



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**

Planning Committee

11 July 2024



S20/1586

Proposal: Section 73 application to vary condition 2 (approved plans) of permission S16/0112. Amendment to the access, associated layout changes, house type updates and changes to affordable plot numbers of Phase A only.

Location: Land north of Towngate East and south of Northfield Road, Market Deeping

Applicant: Larkfleet Homes

Agent: n/a

Application Type: Full Planning Application (Major)

Reason for Referral to Committee: Major Application

Key Issues: Design and Layout
Residential Amenity
Highway impact

Technical Documents: Phase 1 Amendments list

Report Author

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Corporate Priority:

Growth

Decision type:

Regulatory

Wards:

Market and West Deeping

Reviewed by:

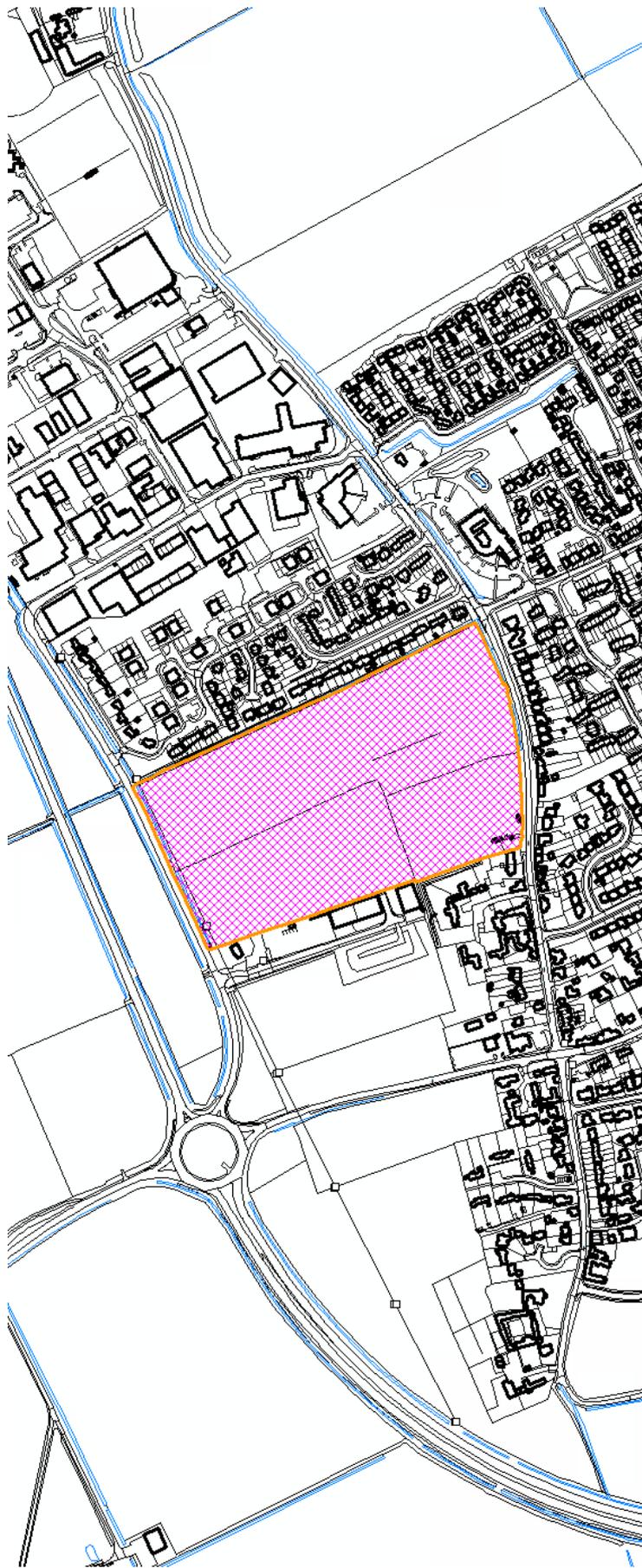
Adam Murray – Principal Development Management Planner

2 July 2024

Recommendation (s) to the decision maker (s)

To authorise the Assistant Director for Planning to GRANT planning permission subject to the completion of a Deed of Variation to the Section 106 Agreement related to S16/0112 and subject to conditions outlined in this report.

