



## **S23/0299**

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

### **Report Author**

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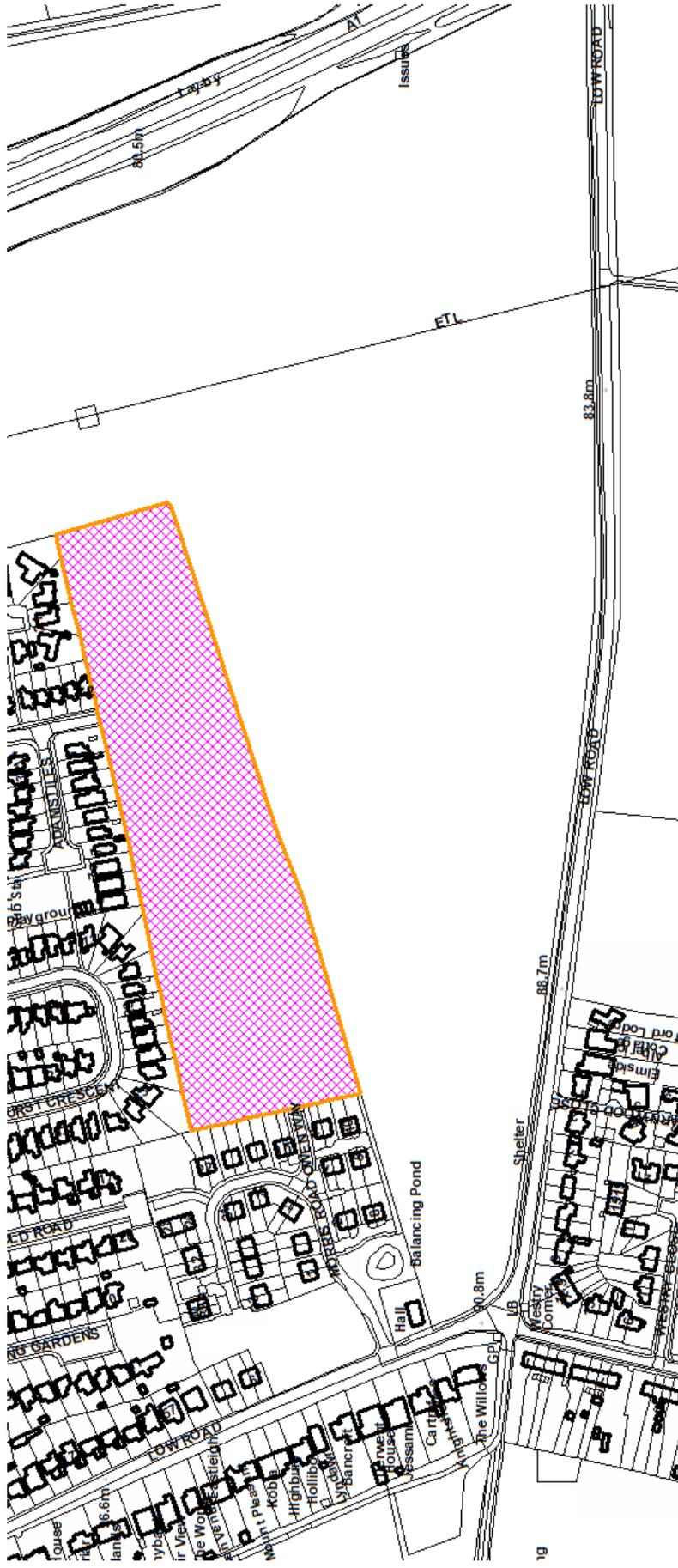
<b>Corporate Priority:</b>	<b>Decision type:</b>	<b>Wards:</b>
<b>Growth</b>	<b>Regulatory</b>	<b>Belvoir</b>

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

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

# S23/0299 – Reedings Road, Barrowby



Key



Application  
Boundary



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# 1 Description of the site

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

## 2 Description of the proposals

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

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

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

### 3 Relevant History

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

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

### 4 Policy Considerations

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

Policy LV-H3 – Low Road, Barrowby

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

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

Section 2 – Achieving sustainable development.

