

SUMMARY OF APPLICATION			
Application Reference	B/20/0410		
Application Type	Full Planning Permission		
Proposal	Conversion of existing outbuildings to 2no. residential dwellings (Class C3) and construction of 1no. residential dwelling (Class C3)		
Location	Land to rear of 24-26 High Street, Kirton, Boston, PE20 1EG		
Applicant	Mr L Barton, Fremont Developments Ltd.		
Agent	Mr Adrian Fox, AF Architecture		
Received Date:	23-Oct-2020	Consultation Expiry Date:	02-Apr-2021
Valid Date:	10-Nov-2020	Statutory Expiry Date:	05-Jan-2021
Date of Site Visit:	---	Extension of Time Date:	16-Apr-2021
Objections received?	None		
5 day notification record:			
Councillors notified	Date	Response received – date	Ok to continue
Recommendation	Approve		
Report by:	Richard Byrne		
Date:	09-Apr-2021		

## **OFFICER REPORT**

### **SITE AND SURROUNDINGS:**

The application site is located within the Kirton settlement boundary and Conservation Area close to its commercial centre. The site stands on the east side of High Street with the Grade I Church of St. Peter and St Paul located opposite the site's frontage to the northwest. The site is within a row of buildings of similar age and size that stretch from Station Road to King Street. The site is close to the junction with King Street and is opposite Willington Road which runs to the north-west past the south-west side of the church to Kirton End and Donington.

The site comprises a former shop with the reminder of the frontage used as residential accommodation, the buildings fronting High Street are two storey. Access to the rear of the site is gained through an arched entrance from High Street. The rear area is occupied by various outbuildings of varying quality and heights close to the site's boundary.

The garden wall relating to a Grade II Listed Building runs along the south-western boundary.



## **DETAILS OF PROPOSAL:**

Planning permission is sought for the conversion of the existing outbuilding to form two dwellings and the erection of a single dwelling.

The existing building would comprise the main living accommodation on the ground floor with sleeping on the first floor. The two units are one bedroomed each served by a small garden area separated from the existing courtyard by a fence/wall.

The main elevation of the outbuilding (labelled as south west facing) is to be faced with render with the gable sides and rear elevation retained as the original brickwork. The roof is to be replaced with clay pantiles retaining its height and roof shape. There is alteration to the openings in the building with two new first floor windows, conversion of the garage door opening to a window, block up of an existing door and insertion of glazed windows and doors into the retained openings.

During the course of the application the new building has been substantially altered. The resulting scheme now presents a building running the width of the site to provide ground floor accommodation to form one dwelling and garden to the rear. The building is constructed with facing brick and a pitched gable roof with the internal space providing a central living area flanked by two bedrooms.

The application has been considered against the following plans and specification:

- 20/044/Ex – 01 Rev A Existing Plans & Elevations
- 20-044-Pr-01 Rev C Proposed Ground Floor Plans
- 20-044-Pr-02 Rev B Proposed First Floor Plans
- 20-044-Pr-03 Rev B Proposed Elevations
- 20/044/Pr – 04 Rev A Proposed Elevations and Sections
- Air Quality Assessment
- Design & Access Statement
- Flood Risk Assessment
- Heritage and Historic Building Impact Assessment

## **RELEVANT HISTORY:**

B/16/0361 - Part demolition, conversion, extensions and erection of new buildings to form 4 residential dwellings and revisions to the frontage of existing dwelling. Granted 16 December 2016.

## **RELEVANT DEVELOPMENT PLAN POLICIES AND DOCUMENTS:**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that determination must be made in accordance with the Plan unless material considerations indicate otherwise.

The application site is within Kirton's settlement boundary and in the Kirton Conservation Area. The area of the proposed conversion and new build is not specifically allocated for any purpose, however, the front of the site and in particular the existing building fronting High Street is allocated as a primary shopping area by the Proposals Map associated with the

South East Lincolnshire Local Plan (2011-2036) i.e. SELLP. As such the following policies contained within the SELLP are relevant to this application:

- Policy 1: Spatial Strategy
- Policy 2: Development Management
- Policy 3: Design of New Development
- Policy 4: Approach to Flood Risk
- Policy 9: Promoting a Stronger Visitor Economy
- Policy 10: Meeting Assessed Housing Requirements
- Policy 11: Distribution of New Housing
- Policy 17: Providing a Mix of Housing
- Policy 21: Houses in Multiple Occupation and the Sub-Division of Dwellings
- Policy 22: Replacement Dwellings in the Countryside
- Policy 23: The Reuse of Buildings in the Countryside for Residential Use
- Policy 24: The Retail Hierarchy
- Policy 25: Supporting the Vitality and Viability of Boston and Spalding Town Centres
- Policy 26: Primary Shopping Frontages
- Policy 27: Additional Retail Provision
- Policy 28: The Natural Environment
- Policy 29: The Historic Environment
- Policy 30: Pollution
- Policy 31: Climate Change and Renewable and Low Carbon Energy
- Policy 32: Community, Health and Well-being
- Policy 36: Vehicle and Cycle Parking

#### **OTHER RELEVANT DOCUMENTS / LEGISLATION / GUIDANCE:**

The revised National Planning Policy Framework came into force in February 2019, and is a material consideration in decision-taking. The parts of the NPPF that will be of particular relevance to the proposed development are:

Chapter 1. Introduction  
Chapter 2. Achieving sustainable development  
Chapter 3. Plan-making  
Chapter 4. Decision-making  
Chapter 5. Delivering a sufficient supply of homes  
Chapter 8. Promoting healthy and safe communities  
Chapter 9. Promoting sustainable transport  
Chapter 11. Making effective use of land  
Chapter 12. Achieving well-designed places  
Chapter 14. Meeting the challenge of climate change, flooding and coastal change  
Chapter 15. Conserving and enhancing the natural environment  
Chapter 16. Conserving and enhancing the historic environment

#### **National Planning Practice Guidance (PPG)**

#### **CONSULTATION RESPONSES:**

**Kirton Parish Council** – received 24 November 2020

- The entrance/exit from the development is onto a main road with only one in one out.

**Conservation Advice** – received 30 March 2021

- The site in question is located within the Kirton Conservation Area, but set back from the main road. It is also adjacent to listed Old Kings Head. The site is relatively well-screened, with heavily altered buildings, but retains a character of ancillary out-buildings, as would be expected in this location.
- The amendments to the scheme are more sympathetic to the previous proposals. The use of traditional materials will help preserve the character of the properties, with the design of the new build more sympathetic to an area characteristic by ancillary buildings. I feel the external facing materials should be conditioned for approval prior to installation, but otherwise have no further concerns regarding the proposals.

**Environment Agency** – received 16 November 2020

- The application site is in Flood Zone 2 of our Flood Map for Planning. The proposal is therefore covered by our national flood risk standing advice and it was not necessary to consult us.

**Environmental Health** – received 11 November 2020

- Environmental Health have no objections to this application in principle. However the site (or part thereof) has formerly been in commercial use and the historical context of the site is unknown. I would therefore request that the phased contaminated land conditions are attached to any consent to ensure the site is suitable for the proposed use and not affected by any ground contamination issues.

**Heritage Lincolnshire** – received 24<sup>th</sup> November 2020

- The site for the proposed development lies in an area of archaeological importance in the historic core of Kirton and opposite the medieval Church of St Peters & St Pauls (Grade 1 Listed) and adjacent to the Old King's Head (Grade II). First mentioned in the Domesday Survey, Kirton became an important medieval centre and extensive medieval remains have been found within the village.
- Archaeological evidence recorded in Kirton includes Saxon remains and evidence of medieval occupation and industrial activity. Archaeological investigations at the Old King's Head (dating from the late 16<sup>th</sup> century) have included medieval finds and post-medieval deposits.
- The archaeological advice is in line with recommendations made in respect of a previous application at this site.
- It is considered that the site offers a potential for archaeological remains to be encountered during development. Therefore, it is recommended that the developer should be required to commission a Scheme of Archaeological Works, according to a written scheme of investigation to be agreed with, submitted to and approved by the local authority. Initially I envisage that this would involve monitoring of all groundworks, with the ability to stop and fully record archaeological features.

**Highway Authority** – received 25 November 2020

- Having given due regard to the appropriate local and national planning policy guidance (in particular the National Planning Policy Framework), Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) has concluded that on the understanding that there would be no vehicular access into the site from High Street, the

proposed development would not be expected to have an unacceptable impact upon highway safety and therefore, does not wish to object to this planning application.

