

RIVERSIDE GATEWAY LOCAL DEVELOPMENT ORDER 2016

This Order is adopted by West Lindsey District Council ("the Council") under the powers conferred on the Council as local planning authority by sections 61A-61D of and Schedule 4A to the Town and Country Planning Act 1990 (as amended) ("the Act") and pursuant to the Town and Country Planning (Development Management Procedure) (England) Order 2015 and shall be known as the Riverside Gateway Local Development Order 2016 (the "Order").

1. In this Order:
 - 1.1 definitions in the Town and Country Planning (Use Classes) Order 1987 (as amended) apply to the interpretation of this Order and references in this Order to a "Use Class" are accordingly a reference to the relevant Use Class set out in the Town and Country Planning (Use Classes) Order 1987 (as amended); and
 - 1.2 terms defined in Schedule 3 have the meaning given to them there.
2. Subject to article 3 below, planning permission is hereby granted for the development within the Riverside Gateway Area set out in all Parts of Schedule 1 subject in each case to the restrictions and conditions set out in the relevant Part of Schedule 1.
3. The grant of permission under any Part of Schedule 1 is subject to the General Conditions set out in Schedule 2.
4. All development permitted by this Order may be undertaken on a phased basis in accordance with the detailed phasing plan to be agreed in writing with the Council pursuant to General Condition 1.
5. Where a material operation has been initiated in respect of any development permitted by this Order at the time this Order expires, is revoked or is revised that said development may be lawfully completed.
6. This Order comes into force on the date on which it is made as indicated below and, subject to the Council's power to revoke this Order under s.61A(6) of the Act, will remain in force for a period of 5 years from that date, expiring on the fifth anniversary thereof.

Adopted by the Council on 19 July 2016

By Order of the Council the Common Seal was affixed hereunto in the presence of:

Authorised Signatory


Chief Operating Officer

Chairman





SCHEDULE 1
PERMITTED DEVELOPMENT

PART 1 - RESIDENTIAL DEVELOPMENT

Permitted Development

Development consisting of the erection of a Building or Buildings within Use Class C3 (dwellinghouses).

Development not permitted

Development is not permitted by Part 1 if that development would result in either:

1. the total amount of floorspace in Use Class C3 within the Riverside Gateway Area exceeding 26791 square metres GEA; or
2. the total amount of dwellings in Use Class C3 within the Riverside Gateway Area exceeding 245.

Conditions

Development is permitted by Part 1 subject to the following condition –

1. The minimum density for each Phase must be at least 40 dwellings per hectare.

PART 2 – NON-RESIDENTIAL

Permitted Development

Development consisting of:

1. the erection of a Building or Buildings within Use Class A1;
2. the erection of a Building or Buildings within Use Class A2;
3. the erection of a Building or Buildings within Use Class A3;
4. the erection of a Building or Buildings within Use Class A4;
5. the erection of a Building or Buildings within Use Class D1; and
6. the erection of a Building or Buildings within Use Class D2.

Development not permitted

Development is not permitted by Part 2 if that development would result in the total amount of floorspace within Use Classes A1, A2, A3, A4, D1 and/or D2 within the Riverside Gateway Area exceeding 500 square metres GIA.

Conditions

Development is permitted by Part 2 subject to the following conditions –

1. No individual unit within Use Class A1, A2, A3, A4, D1 and/or D2 shall exceed 250 square metres GIA.

Reason: To ensure that the scale of retail floor space provided is commensurate in scale to the proposed development. To protect the vitality of town centres, and to accord with Chapter 2 of the National Planning Policy Framework.

2. All floorspace accommodating uses within Use Classes A1, A2, A3, A4, D1 and D2 shall be provided at ground floor level.

Reason: To create active frontages in line with the design objectives in accordance with Policy STRAT1 of the West Lindsey Local Plan First Review 2006.

3. Hours of operation and hours of deliveries of the approved A1, A2, A3, A4, D1 and D2 uses must be submitted to and approved in writing by the Local Planning Authority prior to first occupation of the relevant Building. The hours of delivery and operation must be as approved unless agreed in writing by the Local Planning Authority.

Reason: To protect the amenities of adjoining properties and the locality in general in accordance with Policy STRAT1 of the West Lindsey Local Plan First Review 2006.

PART 3 – ASSOCIATED INFRASTRUCTURE

Permitted Development

Development consisting of:

1. the constructions of roads, pavements, walkways, street lighting and street furniture;
2. the construction of areas and facilities for vehicle parking, bicycle parking and servicing;
3. hard and soft landscaping, including the erection of fences, gates, walls, securing barriers and security gatehouses;

Development not permitted

Development is not permitted by Part 3 if it is not primarily to serve the development permitted by Parts 1 or 2.

PART 4 – SITE PREPARATION WORKS

Permitted Development

Development consisting of:

1. any operations or engineering necessary for the remediation of land within the Riverside Gateway Area, including excavation and the construction, extension, demolition or alteration of remediation compounds for the stockpiling, sorting and treatment of excavated materials;
2. any operations or engineering necessary to clear any land within the Riverside Gateway Area.

Development not permitted

Development is not permitted by Part 3 if it is not primarily to enable the development permitted by Parts 1, 2 or 3.

