

<b>APPLICATION NO</b>	<b>PA/2015/1101</b>
<b>APPLICANT</b>	North Lincolnshire Council
<b>DEVELOPMENT</b>	Outline planning permission to erect a residential development of up to 120 dwellings, including means of access
<b>LOCATION</b>	Land off Enderby Road, Scunthorpe, DN17 2JS
<b>PARISH</b>	Scunthorpe
<b>WARD</b>	Brumby
<b>CASE OFFICER</b>	Scott Jackson
<b>SUMMARY RECOMMENDATION</b>	<b>Subject to the completion of a memorandum of understanding, grant permission subject to conditions</b>
<b>REASONS FOR REFERENCE TO COMMITTEE</b>	Member 'call in' (Councillor Len Foster – significant public interest)

## **POLICIES**

**National Planning Policy Framework:** 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 47 states that to boost the supply of housing, local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements.

Paragraph 49 states that housing applications should be considered in the context of the presumption in favour of sustainable development.

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 60 states that planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or style. It is, however, proper to seek to promote or reinforce local distinctiveness.

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.

At paragraph 74 of the NPPF it states that existing open space, and sports and recreational buildings and land, should not be built on unless:

- an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

Paragraph 100 states that inappropriate development in areas at high risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere. Sequential and Exception Tests should be carried out to justify development, reduce the risk from flooding and steer development to those areas at lowest risk.

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.

Paragraph 128 requires applicants to describe the significance of heritage assets and the contribution their setting makes to this significance. The level of detail required should be proportionate to the assets' importance and no more than is necessary to understand the potential impact upon significance. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities can require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

#### **North Lincolnshire Local Plan:**

Policy H5 (New Housing Development)

Policy H8 (Housing Design and Housing Mix)

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

Policy LC5 (Species Protection)

Policy LC6 (Habitat Creation)

Policy LC7 (Landscape Protection)

Policy LC12 (Protection of Trees, Woodland and Hedgerows)

Policy R1 (Protecting Playing Fields)

Policy T1 (Location of Development)

Policy T2 (Access to Development)

Policy T19 (Car Parking Provision and Standards)

Policy DS1 (General Requirements)

Policy DS3 (Planning Out Crime)

Policy DS14 (Foul Sewage and Surface Water Drainage)

Policy DS16 (Flood Risk)

Policy HE9 (Archaeological Evaluation)

**North Lincolnshire Core Strategy:**

Policy CS1 (Spatial Strategy for North Lincolnshire)

Policy CS2 (Delivering More Sustainable Development)

Policy CS3 (Development Limits)

Policy CS5 (Delivering Quality Design in North Lincolnshire)

Policy CS6 (Historic Environment)

Policy CS7 (Overall Housing Provision)

Policy CS8 (Spatial Distribution of Housing Sites)

Policy CS9 (Affordable Housing)

Policy CS17 (Biodiversity)

Policy CS18 (Sustainable Resource Use and Climate Change)

Policy CS19 (Flood Risk)

Policy CS22 (Community Facilities and Services)

Policy CS23 (Sport, Recreation and Open Space)

Policy CS24 (Health Care Provision)

Policy CS25 (Promoting Sustainable Transport)

Policy CS27 (Planning Obligations)

**Supplementary Planning Guidance:**

SPG8: Developer Contributions to Schools

SPG10: Provision of Open Space in New Housing Developments

**Housing and Employment Land Allocations Development Plan Document:** The site is identified as SCUH-C7 Land at former South Leys School, Enderby Road as a 3.26 hectare site allocated for 120 dwellings, at a density of 40 dwellings per hectare.

## CONSULTATIONS

**Highways:** Some concern raised in relation to the indicative layout. However it is accepted that this is indicative and the minor concerns would be addressed when a detailed application is made. Therefore no objection subject to conditions.

**Environment Agency:** No comments to make, no issues within their remit.

**Public Health:** No objections.

**Environmental Health:** No objection, but recommend conditions in respect of a noise assessment and contaminated land investigation.

