



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**

Planning Committee

3 October 2024



S24/0569

Proposal:	Demolition of the existing grain store and erection of five dwellings
Location:	Grain Store, Station Road, Twenty, PE10 0AZ
Applicant:	JWE Banks & Partners
Agent:	Strutt and Parker, Unit 5 South View Business Park, Tinwell Road, Stamford
Application Type:	Full Planning Permission
Reason for Referral to Committee:	Call In – Councillor Zoe Lane due to concerns about visual impact
Key Issues:	Impacts on the character of the area Impacts on amenity Highway safety/parking Drainage/flood risk

Report Author

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Corporate Priority:

Growth

Decision type:

Regulatory

Wards:

Bourne East

Reviewed by:

Adam Murray – Principal Development Management Planner

23 August 2024

Recommendation (s) to the decision maker (s)

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

S24/0569 – Grain Store, Station Road, Twenty



1 Description of Site

1.1 The application site is situated on the edge of Twenty, which is a small village/hamlet located approximately 3 miles to the east of Bourne. The barn that is the subject of this application is rectangular in shape and is currently used as a grain store and has a gross internal floor space of 740sqm. There is residential development immediately to the north and west of the barn, with agricultural land to the east and south. The barn is accessed from Station Road via a farm track, which also leads onto Twenty Farm to the north-east. The barn has a steel frame and comprises block work walls, brick walls and buttresses, and corrugated cladding to upper sides and roof. The barn is visible when approaching Twenty on Spalding Road from the west.

2 Description of Proposal

2.1 The proposal is for the demolition of the existing barn and the erection of five four-bedroom dwellings with associated parking and landscaping. An existing farm access is proposed to be reconfigured to serve the dwellings.

3 Relevant History

- S23/0914 Change of use of Agricultural Grain Store to 5no. dwellings and building operations reasonably necessary to convert the building to dwellings. Approved 20 September 2023.

4 Policy Considerations

4.1 SKDC Local Plan 2011 – 2036

Policy SD1 'The Principles of Sustainable Development in South Kesteven'

Policy SP1 'Spatial Strategy'

Policy SP2 'Settlement Hierarchy'

Policy SP5 'Development in the Open Countryside'

Policy SB1 'Sustainable Building'

Policy DE1 'Promoting Good Design'

Policy ID2 'Transport and Strategic Transport Infrastructure'

4.2 National Planning Policy Framework (NPPF)

Chapter 4 'Decision Making'

Chapter 5 'Delivering a sufficient supply of homes'

Chapter 6 'Promoting sustainable transport'

Chapter 12 'Achieving well-designed places'

Chapter 14 'Meeting the challenge of climate change, flooding and coastal change'

4.3 Supplementary Planning Document:

Design Guidelines for Rutland and South Kesteven (November 2021)

5 Representations received

5.1 LCC Highways & SuDS

5.1.1 No objections subject to conditions.

5.1.2 In the event that permission is to be given, they have requested conditions requiring details of a footway, to connect the development to the existing footway network has been provided. To ensure the provision and adequate pedestrian access to the permitted development, without increasing flood risk to the highway or adjacent land and property.

5.2 **Lincolnshire Wildlife Trust**

5.2.1 No objections subject to conditions.

5.2.2 Reviewing the BNG metric for this application we can see the ratio of vegetated gardens to developed land is above the 30:70 ratio which exceeds the BNG user guidance. The ratio for this application is closer to 40:60 meaning the development is overly reliant on these vegetated gardens in achieving the minimum 10% net gain requirement. Lincolnshire Wildlife Trust agree urban green space for people and nature is critical for the well-being of all, but the applicant cannot guarantee that astro-turf or patios are not laid straight after sale, as there are no controls placed on the private gardens. Therefore, to address the biodiversity and climate crises developers should not be trying to reduce their mandatory 10% net gain for biodiversity by including gardens that cannot be secured through relevant legal mechanisms. 10% net gain should be secured through legal mechanisms including providing Habitat Management and Monitoring Plans (HMMP). All habitat and species recommendation from the ecologist should be conditioned including the HMMP for the full 30-year period.

5.3 **Bourne Town Council**

5.3.1 No comments.

5.4 **Environmental Protection**

5.4.1 No objections subject to conditions relating to:

Contamination: the possible presence of land contamination due to previous agricultural uses at the site. Details to be submitted prior to commencing on site include a Phase 1 Desk top study and subject to findings possibly a Phase 2 site investigation, followed by a verification report prior to occupation.

Asbestos: Depending upon the age of the building(s), building structures may contain asbestos containing building materials. It is recommended that an assessment is made to determine if asbestos containing materials are present in the building(s) prior to demolition.

Noise from demolition/ construction: It is recommended that during construction, in order to minimise the noise impacts to existing residential dwellings that a condition be imposed to restrict the hours of construction and delivery of construction materials to the site.

Construction Management: The submission of a Construction Management Plan (CMP) is also requested to be submitted and approved, prior to commencement of work on site in order to demonstrate that mitigation measures are put in place to mitigate against traffic generation and drainage of the site during the construction stage.