S20/1586 – Land North of Towngate East and South of Northfield Road, Market Deeping



Key



Application
Boundary



1 Introduction

- 1.1 This application was previously discussed at the Planning Committee meeting on 9 December 2020. At the meeting, the Committee resolved it was minded to approve the application for the reasons set-out in the officer report.
- 1.2 There followed a delay in issuing the decision notice as a result of a delay in agreeing the deed of variation that is necessary to link the S106 planning obligation required by the extant permission ref: S16/0112. Since that initial planning committee meeting, there have been various further conditions details that have been approved. There has also been a change in policy context, with the Deepings Neighbourhood Plan being adopted in June 2021 and the National Planning Policy Framework being updated in December 2023.
- 1.3 The application was subsequently presented to the Planning Committee on 8 September 2022. During the meeting members discussed whether the conditions on the extant outline planning permission had been complied with specifically in relation to open space, completion of roads and the drainage arrangements.
- 1.4 Members resolved to defer the application until all existing conditions had been compiled with. This proposal was seconded with an amended motion to confirm the amount of affordable homes already provided and to establish any other Section 106 breaches alongside clarification of the sewage arrangements.
- 1.5 Significant progress has been made with the completion of the site since the last Planning Committee meeting. This includes the main play area now being completed, further landscape works and completion of the internal roads and footways. The temporary construction compound has also now been removed from the site.

2 Description of Site

- 2.1 The site is a rectangular parcel of flat agricultural land located between Northfields Road and Towngate East comprising approximately 10.4ha in size. The Car Dyke forms the eastern boundary with residential development beyond (Wellington Way and Lancaster Way). To the west is the existing Spitfire Park industrial estate and to the south and southwest is further residential development beyond Towngate East, with The Deepings Practice located across Towngate East to the south-east corner.
- 2.2 The site formed part of a wider 14ha site that was allocated in the South Kesteven Site Allocations and Policies DPD for a mixed-use urban extension and is now identified as a 'Larger Site with Planning Permission' in the Local Plan.
- 2.3 This extant permission divides the site into four phases (A-D). There is no requirement for the order in which the phases come forward, and phase D is now largely complete, with construction of phase A under construction.

3 Description of Proposal

3.1 The application seeks to vary condition 2 (approved plans) of full planning permission S16/0112 for Phase A.

3.2 Condition 2 of S16/0112 states:

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

Garage Plans Single; 117-004 Rev J; PP/01; POD/01; Highway Works Plan; 2110/L138/DS; 2318/DS; 2326/L00/DS/02; 2401/L00/DS; 2409; 2410/L00/DS; 2421; 2422; 2423; 2427/L00/DS; 2428/L00/DS; 2508/L00/DS/AS; L00/2224/DS; L00/2225/DS; L00/2306/DS; L00/2308/DS; L00/2323/DS; L00/2324/DS; L00/GAR/02, L00/GAR/03

Unless otherwise required by another condition of this permission.

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

3.3 Phase A totals 56 plots of the 240 permitted. Amendments proposed through this application include the following:

- Amendment to the siting of the access – moved approx. 5m to the west;
- Amendment to house type (9 dwellings);
- Change in affordable housing tenure (10 plots);
- Minor amendment to plot or garage positioning;
- Amendment to boundary treatments; and
- Amendment to position of driveway

3.4 The total number of plots remains the same as permitted, with amendments to house types only, or amendments to affordable housing tenure (affordable rented to shared ownership or vice versa).

