

APPLICATION NO	PA/2017/674
APPLICANT	Mr Roger Herring
DEVELOPMENT	Outline planning permission to erect 22 dwelling houses with access roads and open space
LOCATION	Land off Applefields, Wrawby
PARISH	Wrawby
WARD	Brigg and Wolds
CASE OFFICER	Andrew Law
SUMMARY RECOMMENDATION	Subject to completion of a Section 106 Agreement, grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Departure from development plan Objection by Wrawby Parish Council Significant public interest Member 'call in' (Cllrs Carl Sherwood and Rob Waltham – significant public interest)

POLICIES

National Planning Policy Framework: Paragraph 14 states that at the heart of the National Planning Policy Framework there is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.

Paragraph 19 states that significant weight should be placed on the need to support economic growth through the planning system.

Paragraph 34 states that plans and decisions should ensure developments which generate significant movements are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised.

Paragraph 35 of Core Planning Principle 4 states that plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people. Therefore developments should be located and designed, where practical, to give priority to pedestrian and cycle movements, and have access to high quality public transport facilities.

At paragraph 37 it states that planning policies should aim for a balance of land uses within their area so that people can be encouraged to minimise journey lengths for employment, shopping, leisure, education and other activities.

Paragraph 48 states that local planning authorities may make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable

source of supply. Any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends, and should not include residential gardens.

Paragraph 49 states that housing applications should be considered in the context of the presumption in favour of sustainable development. Where the local planning authority cannot demonstrate a five-year supply of deliverable housing sites, relevant policies which guide housing supply should not be considered up-to-date.

Paragraph 56 states that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Paragraph 64 states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Paragraph 118 states that local planning authorities should aim to conserve and enhance biodiversity by refusing planning permission if significant harm cannot be avoided or adequately mitigated. Opportunities to incorporate biodiversity in and around developments should be encouraged.

North Lincolnshire Local Plan:

Policy RD2 (Development in the Open Countryside)

Policy H5 (New Housing Development)

Policy H8 (Housing Design and Housing Mix)

Policy H10 (Public Open Space Provision in New Housing Development)

Policy T2 (Access to Development)

Policy T19 (Car Parking Provision and Standards)

Policy DS1 (General Requirements)

North Lincolnshire Core Strategy:

Policy CS1 (Spatial Strategy for North Lincolnshire)

Policy CS2 (Delivering more Sustainable Development)

Policy CS3 (Development Limits)

Policy CS5 (Design)

Policy CS7 (Overall Housing Provision)

Policy CS8 (Spatial Distribution of Housing Sites)

Policy CS9 (Affordable Housing)

Policy CS16 (North Lincolnshire's Landscape, Greenspace and Waterscape)

Policy CS17 (Biodiversity)

Policy CS27 (Planning Obligations)

CONSULTATIONS

Highways: The predicted levels of movements generated by the development will not have an adverse impact on the adjacent highway network. Raise no objection to the development subject to conditions.

Archaeology: Evidence for Roman occupation has been revealed across the northern half of the application site indicative of settlement in close proximity. The applicant has submitted an Archaeological Mitigation Strategy that makes satisfactory provision for a programme of archaeological excavation and recording. No objection subject to conditions securing the implementation of the agreed mitigation strategy to an agreed timetable.

Spatial Planning: The application site is located outside of the defined development boundary for Wrawby and as such the proposed development is contrary to adopted policy (specifically policies CS3 and CS8 of the Core Strategy).

North Lincolnshire does not have a 5-year supply of housing land (currently stated as 3.9 year supply). Therefore the council, based on current identified supply, is unable to meet its short-term housing needs. As a consequence there is a clear expectation (set out in the National Planning Policy Framework (NPPF)) that unless material considerations imply otherwise sites that offer the opportunity to deliver additional housing should be considered in the context of the presumption in favour of sustainable development within NPPF Paragraph 7. In such circumstances the council will have to balance carefully the effects of proposals against the significant need for new homes.

Environment Team: A detailed assessment of potential landscape impacts is required. Overall, the application site has limited biodiversity value at present. This is an outline application, so the proposal could be amended at the reserved matters stage if necessary. Most of the potential for bat foraging and commuting corridors are expected to be retained. If permission is granted, there will be a need to secure biodiversity enhancements in accordance with the National Planning Policy Framework.

Environmental Health: No objection subject to conditions.