5.5 **Environment Agency**

5.5.1 No objection subject to conditions.

5.6 **Natural England**

5.6.1 Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites or landscapes.

5.7 **Bourne Civic Society**

5.7.1 We cannot see that these designs have any element of local vernacular in their design, therefore they do not comply with the local plan. Applicants must be asked to study local vernacular design and materials and resubmit.

6 **Representations as a Result of Publicity**

6.1 This application has been advertised in accordance with the Council's Statement of Community Involvement and 2 letters of representation have been received, comments are summarised:

- a) development spreads wider than the barns footprint
- b) tarmac/concrete access road is not environmentally friendly, and proposal would destroy habitat for local wildlife
- c) existing access road could be utilised to avoid destroying habitat.
- d) bat and bird boxes are proposed, but where would birds/bag go whilst dwellings are under construction.
- e) there is no local bus service.
- f) development would result in overlooking and disturbance (noise and light pollution) to the detriment of neighbouring dwellings.
- g) concerns regarding danger of asbestos on site
- h) concerns regarding surface water drainage
- i) concerns regarding electrical supply within the village

7 **Evaluation**

7.1.1 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.

7.1.2 In this case, the Development Plan comprises of the following documents:

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

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

7.1.3 The policies and provisions set out in the National Planning Policy Framework (NPPF) ("the Framework") (Published December 2023) are also a relevant material consideration in the determination of planning applications.

7.2 **Principle of Development**

7.2.1 This site is located beyond any of the defined Larger or Smaller villages and is in the open countryside and relevant policy for this location is SP5. The policy seeks to limit development to that related to agriculture, forestry or equine, rural diversification, replacement dwellings or conversion of existing buildings. Whilst this proposal does not fall within any of these categories a significant material consideration is the extant prior approval granted under Class Q for the change of use of the existing grain store to form 5no. dwellinghouses by converting the existing barn. Case law has established that an existing

planning permission (granted using Permitted Development Rights under Part 3 (Change of Use) Class Q of the GDPO) can be used as a 'fall back' position to gain planning permission for an alternate scheme. The fallback position can only be effective if the alternate proposal meets the three fallback tests which were established in case law. "First whether there is a fallback use, which is to say whether there is a lawful ability to undertake such a use; secondly, whether there is a likelihood or real prospect of such occurring. Thirdly if the answer to the second question is "yes" a comparison must be made between the proposed development and the fallback use."

7.2.2 This current application is for the erection of 5 detached 2 storey dwellings with detached garages. The proposed development would result in the removal of an existing grain store and is considered would be no less sustainable in terms of its location than the extant Class Q approval. There is nothing to suggest that it would be unlikely for the extant class Q approval conversion to take place. The Class Q application was granted on 20 September 2023, which means that if the conversion were to take place the works would have to be completed by 20 September 2026. Therefore, it is considered that there is a reasonable amount of time for the conversion works to take place. Further, this planning application would result in an improved design and better outcome for development of the site, this is discussed further in the character and appearance section of the report. This a significant material consideration that outweighs any conflict with policy SP5. Having regard to the above the principle of the erection of 5 dwellings on the site is acceptable.

7.3 **Impact on the Character of the Area**

7.3.1 The existing grain store is a large agricultural building located to the south of Spalding Road (A151) and to the east of Station Road in the village of Twenty. The barn is visible when approached from the north along Station Road, which terminates a short distance after the turning to the grain store. The building is set back some distance from the road and is partially screened by residential dwellings that front Station Road and dwellings on The Spinney, which is a small development of 13no. bungalows and two storey dwellinghouses that have been constructed immediately adjacent to the grain store. To the east and south the grain store is bordered by agricultural fields.

7.3.2 It is proposed that the grain store is to be demolished and that a small development of 5 houses is built in its place in a cul-de-sac formation. It is acknowledged that the red line plan is slightly larger than that of the original Class Q proposal. However, the proposed application site area allows for an improved layout and access when compared with the Class Q approval, providing outdoor amenity space for each of the dwellinghouses as well as adequate space for car parking and manoeuvring as well as areas of landscaping.

7.3.3 The application site is relatively flat and is surrounded to the south and east by flat open landscape which is characteristic of this part of the district. The dwelling houses would be located to the rear of existing development and would replace the large agricultural building which is approximately 8.5m in height. The proposed dwellings would be approximately 9m in height when measured to the ridge line. The proposed dwellings are of a simple traditional design, which are not too dissimilar in appearance to existing dwellings that front Station Road and that occupy The Spinney.

7.3.4 The existing grain store is constructed with concrete and corrugated panels for walls and a corrugated metal roof and has the appearance of a typical agricultural building. However, given that the building lies directly adjacent to existing residential development it is considered that the red brick-built dwellings with slate roofs would be an improvement, and

would assimilate within the character of the surrounding area subject to materials details. Therefore, due to the nature of the proposed dwellings, their layout and design would not appear out of context given the presence of existing and similar residential development in this rural location.