4 Relevant History

4.1 The site was originally granted full planning permission in December 2017 (S16/0112) for 240 dwellings including vehicular access, pedestrian and cycle links, public open space, car parking, landscaping, drainage and associated works.

4.2 A number of condition details applications and non-material amendments have since been submitted, with some covering Phase D only (largely complete), Phase A only (under construction) or the whole site.

5 Policy Considerations

5.1 **SKDC Local Plan 2011 - 2036**
Policy SP1 – Spatial Strategy
Policy SP2 – Settlement Hierarchy

Policy SP3 – Infill Development
Policy H2 – Affordable Housing
Policy EN1 – Landscape Character
Policy EN5 – Water Environment and Flood Risk Management
Policy DE1 – Promoting Good Quality Design
Policy SB1 – Sustainable Building
Policy ID2 – Transport and Strategic Transport Infrastructure

5.2 **Deepings Neighbourhood Plan (June 2021)**

5.3 **National Planning Policy Framework (NPPF) (December 2023)**

Section 5 – Delivering a sufficient supply of homes
Section 9 – Promoting sustainable transport
Section 12 – Achieving well-designed places
Section 14 - Meeting the challenge of climate change, flooding and coastal change

6 **Representations Received**

6.1 **Market Deeping Town Council**

6.1.1 No objections.

6.2 **Heritage Lincolnshire**

6.2.1 We have no further archaeological comment to make in respect of the above proposal - amendment to layout of Phase A only.

6.3 **LCC Highways & SuDS**

6.3.1 Having given due regard to the appropriate local and national planning policy guidance (in particular the National Planning Policy Framework), Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) has concluded that the proposed development is acceptable and accordingly, does not wish to object to this planning application.

6.4 **Welland & Deepings IDB**

6.4.1 The submitted location and layout plans correctly mention the Board's nine metre easement strip however, the Board would wish to be provided with plans showing the easement strip clearly dimensioned alongside the dyke.

6.5 **Environment Agency**

6.5.1 The Environment Agency does not wish to make any comments on this application.

6.6 **Lincolnshire Fire & Rescue**

6.6.1 I refer to our conversation this afternoon where you confirmed that the objection lodged by Lincolnshire Fire and Rescue regarding the provision of water for fire-fighting purposes in relation to the previous planning application for this development, S16/0112, had been considered by the planning committee, that minutes of that committee reflected that advice had been provided in respect that 4 hydrants would be required, indicative locations given, and that the hydrants would be provided at the expense of the developer. The requirement for hydrants to provide water for fire fighting purposes still stands in respect of this amended application.

6.7 **Anglian Water**

6.7.1 The approved plans are not drainage related therefore this is outside of our jurisdiction to comment.

7 **Representations as a Result of Publicity**

7.1 This application has been advertised in accordance with the Council's Statement of Community Involvement and 4 letters of objection has been received.

7.2 The objections received refer to the following points:

- Siting of garages;
- Re-siting of access; and
- Highway impact and highway safety;

8 **Evaluation**

8.1 **Principle of Development**

8.1.1 The purpose of an application made under Section 73 of the Town and Country Planning Act 1990 (As Amended) is to vary or remove conditions associated with a planning permission.

8.1.2 The Act states:

"On such an application the local planning authority shall consider only the question of the conditions subject to which planning permission should be granted."

8.1.3 The LPA is unable revisit the principle of development, or those issues which are not covered by the conditions, and only minor material changes can be considered.

8.1.4 The relevant condition is condition 2 of permission S16/0112 (approved plans), with this application seeking minor amendments to Phase A only, with a list of amendments set out in para. 3.3 above.

8.1.5 The effect of granting permission would be to issue a new permission with the condition amended to include the revised plans for Phase A, together with any other relevant conditions from the original permission. Some of the original conditions from permission S16/0112 will not be included if they are no longer necessary or changed to compliance conditions where details have been approved.

