



Planning Committee

12 June 2025

S24/2110

Proposal:	Erection of 11 dwellings with associated access, parking and landscaping
Location:	Wellington Way, Market Deeping, Lincolnshire, PE6 8LW
Applicant:	South Kesteven District Council
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">• Principle of Development• Open Space• Design quality and Visual Impact• Impact on residential amenity• Impact on highways and parking
Technical Documents:	Flood Risk Assessment and Drainage Strategy Preliminary Ecological Report Environmental Noise Assessment Open Space Assessment Arboricultural Method Statement Archaeology and Heritage Assessment

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Corporate Priority:	Decision type:	Wards:
Growth	Regulatory	Market and West Deeping

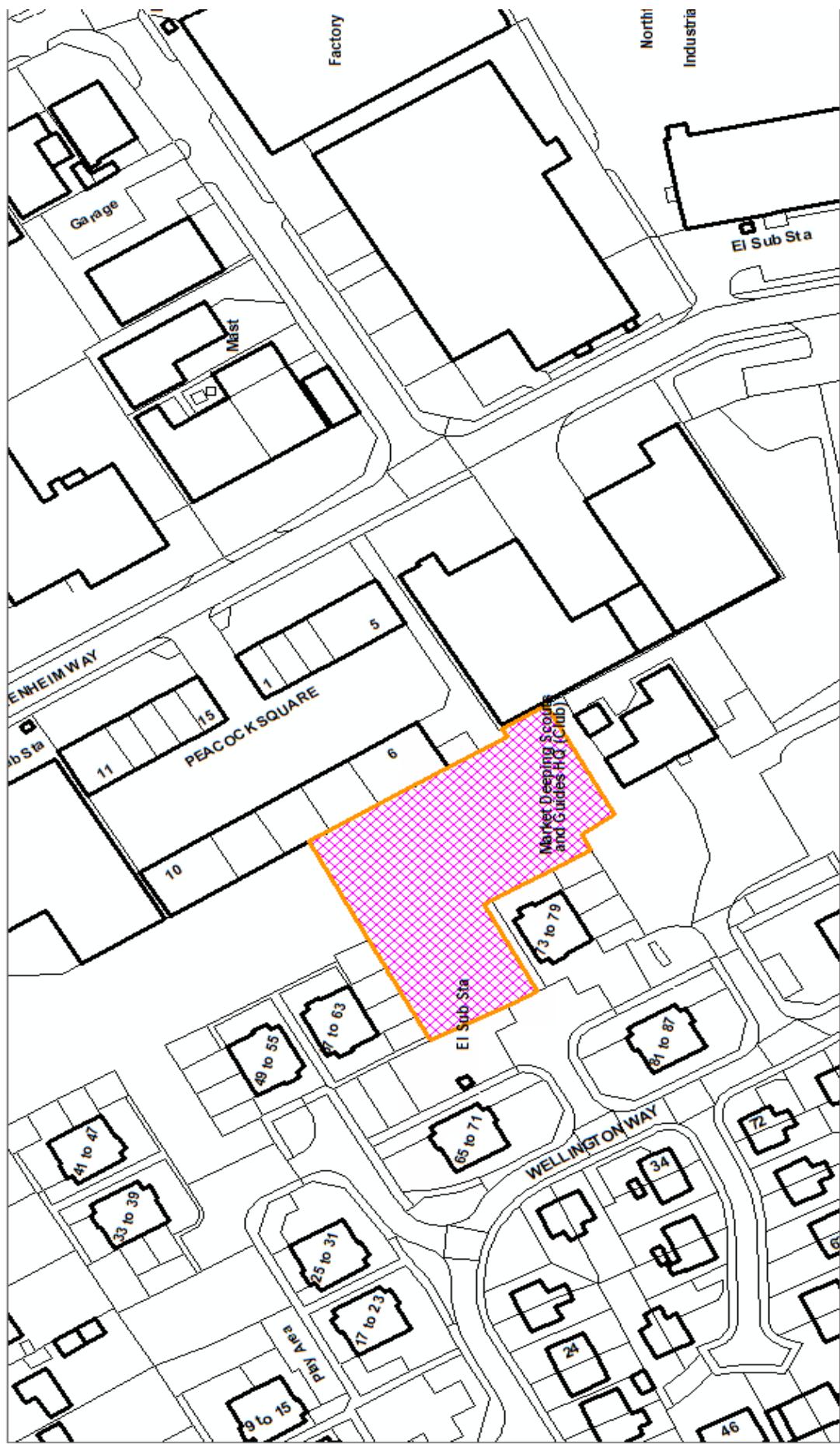
Reviewed by:

Adam Murray – Principal Development Management Planner

3 June 2025

Recommendation (s) to the decision maker (s)

To authorise the Assistant Director – Planning & Growth to GRANT planning permission, subject to conditions and completion of a Unilateral Undertaking



Application Boundary



1 Description of Site

- 1.1 The proposed development site comprises an 'L' shaped area of grassed open space of approximately 0.29 hectares (2855m²) situated between Northfields Industrial Estate and residential properties located on Wellington Way, to the north of the town centre of Market Deeping.
- 1.2 The site is bordered to the north by retained open space, to the west by existing residential properties and parking areas, to the south by Wellington Way Scout Hut, and to the east by a single storey warehouse unit occupied as part of Northfields Industrial Estate.
- 1.3 The site currently forms part of an area of open green space serving the local residents of the nearby residential properties and the Scout and Guide HQ which is located just to the south. The area and housing estate benefits from large verdant grassed open areas and low level bunding interspersed with trees, residential blocks of flats and houses with fenced off amenity areas, some of which are shared, along with communal parking areas
- 1.4 The site falls partly within the allocation boundary of the Northfields Industrial Estate, which is an Existing Employment Area designated by Policy E4 of the adopted Local Plan. In addition, the site is also identified as Important Open Land (Policy DNP13) within the Neighbourhood Plan for the Deepings. Finally, the site is allocated as part of the Minerals Safeguarding Areas for Sand and Gravel identified in the Lincolnshire Minerals and Waste Local Plan (Policy M11).