SCHEDULE 2

GENERAL CONDITIONS

All development is permitted by the Order is subject to the following conditions –

Phasing plan

1. No applications for the approval of Reserved Matters shall be submitted pursuant to General Condition 2 until a detailed phasing plan has been submitted to and approved by the Local Planning Authority for the Riverside Gateway Site in its entirety that is in compliance with the Parameter Plans. Such phasing plan shall identify geographical phases and relationship to the delivery of infrastructure (including public access routes and public realm) and facilities. Applications for the approval of Reserved Matters shall be in accordance with the approved phasing plan unless otherwise agreed by the Local Planning Authority. Nothing in this condition shall prevent the submission of a phasing plan which shows Riverside Gateway Site in its entirety as a single phase.

Reason: To ensure the development is delivered in a coordinated and appropriate manner, in accordance with the saved Policy STRAT1 of the West Lindsey Local Plan First Review June 2006.

Reserved Matters

2. Applications for the approval of Reserved Matters shall be made to the Local Planning Authority no later than the expiration of 3 years from the date of this Order and no development shall commence in any Phase until Reserved Matters have been approved for that Phase.

Reason: In order that the detailed matters are submitted within a reasonable time period and to reflect the support provided by the Local Planning Authority to facilitate the regeneration of the brownfield site.

3. Applications for the approval of Reserved Matters shall be in compliance with the Parameter Plans and shall be accompanied by a Design and Access Statement which shall explain how the proposed development accords with the Parameter Plans and the Design Principles. The Design and Access Statement shall also include the following:
 - A townscape analysis of the height, massing, scale, form and materials of existing adjacent development fronting onto Lea Road and within the wider Gainsborough Riverside Conservation Area;
 - Demonstrate how the proposed development will respond positively to the character and local distinctiveness of the adjacent/nearby development fronting onto Lea Road;
 - For any development proposed within or adjacent to the boundary of the Gainsborough Riverside Conservation Area demonstrate how the proposed development will preserve and enhance the character, appearance and setting of the Gainsborough Riverside Conservation Area.
 - For any development proposed within the setting of one or more listed buildings, demonstrate how the proposed development will enhance the setting of the relevant listed building(s).

Reason: The Local Development Order grants permission in outline only and the Local Planning Authority wishes to ensure that the final details are appropriate for the locality in terms of visual and residential amenity, reflect the scale and nature of development assessed and that they respond positively to the character and

appearance of the area and preserve and enhance the character, appearance and setting of the Gainsborough Riverside Conservation Area. This is in accordance with Policies STRAT1 of the West Lindsey Local Plan First Review June 2006

Landscaping

4. No development shall commence within each Phase until a landscaping scheme including details of the size, species and position or density of all planting, and the proposed time of planting with such Phase, has been submitted to and approved in writing by the Local Planning Authority. The landscaping of each Phase, in accordance with the approved scheme, must be implemented to the satisfaction of the Local Planning Authority prior to the first occupation of each Phase.

Reason: In the interest of visual and residential amenity in accordance with West Lindsey Local Plan First Review Policy STRAT1, CORE 10 and RES1.

5. No development shall commence within each Phase until a schedule of landscape maintenance for a minimum period of five years from the completion of the development of that Phase has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation and the development shall be carried out to the satisfaction of the Local Planning Authority in accordance with the approved details.

Reason: To ensure that an approved landscaping scheme is implemented in a speedy and diligent way and that initial plant losses are overcome, in the interests of the visual amenities of the locality (and occupiers of adjacent buildings – where appropriate) and in accordance with West Lindsey Local Plan First Review Policies STRAT 1, CORE 10 and RES1).

Flood mitigation and drainage

6. No development shall commence within each Phase until a surface water drainage scheme for such Phase, based on sustainable urban drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme should include:
 - (a) Details to demonstrate how run-off will be safely conveyed and attenuated during storms up to and including the 100 year critical storm event, with an allowance for climate, from all hard surfaced areas within the development into existing local drainage infrastructure and watercourse system without exceeding the run off rate for an undeveloped site, following the principles within the submitted Drainage Strategy;
 - (b) Attenuation details and discharge rates to demonstrate that rates would not exceed 1.4 litres per second per hectare, at [a minimum] rate of 5 litres per second;
 - (c) Details of the timetable for, and any phasing of, implementation of the surface water drainage scheme; and
 - (d) Details of how the surface water drainage scheme shall be maintained and managed after completion for the lifetime of the development including any arrangements for adoption by any public body or Statutory Undertaker and any arrangements required to secure the operation of the drainage system throughout its lifetime.

The development shall be carried out in accordance with the approved surface water drainage scheme and no dwelling occupied until the approved scheme has been completed or provided on the 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 prevent the increased risk of flooding, to improve and protect water quality, ensure future maintenance of the surface water drainage system and to accord with the provisions of the National Planning Policy Framework 2012.

7. No development shall commence within each Phase until a scheme for the disposal of foul waters for such Phase has been submitted to and approved in writing by the Local Planning Authority. No development shall be occupied in each Phase until the works have been carried out in accordance with the scheme approved under this condition.

Reason: To ensure adequate drainage facilities are provided to serve the development and to prevent pollution of the water environment in accordance with West Lindsey Local Plan saved Policy NBE14.

8. No development shall commence within each Phase until a detailed site specific flood risk assessment has been submitted to and approved in writing by the Local Planning Authority for such Phase and the development shall only be carried out in accordance with those details so approved.