### **THIRD PARTY REPRESENTATIONS RECEIVED:**

As a result of the publicity no representations have been received.

### **EVALUATION:**

The key planning issues in the determination of this application are:

- Principle of the development
- Impact on heritage assets
- Access, parking and highway safety
- Flood risk and drainage
- Effect on amenity
- Archaeology
- Air quality implications
- Ground conditions
- Planning balance and conclusion

#### **Principle of the development**

The site is situated within the defined settlement boundary and the residential conversion and proposed new build is outside of the main retail allocation. The other uses that surround the application site include retail shops, cafes and restaurants, telephone exchange and the development of the adjacent Old King's Head to a mixture of low scale uses. As such it is considered the conversion and new build to establish dwellings in this position can co-exist in land use terms.

Kirton is identified as a settlement that can accommodate suitable levels of residential development as it has the level of facilities and services within it that means the village can be considered as a sustainable settlement. As such the principle of development on the site is acceptable which will positively contribute to the Borough's housing supply and assimilate with adjacent land users.

#### **Impact on heritage assets**

The Planning (Listed Buildings and Conservation Areas) Act 1990 confirms the duty of the Local Planning Authority to have special regard to the desirability of preserving listed buildings, their setting and any features of special architectural or historic interest. In the context of Section 66 and 72 of the Act, the objective of preservation is to cause no harm. The courts have said that this statutory requirement operates as a paramount consideration, 'the first consideration for a decision maker'. Planning decisions require balanced judgement, but in that exercise, significant weight must be given to the objective of heritage asset conservation.

The National Planning Policy Framework provides the overarching guidance for development and identifies a conservation area as a designated heritage asset. It is the Local Planning

Authority's duty to ensure that through careful decision making, development should maintain and manage change in a way that sustains, and where appropriate, enhances its significance.

SELLP Policy 29, supported by SELLP Policy 2 and 3 states that development proposals will conserve and enhance the character and appearance of heritage assets. Proposals which extend such a building will be granted where the Local Planning Authority is satisfied that the proposal is in the interest of the building's preservation and does not involve activities or alterations prejudicial to the special architectural or historic interest of the Listed Building or its setting.

#### *Identification of heritage assets potentially affected*

- Kirton Conservation Area
- The Old King's Head, 28 High Street
- St Peter and St Paul Church (including boundary wall, memorial and lynch gate)
- 1 King Street and 30 London Road.

#### *Significance of the Kirton Conservation Area*

The Conservation Area comprises a small compact area of mixed residential and commercial development primarily centred around and is dominated by St Peter and St Paul Church.

The buildings in the Conservation Area are mainly two storey with a strong road frontage owing to the commercial nature of the buildings that run along London Road and High Street.

The application site includes the two storey buildings (Nos. 24 – 26) which then stretches back with the rear boundary that in turn forms the southeast edge of the Conservation Area. The existing outbuilding and rear part of the site is not visible from High Street except for a ground floor arched opening between the two buildings where fleeting views can be gained to the rear. The site is more visible from side views gained from King Street which are over the Old King's Head rear garden area. Again however, views are fleeting and long distance due to the boundary wall and outbuilding to the rear of the Old King's Head.

The land to the side of the existing outbuilding in the site does contribute to the parcel of openness between the rear of building on High Street and the edge of the Conservation Area.

Given the existing buildings facing High Street are not affected and the existing outbuilding will remain in situ any new intervention within the rear of the site would have a low to moderate effect to the significance of the Conservation Area.

#### *Significance of the adjacent Listed Buildings*

It is noted that St Peter and St Paul Church is on the opposite side of 24/26 High Street and its setting would not be necessarily be read in conjunction with the rear section of the application site.

No. 1 King Street and No. 30 London Road, again a degree of separation exists between the buildings and the application site which lowers the significance of the listed buildings in relation to the application site.

The presence of Old King's Head adjacent to the site inevitably raises the level of significance of the listed building for this application given the effect on its setting.

It is therefore considered that the overall effect on the significance of all the heritage assets is low to moderate.

#### *Level of impact on heritage assets*

The proposed scheme comprises the conversion of the existing outbuilding and following negotiation during the course of the application a new single storey dwelling to the rear of the site. The proposed scale of the development is significantly less than the original submission and as such the level of the impact to the Listed Buildings and the wider Kirton Conservation Area is considered to be low to moderate. Taking the level of impact into account it is considered the proposed development would lead to less than substantial harm to the significance of the listed buildings and the Kirton Conservation Area.