2 Description of Proposal

- 2.1 The application seeks full planning permission for the erection 11 dwellings with associated access, parking and landscaping.
- 2.2 The application scheme has been the subject of a number of revisions during the course of the determination period following continued engagement between Officers and the Applicant. The revised proposals were submitted in December 2024, and have been the subject of further formal consultation with all consultees, neighbours and interested parties.
- 2.3 The proposals, which are subject to determination, have been accompanied by a range of technical reports including an Open Space Assessment, Ecological Survey, Ground Investigations and a Flood Risk Assessment. The submission consists of the following plans: Amended Proposed Site Layout, Proposed Floor Plans and Elevations Plans, Proposed Boundary Treatment Plans, Proposed Landscaping Plans, which indicate that the development would comprise of the following
- 2.4 The proposed development scheme would provide 11 (no) affordable dwellings, which would provide a range of 1 and 2 bed flats, and 2-bed houses, which would include a mix of terrace, semi-detached houses, as well as 3(no) apartment blocks. The proposed housing mix would comprise 5 x 2-bed houses, 4 x 2 bed flats and 2 x 1-bed flats. The proposed houses would be 2-storey in scale, 2 x Apartment Block would also be 2-storey and would provide 4 flats, whilst 1 x Apartment Block would be 2-storey in scale and provide 2 flats.
- 2.5 All properties are characterised by a simple, contemporary architectural design and would be constructed with buff brick and a concrete interlocking roof. The proposed front elevations would include recessed brickwork features and would also include barge boards

and fascia boards. The proposed apartment blocks would also feature a projecting central gable, and include balconies finished with a glazed balustrade to the front elevations.

- 2.6 Access to the site is proposed to be taken via an extension of the existing road serving properties on Wellington Way. The proposed access road would follow around to the east and enter the site centrally between the existing blocks of flats, with the commercial units beyond bounded from the east. All dwellings have been arranged around the edge of the site fronting the access road, resulting in a Cul-de-Sac design with private amenity gardens positioned back-to-back with those existing exposed gardens. The area of retained communal space, between the development and the commercial units will be planted with additional trees and includes a connecting footpath and access through to the industrial estate which also links back to the undeveloped open green space to the north of the site. All proposed houses would have private rear gardens, whilst the proposed flats share amenity between them and have individual rear access .
- 2.7 The Proposed Site Layout demonstrates that the 2-bed houses would be provided with 2 (no) frontage parking spaces each; the proposed flats have a communal parking court to the end and east of the development, which provides 4 car parking spaces, and have dual parking for 4 cars to the side of plots 6/7 and 8/9.
- 2.8 The proposed street has been designed as a 5.5m wide tarmac carriageway with a turning head positioned in the south-east corner of the site, with a 1.8m footway positioned on the western side, which would be served by private paths providing access to the proposed dwellings. The proposed street would be tree-lined along the eastern side, and would also include a number of additional street trees and hedgerow along the western side to soften the proposed permeable parking areas.
- 2.9 In respect of the proposed boundary treatments, the submitted plans demonstrate that all existing boundaries would be retained and would be supplemented by new native hedgerow planting to the north, south and east. The existing landscaped bunds along the southern and western boundaries would also be retained and any gaps infilled with additional native planting and tree planting. The proposed public open space to the north of the site is proposed to be planted with species rich wildflower planting and native tree planting, and would include a small seating area with ornamental planting. The proposed property boundaries are to be marked by low level hedgerow planting to the front, and would have close boarded timber fencing to the rear.
- 2.10 The submitted application form and drainage strategy indicate that foul and surface water drainage will be discharged via the existing sewer network. On site attenuation is proposed in the form of a geocellular tanks positioned in the southern portion of the site.

Policy Considerations

- 2.11 **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 E4 – Protection of Existing Employment Sites
- 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 ID2 – Transport and Strategic Transport Infrastructure

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

2.13 **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
Section 17 – Facilitating the sustainable use of minerals.

The Deepings Neighbourhood Plan (Made June 2021)

Policy DNP2: Providing Guidelines for Additional Residential Development
Policy DNP3: Ensuring a Varied Mix of Homes to Meet Community Needs
Policy DNP9: Promoting Best Practice in Design
Policy DNP13: Protecting Important Open Spaces
Policy DNP16: Developing Sustainable Travel and Enhancing Local Transport Infrastructure

3 Representations Received

3.1 **Market Deeping Town Council**

3.2 They would like to see adequate screening to be installed to protect residents from the impact of the neighbouring industrial processes (from businesses on the Northfields industrial estate). They would like electrical vehicle charging points and solar panels to be installed. The existing access to the Northfields Industrial estate should be maintained and improved in terms of surface and lighting for cyclists, pedestrians etc.

3.3 **Anglian Water**

3.4 No objections

3.5 There are assets owned by Anglian Water or those subject to an adoption agreement within or close to the development boundary that may affect the layout of the site.

3.6 The foul drainage from this development is in the catchment of Deeping Water Recycling Centre that will have available capacity for these flows

- 3.7 **Cadent Gas**
3.8 There are no National Gas assets affected in this area
- 3.9 **Lincolnshire Fire & Rescue Service**
3.10 No objections subject to conditions
- Access
3.11 Access to buildings for fire appliances and fire fighters must meet with the requirements specified in Building Regulations 2010 (As Amended) Part B5. Lincolnshire Fire and Rescue also requires a minimum carrying capacity for hard standing for pumping appliances of 18 tonnes, not 12.5 tonnes as detailed in the Building Regulations 2010 (As Amended) Part B5.
- Water Supply
3.12 Requires the installation of a fire hydrant conforming to BS750-2012 within 90m of all dwelling entrances in respect of this planning application to be provided at the developer's expense. Fire hydrant acceptance testing will be carried out by a Hydrant Inspector on completion and a standard hydrant marker "H" plate will be fitted nearby. Following adoption, the Fire Service will be responsible for the ongoing maintenance and repairs for the lifetime of the fire hydrant.
- 3.13 **Lincolnshire County Council (Education)**
3.14 LCC Education has no comments on this consultation in relation to education as there is sufficient capacity in the locality for the children generated by this scheme.
- 3.15 **NHS Lincolnshire ICB**
3.16 Section 106 contribution required.
3.17 NHS Lincolnshire wishes for a Section 106 contribution from the developer to contribute to the expansion in capacity through remodelling/changes to layout or extension to existing facilities within the South Lincolnshire Rural Primary Care Network (PCN) at The Deepings Practice. Alternatively, the funding may, where appropriate, be used to support expansion in capacity at an alternative general practice site as required to meet the local population health need.
3.18 The contribution requested for the proposed development is £7,260.00
- 3.19 **National Grid**
3.20 No comments
- 3.21 **LCC Highways & SuDS Support**
3.22 No objection
3.23 • More detailed drainage information is required, where the outfall will be, if this is a highway drain a full survey will need carrying out to assess capacity and condition from connection to the outfall.
3.24 • Detailed site layout plans including locations of SUDS
3.25 • Cycle storage to be included for each property
3.26 • There needs to be a link footway from the development joining up to the footpath not just stopping in the car park.
3.27 • Tactile crossing should be included in the proposal as well as in the surrounding area for pedestrians. A sufficient footpath/cycle path should be included to connect to the industrial estate to increase connectivity to the local area as this is already a established route.

