



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**



Planning Committee

6 March 2025

S24/2037

Proposal:	Section 73 application for the variation of condition 2 (approved plans) of planning permission S22/2308 (Erection of 21 affordable dwellings with associated access, landscaping, parking and cycle storage provision)
Location:	Land to the rear of Larch Close and Shaw Road, Grantham
Applicant:	South Kesteven District Council
Agent:	Mr David Parker, Pelham Architects
Application Type:	Full planning permission
Reason for Referral to Committee:	South Kesteven District Council is Landowner and Applicant
Key Issues:	<ul style="list-style-type: none">• Design Quality and Visual Impact• Residential Amenity

Report Author

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Corporate Priority:

Growth

Decision type:

Regulatory

Wards:

Grantham Earlesfield

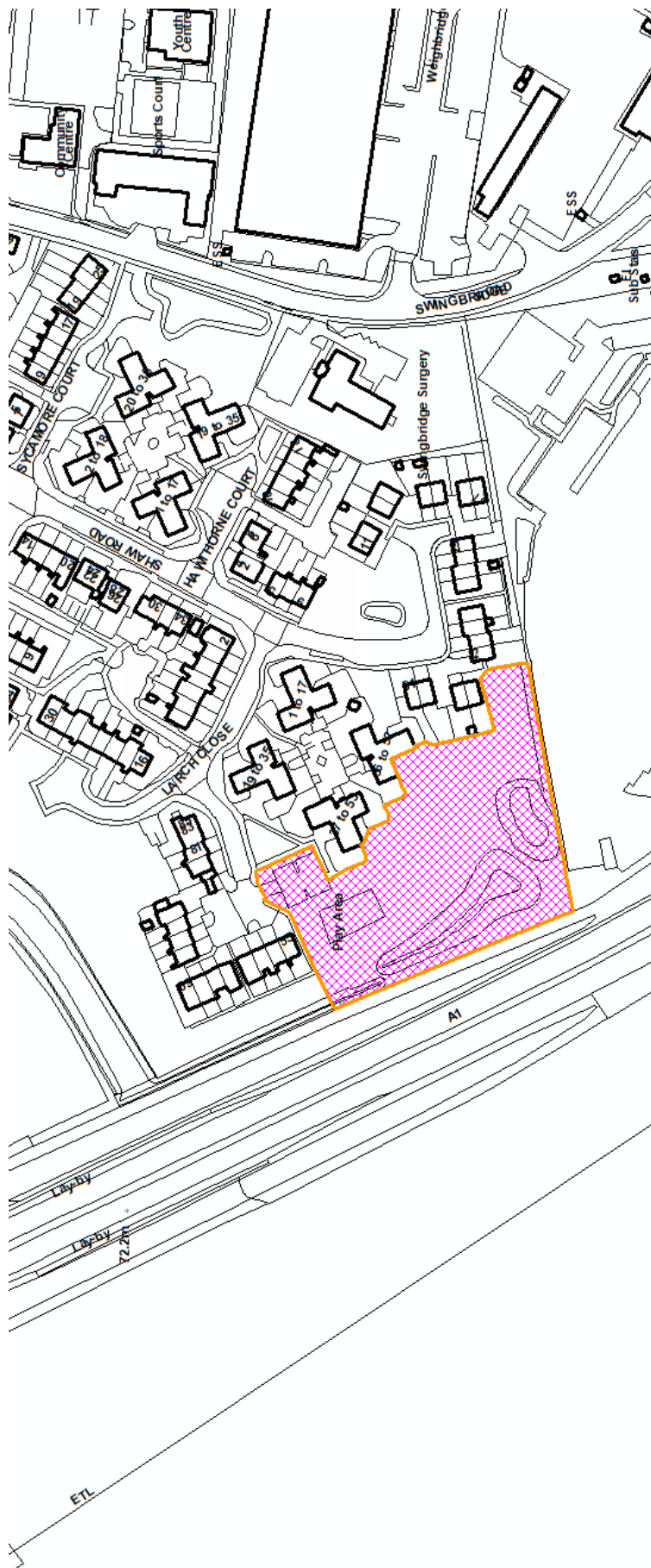
Reviewed by:

Adam Murray – Principal Development Management Planner

25 February 2025

Recommendation (s) to the decision maker (s)

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



Key



Application
Boundary



1 Description of Site

- 1.1 The proposed development site comprises an area of approximately 0.82 hectares (2.02 acres) of irregular shaped land situated to the rear of Larch Close and Shaw Road, positioned to the south-west of Grantham.
- 1.2 The site currently forms an area of informal open space serving the local residents of the nearby residential properties. The site is broadly flat with a gentle fall from north to south.
- 1.3 The application site is bound to the north by existing residential properties which front onto Larch Close, with an informal parking area situated immediately adjacent to the north-east corner of the site; to the west are existing residential dwellings fronting onto Shaw Road; to the south by vacant, former Fenland Foods processing site, which falls within the Earlesfield Industrial Estate; and the site is bound to the west by the A1 trunk road.
- 1.4 The application site benefits from clearly defined boundaries to all sides; to the north and east the site is bound by close boarded fencing marking the rear gardens of the existing residential properties on Larch Close and Shaw Road; to the south, the site is defined by a low-level landscaped bund, with commercial palisade fencing beyond, which separates the site from the vacant employment land. Similarly, to the west, the site boundary is marked by a landscaped bund with mature boundary trees and hedgerow beyond.
- 1.5 There is existing planning permission (**S22/2308**) for the residential development of 21 no. dwellings with associated access, landscaping, parking and cycle storage provision.

2 Description of the proposal

- 2.1 The application seeks to vary condition 2 (approved plans) of planning permission **S22/2308** (Erection of 21 affordable dwellings with associated access, landscaping, parking and cycle storage provision). Planning Condition 2 of **S22/2308** states:

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

- a. Proposed Site Plan (Ref: 004-PL-8635/Rev E)
- b. Proposed Boundary Treatment Plan (Ref: 005-PL-8635/Rev B)
- c. Apartment Block 1 (2-storey) – Proposed Floor Plans (Ref: 104-PL-8635/Rev A)
- d. Apartment Block 1 (2-storey) – Proposed Elevations Plan (Ref: 204/PL08635/Rev C)
- e. Apartment Block 2 (3-storey) Proposed Floor Plans (Ref: 105-PL-8635)
- f. Apartment Block 2 (3-storey) – Proposed Elevations Plan (Ref: 205-PL-8635/Rev B)
- g. House Type 1 (2-bed) – Proposed Elevations Plan (Ref: 201-PL-8635/Rev B)
- h. House Type 1 (2 bed) Proposed Floor Plans (Ref: 101-PL-8635)
- i. House Type 2 (2-bed) – Proposed Elevations Plan (Ref: 202-PL-8635/Rev A)
- j. House Type 2 (2 bed) Proposed Floor Plans (Ref: 102-PL-8635)
- k. House Type 3 (4-bed) – Proposed Elevations Plan (Ref: 203-PL-8635/Rev B)
- l. House Type 3 (4-bed) Proposed Floor Plans (Ref: 103-PL-8635)
- m. Landscape Masterplan (Ref: D9049.001/Rev B)