Drainage: Initially objected on the grounds that insufficient information had been provided to carry out a full drainage assessment for the development. Following the submission of further drainage information the council's drainage team has removed their objection subject to conditions.

S106 Officer: Should permission be approved there will be a requirement for the provision of a minimum of two affordable units on site. The indicative layout shows a large area of open space which would comply with policy H10 of the North Lincolnshire Local Plan; however, a financial contribution will be required should the developer require the council to adopt the open space. A commuted sum of £22,733.00 has been requested to be paid towards the improvement of the Ancholme Leisure Centre.

Strategic Housing: 10% affordable housing required. It is proposed that this will be met by on-site units. This will need to be secured by a section 106 agreement.

CPRE: Object to the proposals on the grounds that the site is located outside the development limit of Wrawby and is therefore not in conformity with local plan policy. CPRE does not believe that the lack of a five-year housing land supply is justification enough for development at this particular location, especially in light of the recent Supreme Court ruling on the matter ([2017] UKSC 37). This ruling clarified that limited weight should only be given to those policies dealing specifically with housing supply; therefore local plan policies restricting development in the open countryside and seeking to encourage new development only within settlement boundaries are not policies for the supply of housing and stand (with full weight) regardless of whether an area can demonstrate a five-year housing land supply.

Should the council be minded to approve the application, the existing network of trees and hedges (including immature field divides should be retained and increased on site. In addition, the existing public footpath should be retained to allow residents and visitors to the area to access the countryside.

Environment Agency: No comments to make.

Anglian Water Developer Services: No objection subject to conditions to secure a suitable drainage scheme.

Humberside Fire and Rescue Service: No objection. Make informative comments.

PARISH COUNCIL

Wrawby Parish Council has submitted two consultation responses to this application as follows:

25/05/2017: Objects to the proposal for the following reasons:

- The proposed development is outside the Building Development Line in Wrawby – previous applications have been refused because of this.
- Councillors have listened to a large number of residents' private objections to this proposal and the Council unanimously supports all of these objections.

31/05/2017: There has been a suggestion that at the top of Applefields, Wrawby, the gradient and splay of visibility are not satisfactory for this proposed development. It is requested that liaison is undertaken with Highways on this point.

PUBLICITY

The application has been advertised by site and press notice.

Approximately 60 letters of objection have been received in respect of the application citing the following concerns:

- the site is outside of the building line, so why is it even being considered?

- development should be centred around the market towns as per policy CS8 of the Core Strategy
- Wrawby is already overcrowded without the resources to accommodate more housing
- the primary school in the village is already at capacity
- there is no shop in the village to support more families
- the high density of the proposed development and the negative impact on the open aspect of the neighbourhood
- noise and disturbance
- Applefields is a narrow road with houses built directly on it bringing road noise into the bedrooms; the proposed development would increase traffic movements and therefore noise to neighbours
- the access to Applefields is narrow and is used by children
- the access into Applefields is dangerous due to its gradient and the lack of visibility splay
- properties on Applefields have limited off-road parking, resulting in parking on the highway
- the additional vehicles generated by the development, along with construction traffic, would place an unsuitable burden on the local highway
- traffic calming measures along Applefields should be considered if the development is approved
- extra traffic will result in more pollution
- a development of the scale proposed will take away the village image and ambience and turn it into an out-of-scale estate
- the development will result in loss of wildlife habitat and irreplaceable agricultural land
- loss of green land
- the development would result in the loss of bat roosts
- impact on the local drainage system and possible surface water flooding
- the indicative layout shows a pond, which is a danger to young children
- the proposal will be the thin end of the wedge and lead to further development in and around Wrawby; the site is part of larger fields which could accommodate 200 homes
- the development leaves two potential road ends for further development – this is planning by stealth

- previous applications for extensions to the building line have been refused and approving this application would set a dangerous precedent.

Two letters of support have been received raising the following issues:

- the objections appear to be from people living in new build houses and are a case of NIMBY in the extreme
- the development of houses at the bottom of Applefields will clear up an area that is overgrown and as long as they are designed to a high standard they will be a great addition to the local community, increasing trade in local pubs and food chains
- it was known 15 years ago that the road was going to be extended so can't see any problems
- Wrawby school is full of out of area children, the village fete is declining and the local football team is in need of players, so hopefully new housing development will contribute to this
- there is very limited availability of larger family houses in the area
- the notion that the development would place an inappropriate burden on the local school is based on assumption rather than any robust evidence; furthermore, there are other schools in the area with capacity
- local businesses will inevitably benefit from increased trade and the village itself will become more diverse and rich as new people join the community.