#### *Heritage balance*

The proposed conversion of the building to form two dwellings and the erection of building to form a third would facilitate its renovation and secure its continued long term use for the site. There would be overall benefits for footfall around the historic core.

The application is supported by a Heritage Statement which acknowledges the significance of the adjacent buildings and the context of the conservation area which then continues to carefully assess the impact of the proposed development.

It is noted the existing two storey outbuilding is to remain in situ which would undergo renovation to enable the conversion to form two dwellings. The works to the building would improve the general appearance of the exterior which in turn enhances the site and retains the presence of outbuildings to the rear of the site. Given the new building is now single storey the height, scale and massing would harmoniously sit alongside the existing building and would appear subservient in its setting.

The reduction in height and subsequent massing improves the relationship with The Old King's Head. The proposed new build would reduce its dominance at the rear of the site and as such maintains the emphasis and setting of the adjacent listed building and the outbuildings to the rear of the former public house.

It is therefore considered the proposed development overall would represent an enhancement to the surrounding buildings, their setting and the wider conservation area.

The proposed development would therefore serve to preserve the listed buildings, their settings and would contribute towards an enhancement to the Kirton Conservation Area. Furthermore, any harm to the heritage assets are outweighed by the public benefit of introducing appropriate new dwellings to bolster the supply of new housing to Kirton.

Taking into account the proposed conversion and new build aspect of the development it is therefore considered the proposal will satisfy s. 66 and 72 of the Act, the provisions of the NPPF and SELLP 2, 3 and 29.

#### **Access, parking and highway safety**

SELLP Policy 2 states that developments will be permitted providing that sustainable development considerations are met relating to access and vehicle generation levels.

SELLP Policy 3 states that developments will be permitted where the provision of facilities for the storage of refuse/recycling bins, storage and/or parking of bicycles and layout of car parking is secured. Appendix 6 supports Policy 3 and sets out the standard for car parking in new developments. In this case flats up to three bedrooms should be provided with two parking spaces. Where it can be justified by the character and location of the site the standards may be relaxed.

It is noted the proposed scheme does not provide any off street car parking. However, given the centre of village location close to shops and services it is considered the requirement for parking provision is mitigated. It is noted that cycle parking is proposed, however, given this will be for long stay further exploration is needed to ensure a structure is suitable for protection of bicycles i.e. covered and securely enclosed with it being appropriate in the setting. There is sufficient space within the courtyard area to provide adequate parking to satisfy SELLP 36.

Therefore subject to a planning condition requiring details of long stay parking to be submitted the effect on the highway and car parking is considered acceptable.

### **Flood risk and drainage**

The site is primarily located in Flood Zone 2 with the two rear most corners of the site falling in Flood Zone 3. A Flood Risk Assessment has been submitted in support of this scheme.

Given the application site is part of a slight rise in land which is mainly centred around St Peter and St Paul Church the hazard and subsequent flood level shows there to be no danger to the site.

As such a precautionary approach has been taken to ensure floor levels will be 150mm above ground level (approx. 4.3 ODN) and for flood prevention measures to be incorporated. Taking into account the FRA and the Environment Agency comments it is considered the proposed development would not in principle pose a flood risk. It is considered expedient to secure the mitigation measures by planning condition to ensure the development remains acceptable in respect of flood risk and how the site is drained in an appropriate manner.

### **Effect on amenity**

SELLP Policy 2, 3 and 30 advocate that a proposed development should consider if there is an impact on the amenity of the site and neighbouring sites as well as the impact upon neighbouring land uses in terms of noise, odour, disturbance or visual intrusion.

The proposed conversion would introduce first floor windows which would face the rear area of the Old King's Head. Given the presence of the existing outbuilding to the rear of the public house building it is considered that immediate overlooking of the site would be obscured from clear first floor views. Given the mixed use of the rear of the public house it is considered there would not be a significant loss of privacy to the external spaces. The rear side of the proposed conversion would stay as existing with no window openings.



The erection of the proposed dwelling, taking into account its height and position to the rear of the site would not significantly impact the adjacent properties and the outdoor areas.

In respect of the internal configuration of the three units it is noted that the accommodation provides an overall size and bedroom dimension which is consistent with the Technical Housing standards – nationally described space standard.