- 3.28 **SKDC Environmental Protection Officer**
3.29 No objection subject to conditions.
- 3.30 Noise
3.31 Further information is required in relation to noise from the extract fans of the adjacent commercial unit. The developer is required to arrange a plan to mitigate the noise from the extraction to protect the amenity of future residents of the site.
- 3.32 Construction Management
3.33 Request that a construction management plan and method statement is submitted for the development prior to commencement, in order to protect the neighbouring properties from noise and dust. This can be secured via planning conditions.
- 3.34 Contamination
3.35 Should the developer during excavation and construction works of the said development site find any area of the site 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 by the Local Planning Authority, and the approved remediation shall thereafter be implemented. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.
- 3.36 **SKDC Urban Design Officer**
3.37 No objections raised.
- 3.38 **SKDC Planning Policy Officer**
3.39 The development would not be compliant with the policy requirement for affordable housing to be split between affordable rent and affordable ownership.
3.40 However, the SKDC Housing Register shows that is a need for 195 affordable rental units in Market Deeping
- 3.41 **The Deepings Neighbourhood Plan Group**
3.42 Welcome affordable housing with reference to the HNA document.
3.43 Support the application subject to a planning condition preventing any development starting until a scheme for enhancement of the adjacent open space is agreed with the LPA.
- 3.44 **Lincolnshire Wildlife Trust**
3.45 Holding objection pending the inclusion of plans to achieve the mandatory 10% Biodiversity Net Gain (BNG).
3.46 The BNG Metric submitted with this application shows a projected overall biodiversity loss of 59.35%, falling outside of BNG regulations that state that developments must achieve a minimum of 10% net gain.
3.47 We understand that planning permission can be granted with conditional BNG, but it would be our recommendation that BNG should be integrated into the design of the site. Consideration of how the biodiversity will be created, enhanced, managed and monitored - for a minimum of 30 years – is more effective when it is a part of the design process
- 3.48 **Heritage Lincolnshire**

- 3.49 The site for the proposed development lies in an area of archaeological interest/importance. Market Deeping lies in an area of dense archaeological activity, dating from the prehistoric period onwards. In addition, the course of the Car Dyke (which dates from the Roman period) runs through Market Deeping, passing within 200m of the western side of the proposed development. King Street (a Roman road) passes to the west of the village.
- 3.50 Archaeological work, carried out as part of the Market Deeping Bypass, identified several areas of archaeological importance including a possible Bronze Age barrow cemetery, an area of industrial activity dating to the Late Neolithic/Early Bronze Age period and an enclosure of Roman date.
- 3.51 The proposed development area lies within a large and complex multi-phase prehistoric landscape known from cropmarks and archaeological investigations. Evidence of Roman remains are recorded in the vicinity, with some evidence of Anglo-Saxon and medieval occupation (represented by pottery scatters).
- 3.52 It is recommended that the developer should be required to commission a Scheme of Archaeological Work in the form of an archaeological evaluation to determine the presence, character and date of any archaeological deposits present at the site.

3.53 Heritage England

- 3.54 Advises the Authority to seek the views of your specialist conservation and archaeological advisers.

4 Representations as a result of publicity

- 4.1 This application has been advertised in accordance with the Council's Statement of Community Involvement and 6 letters of representation have been received. The points raised can be summarised as follows:
1. Loss of open space and play area for children as current flats do not have gardens.
 2. No doctors to cope with the current demand of dwellings.
 3. While the loss of open space is undesirable, this has to be balanced against the benefits of the proposal. I would suggest that the authority should seek to ensure that the remaining open space is suitability enhanced to help mitigate this impact.
 4. Support the pedestrian route to the adjacent industrial estate.
 5. The area includes various amenities, and of course employment, that it is beneficial for both residents of the proposed development and other nearby residential areas to have good access to.
 6. The precise nature of the proposed connection is unclear but I would expect this to have a tarmac surface or similar and ideally of a width suitable for use by both pedestrians and cyclists.
 7. I welcome that the design of the development provides a degree of overlooking of the connection. It is unclear what lightning is proposed but this connection would benefit from lightning, in the interests of safety and security of its users.

The developer should take this opportunity, while improving this route, to also provide future legal certainty and dedicate the route for public use. The entire route from Blenheim Way to Wellington Way should be offered to the highway authority for adoption as public highway, for both walking and cycling

8. Ensuring provision is made for swifts via the planning system is crucial, so anything you can do to encourage developers and applicants to incorporate swift bricks into building plans would be very valuable.
9. The proposed access road will in effect lose parking spaces for the current residents in 3 blocks of flats.
10. Concerns about noise complaints for adjacent businesses

5 Evaluation

- 5.1 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, along with The Deepings Neighbourhood Plan made 7th June 2021
- 5.2 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.
- 5.3 In addition, the policies and provisions set out in the National Planning Policy Framework (NPPF) (“the Framework”) (Published December 2024) are also a relevant material consideration in the determination of planning applications.
- 5.4 Furthermore, as of March 2025, South Kesteven District Council are presently unable to demonstrate a 5-year housing land supply and as a result, the policies most important for determining the application are deemed to be out-of-date by virtue of footnote 8 and Paragraph 11 of the National Planning Policy Framework. In these circumstances, Paragraph 11(d) requires that planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework when taken as a whole; or where specific policies in the Framework, indicate that development be restricted.

5.5 Principle of the development

- 5.5.1 Policy SP1 (Spatial Strategy) identifies that the focus for the majority of growth is in and around the four market towns, with Grantham being a particular focal point for development. In connection with the above, decisions about the location and scale of new development will be taken on the basis of the settlement hierarchy set out in Policy SP2.
- 5.5.2 Policy SP2 (Settlement Hierarchy) identifies Grantham as being the primary focal point for development within the District during the plan period with a view to strengthening its position as a sub-regional centre. The policy states that “new development proposals will be supported on appropriate and deliverable brownfield sites and on sustainable greenfield sites (including urban extensions), where development will not compromise the town’s nature and character”.
- 5.5.3 In addition, Policy SP3 (Infill Development) recognises that infill development, which is in accordance with all other relevant Local Plan policies, will be supported, provided that:
- (a) It is within a substantially built-up frontage or redevelopment opportunity (previously development land)
 - (b) It is within the main built-up part of the settlement.

- (c) It does not cause unacceptable impact on the occupiers' amenity of adjacent properties.
- (d) It does not extend the pattern of development beyond the existing built form; and
- (e) It is in keeping with the character of the area and is sensitive to the setting of adjacent properties.