STATEMENT OF COMMUNITY INVOLVEMENT

No statement of community involvement has been provided.

ASSESSMENT

Site

The application site comprises a broadly rectangular parcel of land just under 2 hectares in area. The site is located between Applefields and Barton Road, on the western side of the village of Wrawby. Applefields, to the east, is a small residential road serving relatively modern dwellings and this road is proposed to be the sole means of access to the site. The site is bounded by agricultural land to the north, south and west.

The site consists of three arable fields laid to a cereal crop and a small area of grassland cut for hay/silage. The fields are divided and bounded by hedgerows with juvenile woodlands established at the western end. To the south is an area of broadleaf woodland and some small enclosed grazing fields. To the east are residential houses, with rear gardens backing onto the edge of the site, and to the north is a public footpath and a further agricultural field.

The site is located adjacent to, but outside of, the defined development boundary for Wrawby and as such is in the open countryside for the purpose of planning. The site is not covered by any ecological or landscape designation. Furthermore, the site is located within

flood zone 1 of the Strategic Flood Risk Assessment for North Lincolnshire and as such is not considered to be at high risk of flooding.

Proposal

This application seeks outline planning permission, with means of access to be considered, for the erection of 22 dwellings with access roads and open space. All other matters (appearance, landscaping, layout and scale) are reserved for subsequent approval should outline permission be forthcoming.

The main issues to consider in the determination of this application are whether the principle of residential development is acceptable and whether the proposal would have an unacceptable impact on highway safety.

Principle

Outline planning permission is sought for a residential development of 22 dwellings with associated access roads and open space. All matters are reserved with the exception of access. The application site falls outside the existing development boundary for Wrawby.

The development plan for North Lincolnshire comprises three parts. These are: those policies of the North Lincolnshire Local Plan (2003) (LP) which were saved by a direction of the Secretary of State in September 2007, the North Lincolnshire Core Strategy DPD (2011) (CS), and the Housing and Employment Land Allocations DPD (2016) (HELAP).

Policy CS1 of the CS sets out a spatial strategy for North Lincolnshire, which, amongst other matters, provides that rural settlements will be supported as thriving sustainable communities, with a strong focus on retaining and enhancing local services to meet local needs and that any development that takes place should be in keeping with the character and nature of the settlement.

Policy CS8 deals with the distribution of housing sites and prioritises development in Scunthorpe and the market towns, with brownfield sites and sites within development boundaries being the primary focus. With regard to rural settlements, the policy states that new housing will create opportunities for small-scale infill development that maintains the viability of the settlement and meets identified local needs without increasing the need to travel. Policy CS8, whilst restricting housing outside development limits, contemplates some greenfield development as it refers to allowing development on such sites where it can be demonstrated that this would bring additional community benefits, contribute to building sustainable communities and be acceptable in terms of its impact on the high quality environment and adjoining countryside. This overall approach is supported by policy CS2 which sets out a sequential approach for development.

Policy CS3 provides that development limits will be defined in future development plan documents. Outside these boundaries, development will be restricted to that which is essential to the functioning of the countryside. The development limits were subsequently defined in the HELAP, and the application site is located outside the designated development limit for Wrawby. There are no allocated housing sites within Wrawby.

LP saved policy RD2 restricts development in the open countryside other than in exceptional circumstances. This policy only supports residential development outside defined development limits where it is to meet an essential proven need and the open countryside is the only appropriate location for the development. Whilst this policy remains

part of the development plan, it has largely been overtaken by policies in subsequent plans addressing the same issue (such as policies CS2 and CS3 referenced above).

The aforementioned policies are aimed at focussing housing within settlement limits as defined in the HELAP. The application site is entirely outside the defined development boundary for Wrawby and is therefore in breach of policies CS2, CS3 and CS8 of the CS and RD2 of the LP.

Notwithstanding the development plan policies set out above, the NPPF is a material consideration when determining planning applications. Paragraph 49 of the NPPF states that housing applications should be considered in the context of the presumption in favour of sustainable development. Where the local planning authority cannot demonstrate a five-year supply of deliverable housing sites, relevant policies which guide the supply of housing should not be considered up-to-date.