**Spatial Planning:** No objections to raise.

**Public Open Space:** On a development of 120 dwellings an extended LEAP (local equipped area of play) will be required to be located on site along with 1200 square metres of casual open space. The proposed layout design has located an equipped play area on site and provided a sufficient public open space (POS) area buffering the play area from the nearest property boundaries. The minimum buffer boundary from the play area to the nearest property gable end would be 20-25 metres. The equipped area required to accommodate an extended LEAP is 1200 square metres. (When designing the detail of the extended LEAP, if this area extends into the POS, this is not an issue to accommodate the play area required). The larger area is needed to accommodate eight pieces of junior-teen age range play equipment.

The commuted sum for maintenance on this area would be £7,098.42 per annum x 10 years = £70,984.21.

**Highways Drainage:** No objection to the proposed development subject to the imposition of the following planning condition:

The submitted Outline Flood Risk Assessment must be adhered to and further details provided when applying for full planning permission. Full SuDS (Sustainable Drainage System) must be implemented on this development.

**Ecology:** No objection, but recommend conditions in respect of the submission and implementation of a biodiversity management plan. The biodiversity management plan shall include a 15 metre wide buffer along the boundary with the Silica Lodge Local Nature Reserve and wetland habitat to be created as part of a SuDs scheme.

**Capital Team:** Education contributions are sought from the proposed development for Leys Farm Junior School, Enderby Road Infant School (primary school contributions) and Melior Community Academy (secondary school contribution). This is a financial contribution of £7584 per dwelling.

**Humberside Fire and Rescue:** It is a requirement for domestic premises that adequate access for fire-fighting is provided to all buildings or extensions to buildings.

**Historic Environment Record:** No objection, no further archaeological work is necessary.

**Strategic Housing:** In addition to complying with policy CS9, the application is required to comply with the council's 'Affordable Housing Policy Interim Position Statement', August

2015. North Lincolnshire Council is committed to using both national and local planning policies to provide homes to meet identified housing needs. Many people in North Lincolnshire aspire to home ownership and the interim policy is in place to ensure the provision of a range of opportunities for people to own their own homes.

Agree with the approach proposed by the applicant that the detail of the affordable housing provision will be negotiated at the point of preparing a full planning permission, as this allows maximum flexibility to reflect the most up-to-date housing market intelligence.

## **PUBLICITY**

Neighbouring properties have been notified and a site notice posted. Ten letters of objection have been received (two from the same address) raising the following issues:

- the provision of a roundabout will remove parking for existing properties
- the proposal would result in additional cars being parked within the public highway
- removal of trees
- Wragby Road is a very narrow approach road
- proximity to neighbouring properties
- promises were made that this site wouldn't be developed for housing
- ownership of land issues
- overlooking of residential properties
- devaluation of property prices
- additional traffic
- impact on wildlife
- removal of parking for the performing arts centre and leisure centre
- disruption from additional vehicles
- no alternative parking for residents of 35-43 Wragby Road
- access shown from Wragby Road.

## **STATEMENT OF COMMUNITY INVOLVEMENT**

A Statement of Community Involvement has been submitted with the planning application. This states that the Estates department at North Lincolnshire Council undertook a full public consultation exercise in the summer of 2013 to invite comments from the local community and to inform the public that a planning application was being considered. The public were invited to express their views. They were informed via an online survey between 16 May and 7 June 2013 and via a letter drop to 600 properties inviting the public to an event held on Thursday 6 June 2013 at the Kimberley Performing Arts Centre and to respond to the

council via email or in writing. The consultation was publicised on Radio Humberside, via the local newspaper and on the council's website.

Thirty people responded via the online survey and thirty-two people who attended the public event contributed comments towards the proposal.

## **ASSESSMENT**

The application site forms part of the former South Leys Secondary School and its playing fields to the rear. The site extends to 3.26 hectares and comprises open space situated within an existing residential area. The site is surrounded by residential properties to the north and south and playing fields to the west and south-west. The former school buildings, Riddings Swimming Pool, a dance studio and children's centre are located to the east of the site. The site is located within the settlement boundary for Scunthorpe and within flood zone 1 of the North Lincolnshire Strategic Flood Risk Assessment. There is a cluster of mature trees towards the north-eastern corner, a 2 metre high hedge along the northern boundary and a line of mature trees along the western boundary of the site.