- 2.2 The amendments through this planning application will retain the number of units, and the amendments relate to alterations to house types to accord with housing need for the area, and to meet the requirements of the local highway authority. The approved drawings would be replaced with:
- 2860/P 101 C - Proposed Site Plan
 - 2860/P 200 B - Bungalow - Plots 1 & 2
 - 2860/P 201 A - House - Plots 3-8
 - 2860/P 202 A - Apartments - Plots 9-12
 - 2860/P 203 A - Apartments - Plots 13-21
- 2.3 The proposed development would provide 21no. affordable dwellings, which would provide a range of dwelling types:
- 1no. 2-bedroom semi-detached bungalow
 - 1no. 3-bedroom semi-detached bungalow
 - 6no. 2-bedroom semi-detached houses
 - 13no. 1-bedroom apartments
- 2.4 The apartments are provided in two apartment blocks. Apartment Block 1 would be 2-storey and would provide 4 apartments. Apartment Block 2 would be 3-storey and would provide 9 apartments. Therefore, the main variation from the house types provided by **S22/2308**, would be that the site would no longer provide 2no. 4-bedroom houses, with these replaced by the two bungalows.
- 2.5 All the properties are characterised by simple, contemporary architectural design. The apartment blocks have been designed to emulate residential housing in design, and area similarly contemporary. No details have been provided regarding proposed materials, but the proposed materials can be secured by planning condition.
- 2.6 Access to the site is proposed from Larch Close to the northeast, replacing an existing area of parking provision. The road is designed to be a 5.5m wide tarmac carriageway with a turning head positioned in the eastern corner of the site, with a 1.8m footway on the western side of the carriageway. The road would be tree lined on both the east and west side of the carriageway. There is an area of open space to the north of the site, and to the east of the site providing separation from the existing dwellings to the north and east.
- 2.7 The building line will be maintained with the bungalows and dwelling houses fronting the new access road with small front gardens, and off-street parking for 2 vehicles to the east. Each of the bungalows and dwelling houses has a private garden providing amenity space to the west. The apartment blocks are sited to the south of the site with an area of communal gardens / open space to the west of Block 1 and to the southeast of Block 2. This area also includes a cycle store providing space for 9no. bicycles.
- 2.8 There is an area of off-street parking provision to the northeast of the site and further parking related to the apartments to the east and southeast of the site. There are 10 visitor's spaces with 7 to the northeast of the site and a further 3 to the east of the site. There are 13 parking spaces in proximity to the apartment blocks, and 5 of these spaces are accessible.
- 2.9 In respect of proposed boundary treatments, the provided Site Plan details that the site will be landscaped with a 1.8m high close boarded timber fence with hedgehog gaps to the rear gardens and the communal gardens. There will be a 1.2 high close boarded timber fence provided around the apartment bin store. Front gardens will be denoted by a 0.4m high timber knee rail. The eastern boundary of Block 2 will have a 0.4m high timber knee rail to the communal open space.

3 Policy Considerations

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

Policy SD1 – The Principles of Sustainable Development in South Kesteven

Policy SP1 – Spatial Strategy

Policy SP2 – Settlement Hierarchy

Policy SP3 – Infill Development

Policy H2 – Affordable Housing Contributions

Policy H4 – Meeting All Housing Needs

Policy EN1 – Landscape Character

Policy EN2 – Protecting Biodiversity and Geodiversity

Policy EN4 – Pollution Control

Policy EN5 – Water Environment and Flood Risk Management

Policy DE1 – Promoting Good Quality Design

Policy SB1 – Sustainable Building

Policy OS1 – Open Space

Policy GR2 – Sustainable Transport in Grantham

Policy ID1 – Infrastructure for Growth

Policy ID2 – Transport and Strategic Transport Infrastructure

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

3.3 National Planning Policy Framework (NPPF) (Published September 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 places.

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

Section 15 – Conserving and enhancing the natural environment.

4 Representations Received

4.1 Grantham Town Council

4.1.1 No objections to the proposed change/variation.

4.2 SKDC Conservation Officer

4.2.1 No objections.

4.2.2 *‘The site is located to the west of Grantham and is enclosed by the A1 to the west, residential development to the north and east and industrial development to the south. The site is located within 1500m of Harlaxton Manor a Grade II* listed Park & Garden (NHLE 1000982).*

It is proposed to vary condition 2 (approved plans) of planning permission S22/2308 which was for the erection of 21 affordable dwellings with associated access, landscaping, parking and cycle storage provision.

