
- Elevation and Floor Plans, drawing ref. SH202.1/3 A (received 06/03/24)
- Elevation and Floor Plans, drawing ref. SH320.1/3 A (received 06/03/24)
- Elevation and Floor Plans, drawing ref. SH321.1/3 (received 02/11/23)
- Elevation and Floor Plans, drawing ref. SH430.1 A (received 06/03/24)
- Affordable Plots Block Elevations, drawing ref. FRM-001-23 A (received 06/03/24)

Unless otherwise required by another condition of this permission.

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

Before the Development is Occupied

- 2 Before any part of the development hereby permitted is occupied/brought into use, the works to provide the boundary treatments 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.

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

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

Ongoing Conditions

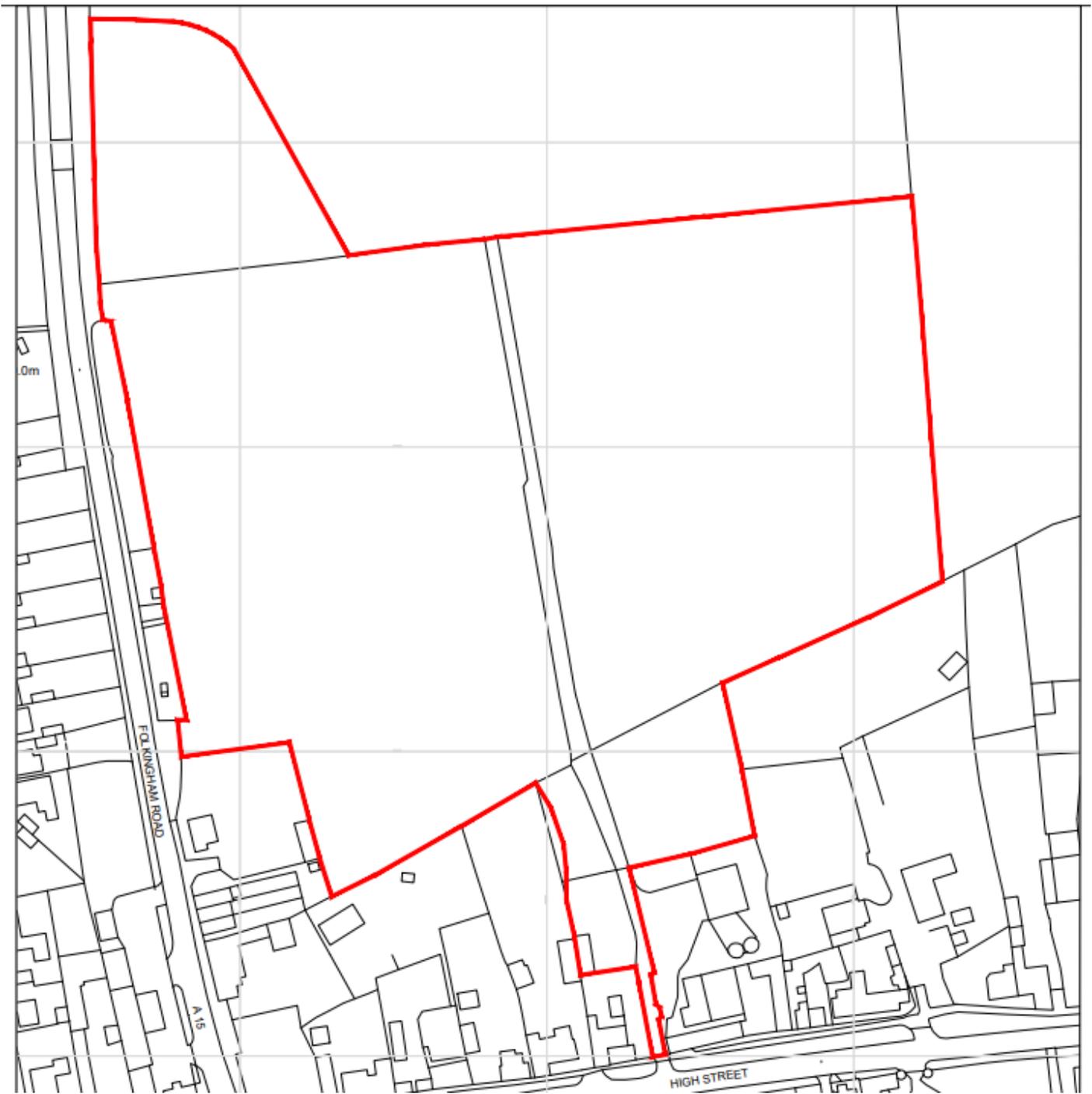
- 4 Within a period of five years from the first occupation of the final dwelling/unit of the development hereby permitted, any trees or plants provided as part of the approved soft landscaping scheme, that die or become, in the opinion of the Local Planning Authority, seriously damaged or defective,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

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs and in accordance with Policies DE1, EN3 and OS1 of the adopted South Kesteven Local Plan.

Standard Note(s) to Applicant:

- 1 In reaching the decision the Council has worked with the applicant in a positive and proactive manner by determining the application without undue delay. As such it is considered that the decision is in accordance with paras 38 of the National Planning Policy Framework.

Site location plan



Proposed Layout