Reason: To prevent the increased risk of flooding, and to accord with the provisions of the National Planning Policy Framework 2012.

9. No development shall commence within each Phase until details of the finished floor levels of the development in such Phase have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with those so approved. Finished floor levels of all habitable accommodation shall be above the design flood level established through the approved flood risk assessment for that Phase.

Reason: To prevent the increased risk of flooding and to accord with the provisions of the National Planning Policy Framework 2012.

10. No development shall commence until a detailed strategy for management of the Humber Carr Drain (including realignment, if necessary) has been submitted to and approved in writing by the Local Planning Authority and the development shall only be carried out in accordance with those details so approved.

Reason: To ensure adequate easement and access for future maintenance and to accord with Policy STRAT1 of the West Lindsey Local Plan First Review.

11. No development shall commence within each Phase until details to ensure adequate easement and access for future maintenance of the existing water mains for such Phase have been submitted to and approved in writing by the Local Planning Authority and the development shall only be carried out in accordance with those details so approved.

Reason: To ensure adequate easement and access for future maintenance and to accord with Policy STRAT1 of the West Lindsey Local Plan First Review.

Contamination and Land Stability

12. No development shall commence until a scheme that includes the following components to deal with the risks associated with contamination of the site has been submitted to and approved, in writing, by the Local Planning Authority:

- A site investigation scheme, based on the desk study already undertaken (Delta Simons Environmental and Geotechnical Assessment dated December 2015) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site;
- The results of the site investigation and detailed risk assessment and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken;
- A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

Reason: In order to safeguard human health and the water environment and identify potential contamination on-site and the potential for off-site migration as recommended by the Environment Agency and the Environmental Health Manager in accordance with West Lindsey Local Plan First Review Policy STRAT1.

13. No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation has been submitted to and approved, in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a 'long-term monitoring and maintenance plan') for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

Reason: In order to safeguard human health and the water environment and identify potential contamination on-site and the potential for off-site migration as recommended by the Environment Agency and the Environmental Health Manager in accordance with West Lindsey Local Plan First Review Policy STRAT1.

14. No development shall commence until a Ground Gas Risk Assessment, including a monitoring scheme, prepared in accordance with C665/BS:8485:2015 (or a document which supersedes BS:8485:2015) has been carried out and approved in writing by the Local Planning Authority. The monitoring scheme will comprise, as a minimum, of 12 rounds over a 6 months period and must take into account changes to ground gas regime due to the impact of the development. Any identified problems must be remediated, the proposed remediation must be agreed with the Local Planning Authority and be implemented prior to first occupation and remain thereafter.

Reason: To ensure gas contamination will not present a risk to human health and environmental receptors in accordance with Policy NBE19 of the West Lindsey Local Plan First Review 2006.

15. No development shall commence within a 50m buffer of the flood defence line within each Phase until a scheme for the protection of the flood defence tie rods has been submitted to and approved by the local planning authority following consultation with the Environment Agency. The scheme shall include:
- A survey to determine the exact location of the flood defence tie rods;
 - An assessment of the potential impacts on the tie rods of loadings resulting from the proposed development and positioning of foundations;

- Recommendations and evidence to demonstrate that the potential impacts can be managed without undermining the integrity of the tie rods.

Development shall proceed fully in accordance with the recommendations of the approved survey.

Reason: To check for the position of the flood defence tie rods to ensure that the development will not have a detrimental impact on the flood defence.

16. No development shall commence within each Phase until a scheme to deal with any instability of the ground within such Phase has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include on-site investigations and an assessment to identify the extent of unstable ground and the measures to be taken to avoid risk to buildings when the site is developed. The approved scheme shall be fully implemented and completed before the first occupation of each Phase.

Reason: In The interest of public safety and the residential amenities of future occupiers in accordance with West Lindsey Local Plan First Review 2006 Policy STRAT1 and NBE19a.

Transport and Access

17. When the application is made for the approval of the 'Reserved Matters' that application shall show a minimum of 2 parking spaces per dwelling for 3 bedroomed dwellings and above and a minimum of 1.5 spaces for 2 bedroomed and below dwellings.

Reason: To promote sustainable transport in accordance with West Lindsey Local Plan First Review 2006 Policy STRAT1 and SUS1.

18. 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 prior to first occupation 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 Carr Lane/ Lea Road and to allow vehicles to enter and leave the highway in a forward gear in the interests of highway safety.

19. No development shall commence within each Phase until a travel plan for such Phase has been submitted and approved in writing by the Local Planning Authority. Nothing in this condition shall prevent the submission of a single travel plan for multiple Phases. Each travel plan shall include:

- Baseline mode split data, along with a commitment to undertake a travel survey within 3 months of 50% occupation;
- SMART targets for mode shift in favour of sustainable methods of transport, if this is not available from TRICS then this can be determined from the most up to date Census data;
- Commitment to undertake annual travel surveys, monitoring and the review process;
- Action plan containing measures to address the identified issues and targets, a timescale for implementation of each of the measures and a responsible person for each measure; and

- Commitment to providing secure cycle storage, particularly for the apartments.

The development shall thereafter be implemented and occupied in accordance with the approved travel plan(s).

Reason: In order to maximise the sustainability of the development in accordance with West Lindsey Local Plan First Review 2006 Policy STRAT1 and SUS1.