The proposal, whilst located within 1500 metres of the Grade II Registered Park & Garden does not have an impact on the setting of Harlaxton Manor. The proposed development is located on the edge of Grantham and the scale of the proposed development is in keeping with the built*

environment that surrounds it. The A1 trunk road acts as a buffer and the site will be shielded from the A1 by tree planting. There will be no intervisibility between the site and Harlaxton Manor therefore no impact on the assets setting.

The proposal therefore is in line with South Kesteven District Councils Local Plan Policy EN6: The Historic Environment.

Overall, there are no concerns with the proposal on heritage grounds

4.3 Lincolnshire County Council (Highways and SuDS)

4.3.1 No objections

4.4 SKDC Environmental Protection

4.4.1 No further comment to make.

4.5 National Highways

4.5.1 No objections.

4.6 Heritage Lincolnshire

4.6.1 Any variation/removal of conditions attached to S22/2308 should be subject to the provisions of condition 3 requiring a scheme of archaeological works.

4.7 Lincolnshire County Council (Education)

4.7.1 No comments to make.

4.8 Anglian Water

4.8.1 No comments to make.

4.9 Historic England

4.9.1 You do not need to notify or consult us on this application.

4.10 National Grid

4.10.1 There are no National Gas assets affected in this area.

5 Representations as a Result of Publicity

5.1 The application has been advertised in accordance with the Council's Statement of Community Involvement and 2 letters of representation have been received, which has raised objection to the development. The letters of representation have raised the following material planning considerations:

- Concerns expressed regarding the proposed boundary treatment of 1.8m fence adjacent to dwelling on Shaw Road
- Objection to parking spaces in proximity to existing dwelling on Shaw Road
- Raised concerns regarding access being taken from Larch Close and the additional demand for parking provision
- Objection to the loss of the open space, as it is used by local community to walk dogs and for children to play
- Query about employment opportunities for people living in the proposed dwellings
- Comment that Grantham already suffers from traffic congestion.

6 Evaluation

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

6.2 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.

6.3 In addition, the policies and provisions set out in the National Planning Policy Framework (NPPF) ("the Framework") (Updated December 2024) are also a relevant material consideration in the determination of planning applications.

6.4 Principle of Development

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

6.4.2 The relevant condition is condition 2 (approved plans) and this permission seeks alterations to house types to accord with housing need for the area, and to meet the requirements of the local highway authority.

6.4.3 Taking the above into account, the principle of development on the site was established by the extant permission **S22/2308**, and there are only minor amendments proposed to this permission.

6.4.4 The principle of development on the site and the loss of open space provision was established by extant permission **S22/2308**, and the development of the site would be in accordance with Policy OS1.

6.5 Meeting All Housing Needs

6.5.1 The mix of house types has been changed to accord with housing need for the area, and to meet the requirements of the local highway authority. The development would provide:

- 1no. 2-bedroom semi-detached bungalow
- 1no. 3-bedroom semi-detached bungalow
- 6no. 2-bedroom semi-detached houses
- 13no. 1-bedroom apartments

6.5.2 The Strategic Housing Market Assessment (SHMA) 2014 recommends housing provision in the District should be monitored against the following broad mix up to 2036:

	1-bed	2-bed	3-bed	4+ bed
Market	0-5%	30-35%	45-50%	15-20%
Affordable	20-25%	40-45%	25-30%	5-10%

6.5.3 The submitted application proposals would provide the following housing mix:

	1-bed	2-bed	3-bed	4+ bed
Affordable	62% (13 units)	33% (7 units)	5% (1 unit)	% (0 units)

6.5.4 The proposed development would provide a greater number of 1-bedroom dwellings and fewer 2-bedroom dwellings and 3-bedroom dwellings than identified in the recommended housing mix contained in the Strategic Housing Market Assessment. However, the scheme has been revised to contribute towards meeting identified housing needs on the Council's Housing Register and would provide a range of property types and sizes including single storey bungalows, to contribute towards meeting the identified local need for affordable housing.