- 7.3.5 By virtue of the design, scale and the use of suitable materials, the proposal is considered to be in keeping with the street scene and surrounding context in accordance with the NPPF Section 12, and Policy DE1 of the South Kesteven Local Plan.

7.4 **Impact on Residential Amenity**

- 7.4.1 Three of the five proposed dwellings would be located adjacent to common boundaries with existing residential dwellings that are situated on The Spinney.

Proposed Plot No.1 would share a common boundary with No.9 The Spinney to the north-east and No.11 The Spinney to the west side.

No.9 The Spinney is a two-storey dwelling situated 3.4m from the site boundary and has a secondary bedroom window facing the grain dryer. Plot No.1 is proposed to be a two-storey dwelling and would have 2no. north-west facing first floor bedroom windows. However, the separation distance between No.9 The Spinney and Plot No.1 would be approximately 13.4m. The bedroom windows would face a secondary bedroom window of the existing house.

No.11 The Spinney is a two-storey dwelling situated approximately 17m from the site boundary. Plot 1's southwest gable, facing No.11 would be blank.

Proposed Plot No.2 would share a common boundary with No.7A and 9 The Spinney to the north.

No.9 and 7A The Spinney are two-storey dwellings situated approximately 3.4m from the site boundary. Plot No.2 is proposed to be a two-storey dwelling and would have 2no. north-west facing first floor bedroom windows. The separation distance between No.9 and 7A The Spinney and Plot No.2 would be approximately 13.4m.

Proposed Plot No.3 would share a common boundary with No.7a The Spinney to the north.

No.7A The Spinney is a two- storey dwelling situated approximately 3.4m from the site boundary. Plot No.3 is proposed to be a two-storey dwelling and would be positioned on the plot at an angle so that the first-floor windows, 2 x north-west facing bathroom windows and 2 x north-east facing bedroom windows would not directly look onto No.7A The Spinney, they would primarily look onto the plots own garden area and would not have a back-to-back relationship.

- 7.4.2 Whilst some of the back-to-back separation distances are less than those set out in the design guidance document, it is acknowledged that the existing dwellings are already in very close proximity to the large grain dryer building. The grain dryer is at a height of 8.5m and the existing dwellings are approximately 7.2m to the ridge. Therefore, it is not considered that the proposed dwellings, at a height of approximately 9m and sited further away than the grain dryer (to be demolished) would have any greater impact than the impact than the grain dryer already has in terms of its bulk and massing, therefore causing no greater level of overshadowing or over dominance.

- 7.4.3 Access to the proposed development would utilise the existing farm access off Station Road located to the south of No.12 The Spinney. With regard to the number of vehicle movements it is not considered that the proposed five residential units would generate, any more traffic

than if the approved Class Q development were to be carried out. It is not considered that the reconfiguration of this access track to make it suitable for this small residential development would have more of an impact upon the occupiers of No.12 The Spinney than the use of the track by agricultural vehicles.

7.4.4 Further, the loss of the agricultural use from the site would offer a betterment in terms of the overall noise and disturbance experienced by neighbours. In any case, neighbouring impacts would be no more detrimental than if the Class Q permission were to be implemented.

7.4.5 The proposed dwellings would have habitable rooms of a satisfactory size, with sufficient natural light and an acceptable outlook. Should the proposal be recommended for approval, the landscaping details, including boundary treatments would be required to be submitted by way of a condition to be agreed in writing and implemented prior to occupation. The proposal would therefore provide satisfactory living conditions for future occupants as required by NPPF section 12 and local plan policy DE1.

7.5 **Highway Safety/Parking**

7.5.1 Access to the proposed development would utilise the existing farm access off Station Road located to the west of the development site. The access track would be reconfigured in accordance with National Guidance documents the Manual for Streets and the application has been assessed by Lincolnshire County Council as the Local Highway Authority and they do not object to the proposal. They have requested that in the event that permission is given, a condition should be imposed to ensure that details of a footway, to connect the development to the existing footway network is provided, approved and implemented prior to the occupation of any of the dwellings on site. This footway connection has been requested as the proposal will increase footfall to and from the site and will provide a safe pace and connection for pedestrians.

7.5.2 The proposal would retain adequate access, parking and turning facilities and would not have an unacceptable adverse impact on highway safety in accordance with the NPPF Section 9.

7.6 **Biodiversity and Ecology**

7.6.1 In England Biodiversity Net Gain (BNG) became mandatory from 12 February 2024 under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). This means that developers must deliver a BNG of 10%. This means that a development will result in more or better natural habitat than there was before development.

