

Applicant	Persimmon Homes East Midlands C/o Agent
Agent	Mr J Jennings, Pegasus Planning Group 3, Pioneer Court, Chivers Way, Histon, Cambridge, CB24 9PT
Proposal	Outline application for residential development and associated play areas, allotments and openspace
Location	Land Between, Godsey Lane And Towngate East, Market Deeping
App Type	Major Outline (Residential)
Parish(es)	Market Deeping

REPORT

Introduction

This application was reported to the last meeting of the Development Control Committee on the 17th August 2010. At the meeting Members resolved to defer the application to enable officers to investigate the possibility of providing an access to the site from Towngate East and to discuss possible restrictions on the number and size of the dwellings to be constructed on the site.

The applicants have confirmed that they would be willing to accept a condition restricting the total number of dwellings on the site to 120. They have also indicated that they would also accept a restriction on the scale of the buildings limiting the larger dwellings to key locations to create landmark buildings and focal points. With regard to these points it is not considered necessary to place these restrictions on any outline permission as these are all issues which Members could consider at the reserved matters stage of the development.

Officers have arranged a meeting with the applicants and the local highway authority on 1st September 2010 to discuss the possibility of an access onto Towngate East. The outcome of the meeting will be reported in the late background papers document.

Application Category

This application is categorised as a major application.

Reason for Referral to Committee

The application is reported to the development control committee as the development does not accord with the provisions of the development plan.

The Proposal

This is an outline application with all matters, except access, reserved for subsequent approval. The accompanying supporting statements and illustrative master plan indicate that approximately 120 dwellings could be accommodated on this site.

Planning permission has been granted for the erection of 95 dwellings (S08/1042) off Godsey Lane, this is referred to as phase 1 of the development with this current application being referred to as phase 2.

The development proposes a mix of housing and will include an element of affordable housing. The D&A indicates that the mix will comprise of 2/3 bedroom properties including a proportion of bungalows and that the affordable housing element will amount to around 35% of the total housing provision.

The proposed dwelling will comprise a mixture of two and three storey buildings and include coach houses, apartments, terrace, semi-detached and detached properties.

In addition to the housing an area of public open space is also proposed to accord with the Fields in Trust requirements and totals an area of 0.67ha.

An area of land is also proposed to be set aside for the drainage of the development to the west. This will be in the form of a sustainable urban drainage system with 17m easement strip.

The application site and its surroundings

The site is rectangular in shape and measures approximately 5.3 hectares (12.67 Acres). The application site is located on the north eastern side of Market Deeping. The site boundaries include Towngate East to the north, new housing development on Godsey Lane to the west, and open agricultural land to the east and south.

The site is currently in agricultural use. The site is generally flat with no perceptible change in elevation or topography across the site. The site has a number of hedgerows and ditches running along the boundaries.

Relevant Site History

SK.56/0295/90 – In June 1990 planning permission was refused for a development on a larger site which included housing, business park, local centre and school. The application was refused as it was considered to compromise the policies of the draft policy documents in force at the time, concerns about highway safety, concerns about foul water drainage and the loss of 31ha of grade 2 agricultural land.

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in force at the time, concerns about highway safety, concerns about foul water drainage and the loss of 31ha of grade 2 agricultural land.

S98/1209/56 – In April 2005 an application for residential development, which included a larger site area than the current application, was withdrawn.

S00/0546 - In April 2005 an application for residential development, which included a larger site area than the current application, was withdrawn.

S09/1909 – In September 2009 an Environmental Screening Opinion was submitted in relation to this current development. The Council responded confirming that the application would not require an Environmental Assessment.

Policy Considerations

National Policy

PPS1 – Delivering Sustainable Development

PPS 3 – Housing

PPS5 – Planning Historic Environment

PPG13 – Transport

PPG17 - Planning for Open Space, Sport and Recreation

PPS23 – Planning and pollution Control

PPS25 – Development and Flood Risk

South Kesteven Core Strategy

SP1 – Spatial Strategy

SP3 – Sustainable Integrated Transport

SP4 – Developer Contributions

EN1 – Protection and Enhancement of the Character of the District

EN2 – Reducing the Risk of Flooding

EN4 – Sustainable Construction and Design

H1 – Residential Development

Representations Received

Market Deeping Town Council

“Members discussed planning application S10/0934/MJRO/PC1 Persimmon Homes, proposed development at Towngate East, Market Deeping. Members raised the following concerns:

The proposed traffic control and access onto Godsey Lane. Members concerned that the introduction of traffic lights to manage the increased traffic will not aid traffic flow and will cause traffic to back up onto the immediate tributary roads, causing more congestion and will impact on local residents adversely.