5.5.4 In respect of the above, the application comprises an area of grassed open space situated between Northfields Industrial Estate and residential properties located on Wellington Way, to the north of the town centre of Market Deeping. The site is bordered to the north by retained open space, to the west by existing residential properties and parking areas, to the south by Wellington Way Scout Hut, and to the east by a single storey warehouse unit occupied as part of Northfields Industrial Estate. As such, whilst the site does not occupy a position within a substantially built-up frontage, it is viewed within the context of existing built form on all sides, and is substantially contained by this existing built form and strategic infrastructure. Development of the site would not extend the pattern of development beyond the existing limits of the town in any direction.

5.5.5 Taking the above into account, development of the site would be in accordance with the principles of criteria (a), (b), (d) of Policy SP3, and would be in accordance the overarching spatial strategy for the District. With regards to criteria (c) and (e), these matters fall to be assessed against the relevant material considerations, which are discussed in further detail below.

Impact on Open Space Provision

5.5.6 Notwithstanding the above, it is appreciated that the proposed development scheme would involve the residential development on land which currently comprises informal open space, serving the existing properties on Wellington Way. Whilst this land is currently vacant grassland, the site is allocated as an Important Open Space (IOS33 – Scout Hut Area) in the Neighbourhood Plan for the Deepings. Policy DNP13: Protecting Important Open Spaces of the Neighbourhood Plan states that development proposals on these sites will only be supported where they are in accordance with SKLP Policy OS1 (Open Space) of the adopted Local Plan..

5.5.7 In this respect, it is appreciated that public representations received on the application have raised objections on the basis of the proposed loss of the area of informal open space. With regards to this, Policy OS1 provides a permissive approach to the protection of existing areas of open space within the District. It states that all existing open space, including allotments, parks, equipped play space, sports pitches, and informal natural open space will be protected. Development proposals for such spaces will only be permitted where it can be demonstrated that:

- (a) The proposal will provide increased or improved open space and / or recreational facilities; or
- (b) The site is not required to meet local standards; or
- (c) Equivalent (or better) replacement provision is to be made within the locality; and
- (d) The site does not support important or protected habitats or species.

5.5.8 In this respect, the application has been accompanied by an Open Space Assessment (Knight, Davanagh & Page) (Dated July 2024), which has assessed the use of the

application, together with the availability of alternative open space provision within the local area. The assessment provides the following conclusions:

- The site currently rates as poor quality and low value in the Open Space Study and is a relatively small part of a wider open area within the residential estate that will remain.
- Furthermore, the proposal will look to enhance the remaining land through landscaping, tree planting and accessible paths. (These details can be secured by way of a 'Grampian condition' to ensure improved open space provision would be delivered as part of the development scheme)
- The redline boundary also includes the existing open space, which is to be partially retained as part of the proposed development. The open space will be enhanced with native planting to increase biodiversity, ecological value and connectivity.
- Through enhancement of the retained open space, the quality score will be raised to good. The proposed development will also greatly improve its usability and meet the exception of Policy OS1.

5.5.9 Taking the above, it is Officers' assessment that whilst the application scheme would reduce the quantity of public open space on the site, it would enhance the quality of the retained area of open space, through increased landscaping, tree planting and accessibility; as well as enhancing the biodiversity value of the open space.

5.5.10 Consequently, it is Officers' assessment that the application proposals would fulfil the requirements of Policy OS1.

5.5.11 Notwithstanding the above, the site also falls partially within the allocation boundary of the Northfields Industrial Estates, which is a Protected Existing Employment Site (EMP-D3) identified as part of Policy E4: Protection of Existing Employment Sites of the adopted Local Plan. This policy states that such sites will be protected to ensure continued provision of locally important employment sites. In this respect, it is acknowledged that the application site is functionally distinct from the adjacent industrial estate and, therefore, residential development would not compromise the principles of the allocation, subject to detailed design considerations referenced below.

5.5.12 Furthermore, the site also falls within a Minerals Safeguarding Area for Sand and Gravel designated under Policy M11. This policy states that applications for non-minerals development in a Minerals Safeguarding Area must be accompanied by a Minerals Assessment. Planning permission will be granted provided that it would not sterilise mineral resources within the Mineral Safeguarding Areas or prevent future minerals extraction of neighbouring land. Where this is not the case, planning permission will be granted where: "The applicant can demonstrate to the Mineral Planning Authority that prior extraction of the mineral would be impracticable, and that the development could not be reasonably sited elsewhere". In this regard, it is appreciated that, in view of the surrounding existing residential, recreational and industrial land uses, extraction of any minerals resources is unlikely to be considered practicable.

5.5.13 Having consideration of the above, it is Officers' assessment that the proposed development of the site would be in accordance with the overall spatial strategy for the District, as set out in Policy SP1, SP2, SP3 and OS1 of the adopted South Kesteven Local Plan. As such, the principle of development is acceptable, subject to material considerations. These matters have been assessed below.

- 5.5.14 Notwithstanding this, as detailed above, South Kesteven District Council are presently unable to demonstrate a 5 year housing land supply and, therefore, the policies most important for determining the application are deemed to be out-of-date, and the tilted balance set out at Paragraph 11 of the National Planning Policy Framework is engaged. This requires planning permission to be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework when taken as a whole; or where specific policies in the Framework, indicate that development should be restricted.
- 5.5.15 In this context, the proposed development would involve the delivery of 11 dwellings, which is a significant public benefit, that Officer's would attribute substantial weight in the tilted balance.

5.6 **Meeting all Housing Needs**

- 5.6.1 As referenced above, the current application proposals seek planning permission for the erection of 11 (no) affordable housing units, all of which are proposed to be delivered as affordable rented accommodation.
- 5.6.2 Policy H2 (Affordable Housing Contributions) seeks to meet the needs for affordable housing within the District by requiring all major development proposals to provide affordable housing. Within the built-up area of Market Deeping, the affordable housing requirement is 30%. In this respect, the proposed development would exceed the requirements for affordable housing set out within Policy H2.
- 5.6.3 In addition, with regards to the mix of property types and sizes across the development scheme, Policy H4 (Meeting All Housing Needs) seeks to ensure that residential development is of an appropriate size and type to meet the current and future needs of the District. In particular, Policy H4 encourages the provision of high quality and affordable housing for all.
- 5.6.4 Furthermore, the Strategic Housing Market Assessment (SHMA) 2014 recommends that 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%

- 5.6.5 The submitted application proposals would provide the following housing mix:

	1-bed	2-bed	3-bed	4+ bed
Affordable	18.2%(2 units)	81.8% (9 units)	0% (0 units)	0% (2 units)

- 5.6.6 In view of the above, it is appreciated that the proposed development would provide a greater number of 2-bed dwellings, and fewer 1-bed dwellings than that identified in the recommended housing mix contained in the Strategic Housing Market Assessment. However, it is noted that the scheme has been designed to contribute towards meeting the identified housing needs on the Council's Housing Register. As such, the current application proposals would provide a range of property types and sizes and would contribute towards meeting the identified local need for affordable housing.