A recent Supreme Court judgement (Suffolk Coastal DC Vs Hopkins Homes Ltd [2017] UKSC 37) provides clarity on the policies which are considered 'relevant policies' for the supply of housing. These do not include general restrictive policies such as those restricting development in the open countryside. As such policies RD2 and CS3 are considered up-to-date. However, the weight to be afforded to them needs to be balanced against the need to deliver new housing and the broader merits of the scheme when viewed in the context of sustainable development.

The five-year housing land supply statement sets out North Lincolnshire Council's assessment of its supply of housing land from 1 April 2016 to 31 March 2021, having regard to Government guidance on how this is calculated. This report states that North Lincolnshire has a 3.9 year housing land supply of deliverable sites during the period April 2016 to March 2021.

This statement confirms that North Lincolnshire Council does not currently have a five-year supply of deliverable housing sites. The consequence of this shortfall is to demonstrate that current policies are failing to deliver a five-year supply of housing in accordance with policy 47 of the NPPF and they are, therefore, failing to meet short-term housing needs. As such it is considered that there is a clear and demonstrable need for housing development in the area. Accordingly the operation of paragraph 49 of NPPF triggers the 'tilted balance' in paragraph 14 of the Framework whereby there is a presumption in favour of sustainable development and development proposals should be approved unless the adverse impacts significantly and demonstrably outweigh the benefits.

There are three dimensions to sustainable development as set out in paragraph 7 of the Framework. These are: economic, social and environmental.

The proposed development would have the social and economic benefits of addressing the current under-supply of housing land by the provision of market housing as well as affordable housing (in line with policy CS27). Investment in construction and related employment would represent a benefit, as would the support which the additional population would produce for the local economy. There are local facilities within easy reach of the site on foot and a wide range of further services accessible by bicycle, with a direct cycle lane leading to the nearby market town of Brigg, and public transport readily available. Therefore the proposal accords with the need to site development in locations with accessible local services. These matters weigh heavily in favour of the proposal in terms of the economic and social dimensions of sustainability.

In terms of the environmental dimension, the development will clearly result in the loss of greenfield land, which is an environmental disbenefit. Whilst the site is not subject to any formal landscape designation the impact of development on no-designated landscapes is still a consideration. As mentioned above, one side of the site is bounded by woodland, one side by residential properties and the other sides by open fields with existing field boundaries. Therefore the site is comparatively well contained.

The proposed development would alter the character and appearance of the countryside. However, that would apply to any greenfield site, including those allocated for development in the HELAP, and would be an inevitable consequence of the authority striving to meet housing need. Given the fact that the site is comparatively enclosed and lies directly adjacent to the defined development boundary and existing residential development, it is considered that the landscape impact would be limited in this instance. Furthermore, the impact of the proposed housing development on those using the footpath to the north will be limited due to the relatively small-scale nature of the development, its location adjacent to an existing residential development and the existing landscaped field boundary. This is something which can be further mitigated at the reserved matters stage when the layout and landscaping of the proposal is considered.

The council's conservation officer has confirmed that the site is currently of limited biodiversity value and that, subject to conditions, the development is unlikely to have an adverse impact on protected species. The site is not designated as being of specific ecological importance, nor is it adjacent to such an area. The applicants have stated that there is the potential for biodiversity benefit via additional landscaping and the use of sustainable drainage features, such as swales. This would be addressed at the reserved matters stage via the submission of a formal landscaping scheme and through the imposition of a condition to secure biodiversity enhancements.

Overall, the site is considered to be of low environmental sensitivity and the magnitude of change to the character of the landscape and public views will be minor. Although there would be some limited harm to the character and appearance of the area and a conflict with the development plan in this respect, the extent of harm does not weigh heavily in the balance and the environmental dimension of sustainable development would therefore be achieved.

Whilst the restrictive policies of the development plan (CS2, CS3 and CS8) do still apply, the lack of a five-year supply of housing land and the scale of the shortfall limit the weight which can be attributed to these policies. Restricting development to land within development limits, if strictly applied, would severely affect the ability of the authority to address the need for housing. Overall it is considered that the proposal represents sustainable development in the context of the Framework and HELAP policy PS1, which sets a presumption in favour of sustainable development. The limited adverse impact of granting planning permission would not significantly and demonstrably outweigh the benefits of the proposal, when assessed against the policies in the Framework taken as a whole. For these reasons the principle of development is considered to be acceptable.