20. Before any development hereby permitted is occupied, the roads and/or footways providing access to that development from an existing public highway shall be constructed to a specification to enable them to be adopted as Highways Maintainable at the Public Expense, with the exception of the carriageway and footway surface courses.

The carriageway and footway surface courses for each Phase shall be completed within two years from the date upon which the construction is commenced for each Phase.

Reason: To ensure safe access to the site and each dwelling/building in the interests of residential amenity, convenience and safety and to accord with the West Lindsey Local Plan First Review 2006 Policy STRAT1.

21. The development must provide a minimum 8m buffer to the east of the flood defence and to provide an unobstructed pedestrian and cycle corridor as a continuation of the Riverside Walk. The pedestrian access must be open to the public at all times with the exception of Permitted Closures.

Reason: To ensure safe pedestrian access to the site and each dwelling/building and to adhere to the Council's vision for a Riverside Walk and to accord with the West Lindsey Local Plan First Review 2006 Policy STRAT1 and SUS4.

Archaeology

22. No development shall commence within each Phase until a written scheme of archaeological investigation has been submitted to and approved in writing by the Local Planning Authority for each Phase. Nothing in this condition shall prevent the submission of a single scheme for multiple Phases. This scheme shall include the following :

- (a) An assessment of significance and proposed mitigation strategy (i.e. preservation by record, preservation in situ or a mix of these elements).
- (b) A methodology and timetable of site investigation and recording.
- (c) Provision for site analysis.
- (d) Provision for publication and dissemination of analysis and records.
- (e) Provision for archive deposition.
- (f) Nomination of a competent person/organisation to undertake the work.
- (g) The scheme to be in accordance with the Lincolnshire Archaeological Handbook.

Reason: To ensure the preparation and implementation of an appropriate scheme of archaeological mitigation and in accordance with the National Planning Policy Framework.

23. The Local Planning Authority shall be notified in writing of the intention to commence the archaeological investigation in accordance with the approved written scheme referred to in General Condition 22 at least 14 days before the said commencement. No variation shall take place without prior written consent of the Local Planning Authority and all archaeological site work shall be undertaken in accordance with the written scheme required by General Condition 22.

Reason: In order to facilitate appropriate monitoring arrangements and to ensure the satisfactory archaeological investigation and retrieval of archaeological finds in accordance with the National Planning Policy Framework.

Ecology

24. No development shall commence until a survey for the presence of any Great Crested Newts, Bats, Badgers, Otters and Water Voles, reptiles and invertebrates at the site has been carried out, submitted to and approved in writing by the Local Planning Authority. The survey shall be carried out by a suitably qualified person. If any evidence of any of the above species is found, then the report shall include measures for mitigation and their protection during the development and for the retention of existing or provision of alternative habitat. The approved measures shall be implemented in strict accordance with the approved details.

Reason: To safeguard wildlife in the interests of nature conservation in accordance with West Lindsey Local Plan First Review 2006 Policy NBE10.

25. No development shall commence involving the loss of any hedgerow, tree or shrub between 1st March and 31st August in any year until a detailed survey has been undertaken to check for the existence of nesting birds. Where nests are found, a 4 metre exclusion zone shall be created around the nests until breeding is completed. Completion of nesting shall be confirmed by a suitably qualified person and a report submitted to and approved in writing by the Local Planning Authority before any works involving the removal of the hedgerow, tree or shrub take place.

Reason: In the interest of nature conservation in accordance with West Lindsey Local Plan First Review 2006 Policy NBE10.

Waste Management Strategy

26. No development shall commence in each Phase until a written waste management plan, confirming how demolition and construction waste for such Phase will be recovered and reused on site or at other sites, has been submitted to and approved in writing by the Local Planning Authority. The development of each Phase shall be carried out in strict accordance with the approved waste management plan. Nothing in this condition shall prevent the submission of a single waste management plan for multiple Phases.

Reason: To ensure that the development would include the re-use of limited resources, to ensure that the amount of waste for landfill is reduced and to comply with Policy STRAT 1 of the West Lindsey Local Plan First Review 2006.

Air and Noise Quality

27. No development shall commence within each Phase until a noise impact assessment has been submitted to and approved in writing by the Local Planning Authority for such Phase, which shall include details of any noise mitigation measures required.

The development of each Phase shall be carried out in accordance the mitigation measures set out in the relevant approved noise impact assessment and those measures shall be maintained as such for the life of the development.

Reason: In the interests of the amenity of the future occupiers of the dwelling(s) having regard to the noise implications from the nearby road, railway and industrial use and to accord with National Planning Policy Framework and in accordance with West Lindsey Local Plan Policy STRAT1 and NBE17.

28. No Use Classes A3 or A4 development shall commence until a scheme for the extraction and filtration of all cooking fumes has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved scheme and thereafter retained.

Reason: To safeguard the residential amenities of nearby residents in accordance with West Lindsey Local Plan First Review Policy STRAT1 and NBE17.