Section 4 – Decision-making

Section 5 – Delivering a sufficient supply of homes

Section 8 – Promoting healthy and safe communities

Section 9 – Promoting sustainable transport

Section 11 – Making effective use of land

Section 12 – Achieving well-designed and beautiful places

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

Section 15 – Conserving and enhancing the natural environment

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

## **5 Representations received**

5.1 **Anglian Water**

5.1.1 No objections.

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

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

5.2 **Barrowby Parish Council**

5.2.1 Support and Section 106 request.

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

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

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

5.3 **Cadent Gas**

5.3.1 No objections.

5.4 **Environment Agency**

5.4.1 No comments to make.

5.5 **Heritage Lincolnshire**

5.5.1 No objection subject to conditions.

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

5.8.8 The Highway Authority is actively seeking to promote cycling and walking in a number of towns with the County, including Grantham, by means of a series of cycling and walking network plans. The Authority therefore requests that any grant of consent for this application be conditions upon the applicants making a financial contribution of £100,000 towards the costs of delivering the initiatives set out within the Grantham cycling and walking network plan.

5.8.9 A travel plan is to include a redeemable free bus pass for each dwelling for one year. Residential will have up to one year to redeem this bus pass from the day they move in. The maximum cost of this is up to £67,000, which will depend on the uptake of the scheme.

5.8.10 Conditions are request for a Construction Management Plan, tactile crossing points to a series of junctions, estate road phasing plan, drainage strategy and travel plan.

#### 5.9 **Lincolnshire Fire and Rescue**

5.9.1 No comments received.

#### 5.10 **Lincolnshire Wildlife Trust**

5.10.1 No objections.

5.10.2 We request a habitat and monitoring plan for the full 30-year period as required by the Environment Act is secured through planning conditions.

#### 5.11 **Ministry of Defence**

5.11.1 No objections.

#### 5.12 **National Highways**

5.12.1 No objections.

5.12.2 The development does not share a boundary with the strategic road network and should not have an impact on the strategic road network.

#### 5.13 **Natural England**

5.13.1 No comments received.

#### 5.14 **NHS Lincolnshire ICB**

5.14.1 Section 106 contribution requested.

5.14.2 £44,220.00 requested to contribute to the expansion in capacity of facilities within the Grantham and Rural Primary Care Network.

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

5.15.1 No objection subject to Section 106 Agreement.

5.15.2 To provide 30% affordable housing on a development of 67 units would require 20 units of a relevant tenure. The developers Housing Statement is policy compliant on this point.

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

5.16.1 No objections.

5.16.2 The proposed site is to the south of an existing considerably larger housing estate and will be accessed from it.

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

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

5.17.1 No objection subject to conditions.

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

5.17.3 The findings of the Environmental Noise Report are accepted.

5.17.4 The conclusions of the Air Quality Assessment are accepted.

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

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

5.18.1 No objections.

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

#### 5.19 **Western Power**

5.19.1 No comments received.

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

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

### (1) Principle of Development

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

### (2) Design Quality and Visual Impact

- Adverse impact on the rural character of Barrowby

### (3) Residential Amenity

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

### (4) Access and Highways Impacts

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

### (5) Pollution Control

- Increased air pollution due to increase in vehicular traffic.

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

#### (6) Climate Change

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

#### (7) Infrastructure for Growth

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

## **7 Evaluation**

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

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

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

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

### **7.5 Principle of Development**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## 7.6 **Meeting All Housing Needs**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## 7.7 Design Quality and Visual Impact

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## 7.8 **Impact on residential amenity**

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

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

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

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

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

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

## 7.9 **Access and Highways Impacts**

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

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

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

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

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

## 7.10 **Flood Risk and Drainage**

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

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

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

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

7.10.4 Lincolnshire County Council (as Lead Local Flood Authority) have provided comments on the application scheme and have confirmed that the principles of the proposed drainage scheme are acceptable, but will be subject to detailed review through the technical approval process. Conditions are proposed to require the submission of a detailed surface water drainage plan, which will be subject to a separate approval process with Lincolnshire County Council; this condition is required as a pre-commencement condition.

7.10.5 In respect of the capacity of the waste water treatment facilities, Anglian Water have been consulted on the application and have confirmed that there is sufficient existing capacity at the Marston Waste Water Treatment Centre to accommodate the development. As such, there is no requirement to include conditions for the phasing of the development to allow for capacity at the treatment works to be increased.

7.10.6 Taking the above into account, subject to the imposition of conditions, the application proposals would accord with Policy LV-H3 and EN5 of the adopted South Kesteven Local Plan, and Section 14 of the Framework in relation to flood risk and drainage.