Highway safety

Numerous responses have been received raising concerns over the suitability of Applefields as the access to the proposed development. These primarily relate to the access point of Applefields with Vicarage Road due to its design and gradient and the narrow nature of the road.

The council's Highways department has assessed the proposal with respect to its impact on highway safety. They have confirmed that the scale of the proposed development (22 dwellings) is unlikely to generate a level of traffic movements that would have an adverse impact on the adjacent highway network. Highways have raised no concerns with the design or condition of the existing highway and have raised no objection to the proposed development subject to conditions. These conditions will ensure that the access is suitably designed and constructed and that the dwellings on site are not occupied until the access and parking facilities serving them have been completed. Subject to these conditions, and given the lack of objection from highway officers, it is considered that the proposed development will have no unacceptable impact on highway safety in the area.

Other matters

This application seeks outline planning permission with all matters reserved for subsequent approval except for access. The scale and appearance of the dwellings is not being considered at this time, nor is the layout of the development. However, given the size and location of the site, it is considered that 22 dwellings could be comfortably accommodated without unacceptable impact on the amenity of neighbouring residential properties. It is acknowledged that some noise and disturbance will be generated during construction; however this is inevitable with all new development and would be for a limited duration only.

It has also been stated that a development of this size would alter the character and ambience of the settlement from that of a village to an out-of-scale estate. Whilst it is acknowledged that Wrawby is a village with a rural aesthetic, it is one of the larger rural settlements within North Lincolnshire and is identified as such within the 2016 Sustainable Settlement Survey which also identifies Wrawby as being one of the more sustainable rural settlements due to its level of services and accessibility. The proposed development of 22 dwellings is not considered to be excessive or out of keeping with the size and nature of the settlement. Whilst the layout of the development is reserved for subsequent approval, given the size of the site, a development of 22 dwellings will not result in an overly dense development. This is demonstrated on the indicative layout plan provided with the application which shows a relatively spacious development of large family homes in keeping with the rural character of the village. There is existing landscaping along the boundaries of the site and the applicants have stated that this will be improved should permission be granted. A suitable landscaping scheme will be agreed at the reserved matters stage and will help to soften the appearance of the development to retain this rural character. Therefore, subject to suitable details being agreed at reserved matters stage (scale and appearance of the dwellings and landscaping), it is considered that the proposed residential development will not be out of keeping with the character or existing development pattern of Wrawby.

Concerns have been raised by a neighbouring property as to the potential impact of the development on the drainage network and the consequent potential for flooding. The site is located within Flood Zone 1 of the SFRA for North Lincolnshire and as such is not at high risk of flooding. No objection has been received from the Environment Agency, Anglian Water, or the council's drainage team. However, conditions have been recommended to secure a detailed and acceptable drainage scheme to serve the development. Given the lack of objection from the relevant drainage bodies, it is considered that the recommended conditions will secure an adequate drainage scheme and protect the occupiers of the proposed dwellings and neighbouring properties from unacceptable risks of flooding.

It is noted that the applicant owns further land adjacent to the application site and that there are concerns that further proposals for residential development could be forthcoming. However, this application must be judged on its own merits and the potential for future applications is not a material consideration. Should further applications be received in the future, these applications would be subject to detailed assessment and determination by the local planning authority at which point cumulative impacts may be considered.

Conclusion

The proposed development conflicts with some of the restrictive policies of the development plan due to the site being located outside of defined development limits where residential development is not normally supported. However, the proposal is considered to constitute sustainable development which would make an important contribution towards meeting a proven shortfall in the provision of housing land within North Lincolnshire. Given the lack of a demonstrable five-year supply of deliverable housing sites, it is considered that the benefits of the proposed development with regard to the delivery of housing must be given significant weight in the planning balance. The adverse impacts of the development are considered to be limited and do not significantly and demonstrably outweigh the benefits and as such, in line with the 'tilted balance' set out in paragraph 14 of the NPPF, the development must be considered acceptable and should be approved.

RECOMMENDATION

Subject to the completion of a formal agreement under Section 106 of the Town and Country Planning Act 1990 to secure two affordable units on site, in accordance with policy CS9 of the North Lincolnshire Core Strategy, the committee resolves:

- (i) it is mindful to grant permission for the development;**
- (ii) the decision be delegated to the Group Manager – Development Management and Building Control upon completion of the obligation;**
- (iii) if the obligation is not completed by 17 April 2018 the Group Manager – Development Management and Building Control be authorised to refuse the application on grounds of the development being contrary to policy CS9 of the North Lincolnshire Core Strategy because of inadequate provision of affordable housing; and**

- (iv) the permission so granted be subject to the following conditions:**

1.