7.6.2 For this application the applicant has completed the statutory biodiversity metric. The results of the base-line survey compared to the proposed development would create a 12.40% net increase of habitat units across the site. Lincolnshire Wildlife Trust were consulted with the submitted information and they have commented that "Reviewing the BNG metric for this application we can see the ratio of vegetated gardens to developed land is above the 30:70 ratio which exceeds the BNG user guidance. The ratio for this application is closer to 40:60 meaning the development is overly reliant on these vegetated gardens in achieving the minimum 10% net gain requirement. Lincolnshire Wildlife Trust agree urban green space for people and nature is critical for the well-being of all, but the applicant cannot guarantee that astro-turf or patios are not laid straight after sale, as there are no controls placed on the private gardens. Therefore, to address the biodiversity and climate crises developers should

not be trying to reduce their mandatory 10% net gain for biodiversity by including gardens that cannot be secured through relevant legal mechanisms. 10% net gain should be secured through legal mechanisms including providing Habitat Management and Monitoring Plans (HMMP).”

- 7.6.3 The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:
- 7.6.4 (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- 7.6.5 (b) the planning authority has approved the plan.
- 7.6.6 Comments received from a nearby resident has raised concerns regarding the potential loss of wildlife habitat from the site.
- 7.6.7 Whilst Lincolnshire Wildlife Trust have expressed concerns with the habitats included within the submitted Biodiversity Net Gain metric, it is Officers assessment that these matters would be appropriately addressed through the statutory biodiversity condition. This requires the submission of a Biodiversity Gain Plan prior to the commencement of development, and also includes a requirement for the submission of appropriate Habitat Management and Monitoring arrangements.
- 7.6.8 Consequently, subject to appropriate conditions, it is considered that the proposed development would be acceptable and in accordance with Policies EN2 of the SKLP and Section 15 of the NPPF.

7.7 **Drainage**

- 7.7.1 As regards any flooding risks on site, the building is located in Flood Zone 1 and the land south of the building is in Flood Zone 3 as such a Flood Risk Assessment (FRA) was submitted by the applicants in accordance with the Environment Agency's Standing Advice and in accordance with the National Planning Policy Frameworks requirements. The Environment Agency has reviewed the FRA and has stated that the proposal will meet with requirements in relation to flood risk and Policy EN5 of the SKLP, if conditions are imposed to control finished floor levels and other mitigation measures, in order to reduce the risk of flooding to the proposed development and future occupants.
- 7.7.2 The applicants have stated that foul sewage is to be disposed of using a septic tank. Government guidance contained within the PPG (Water supply, wastewater and water quality – considerations for planning applications, paragraph 020) sets out a hierarchy of drainage options that must be considered and discounted in the following order:
1. Connection to the public sewer
 2. Package sewage treatment plant (adopted in due course by the sewerage company or owned and operated under a new appointment or variation)
 3. Septic Tank

Foul drainage should be connected to the main sewer. Where this is not possible, under the Environmental Permitting Regulations 2016 any discharge of sewage or trade effluent made to either surface water or groundwater will need to be registered as an exempt discharge activity or hold a permit issued by the Environment Agency, additional to planning

permission. This applies to any discharge to inland freshwaters, coastal waters or relevant territorial waters.

The granting of planning permission does not guarantee the granting of an Environmental Permit. Details relating to foul and surface water drainage would be subject to separate permissions under the Building Regulations Act 2010 (as amended).

7.7.3 Accordingly, it is considered that the proposal is acceptable and in accordance with Policies ID2 and EN5 of the South Kesteven Local Plan and Sections 9 and 14 of the NPPF.

7.8 **Sustainability**

7.8.1 Policy SB1 requires that new housing developments meet optimum Building Regulations targets for water efficiency; and that all development proposals will be expected to mitigate against and adapt to climate change.

7.8.2 There is no reason to suspect that the development would not be adequate in terms of the requirements of Policy SB1, especially because the houses must be constructed lawfully in accord with the Building Regulations.

7.8.3 Notwithstanding this, conditions are proposed to be included to require the submission of details demonstrating how the proposed development would accord with the policy obligations relating to electric vehicle charging provision.

8 **Crime and Disorder**

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

9 **Human Rights Implications**

9.1 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.

10 **Conclusion and Planning Balance**

10.1 Having regard to the scale, design of the development, as well as the pattern of development in the area and the previous history on the site it is considered that the proposal would not lead to any significant adverse impact on the amenities of the occupiers of neighbouring properties, would not lead to a significant adverse impact on the character of the area or impact on the surrounding highway network. Accordingly, it is considered that the proposal would be in accordance with Policy DE1 of the South Kesteven Local Plan, and Sections 5, 9 and 12 of the NPPF. The conflict with policy SP5 is outweighed by the extant part 3, class Q permission for the site. Therefore, it is recommended that permission be granted, subject to conditions.