There is adequate bin storage areas for use by future occupiers and although part of the conversion does not benefit from a private garden there is a communal courtyard which provides outdoor space.

It is considered the proposed development therefore satisfies SELLP Policies 2, 3 and 30 in respect of the effect on amenity.

### **Archaeology**

SELLP Policy 29 advocates that proposals which affect archaeological remains, whether known or potential, designated or non-designated, should take every reasonable step to protect and, where possible, enhance their significance.

Therefore, to address SELLP Policy 29 and the comments of Heritage Lincolnshire it is considered that an archaeological watching brief to determine the presence, character and date of any archaeological deposits present at the site can be secured by planning condition. This would be extended to cover any associated work, across the whole site if the ground is to be disturbed.

### **Air quality implications**

SELLP Policy 30 requires the issue of air quality to be considered as part of any application. SELLP Policy 31 seeks to ensure that developments consider the consequences of climate change and how to address minimised and mitigate the effects.

It is noted the proposed development does not include any on site car parking and the site is located in a sustainable location at the heart of Kirton. Furthermore, cycle parking is shown on the edge of the courtyard area.

Taking into account the sustainable location and being within the Kirton Conservation Area it is considered that no further measures are required to be installed above and beyond current building Regulations to mitigate an impact on air quality. As such there are sufficient factors to outweigh any measures to address SELLP Policy 31.

It is however considered necessary for water saving measures to be fully installed and operational for the use of future occupiers. A planning condition can be attached to ensure the scheme satisfies SELLP Policy 31.

### **Ground conditions**

Taking into account the comments from Environmental Health it is considered approach to take a precautionary approach in respect of any contaminants which might be in the ground due to the historical commercial use of the site. A planning condition can be attached to ensure any unforeseen contamination is appropriately remediated before occupation.

## Conclusion

The principle of residential development for this site is considered acceptable. The design, scale and layout is reflective of an outbuilding arrangement to the rear of a strong street frontage building. Given the reduced height it is considered the proposed new building harmoniously sits adjacent to the existing outbuilding and respects the setting of The Old Kings Head. As such the proposed development would preserve the setting of the adjacent listed building and the Kirton Conservation Area.

The scheme is acceptable in terms of flood risk and effect on amenity.

It is considered, this application is in general accord with the South East Lincolnshire Local Plan and the NPPF.

It is therefore recommended that the application is approved.

## **RECOMMENDATION:**

Approve, subject to the following conditions and reasons:

CONDITIONS / REASONS	
Pre-commencement conditions?	Yes   Agreed with applicant/agent - Date:   09-Apr-2021
1	<p>The development hereby permitted shall be begun before the expiration of four years from the date of this permission.</p> <p><b>Reason:</b> Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004.</p>
2	<p>The development hereby permitted shall not be carried out except in complete accordance with the following details shown on the submitted plan:</p> <ul style="list-style-type: none"><li>▪ 20-044-Ex-01 Rev A Existing Plans &amp; Elevations</li><li>▪ 20-044-Pr-01 Rev C Proposed Ground Floor Plans</li><li>▪ 20-044-Pr-02 Rev B Proposed First Floor Plans</li><li>▪ 20-044-Pr-03 Rev B Proposed Elevations</li><li>▪ 20-044-Pr-04 Rev A Proposed Elevations and Sections</li></ul> <p><b>Reason:</b> To ensure the development is undertaken in accordance with the approved details, in the interest of residential amenity and to comply with Policies 2, 3 and 4 of the South East Lincolnshire Local Plan (2011-2036).</p>
3	<p>The applicant shall arrange for an archaeologist to carry out an archaeological watching brief during all stages of the development involving ground disturbance in accordance with a scheme to be submitted to, and approved by, the Local Planning Authority before development is commenced.</p> <p>Such arrangements shall include provisions for the observation, recording and recovery of artefactual evidence and post excavation analysis.</p>