Members also concerned that the present infrastructure will not be able to cope/accommodate an increase in numbers, impact on schools, doctors, dentist, emergency services, and local amenities including the leisure centre, community centre and library.

Members concerned that this planning application is a ‘bolt – on’ to an existing development. Members stated that they would like to see a strategic plan for the town which includes an assessment of all the infrastructure needs and requirements to expand a community cohesively by inclusion of creating areas in the new development i.e. shops, pubs, communal areas. That development is coordinated with a ‘joined up’ approach that will benefit the town and its residents. Along with a strategy that looks at the wider view and assesses impacts on developments that could occur in the neighbouring vicinity to Market Deeping i.e. Development of Deeping St James & Frognall affects Market Deeping in terms of increased traffic to key areas i.e. schools, doctors, supermarkets etc (increasing pressure on Godsey Lane).

Members concerned that from the proposed plans that parked cars will become an issue and stated that in some cases people do not use their garages for cars, but are used as additional storage, thus placing additional pressure on the area with cars being parked roadside. Concerns also that allocated car parking for the allotments will be used by others in the areas, leading to complaints.

Concerns also raised that should development proceed in its original form and then remedial work is subsequently identified afterwards to improve the road network, traffic flows and infrastructure that this could be severely affected due to the present economic environment, resulting in slow or little progress, leaving residents and the town with congestion, traffic problems and inherent safety concerns, along with infrastructure that are unable to support the volume increase in the community, rising complaints and dissatisfaction.

The developers have made reference to ‘A sustainable development with a sensitive design approach that will be a positive contribution to Market Deepings urban

environment' Members stated concerns over use of materials to be used that this will be a quality development with a themed approach. Concerns that this could lead to different types of building styles and materials being used. MDTC keen to understand how SKDC will ensure that the proposed development will be in keeping with the area in the town.

Members stated that they believe natural hedgerows exist on the plot of land in question. Members would like to know if these are being preserved, if so seek confirmation that these will not be dug up from SKDC.

Members referred to documents submitted as part of the planning application reference 'Policy 2 – Promoting Better Design' which sets out a series of statements and promises relating to the proposed development of Towngate East. Reference to pages 2, 15, 31, 43, 55. Members stated that they expect SKDC and the developer to conform to the statements detailed under 'Policy 2 – Promoting Better Design' and deliver for the good and benefit of the people of the town. Members stated that they would like to understand how SKDC will ensure the governance of the statements given in the planning application.

Members referred to documents submitted as part of the planning application reference 'Travel Document' Members raising concerns as this document has an issue date of June 2004, with associated data & analysis content recorded as 2004. These dates appear to be time expired for 2010 and raise concerns over the integrity of the data.

Members stated that they were very disappointed that no response had been received to date so far from Lincolnshire County Council who they wrote to on the 16th April 2010 regarding concerns over development in the town, including the proposed development at Towngate East.”

Natural England: Raised no objections subject to the inclusion of conditions relating to site clearance during the bird breeding season.

Leisure Officer: No objections subject to the provision of open space in accordance with the submitted details.

Partnership Project Officer: The Partnership Project Officer has raised no objections to the proposed development subject to the developer providing the necessary contribution towards on site affordable housing.

Environment Agency: have inspected the application and note that the surface water runoff will be discharged into the drainage network of the Welland and Deepings Internal Drainage Board (IDB). They have therefore recommended that this application is not determined until the IDB are satisfied with the surface water drainage arrangements.

They have also recommended that Anglian Water Services Limited are consulted to confirm that there is sufficient capacity within the sewage network.

Welland & Deepings IDB:

Surface water attenuated to greenfield run-off rates would be acceptable to the Board's system from the current application.

Anglian Water:

No objections subject to informative being included on any decision notice.

Community Archaeologist:

The Community Archaeologist has advised that the site has extensive remains which are highly likely to be the continuation of Iron Age and Roman settlement from the site adjacent and appear denser. A trial trench evaluation should now be undertaken in order to assess the condition, nature and importance of any archaeological remains. This should be undertaken prior to the determination of the planning application so that nature and importance of any archaeological remains can be taken into consideration in the site design process.

East Midlands Councils: Have made comments in relation to the development and the East Midlands Regional Plan. The East Midlands Regional Plan has recently been revoked by the Secretary of State and is therefore no longer relevant to the determination of this planning application.