11 **Recommendation**

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

Time Limit for Commencement

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

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:
 - i. Drawing No.115210 Proposed Block Plan
 - ii. Drawing No.115211 Proposed Elevation Plans Plots 1 and 2
 - iii. Drawing No.115212 Garage Floor and Elevation Plan Plot 1
 - iv. Drawing No.115213 Garage Floor and Elevation Plan Plots 2 and 3
 - v. Drawing No.115214 Proposed Elevation Plans Plots 2, 3 and 5
 - vi. Drawing No.115215 Garage Floor and Elevation Plan Plots 4 and 5
 - vii. Site Location Plan

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

3. No development shall take place until a Construction Management Plan and Method Statement has been submitted to and approved in writing by the Local Planning Authority which shall indicate measures to mitigate against traffic generation and drainage of the site during the construction stage of the proposed development. The Construction Management Plan and Method Statement shall include:-

- phasing of the development to include access construction;
- the parking of vehicles of site operatives and visitors;
- loading and unloading of plant and materials;
- storage of plant and materials used in constructing the development;
- wheel washing facilities;
- the routes of construction traffic to and from the site including any off-site routes for the disposal of excavated material;
- strategy stating how surface water run off on and from the development will be managed during construction and protection measures for any sustainable drainage features. This should include drawing(s) showing how the drainage systems (permanent or temporary) connect to an outfall (temporary or permanent) during construction.

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

Reason: To prevent disturbance to the amenities of residents living in the locality and in accordance with Policies EN4 and DE1 of the adopted South Kesteven Local Plan.

4. Before the development hereby permitted is commenced, a scheme relating to the survey of the land for contamination shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:
 - i. A desk top study documenting all the previous and existing land uses of the site and adjacent land;
 - ii. A site investigation report assessing the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study; and
 - iii. A detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring.
 - iv. Shall include the nomination of a competent person to oversee the implementation of the works.

Reason: Previous activities associated with this site may have caused, or had the potential to cause, land contamination and to ensure that the proposed site investigations and remediation will not cause pollution in the interests of the amenities of the future residents and users of the development; and in accordance with Policies EN2 and EN4 of the adopted South Kesteven Local Plan and national guidance contained in the NPPF.

During Building Works

5. Before any of the works on the external elevations for the building(s) hereby permitted are begun, a detailed specification of the materials (including colour of any render, paintwork or colourwash) to be used in the construction of the external surfaces 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.

6. 'Construction work' shall only be carried out between the hours of 7:30 am to 6:00 pm Monday to Friday and 9:00 am to 1:00 pm on a Saturday. Construction work shall not be carried out on Sundays or Public Holidays.

The term 'construction work' shall include mobile and fixed plant/machinery, (e.g., generators) radios and the delivery of construction materials.

Reason: To prevent disturbance to the amenities of residents living in the locality and in accordance with Policies EN4 and DE1 of the adopted South Kesteven Local Plan.

7. During construction work, deliveries of construction materials shall only take place between 8:00 am and 5:00 pm, Monday to Friday and between 9:00 am and 5:00 pm on a Saturday. No deliveries shall take place on a Sunday or Public Holiday.

Reason: In order to minimise noise impacts on the occupiers of adjacent residential dwellings, in accordance with Policy DE1 of the South Kesteven Local Plan.

8. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved.

Reason: To ensure that the proposed development not cause pollution in the interests of the amenities of the future residents and users of the development; and in accordance with Local Plan Policy EN4.

9. Before any construction work above ground is commenced, details of any soft landscaping works shall have been 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;

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

Before the Development is Occupied

10. The development shall be carried out in accordance with the submitted flood risk assessment undertaken by S M Hemmings, dated 14 March 2024, and the following mitigation measures it details:

- Finished floor levels shall be set no lower than 2.6 metres above Ordnance Datum (AOD)
- The development shall have at least two storeys

These mitigation measures shall be fully implemented prior to occupation and subsequently shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: To reduce the risk of flooding to the proposed development and future occupants in line with Policy EN5 of the South Kesteven Local Plan.

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

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

12. Before any part of the development hereby permitted is occupied, a verification report confirming that remedial works have been completed shall have been submitted to and approved in writing by the Local Planning Authority should any contaminated land be identified by the above condition. The report shall have been submitted by the nominated competent person approved, as required by condition above. The report shall include:

- i. A complete record of remediation activities, and data collected as identified in the remediation scheme, to support compliance with agreed remediation objectives;
- ii. As built drawings of the implemented scheme;
- iii. Photographs of the remediation works in progress; and
- iv. Certificates demonstrating that imported and/or material left in situ is free from contamination.

The scheme of remediation shall thereafter be maintained in accordance with the approved scheme.

Reason: Previous activities associated with this site may have caused, or had the potential to cause, land contamination and to ensure that the proposed site investigations and remediation will not cause pollution in the interests of the amenities of the future residents and users of the

development; and in accordance with Policies EN2 and EN4 of the adopted South Kesteven Local Plan and national guidance contained in the NPPF.

13. Before any part of the development hereby permitted is occupied/brought into use, all hard landscape and soft landscaping works shall have been carried out in accordance with the approved hard landscaping details.

Reason: Hard 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.

14. The development hereby permitted shall not be occupied before a footway to connect the development to the existing footway network, has been provided in accordance with details that shall first have been submitted to, and approved in writing by, the Local Planning Authority. The works shall also include appropriate arrangements for the management of surface water runoff from the highway.