- 5.6.7 Taking the above into account, it is concluded that the proposal would be in accordance with Policy H2 and H4 of the adopted South Kesteven Local Plan, and Section 5 of the National Planning Policy Framework.
- 5.7 **Design Quality and Visual Impact**
- 5.7.1 Following on from the feedback of a public consultation undertaken in July of last year and further pre application advice and discussions between Officers, Consultees and the Applicant. The development proposals have been revisited, and amendments have been made to address the concerns raised.
- 5.7.2 Having considered its proximity to that of the existing Scout and Guide HQ, together with the industrial estate, the site location is considered of an acceptable distance and relationship, with the importance of the linked access through to the industrial estate. A further footpath is added through the site to maintain the route and connects well into the retained open space further north, passing between the development and the back of the commercial units. This area will be planted out with further trees and subject to an additional landscaping plan.
- 5.7.3 The reduced number and revised layout of 11 dwellings have been designed to result in a cohesive arrangement of properties that sit well within the surrounding context and respond to neighbouring dwellings. Such that the provision of back-to-back rear gardens will provide privacy to those previously exposed, screening garden paraphernalia and will generally improve the character and appearance of the locality.
- 5.7.4 All properties are proposed to have well-defined boundaries, with individual rear amenity gardens, small open frontages and are arranged so that they front onto the street, which provides an appropriate sense of enclosure and would also be orientated so that they are well related to the existing properties.
- 5.7.5 In relation to the above, the Council's Principal Urban Design Officer has been part of the process and pre application discussions, advising on the scheme and have confirmed that they have no objection to the proposed development, and that it is now an appropriately designed scheme. The Urban Design Officer has completed a Building for Healthy Life Assessment and this has demonstrated that the scheme performs positively against this nationally accredited design metric.
- 5.7.6 Where the layout has been revised to include a well-designed area of retained public open space and a paved path to provide connections between the development and the commercial site, the proposed house Plot 5 (which would be positioned adjacent to this area of open space) has been revised to include a number of windows in the north / side elevation, to provide an appropriate degree of natural surveillance.
- 5.7.7 In respect of the scale and appearance of the proposed development, the proposed houses and flats are all designed to be 2-storey in scale, which would be in keeping with the scale of development within the Wellington Way Estate. All properties benefit from appropriately sized plots, which include private amenity space.
- 5.7.8 The proposed built form adopts a simple, contemporary architectural, which includes the use of projecting brickwork and projecting gable features in the front elevation to provide a degree of visual interest. It is Officers' assessment that the proposed built form would enhance the character of the existing built-form within Wellington Way, which is broadly defined by uninspiring 1980s houses. The proposed dwellings would be constructed with buff brick and concrete interlocking roof tiles, which would be in keeping with the materials

palette of the local area. In view of the above, it is considered that the proposed built form would be in keeping with the character and appearance of the area.

5.7.9 Taking the above into account, it is the Officers' assessment that the application proposals would provide an acceptable appearance, layout, landscaping, scale and massing which would ensure that the development scheme positively integrates with the character and appearance of the surrounding residential estate. Consequently, it is Officers' position that the application scheme would accord with Policy DE1 of the adopted South Kesteven Local Plan, the adopted Design Guidelines SPD, and Section 12 of the National Planning Policy Framework; although appropriate conditions are attached to require compliance and the timely implementation of the submitted scheme.

5.8 **Impact on amenity and neighbouring uses**

5.8.1 With regard to the impact of the proposed development on the residential amenity of neighbouring uses, it is appreciated that no representations have been received on the application in this respect.

5.8.2 Nonetheless, in assessing the application proposals against the standards set out within the adopted Design Guidelines SPD, it is Officers' assessment that the orientation of the proposed houses, coupled with the separation distances between the existing properties to the north, south and west, would ensure that the proposed development would not give rise to any unacceptable adverse impacts on the existing properties in respect of loss of privacy, overshadowing and outlook

5.8.3 With regards to the relationship between the existing properties and the proposed flats situated to the north and west of the proposed development, it is appreciated that these proposed buildings include internal balconies positioned in the rear elevation of the building. However, it is Officers' assessment that the orientation and separation distance of the proposed buildings will ensure that there are limited opportunities for direct overlooking of the existing properties and, therefore, it is considered that the proposed development would not have an unacceptable impact on the privacy of the rear gardens of the existing properties. Similarly, it is also appreciated that these properties include windows in the side elevation of the buildings but do not give rise for concern in relation to reducing the residential amenities to an unacceptable level. However, they would ensure that there are adequate opportunities for natural surveillance of the communal amenity areas

5.8.4 In respect of the impacts of construction activities on the amenity of existing residential properties, it is appreciated that the application site is located within a residential setting and, therefore, there is the potential for short-term impacts on the residential amenity of the existing properties as a result of noise, dust and vehicle movements associated with the construction of the proposed scheme. In view of the above, conditions are proposed to require the submission and approval of a Construction Management Plan prior to the commencement of development, in order to mitigate these potential impacts.

5.8.5 In respect of the provision of an appropriate level of amenity for future occupants of the proposed development, it is noted that all houses and flats will benefit from private amenity space positioned to the rear and measure approximately 50 sq. metres and above. Similarly, As such, it is Officers' assessment that the proposed dwellings would benefit from a proportionate level of private amenity space, as well as, use of the existing retained public open space.

5.8.6 Furthermore, it is appreciated that the application site is located immediately adjacent to the commercial/industrial units on Peacock Square. The application has been accompanied by a Noise Impact Assessment (Environmental Noise Solutions Limited) which identifies the following conclusions:

- External noise levels at the boundary of the existing vacant site are generally ≤ 55 dB LAeq,16hr and are therefore below the upper guideline level set out in BS 8233.
- For those areas of the site which are adjacent to the extract plant on the western façade of the nearest units, a minimum set-back distance of 5m is recommended to reduce noise levels in the gardens.
- Noise levels within private gardens may be further reduced with localised screening in the form of close boarded timber fences (≥ 10 gk/m² superficial mass), to a minimum height of 1.8m above ground level. With the introduction of localised screening, the majority of external amenity areas are expected to be exposed to noise levels ≤ 50 dB LAeq,16hr.

5.8.7 In relation to the above, the Council's Environmental Protection Team have been consulted on the application and have confirmed that they have no objections in principle to the development. However, they have noted that Section 4 of the noise assessment states: Noise from extract fans on the western façade of the adjacent commercial unit result in slightly higher noise levels of 56 dB LAeq,1hr within a localised area at the northern edge of the site. Noise from the fans was not observed during the night time period.