6.5.5 It is considered that the proposal would be in accordance with Policies H2 and H4 of the adopted Local Plan, and Section 5 of the NPPF.

6.6 **Design Quality and Visual Impact**

6.6.1 The previously approved plans illustrated a scheme of 21no. affordable housing units, comprised of mixed house types fronting onto the new access road with parking to the east and private gardens to the west. The apartment blocks were to be sited to the northwest and southeast of the site. There would have been communal gardens / open space to the west of the northwest block and to the east of the southeast block. This area also included a cycle store providing space for 9no. bicycles. The proposal was revised during the application process and the proposal maintained the building line of the existing Earlesfield Estate with well-defined and strong character for the streetscene.

6.6.2 The amended design proposes to retain the 21no. affordable housing units but with an amended housing mix. The scheme is illustrated on the submitted Site Plan drawing ref. 2860/P 101 C and shows a similar layout of the development site, with the dwellings fronting the new access road and the access off Larch Close to the northeast of the site.

6.6.3 The house types proposed are traditional semi-detached single storey bungalows, semi-detached two storey dwelling houses, and two apartment blocks. The apartment blocks would be two storey and three storey in keeping with the wider Earlsfield Estate and would take design references from the dwelling houses on the site. The design features include brick detail to the frontage, and a material palette of the local area.

6.6.4 The layout of the development retains the two areas of public open space adjacent to the apartment blocks, as well as private amenity space to the bungalows and dwelling houses on site. There is additional space for off-street car parking and for landscaped areas of grassland and wild flower meadow to the east of the site between the new access road and parking areas and the existing apartment blocks on the eastern boundary. There is an additional area of public open space grassland to the north of the site providing a further buffer between the new dwellings and the existing dwellings on the northern boundary.

6.6.5 There are proposed shrubs and hedgerow denoting boundaries to dwelling amenity space, and a variation of boundary fencing including timber knee rail, and 1.2m and 1.8m high close boarded timber fencing to rear private amenity space. The new access road is tree lined with a native selection of species. There are additional trees proposed within the areas of open space and parking provision to provide a more verdant environment.

6.6.6 By virtue of the design, scale and materials to be used, the proposal would be in keeping with the earlier phases of the development site and would be in accordance with the NPPF Section 12, and Policy DE1 of the Local Plan.

6.7 Impact on Amenity and Neighbouring Uses

- 6.7.1 The proposal includes amendments to house types, with the numbers of dwellings remaining the same as the extant permission. The proposed layout has been altered so that the proposed single storey bungalows and the dwelling houses are situated to the north and centre of the site, and the two apartment blocks are sited to the south of the site. The apartment blocks no longer include internal balconies. The proposed car parking provision to the east of the site remains as the extant planning permission with only minor amendments.
- 6.7.2 A representation has been received on the application which raised objection to the proposed boundary treatment of 1.8m fence adjacent to a dwelling on Shaw Road, and to the parking spaces in proximity to an existing dwelling on Shaw Road.
- 6.7.3 The proposals retain boundary screening as previously approved, with proposals for new planting of hedgerow, and trees and proposed boundary fencing. It is considered that the boundary treatments and new planting will provide an acceptable level of screening and verdant environment for the inhabitants of the new development and neighbouring dwellings.
- 6.7.4 The new layout proposes car parking spaces in the same location of the site as previously approved. The parking will be to the back of rear gardens with the gardens providing separation and the boundary treatments screening. There is one area of parking adjacent to the existing apartment building fronting Shaw Road, however, this is again separated by vegetative planting, and is not considered that this will have an adverse impact on the amenity of the neighbouring residential use.
- 6.7.5 The amendments to house types and the site layout are not considered to be a significant adverse impact on the streetscene or the character of the surrounding area. It is the officer's assessment that the layout would be acceptable in terms of the impact on residential amenity of future residents, and there are no concerns with the amenity of neighbouring dwellings on Larch Close or Shaw Road, in terms of loss of privacy and loss of light from overshadowing. The dwellings are positioned to maximise separation from the residential uses to the north and east of the site, with the proposed access road and parking areas.
- 6.7.6 The development amendments have provided sufficient amenity space suitable for the housing use, and incorporate planting where appropriate. All the dwelling houses and the bungalows benefit from private amenity space to the rear of the dwelling. The apartment blocks also benefit from communal garden areas to the rear or side of the building. It is the officer's assessment that the proposed dwellings would benefit from a proportionate level of private amenity space.
- 6.7.7 The Environmental Protection Officer was consulted, and raised no comments. Planning conditions were secured on the previous permission S22/2308 in regards to the impacts of construction activities on residential amenity, and proximity to the A1 and the requirement for an update Noise Impact Assessment, and suitable scheme of mitigation. It will be necessary to update this condition on this s73 application.