Approval of the details of the layout, scale, appearance of the building(s) and the landscaping of the site (hereinafter called 'the reserved matters') shall be obtained from the local planning authority in writing before any development is commenced.

Reason

The application has been made under Article 5(1) of the Town & Country Planning (Development Management Procedure) (England) Order 2015.

2.

Plans and particulars of the reserved matters referred to in condition 1 above, relating to the layout, scale, appearance of any buildings to be erected and the landscaping of the

site, shall be submitted in writing to the local planning authority and shall be carried out as approved.

Reason

The application has been made under Article 5(1) of the Town & Country Planning (Development Management Procedure) (England) Order 2015.

3.

Application for approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission.

Reason

To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

4.

The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason

To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

5.

The development hereby permitted shall be carried out in accordance with the following approved plans: J1637 (08) 07.

Reason

For the avoidance of doubt and in the interests of proper planning.

6.

No development shall take place until details of:

- (i) the location and layout of the vehicular access; and
- (ii) the number, location and layout of vehicle parking and turning spaces within the curtilage of the site;

have been submitted to and approved in writing by the local planning authority.

Reason

In the interests of highway safety and to comply with policies T2 and T19 of the North Lincolnshire Local Plan.

7.

No development shall take place until details showing an effective method of preventing surface water run-off from hard paved areas within the site onto the highway have been submitted to and approved in writing by the local planning authority. These facilities shall be implemented prior to the access and parking facilities being brought into use.

Reason

In the interests of highway safety and to comply with policy T19 of the North Lincolnshire Local Plan.

8.

No loose material shall be placed on any driveway or parking area within 10 metres of the adopted highway unless measures are taken in accordance with details to be submitted to and approved in writing by the local planning authority to prevent the material from spilling onto the highway. Once agreed and implemented these measures shall be retained.

Reason

In the interests of highway safety and to comply with policy T19 of the North Lincolnshire Local Plan.

9.

No dwelling on the site shall be occupied until the vehicular access to it and the vehicle parking spaces serving it have been completed and, once provided, the vehicle parking spaces shall be retained.

Reason

In the interests of highway safety and to comply with policies T2 and T19 of the North Lincolnshire Local Plan.

10.

No development shall begin until details of the private driveway, including construction, drainage, lighting and where appropriate signage/street naming arrangements, have been agreed in writing with the local planning authority and no dwelling on the site shall be occupied until the private driveway has been constructed in accordance with the approved details. Once constructed the private driveway shall be retained.

Reason

In the interests of highway safety and to comply with policies T2 and T19 of the North Lincolnshire Local Plan.

11.

No development shall begin until details of:

- (i) the layout, drainage, construction, services and lighting of the proposed access road, including the junction with the adjacent highway; and
- (ii) the number and location of vehicle parking space(s) on the site;

have been submitted to and approved in writing by the local planning authority.

Reason

In the interests of highway safety and to comply with policies T2 and T19 of the North Lincolnshire Local Plan.

12.

No dwelling on the site shall be occupied until the access road has been completed to at least base course level and adequately lit from the junction with the adjacent highway up to the access to the dwelling.

Reason

In the interests of highway safety and to comply with policies T2 and T19 of the North Lincolnshire Local Plan.

13.

No dwelling on the site shall be occupied until the footway has been constructed up to base course level from the junction with the adjacent highway to the access to the dwelling.

Reason

In the interests of highway safety and to comply with policies T2 and T19 of the North Lincolnshire Local Plan.

14.

No works shall be commenced on the penultimate dwelling on the site until the access road has been completed.

Reason

In the interests of highway safety and to comply with policies T2 and T19 of the North Lincolnshire Local Plan.

15.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008 (or any order revoking and re-enacting that order with or without modification), no development shall take place within any service strip adjacent to any shared surface road, and any planting or landscaping within this service strip shall be of species which shall be agreed in writing with the local planning authority prior to planting.

Reason

In the interests of highway safety and to comply with policies T2 and T19 of the North Lincolnshire Local Plan.

16.