Reason: To ensure the provision of safe and adequate pedestrian access to the permitted development, without increasing flood risk to the highway and adjacent land and property.

Ongoing

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

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

Informative(s)

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be South Kesteven District Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed below.

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.

Highway Informative 07

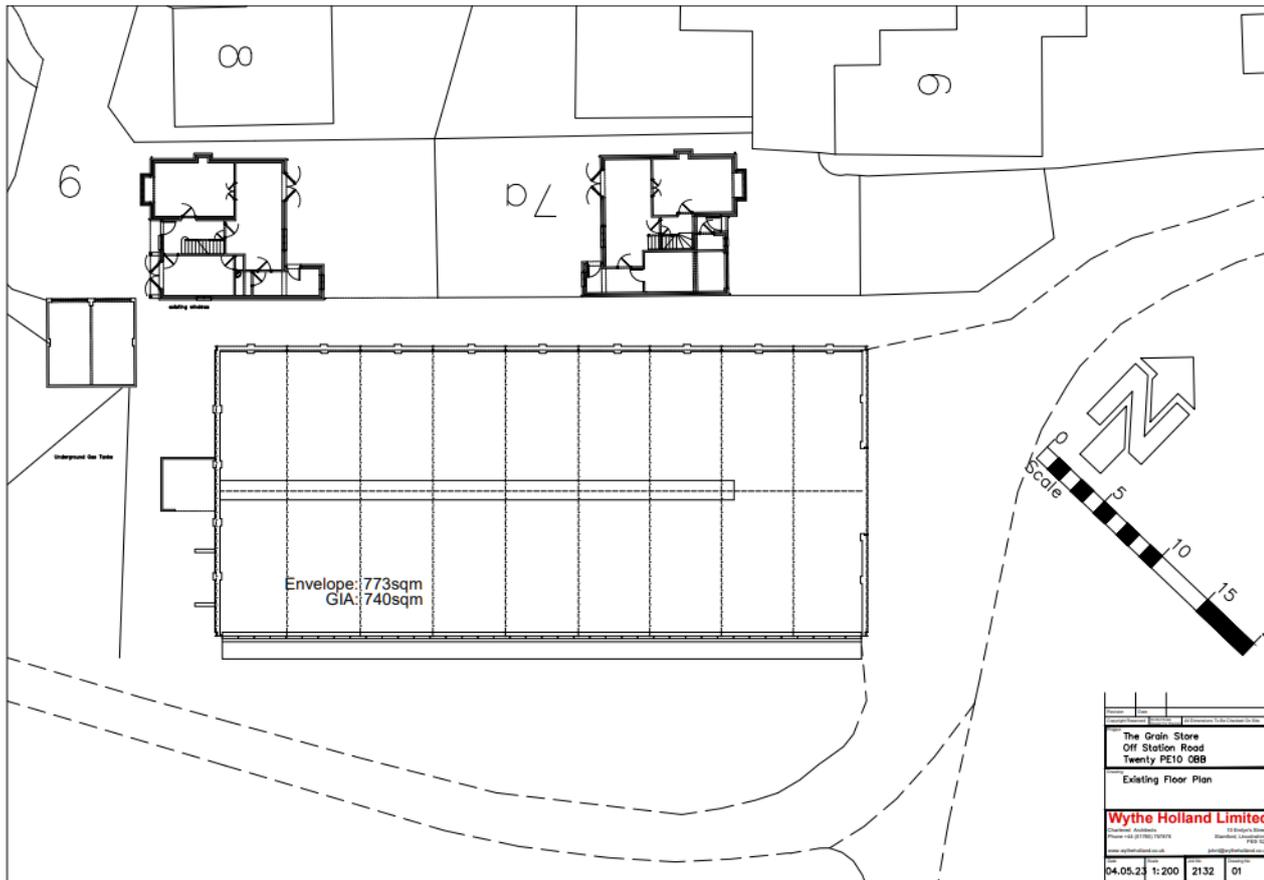
The highway improvement works referred to in the above condition are required to be carried out by means of a legal agreement between the landowner and the County Council, as the Local

Highway Authority. For further guidance please visit our website;
www.lincolnshire.gov.uk/highwaysplanning/works-existing-highway