The proposal is therefore considered to comply with Local Plan Policy DE1, and the NPPF (section 12).

6.8 Access, Highways Impacts and Parking

- 6.8.1 It is proposed to access the site via an extension of the existing road Larch Close. The proposed junction has been amended from the previous approval to meet the requirements of Lincolnshire County Council for adoption. The proposed carriageway would be 5.5 metres wide and with a 1.8m wide footway on the western side of the carriageway.
- 6.8.2 The proposed layout incorporates sufficient off-street parking with two parking spaces to the site frontage of the two bedroom and three bedroom bungalows, and two bedroom dwelling houses. The apartment blocks would have communal parking in an area to the east and west of the new access road. There would be one parking space per apartment plus visitor parking. Five accessible spaces are provided to the frontage of the apartment blocks.

- 6.8.3 Lincolnshire County Council, as local highways authority, has been consulted and has no objections to the amendments to the layout or access arrangements. Planning conditions were secured on the previous permission S22/2308 in regards to completion of the proposed access road and footways prior to occupation. It will be necessary to update this condition on this s73 application.
- 6.8.4 National Highways has been consulted and has no objections to the amendments to the development.
- 6.8.5 The proposal would therefore be acceptable and would not have an unacceptable adverse impact on highway safety in accordance with Local Plan Policy ID2 and Section 9 of the NPPF.

6.9 Impact on Biodiversity, Ecology and Trees

- 6.9.1 An ecology survey was undertaken and a Preliminary Ecological Appraisal report provided with the submission of the original application S22/2308. The report identified key considerations and recommended mitigation measures. Bird boxes will be secured by planning condition on the proposed and existing trees within the open space.
- 6.9.2 Additionally, this application was submitted with an updated Site Plan drawing reference. 2860/P101C, containing landscape information. The drawing illustrated the site will have areas of wildflower planting, grass seeded public open space and gardens, and a variety of planted shrubs, native hedgerow and native trees to the boundaries and private amenity space. There will be native hedgerow along the northern and southern boundaries of the site. The open space to the north of the site will be grass seeded with native trees. To the east of the site there will be an area of wildflower grassland with native tree planting. The embankment to the west will be retained as an ecological corridor, designed to civil engineer design for drainage. Additional shrub planting and tree planting is proposed to landscape the parking areas for visitors and the two apartment blocks.
- 6.9.3 It will be necessary to update the conditions for the development to be carried out in accordance with the ecological mitigation and enhancement measures set out in the Preliminary Ecological Appraisal, and the Site Plan which contains the landscape masterplan.
- 6.9.4 Subject to conditions, the proposal would accord with Policy EN2 and EN3 of the Local Plan, and Section 5 and 14 of the NPPF in respect of ecology and biodiversity.

7 Crime and Disorder

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

8 Human Rights Implications

- 8.1 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.