**The main issues in the determination of this planning application are the principle of development, highway safety, impact on residential amenity, flood risk and developer contributions.**

### **Proposal**

The proposal seeks outline planning consent for up to 120 dwellings on the site. Access is to be considered as part of this application with all other matters reserved for future consideration. Access into the site will be from Enderby Road in the north-eastern corner; this will be accessed from a new roundabout at the junction of Enderby Road with Spilsby Road. The application is supported with an indicative layout which shows 43 dwellings to the east and south of the internal access road and the remainder to the west. The plan also shows the provision of open space along the western fringes of the site adjacent to the existing playing fields.

### **Principle**

The application site is located within the settlement boundary for Scunthorpe which is designated as the main focus for the majority of new development and growth including housing; this accords with policy CS1 (Spatial Strategy for North Lincolnshire) of the Core Strategy. Policy CS2 (Delivering More Sustainable Development) states that development should be focused on previously developed land and buildings within the Scunthorpe urban area, followed by other suitable infill opportunities within the town, then by appropriate greenfield urban extensions. Policy H8 (Housing Design and Housing Mix) applies and states that new residential development will be permitted provided that it incorporates a high standard of layout which maintains and where possible improves and enhances the character of the area and protects existing and natural and built features, landmarks or views that contribute to the amenity of the area. This site constitutes developable land within the settlement boundary of Scunthorpe, therefore there is a presumption in favour of residential development.

The proposal seeks outline planning permission for up to 120 dwellings on a site which is allocated for housing development in the adopted Housing and Employment Land Allocations Development Plan Document (DPD). This document states that site SCHU-C7

Land at former South Leys School is 3.26 hectares in area and allocated for 120 dwellings at a density of approximately 40 dwellings per hectare. This proposal seeks to develop the site for the full allocation of 120 dwellings, therefore the density of 40 dwellings per hectare can feasibly be achieved in this case. A reduction in this density and total delivery would only be accepted where technical constraints indicate that the anticipated delivery is not achievable.

Within the DPD there are a number of site specific considerations which will be accounted for at the detailed reserved matters stage.

One of the main issues is the loss of playing pitches which were associated with the former South Leys School. The DPD states that the site is currently occupied by vacant sports facilities/pitches.

During the preparation and examination of this site for potential residential allocation in the Housing and Employment Land DPD the loss of the playing field was considered, it was put to the Planning Inspector that this area of Scunthorpe is located in a part of North Lincolnshire which provides the most provision of outdoor sport facilities and the greatest provision per 1000 population. The Planning Inspector did not object to the explanation the council put forward to justify the loss of the open space during the examination for the Housing and Employment Land Allocations DPD. Given the fact that sports provision will continue to exist on a site immediately adjacent to the application site, that there is an identified surplus of playing pitches in North Lincolnshire up until 2018 and this part of Scunthorpe has the most provision of outdoor sport facilities, it is considered that the loss of the playing field is justified in this case.

Any development on this site should ensure that the character and appearance of the adjacent open space is not compromised, the submitted indicative plan shows that the western boundary of the site will serve as open space and will remain landscaped. This corresponds with the site specific criteria set out in the Housing and Employment Land Allocations DPD which seeks to incorporate biodiversity enhancements and a habitat buffer of at least 15 metres around Silica Local Nature Reserve. A flood risk assessment has been submitted in support of this application and the flexibility in any planning permission allows SuDs to be fully considered at the reserved matters stage. Ecological, environmental, heritage and landscaping matters have been suitably resolved in the context of an outline planning application and provision is made to consider the matters further when detailed design is progressed.

This application is considered to comply with policy SCHU-C7 of the Housing and Employment Land Allocations DPD, and policies H5 of the North Lincolnshire Local Plan and CS8 of the adopted Core Strategy. The principle of developing the site for residential use is therefore considered to be established.

## **Highways**

Access to the site will be obtained via a new roundabout at the junction of Enderby Road with Spilsby Road. The access will be formed in the north-eastern corner of the site which in turn provides access to an internal road. The application is supported by a Transport Assessment which concludes that the proposed development will generate 66 two-way vehicle movements during the AM peak hour (8am-9am) and 68 two-way vehicle movements during the PM peak hour (5pm-6pm), thereby equating to approximately one additional vehicle movement per minute.