In addition to the policy comments the East Midlands Council raised the following material considerations:

Details relating to the provision of affordable housing,
Issues relating to public transport and making provision for adequate access to and from the development by public transport, by cycle and on foot,
General design considerations,
Archaeology and Conservation
Agricultural land – it is noted that the site is currently in agricultural use and that if the quality of the land is grade 3a or higher effective reuse of topsoil to enhance agriculture elsewhere should be sought as part of the development.

A copy of the East Midlands Council's full comments are available for viewing on the application file.

East Midlands Development Agency:

The comments from the East Midlands Development Agency (EMDA) has made the following relevant comments in relation to the Regional Economic Strategy. The Regional Economic Strategy has recently been revoked by the Secretary of State and is therefore no longer relevant to the determination of this application. Although the consultation reply from EMDA makes reference to the Regional Economic Strategy the key principles of the points been made are still considered to be relevant. The main relevant points are summarised below:

EMDA consider the site to be well placed in relation to a range of existing community facilities. It is therefore important that the design and layout of the scheme responds to the location of these facilities in order to encourage sustainable patterns of movement.

The mix of housing and affordable housing must be agreed in line with forecasted local need.

EMDA has consulted with their sub-regional partners at Lincolnshire County Council's Economic Regeneration Department. They note that the proposed development site is close to Market Deeping Enterprise Centre, which is currently being constructed at Northfields Industrial Estate with financial support from European Regional Development Fund (ERDF). The Enterprise Centre will provide a 3,740 sq.m. facility, providing high quality premises to support the creation of innovative Small, Medium Sized Enterprises (SMEs). An appropriate supply of good quality housing in this location could help attract and retain higher skilled groups and therefore support the delivery of associated economic development outcomes.

The development should be encouraged to fully consider the viability of achieving environmental design standards in advance of the targets set out in CLG's 2007 policy document 'Building a Greener Future', in order to support climate change mitigation and the wider place making agenda.

A copy of the East Midlands Development Agency's full comments are available for viewing on the application file.

Local Highway Authority:

Raises no objections to the proposed development but request conditions relating to parking and access arrangements. They also request a contribution of £10,000 towards highway improvements for vehicles using Towngate East and Godsey Lane.

Lincolnshire Fire & Rescue Service:

Requests a S106 contribution based on a rate of £150.75 per dwelling. based on the indicative number of 120 dwellings the sub required is £18,090.

Lincolnshire County Council Children's Services:

LCC has requested a Section 106 contribution towards education facilities in the local area. As this is an outline application the contribution has been calculated using a hypothetical mix of house types to illustrate the likely level of contribution and formulae will be used in the required S.106 agreement that detail the eventual total to be paid, based on the reserved matters details. The contribution sought is likely to equate to £672,869.

Lincolnshire NHS:

Based on the indicative number of 120 dwellings the PCT request a contribution of £108,480 based on £904 per dwelling.

Lincolnshire Wildlife Trust:

Has raised no objections to the proposed development.

Representations as a result of publicity

The application has been advertised in accordance with the Council's Statement of Community Involvement and 13 letters of representation have been received. The comments can be summarised as follows:

1. Concerns about extra pressure being placed on schools, health centre and other public services,
2. Traffic levels on Godsey Lane are already high, could phase 2 be accessed from Towngate East / Outgang Road,
3. With traffic lights being introduced on the Tesco / John Eve roundabout could a light controlled crossing be integrated to replace the zebra crossing.
4. Since Tesco's and the Deepings Practice were built there has been an increase in traffic along Towngate East. The road cannot take any more traffic. With cars parked (legally) along this road, it is in effect reduced to one lane at times. An improvement would be to remove the grass verges and turn them into residents parking.
5. How can a traffic assessment from 2004 be considered relevant today?
6. Given that the entrance to William Hildyard Primary School is located on Godsey Lane, I would have thought that every effort should be made to reduce the amount of traffic, not increase it.
7. Concerns relating to impact on traffic flows on Godsey Lane especially on Saturdays and school/work peak times.
8. Traffic volumes.
9. Development is too big for Market Deepings infrastructure.
10. There are a number of historic listed buildings close to the edge of the highway and the increased vehicle movements may result in damage to these buildings.
11. Development should be accessed via a road from the site to the A16.
12. Concern about the location of proposed traffic lights.
13. Concern about the design of town houses which are considered to be an eyesore and detrimental to residential amenity.
14. More open green spaces should be considered not more housing.