	<p>Fourteen days' notice shall be given to the Local Planning Authority prior to the commencement of the works. A report of the archaeologists' findings shall be submitted to the Local Planning Authority within two months of the last day of the watching brief, or such longer period as may be agreed by the Authority, and shall include arrangements for the conservation and long term storage of artefacts removed from the site.</p> <p><b>Reason:</b> In order to ensure that satisfactory arrangements are made for the investigation, retrieval and recording of any possible archaeological remains on the site and to accord with Policy 29 of the South East Lincolnshire Local Plan (2011-2036) and the National Planning Policy Framework (2019).</p>
4	<p>No development of the new dwelling shall take place until details of the materials proposed to be used in the construction of the external surfaces have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.</p> <p><b>Reason:</b> To ensure that the new building is in keeping with the historic character of the area and to harmonise with the Conservation Area in accordance with Policies 2, 3 and 29 of the South East Lincolnshire Local Plan (2011-2036).</p>
5	<p>The render for the converted building shall be coloured off white, a sample of render shall be submitted to and approved in writing by the Local Planning Authority prior to application. The development shall be carried out in accordance with the approved details.</p> <p><b>Reason:</b> To ensure that the new building is in keeping with the historic character of the area and to harmonise with the Conservation Area in accordance with Policies 2, 3 and 29 of the South East Lincolnshire Local Plan (2011-2036).</p>
6	<p>Prior to the occupation of the new dwelling hereby approved details of the eaves/verge treatment/guttering and down pipes, including method of fixing, to be used in the construction of the new dwelling shall be submitted to the Local Planning Authority for approval in writing. The development shall then be carried out incorporating the agreed details.</p> <p><b>Reason:</b> To ensure that the appearance of the completed development respects the special character and appearance of the Kirton Conservation Area and adjacent Listed Building in accordance with Policies 2, 3 and 29 of the South East Lincolnshire Local Plan (2011-2036).</p>
7	<p>Notwithstanding the requirements of condition 2 of this permission, prior to the first occupation of the dwellings hereby approved, details of all windows and external doors (including both new and replacement openings) shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include:</p> <ul style="list-style-type: none"> <li>▪ Their design, materials (including sill and lintel treatments), finishes, colour treatment, reveals including cross-section to indicate the amount of proposed recess and opening profile;</li> <li>▪ The type and specification of glazing;</li> </ul>

	<ul style="list-style-type: none"> <li>▪ The level and pattern of obscurity (if relevant); and,</li> <li>▪ The type and direction of window opening.</li> </ul> <p>The windows and doors shall be installed in accordance with the duly approved details before any of the apartments hereby approved are first occupied, and shall be retained as such thereafter.</p> <p><b>Reason:</b> To ensure that the appearance of the completed development respects the special character and appearance of the Kirton Conservation Area and adjacent Listed Building in accordance and protect the amenity of future occupiers from a loss of privacy in accordance with Policies 2, 3, 29 and 30 of the South East Lincolnshire Local Plan (2011-2036).</p>
8	<p>Prior to the first occupation of the dwellings hereby approved details of all walls and fences, including details of their height, design and position, shall be submitted to and approved in writing by the Local Planning Authority. The scheme as may be approved shall be constructed before the dwelling is occupied and retained thereafter.</p> <p><b>Reason:</b> In the interests of the character and appearance of the Kirton Conservation Area and the visual amenity of the area in accordance with Policies 2, 3 and 29 of the South East Lincolnshire Local Plan (2011-2036).</p>
9	<p>Before the buildings hereby approved are first occupied, details of the size, materials, design and long term management of the cycle parking/storage shall be submitted to and approved in writing by the Local Planning Authority. The duly approved cycle storage shall be installed and made available for use before the building is first occupied and retained as such thereafter.</p> <p><b>Reason:</b> To promote modal shift and encourage travel to the site by more sustainable modes of transport in accordance with Policies 2, 3 and 31 of the South East Lincolnshire Local Plan (2011-2036).</p>
10	<p>The development hereby permitted shall not be commenced until details of a comprehensive Contaminated Land Investigation has been submitted to and approved in writing by the Local Planning Authority and until the scope of works approved therein have been implemented. The assessment shall include all of the following measures unless the LPA dispenses with any such requirements in writing:</p> <p>a) A Phase I desk study carried out to identify and evaluate all potential sources of contamination and the impacts on land and/or controlled waters, relevant to the site. The desk study shall establish a 'conceptual model' of the site and identify all plausible pollutant linkages. Furthermore, the assessment shall set objectives for intrusive site investigation works/ Quantitative Risk Assessment (or state if none required). A full desk top study and a non-technical summary shall be submitted in writing to the Local Planning Authority.</p> <p>A site investigation shall be carried out to fully and effectively characterise the nature and extent of any land contamination and/or pollution of controlled waters. It shall specifically include a risk assessment that adopts the Source-Pathway-Receptor principle and take into account the site's existing status and proposed new use. A copy of the site investigation and findings shall be submitted in writing to the Local Planning</p>