Construction

29. No development shall commence within each Phase, including any works of demolition, until a construction method statement for such Phase has been submitted to and approved in writing by the Local Planning Authority. The approved construction method statement shall be adhered to throughout the construction period. The construction method statement shall provide details of:

- (a) The parking of vehicles of site operatives and visitors;
- (b) Loading and unloading of plant and materials;
- (c) Storage of plant and materials used in constructing the development;
- (d) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- (e) Wheel washing facilities;
- (f) Measures to control the emission of noise, dust and dirt during construction;
- (g) A scheme for recycling/ disposing of waste resulting from demolition and construction works; and
- (h) The means of access and routeing for demolition and construction traffic.

Reason: To ensure appropriate mitigation for the impact on residential amenity caused by the construction of the development and to accord with West Lindsey Local Plan First Review 2006 Policy STRAT1.

30. Demolition and/or construction works shall only be carried out between the hours of 0800 and 1800 on Mondays to Fridays; and between the hours of 0800 and 1300 on Saturdays; and at no time at Sundays and Bank Holidays unless specifically agreed in writing by the Local Planning Authority beforehand.

Reason: To protect the amenity of the occupants of nearby dwellings in accordance with West Lindsey Local Plan First Review 2006 Policy STRAT1.

INFORMATIVES

1. The Illustrative Plans attached to this Order as Appendix 3 show one way in which the development hereby permitted could be brought forward in compliance with the Parameter Plans and Design Principles. They are intended to inform potential developers and provide background as to how the Parameter Plans have been derived.
2. If development is commenced pursuant to this Order after the Council adopts a CIL charging schedule, then such development may be liable to pay community infrastructure levy (unless a zero rate applies).
3. It should be noted that anchors of the flood defence extends into the site and an environmental permit must be obtained from the Environment Agency prior to the commencement of any work.
4. Invasive, non-native plant species such as Himalayan Balsam, Giant Hogweed and Japanese Knotweed have been noted on site. Specialist contractor should map and eradicate these species within the site, and any proposed control and eradication works should be made in accordance with Environment Agency advice note.
5. Secure by design advice should be sought from Lincolnshire Police during the detailed design phase.
6. Due to the risk that Great Crested Newts could be harmed as a result of undertaking the proposed development works, it is considered necessary to apply for a European Protected Species Licence from Natural England. The licence would allow for mitigation measures to be instated lawfully at the Site to ensure that the newts are protected and that the population remains in favourable conservation status in the long-term.

SCHEDULE 3
INTERPRETATION

1. Terms used in this Order have the following meanings:



Building	includes any structure or erection, and any part of a building, as so defined, but does not include plant or machinery comprised in a building
Design Principles	means the design principles attached to this Order as Appendix 4
General Conditions	means the conditions identified in Schedule 2 of the Order
GIA	means 'Gross Internal Area' as calculated in accordance with the <i>RICS Code of Measuring Practice</i> (sixth edition 2007).
GEA	means 'Gross External Area' as calculated in accordance with the <i>RICS Code of Measuring Practice</i> (sixth edition 2007).
Highways Agreement	means an agreement with the Lincolnshire County Council pursuant to sections 38/278 of the Highways Act 1980
Parameter Plans	means the plans attached to this Order as Appendix 2
Permitted Closures	means <ul style="list-style-type: none"> • closures in the case of emergency where such closure is in the interests of public safety or otherwise for reasons of public safety; • temporary closures where such closure is required for the purposes of essential maintenance, repair, cleansing or resurfacing works; • closure for a maximum of one day per year to assert rights of proprietorship; • any other closure not covered by the above to which the Local Planning Authority's prior written approval has been obtained
Phase	means a geographical phase of the Riverside Gateway Area to be approved by the Local Planning Authority pursuant

	to General Condition 1 as part of the detailed phasing plan
Reserved Matters	means details to be submitted for approval pursuant to General Condition 2 in relation to layout, scale, appearance, means of access and/ hard and soft landscaping
Riverside Gateway Area	means the area shown edged red on the plan attached to this Order as Appendix 1 being the Order area

APPENDIX 1
Plan of LDO Area

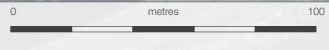
TO FOLLOW

KEY:

-  LDO red line boundary
-  Existing AOD levels



Turley

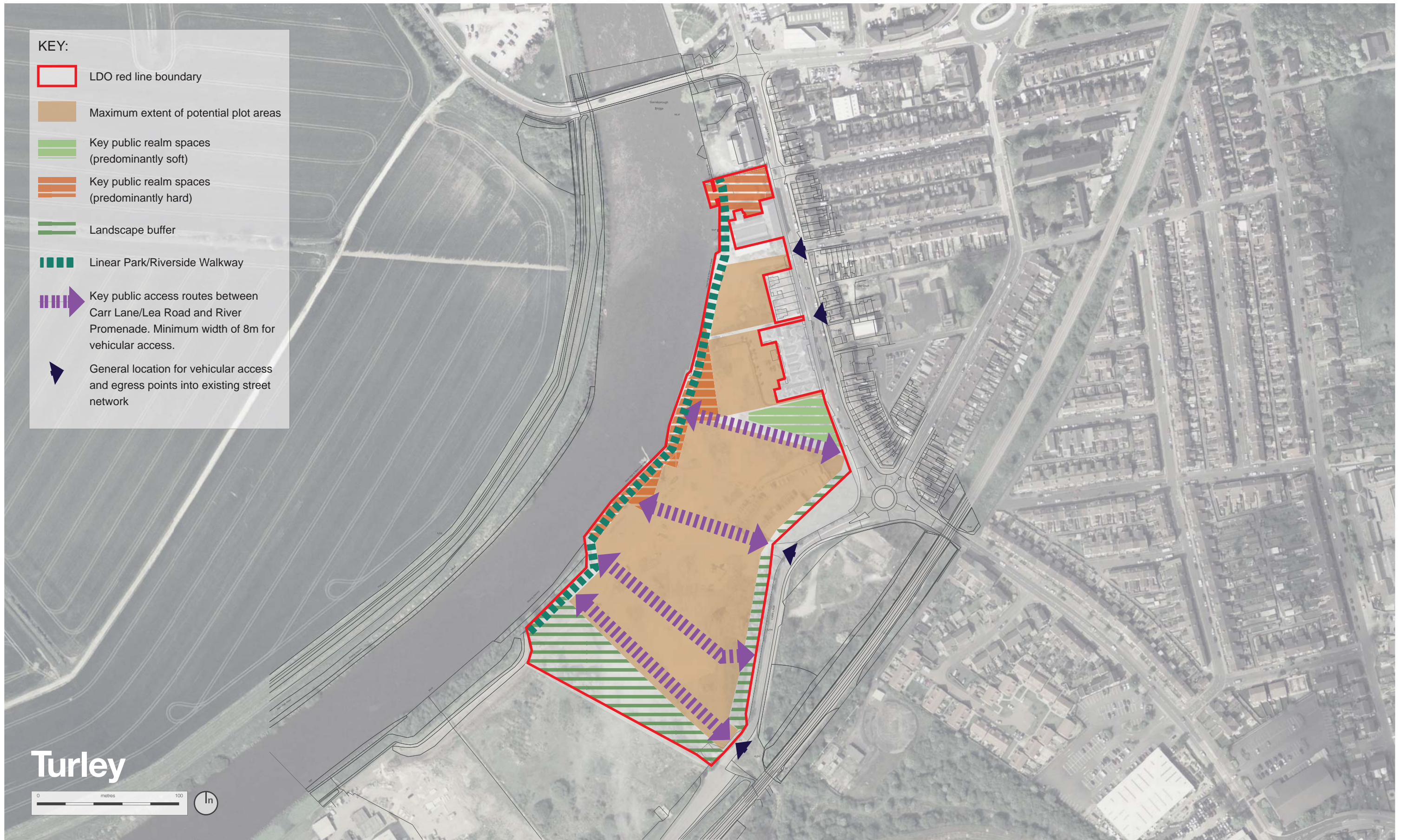


**APPENDIX 2
Parameter Plans**

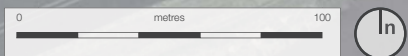
TO FOLLOW

KEY:






-  LDO red line boundary
-  Maximum extent of potential plot areas
-  Key public realm spaces (predominantly soft)
-  Key public realm spaces (predominantly hard)
-  Landscape buffer
-  Linear Park/Riverside Walkway
-  Key public access routes between Carr Lane/Lea Road and River Promenade. Minimum width of 8m for vehicular access.
-  General location for vehicular access and egress points into existing street network



Turley

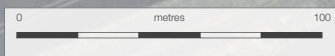


KEY:

-  LDO red line boundary
 -  Minimum 8m clear access width allowance from river wall as advised by the Environment Agency
 -  Maximum permitted building height: up to 25.5m AOD
 -  Maximum permitted building height : up to 22.5m AOD
 -  Maximum ground level raise: up to 7.5m AOD
- (Please refer to topography plan for existing AOD ground levels)


















Turley



APPENDIX 3
Illustrative Plans

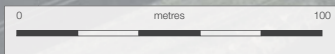
TO FOLLOW

KEY:

-  LDO red line boundary
-  Town houses
-  Apartments
-  Retail (A2,A3,A4) with apartments above
-  Retail (A1) with apartments above
-  Residential ancillary space
-  Residential ancillary space with apartments above
-  Cores
-  Public open space
-  Podium level private communal amenity space
-  Private gardens
-  Key pedestrian focused public realm areas
-  Shared street spaces
-  Parking courts
-  Basement / podium under parking
- A** Plots
-  Plot boundary