Officer Evaluation

The application site is not currently allocated for development within the saved Local Plan and as such forms part of the open countryside surrounding the town. In accordance with the 2004 Planning Act consideration of this application should begin with the adopted development plan. Currently there are no undeveloped allocations remaining in the Deepings, new development opportunities within the town are currently restricted to small infill and redevelopment sites.

The recently adopted Core Strategy replaces large parts of the Saved Local Plan, establishing the overarching policy framework for the determination of planning applications. Of particular reference to the consideration of this application, the Core Strategy replaced local plan policies H6, H8, H9, EN1, EN2, EN8, C1 and C2 and partially replaces policies H4, REC3, REC4 and REC5. The Core Strategy does not replace all of the saved local plan policies – in particular those which allocate sites for development which will remain saved until the more detailed Site Allocations DPD is adopted.

The Core Strategy (CS) establishes a district wide housing requirement of 13600 homes for the period 2006-2026. This is sub divided across the four towns and 16 Local Service Centres. For the Deepings area some 870 homes are expected to be built during the 20 year period. This means an annual average of 43 homes per year. The CS includes a commitment to maintaining a continuous and deliverable five year supply of housing land, which will be met by the allocation of specific sites with appropriate phasing in the Grantham AAP and the Site Allocations DPD. It is acknowledged that this will necessitate the “allocation of appropriate and sustainable greenfield and brownfield sites within and/or on the edge of Stamford and the Deepings and in some Local Service Centres.”

The CS also establishes a mechanism for monitoring the delivery of housing throughout the plan period. Where it is evident that the overall housing requirement is not being met this mechanism allows for the re-prioritisation and review of allocated sites. In such circumstances the CS states that consideration will be given “to granting permission for additional housing sites which meet the locational requirements of PPS3, the spatial strategy established by SP1 and SP2, and the local criteria against which sites will be assessed”.

There are no remaining undeveloped local plan housing allocations in the Deepings therefore the Site Allocations DPD will have to identify sufficient land to accommodate in the region of 600 additional homes in Market Deeping and Deeping St James. Consultation took place on a large number of suggested development sites last October. This includes some 14 sites in Market Deeping and 15 sites in Deeping St James. The Core Strategy establishes broad criteria against which potential housing allocations will be assessed. The detailed assessment of the suitability, sustainability and need for each site is currently being undertaken with a view to the Council identifying which sites to allocate later this year. These sites will be allocated in a pre submission consultation plan to be published early in 2011. The application site forms one of the sites consulted upon.

ODPM The Planning System: General Principle’s publication includes a number of paragraphs on the issue of prematurity. (Paras 17 – 19). This states that refusing an application on grounds of prematurity may be justifiable where a DPD is in preparation but not yet adopted. It goes on to say that this may be justifiable “where the proposed development is so substantial or where the cumulative effect would be so significant as to prejudice the DPD by determining the scale, location or phasing of new developments which are being addressed in the policy in the DPD”. Whilst the site is one of a number of options currently being considered for allocation in the LDF the scale of this proposal is not considered “so significant that it would prejudice the site allocation process.

The area of land is an unallocated greenfield site adjacent to Tesco’s supermarket and close to schools and medical facilities. The site is also reasonably well located in its relationship with the town centre and alternative means of transport other than the motor car exist in the area.

It is acknowledged that the Government’s priority is for 60% of new housing to be provided on previously-developed sites (local target of 45% in the CS). However, the lack of

previously-developed sites that are suitable and available within the Deepings results in the Council having to consider Greenfield sites to ensure that housing targets are met.

This particular site is however strategically well located and can provide some of the housing provision required in the Deepings area within the plan period up to 2026.

It should also be recognised that the application site forms part of a much larger area of land which has been suggested for development. The total site would represent a major extension to the town, with a potential capacity for more than 1000 homes, employment uses and other community facilities. A development of this scale would need to be comprehensively planned and phased over 20+ years.

Granting permission for this application at this stage could be seen as a precursor to the development of the whole site, and as such it would be preferable for its consideration to form part of the Site Allocations DPD process rather than through a planning application.