	<p>Authority.</p> <p><b>Reason:</b> To ensure potential risks arising from previous site uses have been fully assessed and in accordance with Policy 30 of the South East Lincolnshire Local Plan (2011-2036).</p>
11	<p>Where the Risk Assessment (see preceding condition) identifies any unacceptable risk or risks, a detailed Remediation Strategy to deal with land contamination and/or pollution of controlled waters affecting the site shall be submitted to and approved in writing by the Local Planning Authority. No works, other than investigative works, shall be carried out on the site prior to receipt of written approval of the remediation strategy by the Local Planning Authority.</p> <p><b>Reason:</b> To ensure the proposed remediation plan is appropriate and in accordance with Policy 30 of the South East Lincolnshire Local Plan (2011-2036).</p>
12	<p>Remediation of the site shall be carried out in accordance with the approved remediation strategy (see preceding condition). No deviation shall be made from this scheme.</p> <p><b>Reason:</b> To ensure site remediation is carried out to the agreed protocol in accordance with Policy 30 of the South East Lincolnshire Local Plan (2011-2036).</p>
13	<p>On completion of remediation, a copy of a closure report shall be submitted to the Local Planning Authority for approval in writing. The report shall provide validation and certification that the required works regarding contamination have been carried out in accordance with the approved Method Statement(s). Post remediation sampling and monitoring results shall be included in the closure report.</p> <p><b>Reason:</b> To provide verification that the required remediation has been carried out to the required standards in accordance with Policy 30 of the South East Lincolnshire Local Plan (2011-2036).</p>
14	<p>If, during development, contamination not previously considered is identified, then the Local Planning Authority shall be notified immediately and no further work shall be carried out until a method statement detailing a scheme for dealing with the suspect contamination has been submitted to and agreed in writing with the Local Planning Authority.</p> <p><b>Reason:</b> To ensure all contamination within the site is dealt with in accordance with Policy 30 of the South East Lincolnshire Local Plan (2011-2036).</p>
15	<p>The water consumption of each apartment hereby permitted should not exceed the requirement of 110 litres per person per day as set out as the optional requirement in Part G of the Building Regulations 2010 and the South East Lincolnshire Local Plan (2011-2036)</p> <p>The person carrying out the work must inform the Building Control Body that this duty applies.</p> <p>A notice confirming the requirement for the water consumption has been met shall be</p>

	<p>submitted to the Building Control Body and Local Planning Authority, no later than five days after the completion of each individual dwelling.</p> <p><b>Reason:</b> To protect the quality and quantity of water resources available to the district. This condition is imposed in accordance with Policy 31 of the South East Lincolnshire Local Plan (2011-2036).</p>
16	<p>Prior to the first occupation of the development hereby approved a scheme of surface water shall be implemented by way of soakaway. If percolation rates for a soakaway are insufficient then an alternative means of surface water disposal shall be submitted to and approved by the Local Planning Authority and implemented as approved prior to the first occupation of the development.</p> <p><b>Reason:</b> To ensure the site is drained in the most appropriate way to accord with Policies 2 and 4 of the South East Lincolnshire Local Plan (2011-2036).</p>
17	<p>The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (prepared by AF Architecture) and in particular the following mitigation measures detailed within the FRA: -</p> <ul style="list-style-type: none"> <li>▪ Finished floor levels shall be raised 0.15m above ground level;</li> <li>▪ Flood resistance and resilience measures shall be incorporated throughout the development as stated in section 7.0 – recommendations in the FRA;</li> </ul> <p>The mitigation measures shall be fully implemented prior to occupation.</p> <p><b>Reason</b> - To reduce the risk of flooding to the proposed development and future occupants in accordance with Policy 4 of the South East Lincolnshire Local Plan (2011-2036).</p>

INFORMATIVES / NOTES TO BE INCLUDED ON/WITH DECISION NOTICE	
<p><u>STATEMENT OF PROACTIVE WORKING:</u></p> <p>In determining this application, the authority has taken account of the guidance in paragraph 38 of the National Planning Policy Framework 2019 in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the Borough.</p>	