9 Planning Balance and Conclusions

- 9.1 In summary, the details of the house types and layout would result in a high-quality development scheme in the town of Grantham. The minor amendments to the house types and layout on the site are considered to be acceptable and considered to be in line with the existing permission S22/2308.
- 9.2 The amendment to condition 2 (approved plans) is therefore acceptable, and subject to the updated schedule of conditions detailed below.

10 Recommendation

- 10.1 To authorise the Assistant Director-Planning to GRANT planning permission, subject to the following conditions:

Schedule of Conditions

Time Limit for Commencement

- 1) The development hereby permitted shall be commenced before the expiration of three years from the date of the S22/2308 planning 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. Site Location Plan, drawing ref. 001-(PL)-8635 (received 22/11/22)
 - ii. Proposed Site Plan, drawing ref. 2860/P 101 C (received 26/11/24)
 - iii. Bungalow Plots 1 & 2, drawing ref. 2860/P 200 B (received 26/11/24)
 - iv. House Plots 3-8, drawing ref. 2860/P 201 A (received 26/11/24)
 - v. Apartments Plots 9-12, drawing ref. 2860/P 202 A (received 26/11/24)
 - vi. Apartments Plots 13-21, drawing ref. 2860/P 203 A (received 26/11/24)

Unless otherwise required by another condition of this permission.

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

Before the Development is Commenced

Archaeological Investigation

- 3) Before the development hereby permitted is commenced, a written scheme of archaeological investigation shall have been submitted to and approved in writing by the Local Planning Authority.

Thereafter, the archaeological investigations shall be completed in accordance with the approved details.

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

Construction Management Plan

- 4) No development, including demolition of buildings hereby approved, shall take place until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan and Statement shall include measures to mitigate the adverse impacts during the construction stages of the permitted development and shall include:

- a. The phasing of the development, including access construction
- b. The on-site parking of all vehicles of site operatives and visitors
- c. The on-site loading and unloading of all plant and materials.
- d. The on-site storage of all plant and materials used in constructing the development.
- e. Dust suppression measures
- f. Wheel washing facilities
- g. A strategy stating how surface water runoff on and from the development will be managed during construction, and protection measures for any sustainable drainage features. This should include drawing(s) showing how the drainage systems (temporary or permanent) connect to an outfall (temporary or permanent) during all construction works.

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

Reason: In the interests of the residential amenity of the neighbouring properties.

Noise Impact Assessment Update

- 5) Before the development hereby permitted is commenced, a comprehensive noise assessment to determine the level of noise both internally and externally, shall have been completed in accordance with a scheme to be agreed in writing by the Local Planning Authority.

The written report(s) shall identify and consider the potential impacts on all identified receptors. All investigations must be carried out in accordance with the current best practice, and the written reports shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the residential amenity of future occupiers of the development.

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 be based on the submitted Proposed Drainage Strategy (Ref: B24598-JNP-92-XX-DR-C-2002-P01) and the details must:
 - a. Be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development.
 - b. Provide flood exceedance routing for storm events greater than the 1 in 100 year event.
 - c. Provide details of how run-off will be safely conveyed and attenuated during storms up to and including the 1 in 100 year critical storm event, with an allowance for climate change, from all hard surfaced areas within the development into the existing local drainage infrastructure and watercourse system without exceeding the runoff rate for the undeveloped site.
 - d. Provide attenuation details and discharge rates which shall be restricted to 2 litres per second.
 - e. Provide details of the timetable for and any phasing of implementation for the drainage scheme; and
 - f. Provide details of how the scheme shall be maintained and managed over the lifetime of the development, including any arrangements for adoption by any public body or Statutory Undertaker and any other arrangements required to secure the operation of the drainage system throughout its lifetime.

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

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

Ground Conditions

- 7) No works pursuant to this permission shall commence, unless otherwise agreed in writing by the Local Planning Authority, until there have been submitted to and approved in writing:
- a. A detailed scheme for remedial works and measures to be undertaken to avoid risks from contaminants and / or gases when the site is developed and proposals for future maintenance and monitoring. Such a scheme 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 is suitable for the intended end users; and in accordance with Local Plan Policy EN4 (Pollution Control) and national guidance contained in the NPPF.