8.1.6 Permission S16/0112 was granted in December 2017 for 240 dwellings across the whole site. Since application S16/0112 was determined, a number of condition details applications and non-material amendments have been submitted and approved. Phase D is largely complete and phase A is currently under construction. It is necessary to incorporate these approved details and amendments into any new permission that maybe granted as a result of this Section 73 application.

8.1.7 The amendments proposed through this Section 73 application relate to Phase A only for 56 dwellings of the 240 permitted. The proposed amendments are considered to be minor in nature, with none of the proposed amendments considered to significantly alter the existing permission.

8.1.8 The proposed amendments are mainly either an amendment to house types, minor amendments to the siting of dwellings, driveways and garages and amendments to boundary treatments. Further amendments include the relocation of the site access to the west of that permitted and an amendment to affordable housing tenures. Both of these are discussed further below.

8.1.9 This application is considered to be in line with the existing extant permission, with only minor amendments proposed. As the existing permission is extant and with minor amendments only, the principle of the proposal is considered to be acceptable.

8.2 **Affordable Housing**

8.2.1 This application proposes the following amendments to affordable housing provision:

- Plot 13 – amend from shared ownership to affordable rent
- Plot 14 – amend from open market to affordable rent
- Plot 15 – amend from open market to affordable rent
- Plot 160 – amend from shared ownership to affordable rent
- Plot 163 – amend from open market to affordable rent
- Plot 166 – amend from affordable rent to open market
- Plot 230 – amend from affordable rent to open market
- Plot 231 – amend from affordable rent to open market
- Plot 232 – amend from affordable rent to shared ownership
- Plot 233 – amend from affordable rent to shared ownership

8.2.2 The number of affordable dwellings is not proposed to change, with 3 plots moving from affordable to open market and 3 plots moving from open market to affordable. The tenures of other plots are amended from affordable rent to shared ownership and vice versa, however totals of affordable housing and each tenure remain the same as the original permission. The proposal is therefore considered to be in accordance with Local Plan Policy H2, Deepings Neighbourhood Plan Policy DNP3 and the NPPF (section 5).

8.2.3 All Affordable Housing has been completed and transferred to the respective registered providers. The total amounts being:

- Phase A - 20no. units of the total 56
- Phase D - 23no. units of the total 67

8.3 **Highway matters**

8.3.1 Objections have been received with regards to the re-siting of the access from Towngate East into the site. The access as permitted is located opposite and approximately half-way between no. 74 and no. 76 Towngate East, with the access proposed to be moved westwards towards no. 74 Towngate East.

- 8.3.2 These objections are noted, however the proposed amendments to the access are not considered to materially alter the existing permitted scheme. The access still serves the same number of dwellings as permitted, with the amendment to the siting of the access still onto Towngate East and opposite residential dwellings.
- 8.3.3 A further objection received references the existing traffic use along Towngate East and request the siting of a layby along the southern side of the road to provide additional car parking capacity. This application does not propose any additional dwellings to those already permitted, with therefore no further increase in highway movements from that permitted. The request for the layby is noted, however this does not form part of this application and instead may be requested by residents to Lincolnshire County Council (as Local Highway Authority) as the requested location of a layby is within the existing highway verge.
- 8.3.4 Lincolnshire County Council (as Local Highway Authority) do not have any objections to the proposal, which is considered to be acceptable and in accordance with Local Plan Policy ID2, Deepings Neighbourhood Plan Policy DNP16 and the NPPF (section 9).

8.4 **Residential amenity**

- 8.4.1 The proposal includes amendments to existing house types, with no gain in house numbers proposed. The proposed amendments to house types are not considered to be significant, and there are no concerns with regards to residential amenity either within the site or to neighbouring amenity to Lancaster Way. The proposed dwellings are set back from dwellings on Lancaster Way by an acceptable distance, with rear gardens, a strip of open space including a footpath and then the Car Dyke boundary prior to dwellings on Lancaster Way.
- 8.4.2 The proposal is therefore considered to comply with Local Plan Policy DE1, Deepings Neighbourhood Plan Policy DNP9 and the NPPF (section 12).