5.8.8 It is Officers' assessment that this could be appropriately addressed through the built fabric such as acoustic ventilation. As such, conditions are proposed to require the submission of an Acoustic Mitigation Scheme and Noise Validation testing to demonstrate that internal and external levels would meet the relevant standards

5.8.9 Taking the above into account, subject to the imposition of conditions, it is Officers' assessment that the application proposals would not have any unacceptable adverse impacts on neighbouring properties, and would provide an appropriate level of amenity for all existing and future residential occupants. As such, the application would accord with Policy SP3, DE1, and EN4 of the adopted Local Plan, and Section 12 of the National Planning Policy Framework in respect of residential amenity considerations.

5.9 **Access, Highways Impacts and parking**

5.9.1 As outlined above, access to the site is proposed to be taken via an extension of the existing unadopted road, via Wellington Way and between the existing two blocks of flats within the site. The initial proposed carriageway would be approx. 5.5 metres in width and retains the footway on the southern side. A further new footpath is detailed to the opposing side to the front of the proposed flats to the north, which again link into the site east toward the commercial site and connecting footpath. The proposed site layout demonstrates that all 2-bed houses would be provided with 2 (no) frontage parking spaces, the 2-bed apartment Blocks x 2 would each have 4 spaces to the side and the 1-bed apartment block would have a communal parking court to the back, within the site (east) which contains 4 parking space (1 parking space per apartment). There are a number of further communal parking areas in close proximity including the Scout and Guide HQ. In addition, all dwellings are provided with secure cycle storage within the plot boundaries.

- 5.9.2 Lincolnshire County Council (as Local Highways Authority) have been consulted on the application proposals and have raised no objections in relation to matters of highways impacts.
- 5.9.3 Conditions are also proposed to require the estate road and footway to be completed to finished surface levels, prior to first occupation of the development, in order to ensure that these primary access routes are completed in a timely manner and do not present any safety hazards to future occupants of the site by way of interim construction levels.
- 5.9.4 Consequently, subject to the imposition of conditions, it is concluded that the site benefits from a location which would ensure that future occupants can travel to / from the site in via sustainable modes of transport. The application proposals would not give rise to any unacceptable adverse impacts on highways safety and / or capacity, and would provide an appropriate level of parking provision. As such, the application proposals are assessed as being in accordance with Policy ID2 of the adopted South Kesteven and Section 9 of the Framework.

5.10 Flood Risk and Drainage

- 5.10.1 In respect of flood risk and drainage matters, it is noted that there have been no representations received on the application on these matters.
- 5.10.2 Notwithstanding this, the application site is located within Flood Zone 1 of the Flood Map for Planning, and is also identified as being primarily at very low risk of surface water flooding; however, there are some isolated areas of low-medium risk of surface water flooding located in the south-eastern corner of the site. Overall, the site is concluded to present an overall low risk of flooding.
- 5.10.3 Furthermore, Anglian Water have also been consulted on the application and have also confirmed that the proposed connection to their network is acceptable.
- 5.10.4 In connection with the above, the application has been accompanied by a Flood Risk Assessment and Drainage Strategy (JNP Group)
- 5.10.5 Lincolnshire County Council (as Lead Local Flood Authority) have been consulted on the scheme and have provided initial comments requesting further information in relation to the drainage and SUDS. In particular, they have stated that more detailed drainage information is required, where the outfall will be, if this is a highway drain a full survey will need carrying out to assess capacity and condition from connection to the outfall. Detailed site layout plans including locations of SUDS should also be provided.
- 5.10.6 However, having due regard for the above comments, it is the Case Officers assessment that these details can be appropriately secured through conditions requiring the submission of a surface water drainage scheme, including a requirement to undertake a drainage condition survey.
- 5.10.7 Taking the above into account, subject to the imposition of conditions requiring the submission of a surface water drainage strategy, the application proposals would accord with Policy EN5 of the adopted Local Plan and Section 14 of the Framework.

5.11 Impact on biodiversity, ecology and trees

- 5.11.1 In respect of the impact of the proposed development on biodiversity and ecology, it is appreciated that the application site comprises an undeveloped greenfield site, which currently provides public open space serving the existing occupants of the Wellington Way

estate and, therefore, is a highly managed habitat. Nonetheless, it is also appreciated that the site also contains a number of trees and native planting, which may provide an appropriate habitat for protected species.

- 5.11.2 The application is subject to statutory biodiversity net gain, which requires the submission of a Biodiversity Gain Plan and Habitat Management and Monitoring Plan prior to the commencement of development. As referenced above, this net gain is to be delivered on the retained open space falling outside of the application site boundary, and the statutory biodiversity gain condition is sufficient to secure the obligations in this case.
- 5.11.3 In view of the above, subject to the imposition of conditions, the application proposals would accord with Policy EN2 of the adopted Local Plan, and Section 5 and 14 of the Framework in respect of ecology and biodiversity.

5.12 *Ground Conditions*

- 5.12.1 As indicated above, it is appreciated that the application site comprises undeveloped grassland and is also located within close proximity to a number of industrial uses and, therefore, may be subject to sources of land contamination.
- 5.12.2 The Councils Environmental Protection Team were consulted as part of the application in this respect and raised no objection to the development subject to a condition requiring the developer to stop all works, if during excavation and construction it is suspected that the land is contaminated. A full investigation and risk assessment must then be undertaken and submitted to the LPA with a remediation scheme to be approved.
- 5.12.3 Taking the above into account, it is concluded that, subject to conditions, the proposed development would not give rise to any unacceptable risks of ground contamination and, as such, the application proposals would accord with Policy EN4 of the adopted Local Plan and Section 15 of the National Planning Policy Framework on these matters.

5.13 *Climate Change*

- 5.13.1 As previously identified, the application proposals would involve the development of undeveloped, greenfield land within the main built-up area of Market Deeping and, therefore, the site is deemed to be an appropriate location for residential development. As such, the application scheme would be consistent with the locational principles of Policy SD1.
- 5.13.2 In this respect, it is appreciated that the Applicant has not submitted a Sustainability Statement for the scheme and, therefore, has not demonstrated how the proposed development would comply with the requirements of Policy SB1 of the adopted Local Plan. However, it is Officers' assessment that this can be appropriately addressed through the imposition of conditions requiring the submission of details to demonstrate compliance with Policy SB1; these details are proposed to be required prior to development above damp-proof course.
- 5.13.3 Therefore, subject to the imposition of conditions securing further details of sustainable building measures, the proposal would represent sustainable development when taken as a whole and, therefore, would accord with the requirements of Policy SB1 and SD1 of the adopted South Kesteven Local Plan.