The Five Year Land Supply Paper 2009-2013 showed that there is a 4.8 year supply of deliverable housing land across the district (the applicant has however submitted figures based on the Council's own housing trajectory that indicate that there is only a 4.37 year land supply. The trajectory is based on an assessment of what is likely to actually be built, where as the five year housing supply is based on what actually has planning permission and therefore could be built) (Work is progressing on the Five year supply paper for 2011-2015 but is not yet complete). The shortfall is largely due to the combination of a downturn in the housing market and a lack of allocated sites. The later will be addressed as progress is made on the site allocations DPD which is due to be adopted in 2012. The Core Strategy Examination Inspector considered this issue at the examination hearings and concluded that evidence before the examination demonstrated that there is sufficient land available (through the SHLAA) to provide sufficient land to meet the housing requirements in years 6-10 and 11-15 to be included in the allocations DPD and AAP, to ensure that the housing requirement for the whole plan period could be met without the need to rely on windfalls. For the Deepings, the Five Year Supply paper shows that there were commitments for 192 new homes, this provides about 4.5 year supply (at 43 per annum). The application as proposed would provide an additional 2.5 years supply of building land in an area where housing delivery has been tightly constrained in recent years. The proposal has been designed in such a way as to both allow for further development to the east of the application site, should this be considered appropriate, any such larger scale development expanding towards the east should be considered through the site allocation process in the emerging LDF.

Paragraph 71 in PPS3 advises where local planning authorities cannot demonstrate an up-to-date five year supply of deliverable sites they should consider favourably planning applications for housing having regard to the other policies in the PPS.

Although this is an outline application with all matters, except access, reserved for subsequent approval. The accompanying supporting statements and illustrative master plan indicate that approximately 120 dwellings could be accommodated on this site.

The development proposes a mix of housing and will include an element of affordable housing. The D&A indicates that the mix will comprise of 2/3 bedroom properties including

a proportion of bungalows and that the affordable housing element will amount to around 35% of the total housing provision. The proposed dwelling will comprise a mixture of two and three storey buildings and include coach houses, apartments, terrace, semi-detached and detached properties. In addition to the housing an area of public open space is also proposed to accord with the Fields in Trust requirements and totals an area of 0.67ha. An area of land is also proposed to be set aside for the drainage of the development to the west. This will be in the form of a sustainable urban drainage system with 17m easement strip. Although this is only an outline application it is considered that the submitted indicative plan demonstrate that there is potential for the final development to be a very good scheme in terms of urban design. It is therefore considered that subject to a condition being attached to any consent requiring the reserved matters application to comply with the themes and design principles set out in the supporting Design and Access Statement the development can be considered to be acceptable from an urban design and general layout point of view.

In addition to this the indicative plans show a number of allotments in the south eastern corner of the site. The allotments have been negotiated directly with the Town Council and it is envisaged that if this development is approved they would be control by the Town Council. It should be noted that the allotments do not form part of the required S106 contributions and the provisions for providing them would need to be agreed separately between the developer and the Town Council.

Concerns have been raised in relation to highway safety and traffic generation especially on Godsey Lane and Towngate East. Concerns have also been raised in relation to the date of the transport assessment. The Local Highway Authority has been consulted and have confirmed that the original transport assessment along with updated figures for 2010 has been used to assess the development. They have confirmed that the assessment complies with the requirements of PPG13 and that the development is considered acceptable subject to conditions. The proposed access arrangements show a traffic signal controlled junction designed to cope with the existing and future flows from the proposed development.

Section 106 Heads of Terms

This development will require a section 106 Agreement to provide the following:

A contribution toward the local Primary Care Trust of £904 per dwelling (£108,480)

A contribution towards education based on local formula (estimated to be £672,869)

Provision of affordable housing (not in perpetuity as residents will be able to staircase out to own 100% of the dwelling) @35% of scheme capacity

Provision of on-site open space in the form of a LEAP and LAP plus maintenance contributions

A £10,000 contribution towards highway improvements

A contribution towards Lincolnshire Fire and Rescue Service based on £150.75 per dwelling (total estimate £18,090).

Crime and Disorder Implications

The development raises no significant crime and disorder implications

Human Rights Implications

Articles 6 (Right 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.

SUMMARY OF REASON(S) FOR APPROVAL

This is an outline application for residential development on a 5.3 hectare greenfield site on the edge of Market Deeping. The Five Year Land Supply Paper 2009-2013 indicates that the Council has a 4.8 year supply of deliverable housing land across the district. Paragraph 71 of PPS3 advises that in situations where local planning authorities cannot demonstrate an up-to-date five year housing supply of deliverable sites they should consider favourably planning applications for housing having regard to the other strategic and locational elements of the policies in PPS3. The site is located on the edge of Market Deeping and is considered to be strategically well located in relation to the town centre with alternative means of transport other than the motor car existing in the area. The site is also well located in relation to schools, shops, doctors surgery and employment opportunities.