## 7.11 **Biodiversity and Ecology**

7.11.1 It is noted that no public representations have been received in relation to the impact of the development on ecological assets or local biodiversity. Notwithstanding this, it is appreciated that the site allocation policy requires the development to provide net gains in biodiversity on site and to contribute to wider ecological networks where possible.

7.11.2 In relation to the above, the approved masterplan for the site sets out the following in relation to biodiversity and ecology.

- *There is a commitment for the whole development to provide net gains in biodiversity on site and contribute to wider ecological networks. It will be up to each applicant to demonstrate contributions where possible through incorporation of the following measures.*
  - *Retention of existing hedgerows and trees on site which are the main focus of ecological interest / corridors;*
  - *Creation of new ecological corridors running north to south between Persimmon Homes and Allison Homes;*
  - *Extensive areas of structural native planting on the southern and eastern boundaries of the allocation, species to be chosen to enhance the ecological value of the site;*
  - *Use of wildflower grass seed mix;*
  - *Attenuation areas to be planted with natural features such as reeds to enhance the ecological value of the site; and*
  - *The use of bat and bird boxes on dwellings and trees.*

7.11.3 The application has been accompanied by an Ecological Appraisal (BSG Ecology) (June 2022), which identifies the following:

- No direct or indirect impacts to any designated wildlife sites are envisaged due to their distance from the site.

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

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

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

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

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

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

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

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

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

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

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

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

## 7.12 **Climate Change**

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

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

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

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

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

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

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

### 7.13 **Open Space Provision**

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

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

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

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

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

## 7.14 **Pollution Control**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## **8 Crime and Disorder**

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

## **9 Human Rights Implications**

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

## **10 Planning Balance and Conclusions**

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

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

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

## **11 Recommendation**

### **Recommendation – Part 1**

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

### **Recommendation – Part 2**

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

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

### **Time Limit for Commencement**

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

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

### **Approved Plans**

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

Unless otherwise required by another condition of this permission.

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

### **Before Development is Commenced**

#### **Archaeological Investigation**

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

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

#### **Construction Management Plan**

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

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

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

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

#### Part M4(2) Dwellings

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

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

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

#### Surface Water Drainage Strategy

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

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

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

### Tree Protection Measures

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

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

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

### Estate Road Phasing Plan

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

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

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

### **During Building Works**

#### EV Charging Points Plan

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

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

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

#### Construction Hours

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

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

Reason: To minimise noise impacts on nearby residential dwellings.