5.14 *Impact on Archaeological Assets*

- 5.14.1 Heritage Lincolnshire (as Local Archaeological Advisors) have been consulted on the application proposals and have confirmed that they have no objections, subject to the

imposition of conditions requiring the submission of a Written Scheme of Investigation for a programme of archaeological evaluation. These details, and the subsequent completion of the investigation, are proposed to be secured as part of a pre-commencement condition.

5.14.2 Therefore, subject to conditions, the application proposals would accord with Policy EN6 and Section 16 of the Framework in respect of archaeological matters.

5.15 **Infrastructure for Growth**

5.15.1 Local Plan Policy ID1 (Infrastructure for Growth) states that all development proposals will be expected to demonstrate that there is, or will be, sufficient infrastructure capacity to support and meet the essential infrastructure requirements arising from the proposed development.

5.15.2 In this respect, Lincolnshire Integrated Care Board (LICB) have been consulted on the application and have confirmed that the development will impact on the capacity of existing GP services within the area. Therefore, they have requested a contribution of £7260.00 towards expanding healthcare capacity within the local area.

5.15.3 Lincolnshire County Council (Highways) have also responded to the application scheme and requested a contribution of £11,000.00 toward providing annual bus passes for each dwelling. However, further engagement with Officer's have indicated that this would be appropriately addressed through planning conditions.

5.15.4 Furthermore, Lincolnshire County Council (as Local Education Authority) have been consulted on the application scheme. However, they have confirmed that there is sufficient capacity within the local area to accommodate the educational needs of the proposed development.

5.15.5 Therefore, subject to the completion of a Section 106 Agreement, the application proposals would be in accordance with Policy ID1 of the adopted South Kesteven Local Plan.

6 **Crime and Disorder**

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

7 **Human Rights Implications**

7.1 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.

8 **Planning Balance and Conclusions**

8.1 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.

8.2 The application proposals seek full planning permission for the erection of 11 affordable dwellings with associated access, landscaping, parking and cycle storage provision on land situated within the Wellington Way housing estate located within the main built-up area of Market Deeping. The site is currently utilised as public open space associated with the existing residential properties and, therefore, falls to be assessed in the context of Policy OS1 of the adopted Local Plan.

- 8.3 In this case, the Applicant has submitted an Open Space Assessment which demonstrates that whilst the scheme would reduce the quantity of open space on the site, it would enhance the quality of the open space through the proposed biodiversity net gain and improved connectivity. As such, the application would accord with Policy OS1 of the adopted Local Plan.
- 8.4 Notwithstanding the above, as of March 2025, South Kesteven District Council are presently unable to demonstrate a 5-year housing land supply and as a result, the policies most important for determining the application are deemed to be out-of-date by virtue of footnote 8 and Paragraph 11 of the National Planning Policy Framework. In these circumstances, Paragraph 11(d) requires that planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework when taken as a whole; or where specific policies in the Framework, indicate that development be restricted.
- 8.5 As identified the proposed development scheme would make provision for 11 residential dwellings, which would wholly be affordable dwellings; this would make a significant contribution towards meeting the identified housing needs of the District, including the acute need for affordable housing, as well as contributing to addressing the identified housing land supply shortage. The provision of this additional housing is a significant public benefit, which Officers advise should be given substantial weight. The scheme represents sustainable development when taken as a whole, and there are significant benefits to be afforded substantial weight in the assessment of the application proposals.
- 8.6 Taking all of the above into account, it is Officer's assessment that the adverse impacts of the development do not significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework when taken as a whole, such that the tilted balance set out within Paragraph 11(d) weighs in favour of the development.
- 8.7 Consequently, it is Officers assessment that the application proposals would accord with the adopted Development Plan when taken as a whole, and the material considerations, including the tilted balance required by Paragraph 11(d) of the Framework also weigh in favour of granting planning permission.

9 Recommendation

- 9.1 To authorise the Assistant Director – Planning & Growth to GRANT planning permission, subject to the completion of a Unilateral Undertaking securing the necessary financial contributions set out within the report above, and subject to the proposed schedule of conditions detailed below.

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. Location Plan re.
- ii. Plans, Elevations and Sections

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, 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. Construction and delivery hours
- b. The phasing of the development, including access construction
- c. The on-site parking of all vehicles of site operatives and visitors
- d. The on-site loading and unloading of all plant and materials.
- e. The on-site storage of all plant and materials used in constructing the development.
- f. Dust suppression measures
- g. Wheel washing facilities
- h. 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.

- 4) Before any part of the development hereby permitted is commenced, a surface water drainage scheme shall have first been submitted to, and approved in writing by, the Local Planning Authority. The submitted scheme must:
 - i. Be based on the results of evidenced groundwater levels and seasonal variations.
 - ii. Be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development.
 - iii. Provide flood exceedance routing for storm events greater than 1 in 100 year
 - iv. Where necessary, 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.
 - v. Where necessary, provide attenuation details and discharge rates which shall be restricted to the greenfield runoff rate
 - vi. Provide details of the timetable for and any phasing of implementation for the drainage scheme; and
 - vii. Provide details of how the scheme will be maintained and managed for 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 part of the development shall be occupied / brought into use 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 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.

- 5) Where required by Condition 4, before the development hereby permitted commences, a priority risk assessment for the proposed outfall location, in accordance with DMRB CD535 and informed by a pre-construction condition survey, shall be submitted to and approved in writing by the Local Planning Authority. If identified as necessary following the priority culvert risk assessment, a mitigation scheme for the proposed outfall location should be submitted to and approved in writing by the Local Planning Authority. Thereafter, the mitigation works shall be completed in accordance with the approved scheme prior to the commencement of development.

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

During Building Works

- 6) Before works to erect any external lighting associated with the development hereby permitted are commenced, details of the lighting including an external lighting plan, levels of illumination and hours of operation shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the amenities of the area and in accordance with Policies EN4 and DE1 of the adopted South Kesteven Local Plan.

- 7) Before the development hereby permitted is commenced, a noise management plan for the dwellings shall have been submitted to and approved by the Local Planning Authority. The mitigation measures detailed within the management plan shall be implemented prior to occupation and shall remain in place in perpetuity, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the amenities of the area and in accordance with Policies EN4 and DE1 of the adopted South Kesteven Local Plan.

- 8) No development above damp-proof course shall take place until details demonstrating how the proposed dwelling would comply with the requirements of Local Plan Policy SB1 and SD1 must be 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 building; details of water efficiency; and the provision of electric car charging points.

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

Reason: To ensure the development mitigates and adapts climate change in accordance with Local Plan Policy SB1 and SD1

- 9) Before any part of the development hereby permitted is commenced, a site-specific Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include a scheme making available 2 free annual travel passes per dwelling for the first year of their occupation.