It is therefore considered that the proposal is in accordance with national and local policies as set out in Planning Policy Statement PPS1 (Delivering Sustainable Development), PPS3 (Housing), PPS5 (Planning and the Historic Environment), PPG13 (Transport), PPG17 (Planning for Open Space, Sport and Recreation), PPS23 (Planning and Pollution Control) and PPG25 (Development and Flood Risk). Core Strategy Policies SP1, SP3, SP4, EN1, EN4 and H1. Concerns have been raised in relation to highway safety. The local highway authority has been consulted and raised no objections to the development subject to the attached conditions. Although this is an outline development it is considered that the site can accommodate residential development and this would not appear out of character

RECOMMENDATION: That the development be Approved subject to condition(s):

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission or two years from the approval of the last of the reserved matters, whichever is the later.

Reason: To comply with Section 92 (as amended) of the Town and Country Planning Act 1990.

2. Details of the reserved matters set out below shall be submitted to the Local Planning Authority for approval within three years from the date of this permission:

- (a) layout;
- (b) scale;
- (c) appearance; and
- (d) landscaping.

Approval of all reserved matters shall be obtained from the Local Planning Authority in writing before any development is commenced.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 (as amended) of the Town and Country Planning Act 1990.

3. No development approved by this permission shall be commenced until a scheme for the provision of surface water drainage works has been submitted to and approved in writing by the Local Planning Authority. The drainage works shall be completed in accordance with the details and timetable agreed to the satisfaction of the Local Planning Authority.

Reason: To prevent the increased risk of flooding and to prevent pollution of controlled waters by ensuring the provision of a satisfactory means of surface water disposal and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

4. When the application is made for approval of the 'reserved matters' that application shall show details of the arrangements for the parking/turning/manoeuvring/loading/unloading of vehicles within the site. These arrangements shall be provided before the building is occupied and shall be kept permanently free for such use at all times thereafter.

Reason: To enable calling vehicles to wait clear of the carriageway of Godsey Lane and Distributor Road and to allow vehicles to enter and leave the highway in a forward gear in the interests of highway safety.

5. Before each dwelling (or other development as specified) is occupied, the roads and/or footways providing access to that dwelling, for the whole of its frontage, from an existing public highway, shall be constructed to a *specification to enable them to be adopted as highways maintainable at the public expense, less the carriageway and footway surface courses.

The carriageway and footway surface courses shall be completed within three months from the date upon which the erection is commenced of the penultimate dwelling (or other development as specified).

*Note to Applicant: You are advised to contact Lincolnshire County Council, as the local highway authority, for approval of the road construction specification and programme before carrying out any works on site.

Reason: To ensure safe access to the site and each dwelling/building in the

interests of residential amenity, convenience and safety.

6. No development shall take place before the detailed design of the arrangements for surface water drainage has been agreed in writing by the Local Planning Authority and no building shall be occupied before it is connected to the agreed drainage system.

Reason: To ensure that surface water run-off from the development will not adversely affect, by reason of flooding, the safety, amenity and commerce of the residents of this site.

7. Before any dwelling is commenced, all of that part of the estate road and associated footways that forms the junction with the main 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 to be submitted to and approved by the Local Planning Authority.

Reason: In the interests of safety of the users of the public highway and the safety of the users of the site.

8. Site clearance operations that involve the destruction and removal of vegetation on site shall not be undertaken during the months of March to August inclusive, except when approved by the local planning authority.

Reason: To ensure that breeding birds are not adversely affected.

9. When the details of the 'Reserved Matters' are submitted in relation to condition 2 above. The details shall comply with the themes and design principles set out in the support Design and Access Statement submitted with this outline application.

Reason: To ensure that the final development takes the form envisaged by the local planning authority when the outline application was approved.

Note(s) to Applicant

1. Lincolnshire Fire and Rescue Service request a Contribution or obligation to be secured through a Section 106 Agreement based on a rate of £150.75 per domestic dwelling. Based on this application for 120 domestic dwellings, the sum required is £18.090.
2. Where private drives are proposed as part of any development you should be aware of the requirements laid down in the Lincolnshire Design Guide for Residential Areas.

3. You are advised to contact Lincolnshire County Council as the local highway authority for approval of the road construction, specification and programme before carrying out any works on site.
4. Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the applicant will need to ask for the assets to be diverted under Section 185 of the Water Industry Act 1991 or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.

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