No development shall take place until a construction phase traffic management plan showing details of all associated traffic movements, including delivery vehicles and staff/construction movements, any abnormal load movements, contractor parking and welfare facilities, storage of materials and traffic management requirements on the adjacent highway, has been submitted to and approved in writing by the local planning authority. Once approved the plan shall be implemented, reviewed and updated as necessary throughout the construction period.

Reason

In the interests of highway safety and to comply with policy T19 of the North Lincolnshire Local Plan.

17.

No development shall take place until a detailed surface water drainage scheme for the site shall be submitted to and approved in writing by the local planning authority. The scheme shall be based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development. The drainage scheme shall demonstrate that surface water run-off generated up to and including the 1 in 100 year critical storm (including an allowance for climate change) will not exceed the run-off from the undeveloped site. It shall also include details of how the resulting completed scheme is to be maintained and managed so that flood risk, both on and off the site, is not increased.

The applicant must:

- (a) provide details of how run-off will be safely conveyed and attenuated during storms up to and including the 1 in 100 year critical storm event, with an allowance for climate change, from all hard surfaced areas within the development into the existing local drainage infrastructure and watercourse system without exceeding the run-off rate for the undeveloped site, and will not increase the risk of flooding off-site;
- (b) provide principle/detailed design (surveys, ground investigations, drawings, network details, calculations and modelling showing critical storm details) in support of any surface water drainage scheme, including details on any attenuation system and its discharge rates, and investigation into the condition of the existing outfall and proposed arrangements;
- (c) provide details of how the scheme shall be maintained and managed over the lifetime of the development, including any arrangements for adoption by any public body or Statutory Undertaker and any other arrangements required to secure the operation of the drainage system throughout its lifetime;
- (d) provide details of the timetable for and any phasing of implementation for the drainage scheme.

Reason

To prevent the increased risk of flooding to themselves and others, to improve and protect water quality, and to ensure the implementation, and future adoption and maintenance, of the sustainable drainage structures in accordance with policy DS16 of the North Lincolnshire Local Plan, and policies CS18 and CS19 of the North Lincolnshire Core Strategy.

18.

The surface water drainage scheme shall be implemented in accordance with the approved submitted details and shall be completed prior to the occupation of any dwelling or building within each phase or sub-phase of the development on site, and thereafter retained and maintained in accordance with the scheme for the life of the development unless otherwise agreed in writing with the local planning authority.

Reason

To prevent the increased risk of flooding to themselves and others, to improve and protect water quality, and to ensure the implementation, and future adoption and maintenance, of the sustainable drainage structures in accordance with policy DS16 of the North

Lincolnshire Local Plan, and policies CS18 and CS19 of the North Lincolnshire Core Strategy.

19.

No development shall commence until a detailed waste water strategy has been submitted to and approved in writing by the local planning authority, and none of the dwellings shall be occupied until the works have been carried out in accordance with the agreed waste water strategy.

Reason

To prevent the increased risk of flooding, and to improve and protect water quality, in accordance with policy DS14 of the North Lincolnshire Local Plan.

20.

No development shall commence until a foul water strategy has been submitted to and approved in writing by the local planning authority. No dwellings shall be occupied until the works have been carried out in accordance with the foul water strategy so approved unless otherwise approved in writing by the local planning authority.

Reason

To prevent the increased risk of flooding, and to improve and protect water quality, in accordance with policy DS14 of the North Lincolnshire Local Plan.

21.

No development shall take place until a biodiversity management plan has been submitted to and approved in writing by the local planning authority. The plan shall include:

- (a) details of measures to avoid harm to hedgehogs, bats and nesting birds during demolition, vegetation clearance and construction works;
- (b) details of nest boxes and bat roosting features to be installed in new buildings and retained trees;
- (c) restrictions on lighting to avoid impacts on bat roosts, bat foraging areas, bird nesting sites and sensitive habitats;
- (d) provision for hedgehogs to pass through any fencing installed between gardens and between areas of grassland;
- (e) prescriptions for the retention, planting and aftercare of native trees, shrubs, hedgerows and wildflowers of high biodiversity value;
- (f) proposed timings for the above works in relation to the completion of the buildings.

Reason

To conserve and enhance biodiversity in accordance with policies CS5 and CS17 of the North Lincolnshire Core Strategy.

22.

The biodiversity management plan shall be carried out in accordance with the approved details and timings, and the approved features shall be retained thereafter, unless

otherwise approved in writing by the local planning authority. Prior to the occupation of the 20th dwelling, the applicant or their successor in title shall submit a report to the local planning authority, providing evidence of compliance with the biodiversity management plan.