Turley

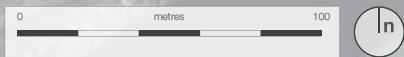


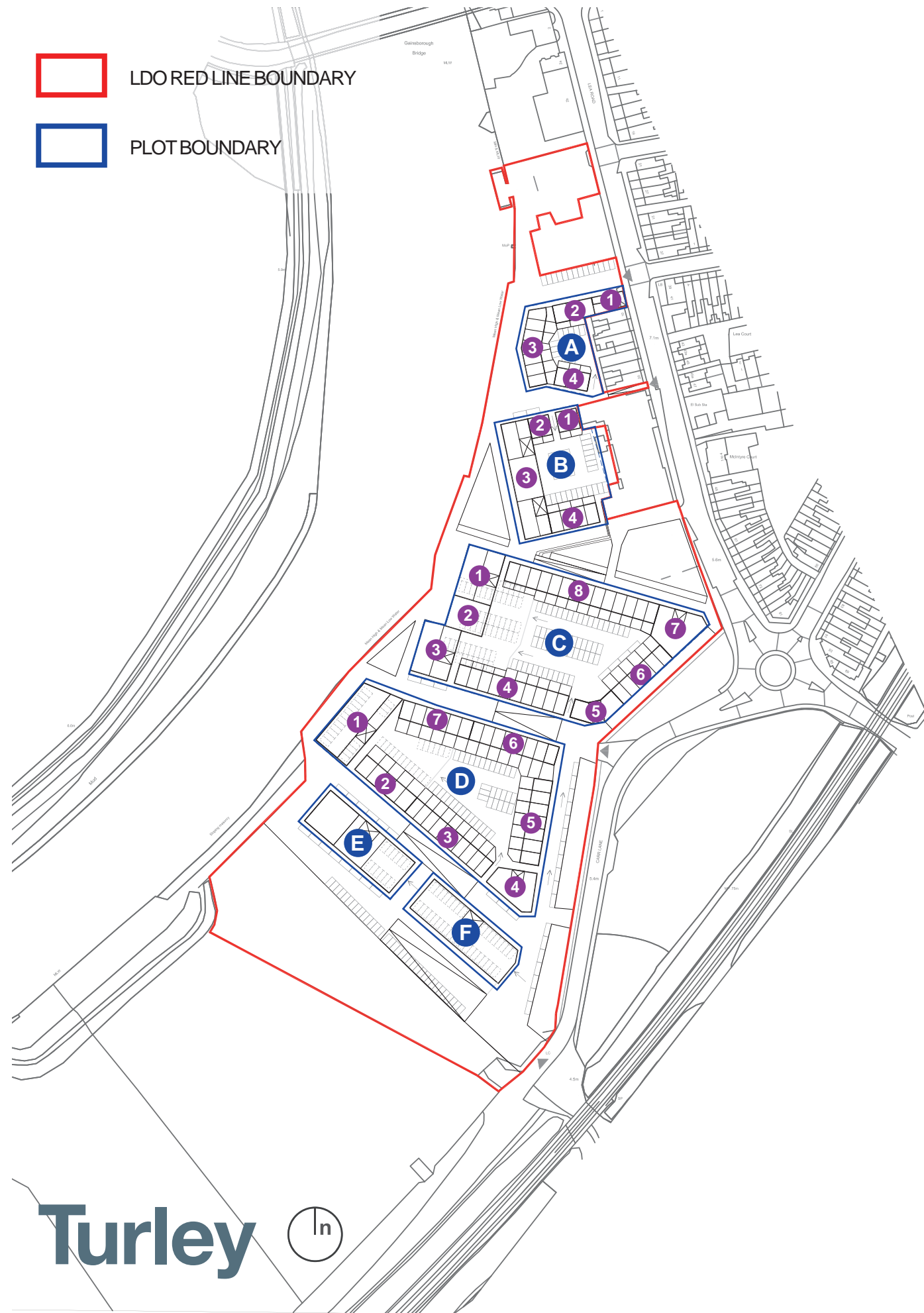
KEY:

-  LDO red line boundary
-  Apartments / retail
-  Townhouses
-  Private amenity space
-  Communal courtyard/roof garden
-  Public open space
-  Landscape buffer
-  Courtyard parking
-  Riverside walk / linear park
-  Public realm
-  Shared surface streets
-  Tree planting
-  Potential extent of wall levels raised to reach 7.10m
-  Bridge connections



Turley





Type	Plot A	Plot B	Plot C	Plot D	Plot E	Plot F	Total
1 bed flat	0	8	27	16	12	18	81
2 bed flat	0	8	24	14	12	18	76
Total Flats	0	16	51	30	24	36	157
2 bed house	4	6	10	18	0	0	38
3 bed house	10	2	0	10	0	0	22
4 bed house	0	0	20	8	0	0	28
Total Houses	14	8	30	36	0	0	88
Total Units	14	24	81	66	24	36	245
A1 Retail GEA (sqm)	0	0	314	0	0	0	314
A2/3/4 Retail GEA (sqm)	0	236	500	441	305	0	1482
Parking Spaces Required	23	31	122	90	36	54	356
Parking Spaces Provided	23	31	119	92	40	56	361

Plot	Building	Footprint	Floors	Total
Plot A	1	74	2	148
	2	144	3	432
	3	287	3	861
	4	122	3	366
Plot B	1	88	3	264
	2	86	3	258
	3	650	3	1950
	4	199	3	597
Plot C	1	404	4	1616
	2	245	1	245
	3	404	4	1616
	4	458	3	1374
	5	203	3	609
	6	253	3	759
	7	359	4	1436
	8	627	3	1881
Plot D	1	654	3	1962
	2	250	3	750
	3	381	3	1143
	4	286	3	858
	5	326	3	978
	6	338	3	1014
	7	279	3	837
Plot E	-	900	3	2700
Plot F	-	880	3	2640
Total GEA (sqm)				27294

Assumptions

No of units for apartments have been calculated taking into account core areas of 45sqm and with an average

GEA per units as follows:

1 bed flat = 56 sqm

2 bed flat = 81 sqm

2 bed house = 92 sqm

3 bed house = 114 sqm

4 bed house = 129 sqm









Parking requirements are as follows:

1 or 2 bed property = 1.5 spaces

3 or 4 bed property = 2 spaces

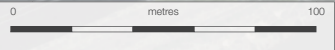
GIA is calculated as being 85% of GEA.