Notwithstanding the above the site is sustainably located to benefit from good proximity to existing local services and public transport including access to local bus services (providing access to wider transport networks and modes of travel) and the National Cycle Network. The Transport Assessment includes a road casualty appraisal; this part of the report identifies eight collisions on the local road network in the last five years, five of which took place along Enderby Road. The number of reported collisions does not indicate a road safety concern or the need for excessive mitigation.

The internal road layout, car parking provision, road dimensions and pedestrian routes and walkways will be considered in detail at the reserved matters stage, as well as matters relating to Wragby Road being used for access and parking purposes. Concern has been raised in relation to the removal of the former bus setting down area which is used by five properties for the parking of their vehicles within the highway. This area will be displaced to facilitate both the means of vehicular access to the site and the new roundabout on Enderby Road. Parking for existing properties (five in total) adjacent to the site will be a consideration as part of any detailed reserved matters submission. The council's highways officer has raised some concerns over the indicative layout, however accepts that these will be addressed through the submission of reserved matters and responding to the application conditions.

### **Residential amenity**

The site is located to the east of the former South Park industrial estate, approximately 200 metres to the east of a steel stockholders with gantry cranes in operation. This has resulted in some concerns from Environmental Health as the closer proximity of residential properties to this existing industrial estate has the potential to place greater restrictions on the operation of existing business as well as potentially reducing residential amenity. A condition is recommended by Environmental Health in relation to the submission of a noise survey; this will secure the necessary noise mitigation measures at reserved matters stage. The application site can generate an acceptable residential environment without placing undue constraints on local businesses within the South Park industrial estate.

A number of existing residential properties along Sunningdale Road (to the south of the site) have raised issues in relation to overlooking and proximity of proposed dwellings to existing houses. This is an outline planning application, therefore issues relating to the scale, siting and layout of housing, and thus the potential for loss of residential amenity arising from these matters will be considered at a detailed application stage.

### **Flood risk and drainage**

The application site is located in flood zone 1, which means that the land is not at risk from fluvial, tidal or surface water sources. The scale of development (up to 120 dwellings on a 3.26 hectare site) has the potential to increase flood risk elsewhere. The council acts as the Lead Local Flood Authority and has a statutory duty to promote and prioritise the use of Sustainable Urban Drainage Systems or SuDs in accordance with local and national planning policy requirements.

SuD's should be considered on this site and implemented unless the developer shows that its use is inappropriate at the reserved matters stage. Conditions are recommended which will ensure that the final development is designed with a fully integrated SuDs scheme or justification is submitted to demonstrate why its implementation is not feasible. The

inclusion of this condition is consistent with the consultation response provided by Highways Drainage.

### **Developer contributions**

The proposed development is anticipated to meet the 20% policy requirement for affordable housing, in accordance with policy CS9 of the adopted Core Strategy. Affordable housing provision will be secured by way of planning condition on any outline planning permission granted. This condition will require a scheme of affordable housing to come forward alongside the reserved matters application when precise housing numbers and property specifications are known. Although it is anticipated that future residential development on the site will deliver 20% affordable housing, this cannot be guaranteed as future developers will have the opportunity to consider the viability of any scheme at this stage. If 20% affordable housing is achieved and 120 dwellings are delivered then 24 affordable houses would be expected on the site.

An education contribution is required; this is expressed per dwelling, excluding affordable units. The financial contribution is £7584 per dwelling, however this figure is due to change on 17 May 2016 as the fee is inflated annually on 1 April, therefore the price per dwelling will be increased accordingly. The contribution is required to increase primary and secondary school capacity within the area. This contribution is secured in accordance with policy CS27 of the adopted Core Strategy and SPG8 'Developer Contributions to Schools'.

Finally, a contribution will also be secured towards the future maintenance of public open space provided within the site at a rate of £7,098.42 per annum over ten years, this equates to a total financial contribution of £70,984.21. This will form a one-off payment. It is expected that public open space will be provided with the site and designed into the scheme at reserved matters stage. Public open space provision within the site and the financial contribution being sought complies with the requirements of policy H10 of the North Lincolnshire Local Plan and SPG10 'Provision of Open Space in New Housing Developments'.