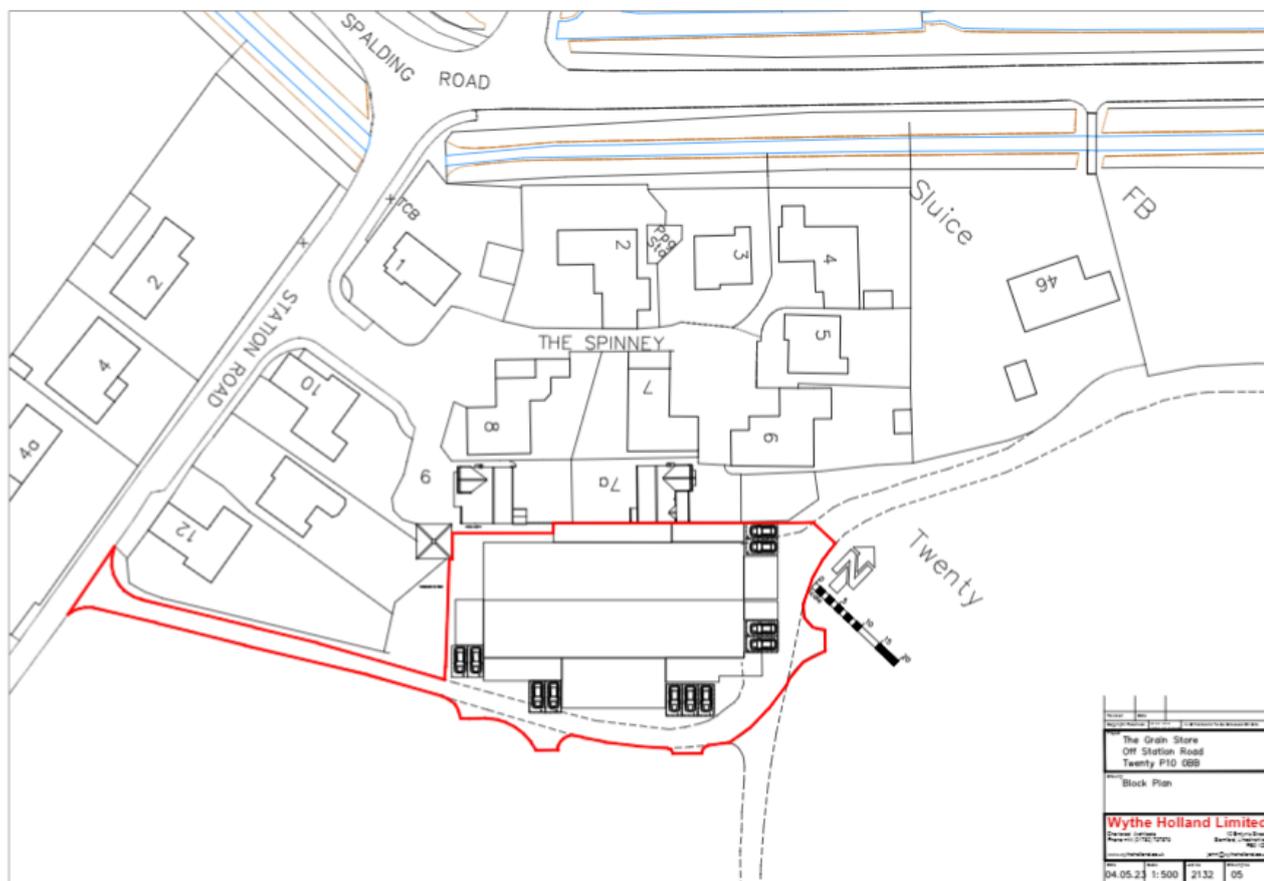
Highway Informative 08

Please contact the Lincolnshire County Council Streetworks and Permitting Team on 01522 782070 to discuss any proposed statutory utility connections, Section 50 licences and any other works which will be required within the public highway in association with the development 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 the Highway Authority's website via the following link: Traffic Management - <https://www.lincolnshire.gov.uk/traffic-management>

Existing Site Plan



Approved Class Q Layout (S23/0914)



Proposed Site Layout



GENERAL
 The proposed development is to be developed in accordance with the provisions of the Planning and Building Acts 2000-2010 and the Planning and Building Regulations 2002-2010. The proposed development is to be developed in accordance with the provisions of the Planning and Building Acts 2000-2010 and the Planning and Building Regulations 2002-2010. The proposed development is to be developed in accordance with the provisions of the Planning and Building Acts 2000-2010 and the Planning and Building Regulations 2002-2010.

CHALLENGES
 The proposed development is to be developed in accordance with the provisions of the Planning and Building Acts 2000-2010 and the Planning and Building Regulations 2002-2010. The proposed development is to be developed in accordance with the provisions of the Planning and Building Acts 2000-2010 and the Planning and Building Regulations 2002-2010.

LANDSCAPING SPECIFICATIONS
RECOMMENDED SPECIFICATIONS
 All trees to be planted in accordance with the provisions of the Planning and Building Acts 2000-2010 and the Planning and Building Regulations 2002-2010. The proposed development is to be developed in accordance with the provisions of the Planning and Building Acts 2000-2010 and the Planning and Building Regulations 2002-2010.

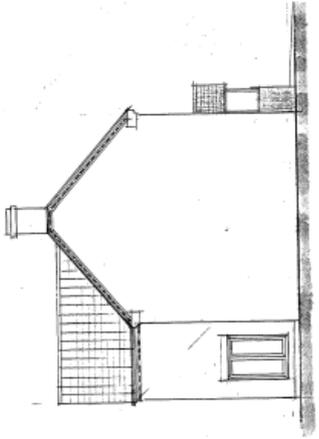
EAST MIDLANDS DESIGN ASSOC.