8.5 **Drainage and flood risk**

- 8.5.1 The proposal does not seek to amend any permitted number of dwellings or methods of drainage. Details of surface water drainage and foul water drainage are secured through conditions 4 and 6 of permission S16/0112 with details for phases A and D approved. As such, it is necessary to update these conditions to reflect the details that have already been approved.
- 8.5.2 No objections have been received from statutory consultees and the proposal is considered to comply with Local Plan Policy EN5 and the NPPF (section 14).

8.6 **Other matters**

- 8.6.1 The Section 106 agreement related to the extant permission will require a deed of variation to link the planning obligations to this new permission. A draft of this agreement has been prepared and agreed between the Council and the applicant.

- 8.6.2 The developer has submitted correspondence with Lincolnshire County Council (as Local Highway Authority) and the Local Planning Authority which confirms that the Travel Plan (ref: 21484/10-15/4057) submitted at the outline stage was approved. As such, it is recommended that condition 18 is removed and condition 28 (now condition 22) is changed to a compliance condition to reflect the approved details.
- 8.6.3 The other conditions are recommended to be amended to reflect that a material start has been made (Phase D), and various conditions requiring submission of details have been approved.

9 Crime and Disorder

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

10 Human Rights Implications

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

11 Conclusion

- 11.1 The minor amendments to the access and house types are considered to be acceptable and considered to be in line with the existing permission (S16/0112).
- 11.2 The amendment to condition 2 (approved plans) is therefore acceptable subject to a deed of variation to the Section 106 agreement and subject to the updated schedule of conditions detailed below.
- 11.3 Significant progress has been made since the last meeting, in terms of completion of this part of the site and compliance with planning conditions. There are no longer considered to be any breaches of planning control that reasonably justify any further delay with the determination of this application.
- 11.4 **RECOMMENDATION:** To authorise the Assistant Director for Planning to GRANT planning permission subject to the completion of a Deed of Variation to the Section 106 Agreement related to S16/0112 and subject to conditions outlined in this report.

Approved Plans

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

- Location Plan L189-Location-2 (received 21 September 2020)
- Site Layout Plan L-Site-A Rev C for phase A only (received 21 September 2020)
- Site Layout Plan L55 - SITE- AREAD REV K for phase D only (received 05/06/2020)
- Site Layout Plan for phases B and C drawing nos. 117-004 Rev J (received 18 January 2016)
- Phase A House Types drawing nos. L189 2318 DS, L189 2328 DS, L189 2404 DS, L189 2421 DS, L189 2422 DS, L189 2431 DS, L189 2513 DS, L189 2224 DS, L189 2324 DS, L189 2404 DS, L189 2409 DS, L189 2433 DS, L189 2434 DS, L189 2309 DS, L189 2310 DS, L189 2307 DS (received 21 September 2020)
- Phase B, C, D House Types and garage plans drawing nos. 2110/L138/DS; 2318/DS; 2326/L00/DS/02; 2401/L00/DS; 2409; 2410/L00/DS; 2421; 2422; 2423; 2427/L00/DS; 2428/L00/DS; 2508/L00/DS/AS; L00/2224/DS; L00/2225/DS; L00/2306/DS; L00/2308/DS; L00/2323/DS; L00/2324/DS; L00/GAR/02, L00/GAR/03 (received 18 January 2016)
- Phasing Plan (in relation to defining phases only) drawing no. PP/01 (received 18 January 2016)
- Public Open Space Plan (in relation to defining areas of POS) drawing no. POS/01 (received 18 January 2016)

Unless otherwise required by another condition of this permission.