The site is owned by North Lincolnshire Council; as such a Section 106 Agreement cannot be entered into at this moment in time as the authority cannot enter into an agreement with itself. A signed Memorandum of Understanding will be required to confirm that the site will only be sold once a Section 106 Agreement has been entered into with a prospective purchaser/developer. This ensures planning policy requirements to deliver public open space maintenance, affordable housing and education contributions are complied with.

### **Other issues**

Contamination is not anticipated within the site but a condition is recommended to secure mitigation if contamination is encountered. Devaluation of property prices is not a material planning consideration and will not be assessed in this case. In terms of ecological matters it is considered that the recommendation of a condition securing the implementation of an agreed biodiversity management plan will ensure biodiversity gain, it will result in a wetland habitat being created through a SuDs scheme and will ensure the provision of a 15 metre wide buffer along the western boundary with Silica Park Local Nature Reserve. The provision of the 15 metre wide landscape buffer will be consistent with the site-specific criteria identified for this allocated site in the Housing and Employment Land Allocations DPD. There is ample space within the site to deliver new tree and shrub planting and

associated biodiversity enhancements. The proposal is considered to comply with policy SCHU-C7 in terms of ecological requirements.

## **Conclusion**

The principle of developing this site is considered to be acceptable given the site's sustainable location within the settlement boundary for Scunthorpe. The acceptance of this principle is secured further by the allocation of this site for housing in the Housing and Employment Land Allocations DPD.

An acceptable highways access can be formed into the site from Enderby Road and capacity is available within the local highway network. Pedestrian and cycling connectivity through the site and into the wider transport network will be considered at reserved matters application stage. The site adjoins a Local Nature Reserve and biodiversity enhancements will help to support ecology in the area. The site is not at risk from flooding and SuDs are anticipated to be fully incorporated into the final agreed design. These details will be secured by planning condition and the final scheme would be expected to be integrated into the detailed application at reserved matters stage.

## **RECOMMENDATION**

**Subject to a signed memorandum of understanding being in place to secure:**

- **a commuted sum of £70,984.21 for the future maintenance of the public open space and play equipment to be provided on the site; and**
- **a commuted sum of £7,584.00 per eligible dwelling with inflation index to be put towards primary and secondary school improvements in specific schools;**

**the committee resolves:**

- (i) it is mindful to grant permission for the development;**
- (ii) the decision be delegated to the Head of Development Management upon the signed memorandum of understanding being put in place; and**
- (iii) 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.

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 bats, hedgehogs and nesting birds during demolition, vegetation clearance and construction works;
- (b) details of bat roosting features to be installed in at least 10% of new houses;
- (c) details of nesting sites to be installed in at least 10% of new houses to support swifts and house sparrows;
- (d) restrictions on lighting to avoid impacts on bat roosts, bat foraging areas bird nesting sites and sensitive habitats;
- (e) provision for hedgehogs to pass through any fencing installed between gardens and between areas of grassland;
- (f) prescriptions for the planting and aftercare of native trees, shrubs, hedgerows and wildflowers of high biodiversity value;
- (g) prescriptions for the creation and management of a 15 metre wide landscape buffer around Silica Park Local Nature Reserve (LNR), comprising grassland, tree and shrub species recorded in the LNR;
- (h) details of wetland habitat to be created as part of a sustainable urban drainage system;
- (i) a commitment to provide each new dwelling with a wildlife gardening advice pack to be approved in writing by the local planning authority;

- (j) proposed timings for the above works in relation to the completion of the new dwellings.

Reason

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

6.

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 construction of the 50th 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.

7.

If, during development, any odorous, discoloured or otherwise visually contaminated material is found to be present at the site then no further development shall be carried out until a written method statement detailing how this contamination shall be dealt with has been submitted to and approved in writing by the local planning authority.

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.

8.

Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme to be submitted shall demonstrate:

- the utilisation of holding sustainable drainage techniques;
- the limitation of surface water run-off to equivalent greenfield rates;
- the ability to accommodate surface water run-off on site up to the critical 1 in 100 year event plus an appropriate allowance for climate change, based upon the submission of drainage calculations;
- satisfactory arrangements for the future maintenance of drainage features.