Architects and Landscape Architects
 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

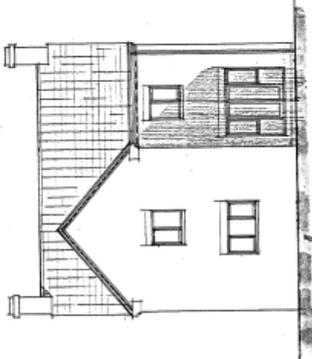


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Proposed Elevations and Floor Plans Plots 1 and 2



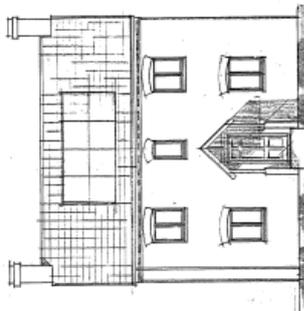
S WEST



N WEST



N EAST



S EAST

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Project: Residential development of land off
Station Road,
Tenny
Boorn
Bramling

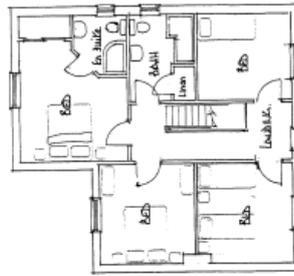
Plots 1 & 2
Plans and elevations

Scale: 1:100

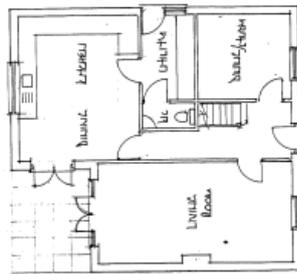
Date: February 2024 AL

Drawn by: RCP

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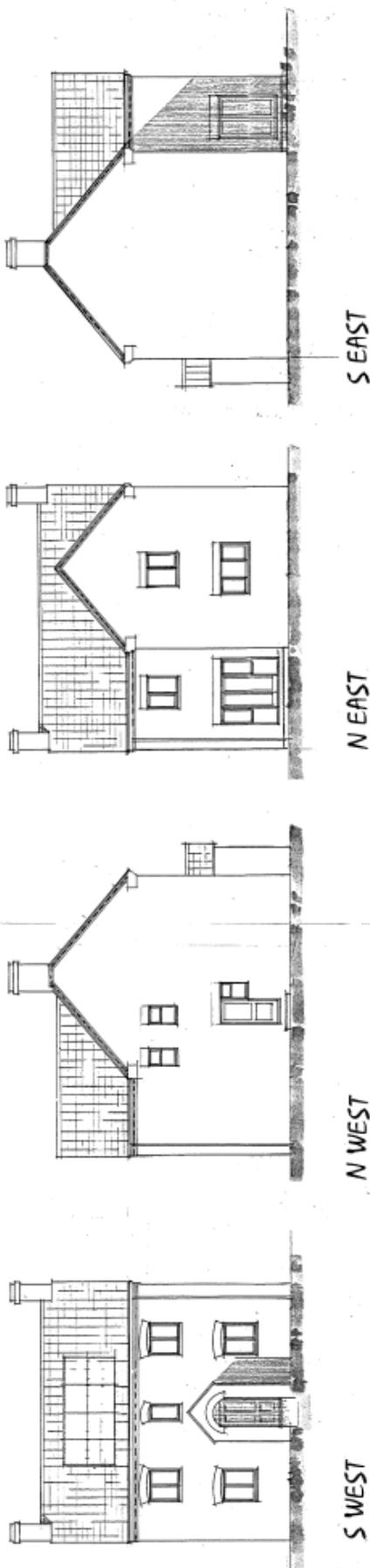
FIRST FLOOR PLAN



GROUND FLOOR PLAN



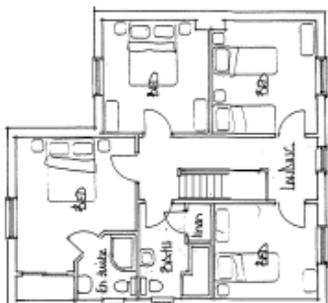
Proposed Elevations and Floor Plans Plots 3, 4 and 5



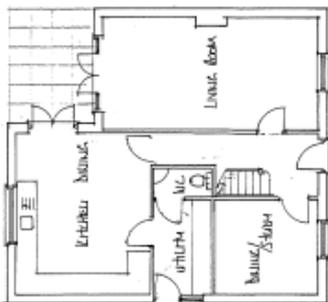
**EAST MIDLANDS
DESIGN ASSOC.**

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 Lincs.
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 Email: <willowdesign@bt.com>
 Website: www.willowdesign.co.uk
 Client: JWE Banks Ltd
 Project: Residential development at land off
 Station Road,
 South
 Bourne
 Lincolnshire
 Planning

Plots 3, 4 & 5
 Plans and elevations
 Scale: 1:100
 Date: March
 February 2008 AL
 Draw No: 1152 14



FIRST FLOOR PLAN



GROUND FLOOR PLAN