KEY:

-  LDO red line boundary
-  Maximum extent of plot areas
-  Views through the site to promote
-  Views towards the site to promote
-  Views outwards the site to promote
-  Visually prominent area, frontages, key riverside promenade and street views to facilitated
-  Landmark/buildings/features to promote appropriate views towards and setting to be enhanced
-  Prominent enhanced built frontage of development to be promoted

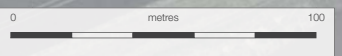
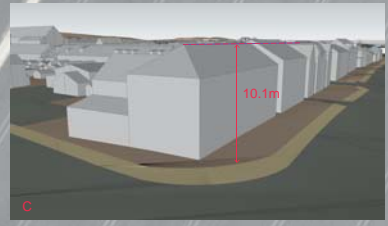
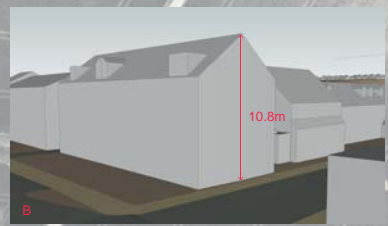
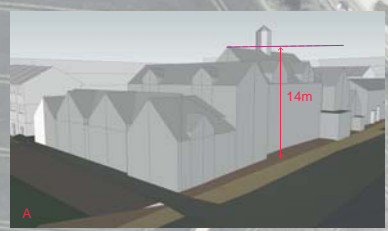


Turley



KEY:

-  LDO red line boundary
-  Minimum 8m clear access width allowance from river wall
-  Change in land ownership
-  Indicative existing piped, swale alignments and falls
-  Future development site
-  Piped inlets and outlets
-  Existing structure of local townscape merit
-  Conservation area boundary
-  Key gateway townscape views from bridge
-  Access crossovers into the site from the existing street network
-  Existing levels
-  Development edges and heights to be considered in association with existing property boundaries and structures
-  On street car parking
-  No defined footpath/kerb/channelling
-  Residential
-  Upper floor residential
-  Food and Beverage
-  Retail
-  Vacant
-  Historic rail track alignments
-  Overhead wiring and pole infrastructure
-  Pumping station vertical pipe
-  Woodland/dense vegetation
-  Existing tree planting



APPENDIX 4

Design Principles

Reserved matters applications should comply with the design principles set out below. If a reserved matters application is submitted in respect of part only of the site, the applicant should demonstrate either that the design principles will be achieved on that part of the site or that the reserved matters application facilitates the achievement of such design principles on the remainder of the site.

General

1. Take full advantage of the site's riverside location to create a destination and a development with a 'sense of place' which opens up the riverside to residents and the public, as well as improves the quality of the local environment in terms of high quality layout and design

Built form

1. Allow a minimum eight metre buffer from the river wall for maintenance service and to ensure integrity of flood defence structure
2. Allow a minimum 15 metre distance between active frontages of proposed and existing properties
3. Establish surface levels to ensure to meet equally accessible grades and facilitate appropriate flood mitigation strategy
4. Development heights should respond to the existing heights in the surrounding area

Public access/public realm

5. Establish a minimum of three direct publicly accessible routes between Carr Lane/Lea Road and river promenade
6. Where development plots are proposed up to or close to the maximum development plot area indicated on Parameter Plan: Access, Open Space and Extent of Potential Development Area, additional linkages to be introduced as secondary publicly accessible routes
7. Extend existing surrounding street network into new development to enable full integration
8. Establish a key river front walkway with high quality public realm and shared accessibility
9. Establish a key public realm space as part of a network of connected public realm spaces which should be designed to be:
 - a. attractive, welcoming, safe and well furnished
 - b. positively fronted and over looked by surrounding development or existing built up edges
 - c. equally accessible and have an appropriate scale and proportion to adjacent built heights
 - d. activated by street and park furnishings, play facilities, lighting, greening
 - e. in accordance an overall public realm strategy with the use of an appropriate and coordinated materials palette

External appearance

10. The external appearance of the development should:
 - a. Be locally distinctive
 - b. Incorporate innovative and creative solutions

- c. Convey a high quality design which is simple and functional in appearance
- d. Utilise sensitive materials that aid legibility and consistency with proposed street scene
- e. Include main entrances to apartment buildings which are clearly expressed and identifiable
- f. Include fenestration to be appropriate to the residential setting
- g. Be designed so that the façade treatment of prominent buildings uses less visually obtrusive materials and colour palette

Landscaping

11. The landscaping of the development should adhere to the following guiding principles:
 - a. Maximising biodiversity opportunities and facilitate a tree planting framework that uses the right trees for the right place and growing conditions
 - b. Integrating green and blue infrastructure and functioning as social spaces
 - c. Promoting key views
 - d. Usable private amenity and private communal spaces
 - e. Recreational opportunities and natural play opportunities encouraged
 - f. Landscaping planting to soften and integrate residential plots into the street scene
 - g. Increase the perception of public access to green spaces and the river within the development
 - h. Increase the opportunity for the river to play a significant role within the development through the provision of a new promenade
 - i. Use the landscape to reinforce legibility and identify appropriate movement hierarchy to contribute to a unified public realm
 - j. Maintain existing trees and extend tree cover as opportunities arise
 - k. Street lighting from buildings and streets should minimise light pollution and potential disturbance to wildlife
 - l. Use porous paving materials to reduce surface run off