### Delivery Hours

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

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

### Ecological Mitigation

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

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

### Previously Unidentified Contamination

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

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

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

## **Before the Development is Occupied**

### Sustainable Building

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

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

### Materials Compliance

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

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

### Hard Landscaping

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

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

### Boundary Treatments

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

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

### Travel Plan Compliance

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

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

#### Off-site pedestrian improvements

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

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

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

#### Reedings Road / Owen Way junction

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

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

### **Ongoing Conditions**

#### Soft Landscaping

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

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

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

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

### Soft Landscaping Protection

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

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

### Landscape Ecology Management Plan

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

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

## Note(s) to Applicant

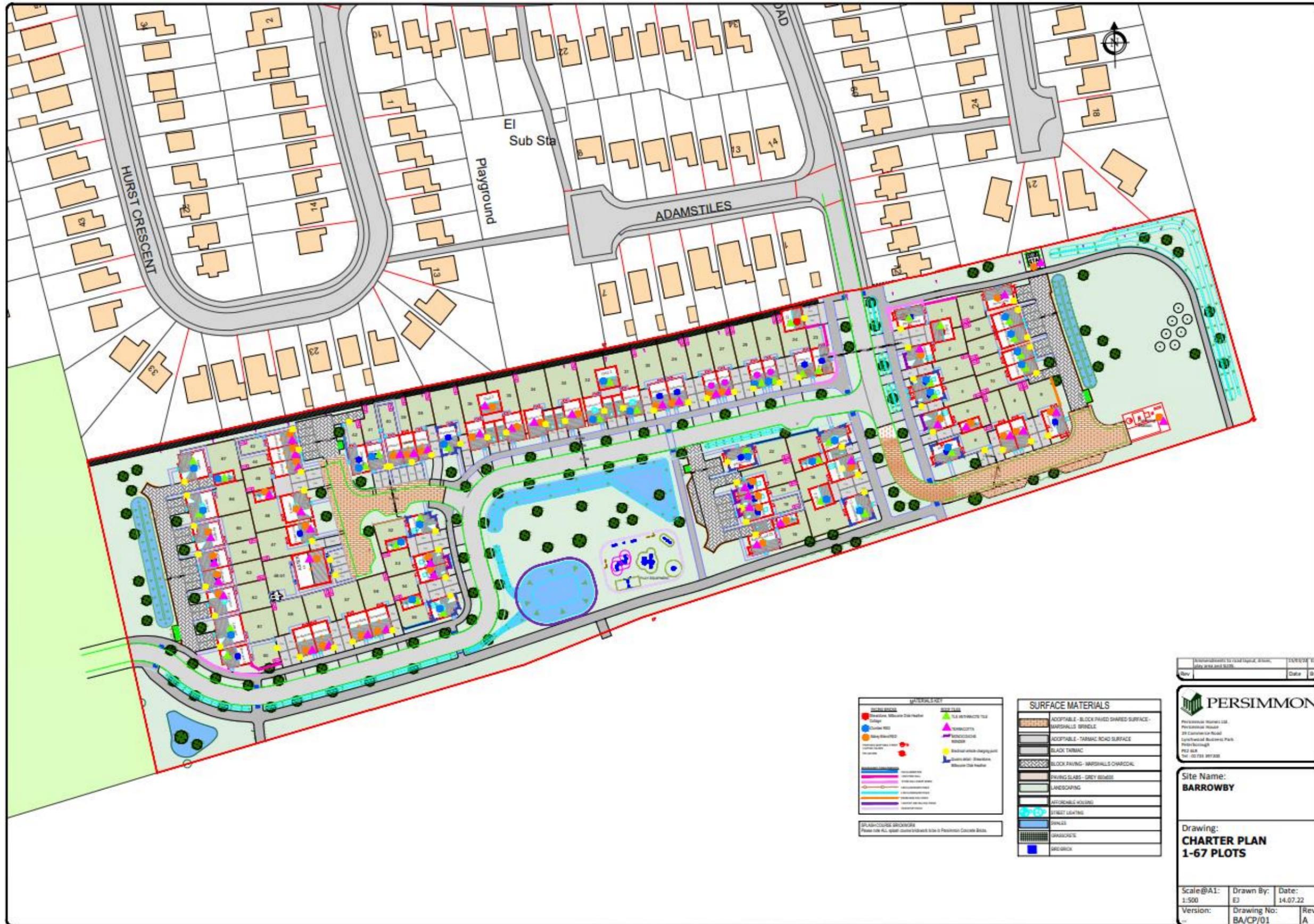
- 1) In reaching this decision, the Council has worked with the Applicant in a positive and proactive manner by determining the application without undue delay. As such, it is considered that the decision is in accordance with Paragraph 38 of the National Planning Policy Framework (December 2023).
-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

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

Site Location Plan



Proposed Site Plan



MATERIALS KEY	
	ADAPTABLE - BLOCK PAVED SHARED SURFACE - MARSHALLS BRNLE
	ADAPTABLE - TARMAC ROAD SURFACE
	BLACK TARMAC
	BLOCK PAVING - MARSHALLS CHARCOAL
	PAVING SLABS - GREY BONES
	LANDSCAPING
	ATTOURABLE WALKING
	STREET LIGHTING
	PLINLS
	GRASSCOTE
	SECURICK

Rev	Description	Date	By

**PERSIMMON**

Persimmon Homes Ltd  
 Persimmon House  
 29 Cannon Lane Road  
 Southwood Business Park  
 Pershore, Warwick  
 CV24 6JH  
 Tel: 01273 397300

Site Name:  
**BARROWBY**

Drawing:  
**CHARTER PLAN  
 1-67 PLOTS**

Scale@A1: 1:500	Drawn By: EJ	Date: 14.07.22
Version: -	Drawing No: BA/CP/01	Rev: A