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

Before the development is commenced

2) No development in phases B and C shall take place until a Construction Management Plan, has been submitted to and approved in writing by the Local Planning Authority. The plan shall include the following:

- a) The management of traffic and routing during construction: to address site access, routes within the site kept free from obstruction, wheel washing, travel plan for construction workers, loading and unloading, vehicle parking and turning areas;
- b) Location of access points for site traffic;
- c) Construction plant directional signage
- d) Details of any temporary lighting
- e) Location type and size of compounds and temporary buildings
- f) Measures for the control of noise from the site during construction
- g) Measures for the control of dust during construction

The approved scheme for each phase shall be adhered to throughout the construction period including details for phase D approved by S18/1958 and details for phase A approved by S21/1686.

Reason: To ensure neighbours' amenities are adequately protected during construction.

- 3) No development in phases B and C shall take place until a detailed surface water drainage scheme for the site, based on sustainable urban drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority.

The scheme shall:

- a) Provide details of how run-off will be safely conveyed and attenuated during storms up to and including the 1 in 100 year critical storm event, with an allowance for climate change, from all hard surfaced areas within the development into the existing local drainage infrastructure and watercourse system without exceeding the run-off rate for the undeveloped site;
- b) Provide attenuation details and discharge rates which shall be restricted to 1.4 litres per second per hectare;
- c) Provide details of the timetable for and any phasing of implementation for the drainage scheme; and
- d) Provide details of how the scheme shall be maintained and managed over the lifetime of the development, including any arrangements for adoption by any public body or Statutory Undertaker and any other arrangements required to secure the operation of the drainage system throughout its lifetime.

Reason: To reduce the risk of flooding and to comply with Policy EN5 of the adopted South Kesteven Local Plan.

- 4) No development in phases B and C shall take place until a foul water strategy has been submitted to and approved in writing by the local planning authority.

Reason: To prevent adverse impact on the environment and amenity through flooding and to comply with Policy EN5 of the adopted South Kesteven Local Plan.

- 5) No development on phases B and C shall take place until a written scheme of archaeological investigation relating to that phase has been submitted to and approved in writing by the Local Planning Authority.

The archaeological investigations for each phase shall have been completed in accordance with the approved details before development in each phase commences.

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.

- 6) No development in phases B and C shall take place until all existing trees shown on the approved plan to be retained shall have been fenced off to the limit of their branch spread in accordance with BS 5837. No construction works including:

- i) removal of earth,
- ii) storage of materials,
- iii) vehicular movements or
- iv) siting of temporary buildings

shall be permitted within these protected areas.

Reason: To prevent unnecessary damage to existing trees and in accordance with Policy EN2 of the adopted South Kesteven Local Plan.

During Building Works

- 7) No construction works relating to the proposed streets in phases B and C shall be commenced until full engineering, drainage, street lighting and constructional details of all the streets and paths proposed for adoption as well as the areas that are to remain as private carriageways have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the development; to ensure that the highways are constructed to an adequate standard and to safeguard the visual amenities of the locality and users of the highway in accordance with Policy ID2 of the adopted South Kesteven Local Plan.

- 8) The adoptable and non-adoptable highways in each phase shall be constructed in accordance with the approved details, and the carriageway and footway surface courses for phases B and C shall be completed within three months from the date upon which the erection is commenced of the penultimate dwelling, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure safe access to the site and each dwelling/building in the interests of residential amenity, convenience and safety.

- 9) The development shall be carried out in accordance with the recommendations and mitigation measures given in the submitted Ecological Appraisal dated September 2015.

Reason: To protect and enhance the wildlife and biodiversity of the area and in accordance with Policy EN2 of the adopted South Kesteven Local Plan.

- 10) Notwithstanding the submitted plans, before any of the soft landscaping works are commenced in phases B and C, full details of soft landscaping works within that phase shall be submitted to and approved in writing by the Local Planning Authority. Details shall include:

- i. planting plans;
- ii. written specifications (including cultivation and other operations associated with plant and grass establishment);
- iii. schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate;
- iv. phasing of implementation

Reason: Soft landscaping and tree planting make an important contribution to the development and its assimilation with its surroundings and in accordance with Local Plan Policy DE1.