Thereafter, the Travel Plan shall be implemented in accordance with the approved details prior to first occupation and shall be in place / action in accordance with the approved timescales.

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

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

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

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

Before the Development is Occupied

11) Before any part of the development hereby permitted is occupied/brought into use, the external elevations shall have been completed using only the materials stated in the planning application forms and approved drawings unless otherwise agreed 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.

12) Before the end of the first planting/seeding season following the occupation/first use of any part of the development hereby permitted, all soft landscape works (as shown on the approved Planting Plan and Schedule Ref: D10503.001/Rev 01) shall have been carried out in accordance with the approved soft landscaping details.

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

13) Before any dwelling hereby permitted is occupied, the acoustic mitigation measures identified within the Noise Management Plan shall have been completed and a Validation Report shall be submitted to, and approved in writing by, the Local Planning Authority, which demonstrates the scientific and technical effectiveness of the noise mitigation measures.

Thereafter, the acoustic mitigation shall be maintained and retained for the lifetime of the development, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the proposed development does not give rise to any unacceptable impacts on residential amenity.

14) No part of the development hereby permitted shall be occupied before the works to improve the public highway (by means of a tactile pedestrian crossings to provide connections to the west of the site to Wellington Way has been certified complete by the Local Planning Authority.

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

Ongoing Conditions

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

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

Standard Note(s) to Applicant

- 1) In reaching this decision, the Council has worked with the Applicant in a positive and proactive manner by determining the application without undue delay. As such, it is considered that the decision is in accordance with Paragraph 38 of the National Planning Policy Framework (December 2024).
- 2) 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 listed below are considered to apply.

- 3) All roads within the development hereby permitted must be constructed to an acceptable engineering standard. Those roads that are out forward for adoption as public highways must be constructed in accordance with the Lincolnshire County Council Development Road Specification that is current at the time of construction, and the developer will be required to enter into a legal agreement with the Highway Authority under Section 38 of the Highways Act 1980. Those roads that are not to be voluntarily out forward for adoption as public highways may be subject to action by the Highway Authority under Section 219 (Advanced Payments Code) of the Highways Act 1980.

- 4) The permitted development requires the formation of a new/amended vehicular access. These works will require approval from the Highway Authority in accordance with Section 184 of the Highways Act. The works should be constructed in accordance with the Authority's specification that is current at the time of construction. Relocation of existing apparatus, underground services or street furniture will be the responsibility of the applicant, prior to application. For application guidance, approval and specification details, please visit

<https://www.lincolnshire.gov.uk/licences-permits/apply-dropped-kerb>

- 5) Please contact the Lincolnshire County Council Streetworks and Permitting Team on 01522 782070 to discuss any proposed statutory utility connections and any other works which will be required within the public highway in association with the development hereby permitted under this Consent. This will enable Lincolnshire County Council to assist in the coordination and timings of these works.

For further guidance, please visit our website via the following links:

Traffic Management - <https://www.lincolnshire.gov.uk/traffic-management>

Licences and Permits – <https://www.lincolnshire.gov.uk/licences/permits>.

Financial Implications reviewed by: Not applicable

Legal Implications reviewed by: Not applicable

Location Plan



Proposed site layout



Proposed elevations



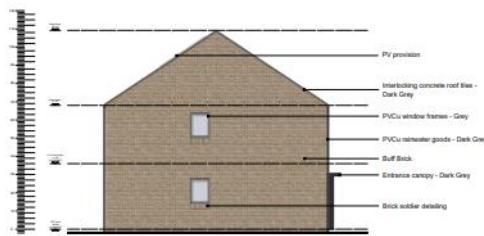
Proposed Front Elevation



Proposed RHS Elevation



Proposed Rear Elevation



Proposed LHS Elevation



Proposed Perspective (Not to scale)

PROPOSED ELEVATIONS
PLOTS 4 & 5
2 BED 3 PERSON SEMI-DETACHED HOUSE - 71m²
SCALE 1:100

0 1 2 3 4 5 metres



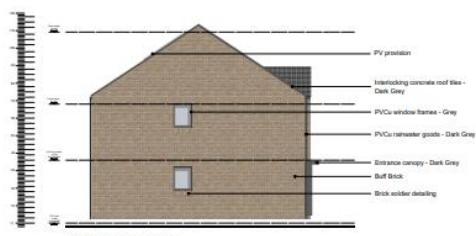
Proposed Front Elevation



Proposed RHS Elevation



Proposed Rear Elevation



Proposed LHS Elevation



Proposed Perspective (Not to scale)

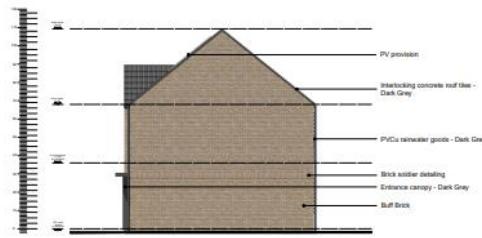
PROPOSED ELEVATIONS
PLOTS 1, 2 & 3
2 BED 3 PERSON TERRACED HOUSE - 70.8m²
SCALE 1:100

0 1 2 3 4 5 metres

Proposed elevations



Proposed Front Elevation



Proposed RHS Elevation



Proposed Rear Elevation



Proposed LHS Elevation

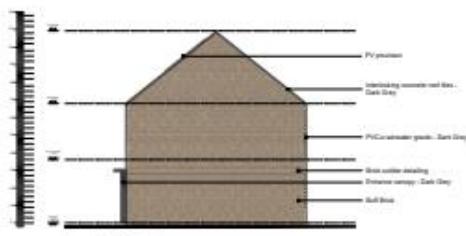
PROPOSED ELEVATIONS
PLOTS 6, 7, 8 & 9
2 BED 3 PERSON FLAT - 62m² / 70m²
SCALE 1:100



Proposed Perspective (Not to scale)



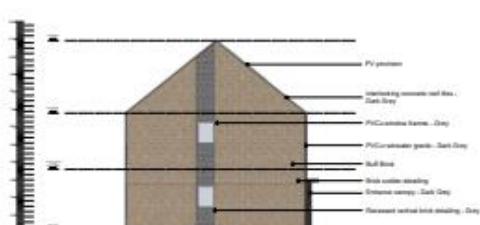
Proposed Front Elevation



Proposed RHS Elevation



Proposed Rear Elevation



Proposed LHS Elevation

PROPOSED ELEVATIONS
PLOTS 10 & 11
1 BED 2 PERSON FLAT - 53m² / 60m²
SCALE 1:100



Proposed Perspective (Not to scale)