Reason

To conserve and enhance biodiversity in accordance with policies CS5 and CS17 of the North Lincolnshire Core Strategy.

23.

No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of the programme of archaeological work in accordance with the document 'Archaeological Mitigation strategy: Land off Applefields, Wrawby, North Lincolnshire' prepared by Allen Archaeology dated 19/07/2017, and until the following details have been submitted to, and approved in writing by, the local planning authority:

- (i) a timetable of works in relation to the proposed development, including sufficient notification and allowance of time to ensure that the site work is undertaken and completed in accordance with the strategy
- (ii) monitoring arrangements, including the notification in writing to the North Lincolnshire Historic Environment Record of the commencement of archaeological works and the opportunity to monitor such works
- (iii) a list of all staff involved in the implementation of the strategy, including subcontractors and specialists, their responsibilities and qualifications.

Reason

To comply with policy HE9 of the North Lincolnshire Local Plan because the site lies in an area of archaeological interest.

24.

The archaeological mitigation strategy shall be carried out in accordance with the approved details and timings, subject to any variations agreed in writing by the local planning authority.

Reason

To comply with policy HE9 of the North Lincolnshire Local Plan because the site lies in an area of archaeological interest.

25.

The final dwelling to be constructed shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the archaeological mitigation strategy and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason

To comply with policy HE9 of the North Lincolnshire Local Plan because the site lies in an area of archaeological interest.

26.

A copy of any analysis, reporting, publication or archiving required as part of the mitigation strategy shall be deposited at the North Lincolnshire Historic Environment Record within one year of the date of completion of the development hereby approved by this permission or such other period as may be agreed in writing by the local planning authority.

Reason

To comply with policy HE9 of the North Lincolnshire Local Plan because the site lies in an area of archaeological interest.

27.

Unless otherwise agreed by the local planning authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until parts 1 to 4 below have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the local planning authority in writing until part 4 has been complied with in relation to that contamination.

Part 1: Site Characteristics

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the local planning authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the local planning authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
 - human health;
 - property (existing or proposed), including buildings, crops, livestock, pets, woodland, and service lines and pipes;
 - adjoining land;
 - groundwaters and surface waters;
 - ecological systems;
 - archaeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and a proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the management of Land Contamination, CLR 11'.

Part 2: Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the local planning authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Part 3: Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the local planning authority. The local planning authority must be given two weeks' written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the local planning authority.

Part 4: Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the local planning authority. An investigation and risk assessment must be undertaken in accordance with the requirements of Part 1, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of Part 2, which is subject to the approval in writing of the local planning authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the local planning authority in accordance with Part 3.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with policy DS7 of the North Lincolnshire Local Plan.

28.

No development shall commence until a construction environmental management plan (CEMP) has been submitted to and approved in writing by the local planning authority. This shall include details of mitigation measures for the control of pollution including noise, vibration, dust and light. All construction work shall be carried out in accordance with the approved CEMP unless otherwise agreed in writing by the relevant planning authority.

Reason

To protect residential amenity in accordance with policy DS1 of the North Lincolnshire Local Plan.

29.

Construction and site clearance operations shall be limited to the following hours:

- 7am to 7pm Monday to Friday
- 7am to 1pm on Saturdays.

No construction operations shall take place on Sundays or public/bank holidays.

HGV movements shall not be permitted outside these hours during the construction phase without prior written approval from the local planning authority.

Installation of equipment on site shall not be permitted outside these hours without prior written approval from the local planning authority.

Reason

To protect residential amenity in accordance with policy DS1 of the North Lincolnshire Local Plan.

Informative 1

This application must be read in conjunction with the relevant Section 106 Agreement.

Informative 2

Please take note of the informative comments raised by the council's drainage team in their consultation response dated 29 September 2017.

Informative 3

The development hereby granted planning permission requires works to be carried out within the limits of the adopted (public) highway. Therefore:

- before ANY construction works take place within the limits of the highway you MUST contact the highway authority on telephone number 01724 297000 to arrange for the relevant permissions/licenses to be issued;
- before ANY service (utility) connections take place within the limits of the highway you MUST contact the highway authority on telephone number 01724 297319 to arrange for the relevant permissions/licenses to be issued.

Informative 4

In determining this application, the council, as local planning authority, has taken account of the guidance in paragraphs 186 and 187 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.