- 11) Notwithstanding the submitted plans, before any of the hard landscaping works are commenced in phases B and C, full details of hard landscaping works shall be submitted to and approved in writing by the Local Planning Authority. Details shall include:

- i) proposed finished levels and contours;
- ii) means of enclosure;
- iii) car parking layouts;
- iv) other vehicle and pedestrian access and circulation areas;
- v) hard surfacing materials;
- vi) minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc.);
- vii) proposed and existing functional services above and below ground (e.g. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc.);
- viii) retained historic landscape features and proposals for restoration, where relevant.

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

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

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

Before the Development is Occupied

- 13) Before each dwelling is occupied, the external surfaces of that dwelling shall have been completed in accordance with the approved details.

The external surfaces for the dwellings in phase D should be completed in accordance with the details approved by S18/1958 for phase A the details approved by S20/1737 unless any further details are subsequently submitted and approved by the Local Planning Authority.

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

- 14) The development shall be carried out in accordance with the surface water drainage scheme (including details for phase D approved by S18/1799 and details for phase A approved by S20/1737) and no dwelling shall be occupied until the approved scheme has been completed or provided on the 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 reduce the risk of flooding and to comply with Policy EN5 of the adopted South Kesteven Local Plan.

- 15) Before any of the dwellings within each phase hereby permitted are occupied, the works to provide the boundary treatments (including details for phase D approved by S18/1958 and details for phase A approved by S20/1737) on that part of the

development shall have been completed in accordance with the approved boundary treatment scheme.

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

- 16) Before the end of the first planting/seeding season following the occupation of the final dwelling within each phase of the development hereby permitted, (including details for phase D approved by S18/1799 and details for phase A approved by S19/1364) shall be carried out in accordance with the approved soft landscaping details.

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

- 17) All hard landscaping works within each phase must be carried out in accordance with the approved hard landscaping details and in accordance with a timetable for implementation which must be first submitted and approved in writing by the Local Planning Authority.

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

- 18) No dwellings within each phase shall be occupied until the foul water works (including details for phase D approved by S20/1114 and details for phase A approved by S20/1737) relating to that phase has been carried out in accordance with the approved strategy unless otherwise agreed in writing with the local planning authority.

Reason: To prevent adverse impact on the environment and amenity through flooding and to comply with Policy EN5 of the adopted South Kesteven Local Plan.

- 19) The development shall be carried out in accordance with the approved surface water drainage scheme (including details for phase D approved by S18/1799 and details for phase A approved by S20/1737) and no dwelling shall be occupied until the approved scheme has been completed or provided on the 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 reduce the risk of flooding and to comply with Policy EN5 of the adopted South Kesteven Local Plan.

- 20) Before completion of the first dwelling within phases B and C, details of the size, appearance and location of all roof mounted photovoltaic solar panels within that phase shall have been submitted to and approved in writing by the Local Planning Authority.

The development of those phases must be carried out in accordance with the approved details.

Reason: To provide a satisfactory appearance to the development in accordance with Policies DE1 and SB1 of the adopted South Kesteven Local Plan.

Ongoing Conditions

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

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs and to comply with Policies EN1 and DE1 of the adopted South Kesteven Local Plan.

22) Those parts of the approved Travel Plan (ref: 21484/10-15/4057) that are identified therein as being capable of implementation after occupation shall be implemented in accordance with the timetable contained therein and shall continue to be implemented as long as any part of the development is occupied.

Reason: In order that the local planning authority conforms to the requirements of the National Planning Policy Framework, a Travel Plan has been conditioned to ensure that access to the site is sustainable and reduces dependency on the car.

Standard Note(s) to Applicant:

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

Location Plan



Site Layout Plan