During Building Works

Remediation Scheme

- 8) If the Noise Assessment, required under Condition 5 above, determines that remediation is required, before any development above foundation level, a remediation strategy shall be submitted to and approved in writing by the Local Planning Authority.

Thereafter, the development shall be carried out in accordance with the approved noise remediation scheme, including in accordance with any approved phasing scheme.

Reason: In the interests of the residential amenity of future occupiers of the development.

Sustainable Building

- 9) No development above damp-proof course shall take place until details demonstrating how the proposed dwellings would comply with the requirements of Local Plan Policy SB1 have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of how carbon dioxide emissions would be minimised through the design and construction of the development, details of water efficiency; and the provision of electric car charging infrastructure.

The approved sustainable building measures shall be completed in full for each dwelling / unit, in accordance with the agreed scheme, prior to the first occupation of each dwelling / unit hereby permitted.

Reason: To ensure that the development mitigates against, and adapts to, climate change in accordance with Policy SB1 of the 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 and fixed plant and machinery, radios and the delivery of materials.

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

Ecological Mitigation

- 11) All works on site, including construction works, shall be carried out in accordance with the recommendations contained within the Preliminary Ecology Report (Andrew Chick) (Dated June 2021), including the installation of bat and bird roosting boxes, provided as part of the submission for S22/2308.

The scheme of bat roosting boxes are to be installed on site prior to first occupation of the development hereby permitted, and shall be retained for the lifetime of the development.

Reason: In the interests of best ecological practice and in accordance with Policy EN2 of the adopted South Kesteven Local Plan 2011-2036.

Previously Unidentified Contamination

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

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

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

Before the Development is Occupied

Noise Validation Testing

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

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

Shaw Road Pedestrian Crossing

- 14) No part of the development hereby permitted shall be occupied before the works to improve the public highway (by means of an uncontrolled pedestrian crossing connecting people from Shaw Road over Trent Road) has been certified complete by the Local Planning Authority.

Reason: To ensure safe means of connectivity to the permitted development.

Estate Road Surface Levels

- 15) Before any dwelling hereby permitted is occupied, all of that part of the estate road and associated footways that form the junction with Shaw Road, and which will be constructed within the limits of the existing highway, shall be laid out and constructed to finished surface levels in accordance with details that shall first be submitted to, and approved in writing by the Local Planning Authority.

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

Materials Implementation

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

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

Hard Landscaping Implementation

- 17) Before any part of the development hereby permitted is occupied, all hard landscaping works shall have been completed in accordance with the approved details.

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

Contamination Verification

- 18) The development hereby permitted shall not be occupied or brought into use until a verification report has been submitted to and approved in writing by the Local Planning Authority. The report shall have been submitted by the agreed competent person and identify that the approved remedial works have been implemented. The report shall include, unless otherwise agreed in writing:

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

Thereafter, the scheme shall be monitored and maintained in accordance with the approved remediation 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 future residents and users of the development, and in accordance with Policy EN4 of the adopted South Kesteven Local Plan and national guidance contained in the National Planning Policy Framework.

Ongoing

Soft Landscaping Implementation

- 19) Before the end of the first planting / seeding season following the first occupation of the development hereby permitted, all soft landscaping works shall have been carried out in accordance with the approved soft landscaping works.

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

Soft Landscaping Protection

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

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

SITE LOCATION PLAN



SITE PLAN PROPOSED



FRONT ELEVATIONS – BUNGALOWS AND HOUSES



Front Elevation
1 : 100



Front Elevation
1 : 100

FRONT ELEVATIONS – APARTMENT BLOCK 1 AND 2



Front Elevation

1 : 100



Front Elevation

1 : 100

Financial Implications reviewed by: Not applicable

Legal Implications reviewed by: Not applicable