Proposed House Types



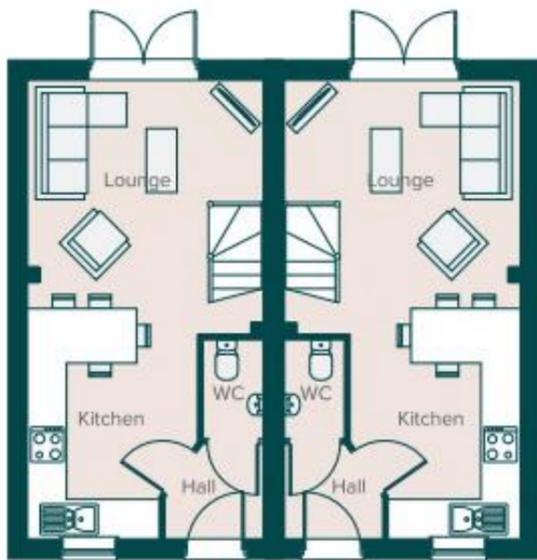
Plot 26  
Front Elevation

Plot 25  
Front Elevation

Plot 25  
Rear Elevation

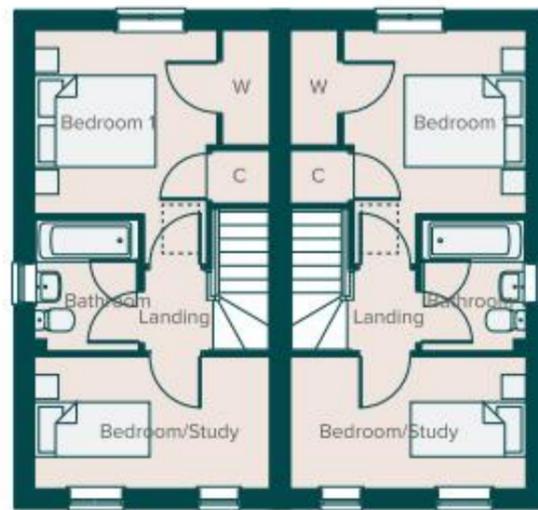
Plot 26  
Rear Elevation

Plot 25  
Side Elevation



Plot 26  
Ground Floor

Plot 25  
Ground Floor



Plot 26  
First Floor

Plot 25  
First Floor



Plot 26  
Side Elevation



PLOTS: 25-26



Plot 23  
Front Elevation

Plot 23  
Side Elevation

Plot 23  
Side Elevation



Plot 23  
Ground Floor



Plot 23  
First Floor

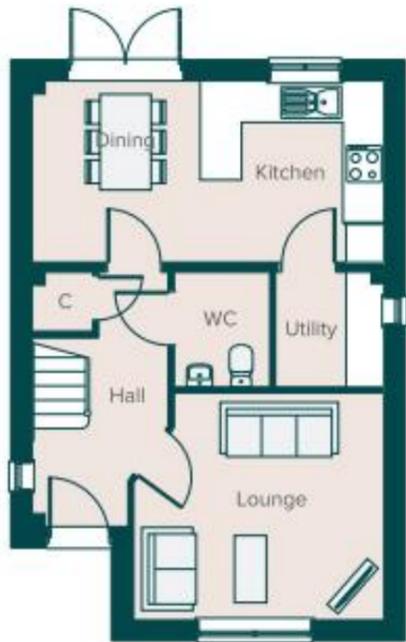




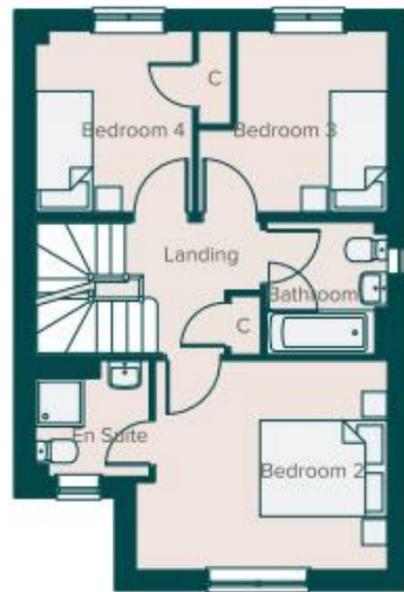
Plot 2  
Front Elevation

Plot 2  
Rear Elevation

Plot 2  
Side Elevation



Plot 2  
Ground Floor



Plot 2  
First Floor



Plot 2  
Second Floor



Plot 2  
Side Elevation





Plots 34, 36  
Front Elevation

Plots 33, 35  
Front Elevation

Plots 34, 36  
Side Elevation



Plots 33, 35  
Rear Elevation

Plots 34, 36  
Front Elevation

Plots 33, 35  
Side Elevation