#### Reason

As the application has been submitted in outline form and it is essential to ensure appropriate arrangements prior to infrastructure works commencing and to prevent the increased risk of flooding, to improve and protect water quality and to ensure the future maintenance of the sustainable drainage structures.

9.

No development shall take place until details of all within-highway works on both Enderby Road and Wragby Road, including:

- the provision of an enhanced roundabout junction accessing the site;
- improvements to existing footways fronting the site;
- the relocation and upgrading of the existing bus stop on Enderby Road to include a raised kerb, pole, flag case and appropriate markings;
- the removal of any redundant access points;

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.

10.

The improvements identified in condition 9 of this planning permission shall be provided in accordance with the approved details and completed within timescales to be agreed under an infrastructure delivery schedule that shall identify appropriate phasing of works. Notwithstanding this, all within-highway works shall be completed upon the occupation of 50% of units on site.

#### 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 take place until details of: (i) the location and layout of the vehicular access; and (ii) the number, location and layout of the vehicle parking space(s) 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.

12.

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.

13.

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.

14.

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.

15.

No development shall begin until details of any private driveway on site, including drainage and lighting arrangements, have been agreed in writing with the local planning authority and no dwelling on the private drive shall be occupied until it 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.

16.

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.

17.

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.

18.

No other works shall be commenced on the site until the access road junction with the adjacent highway, including the required visibility splays, has been set out and established.

Reason

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

19.

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.

20.

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.

21.

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.

22.

The final travel plan shall be submitted to and approved in writing by the local planning authority within six months of the proposed development being brought into use and all conditions and requirements of the plan, once approved, shall be implemented and retained at all times.

Reason

To ensure that the proposed development operates in a safe and sustainable manner with minimal disruption to the highway network.

23.

The travel plan, once approved and in place, shall be subject to monitoring on an annual basis for a period of three years from the approval date. The monitoring report on the impact of the travel plan shall be submitted to the local planning authority on the first of January each year following the grant of planning permission. All amendments to the approved travel plan identified as a result of the monitoring process shall be implemented and retained.

Reason

To ensure that the proposed development operates in a safe and sustainable manner with minimal disruption to the highway network.

24.

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.

25.

All reserved matters applications shall be supported by a noise impact assessment for consideration by the local planning authority. Where necessary this document shall influence design matters at the reserved matters stage. The noise impact assessment shall be carried out with reference to:

- National Planning Policy Framework (2012)
- National Planning Practice Guidance (2014)
- BS 4142:2014 Methods for rating and assessing industrial and commercial sound
- World Health Organisation Guidelines for Community Noise (1999)
- World Health Organisation Night Noise Guidelines for Europe (2009)
- BS8233:2014 Guidance on sound insulation and noise reduction for buildings.

The noise impact assessment report shall provide details of existing background noise levels, likely noise sources which will impact upon the proposed development, mitigation methods to be employed and the resulting predicted level of noise at sensitive locations. Any approved mitigation measures shall be carried out in their entirety before the use of the site commences and shall be retained thereafter.

## Reason

Development of this site should be informed by a noise impact assessment which will influence the design and propose detailed mitigation measures. This condition is necessary to ensure compliance with policy H5(l) of the North Lincolnshire Local Plan and core planning principle 4 of the National Planning Policy Framework which aims to protect the amenity of future residents.

26.

The development shall not begin until a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the local planning authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex 2 of the National Planning Policy Framework or any future guidance that replaces it. The scheme shall include:

- (i) the numbers, type, tenure and location of the affordable housing provision to be made which shall consist of not less than 20% of the total proposed housing units (unless a lower amount is justified on the grounds of viability);
- (ii) the timing of the provision of the affordable housing and its phasing in relation to the occupancy of the market housing;
- (iii) the arrangements for the transfer of the affordable housing to an affordable housing provider, or the management of the affordable housing if no RSL (registered social landlord) involved;
- (iv) the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
- (v) the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

## Reason

This condition is necessary to ensure an appropriate amount of affordable housing is delivered on this site in accordance with policy CS9 of the North Lincolnshire Core Strategy.

### **Informative 1**

This application must be read in conjunction with the associated memorandum of understanding.

### **Informative 2**

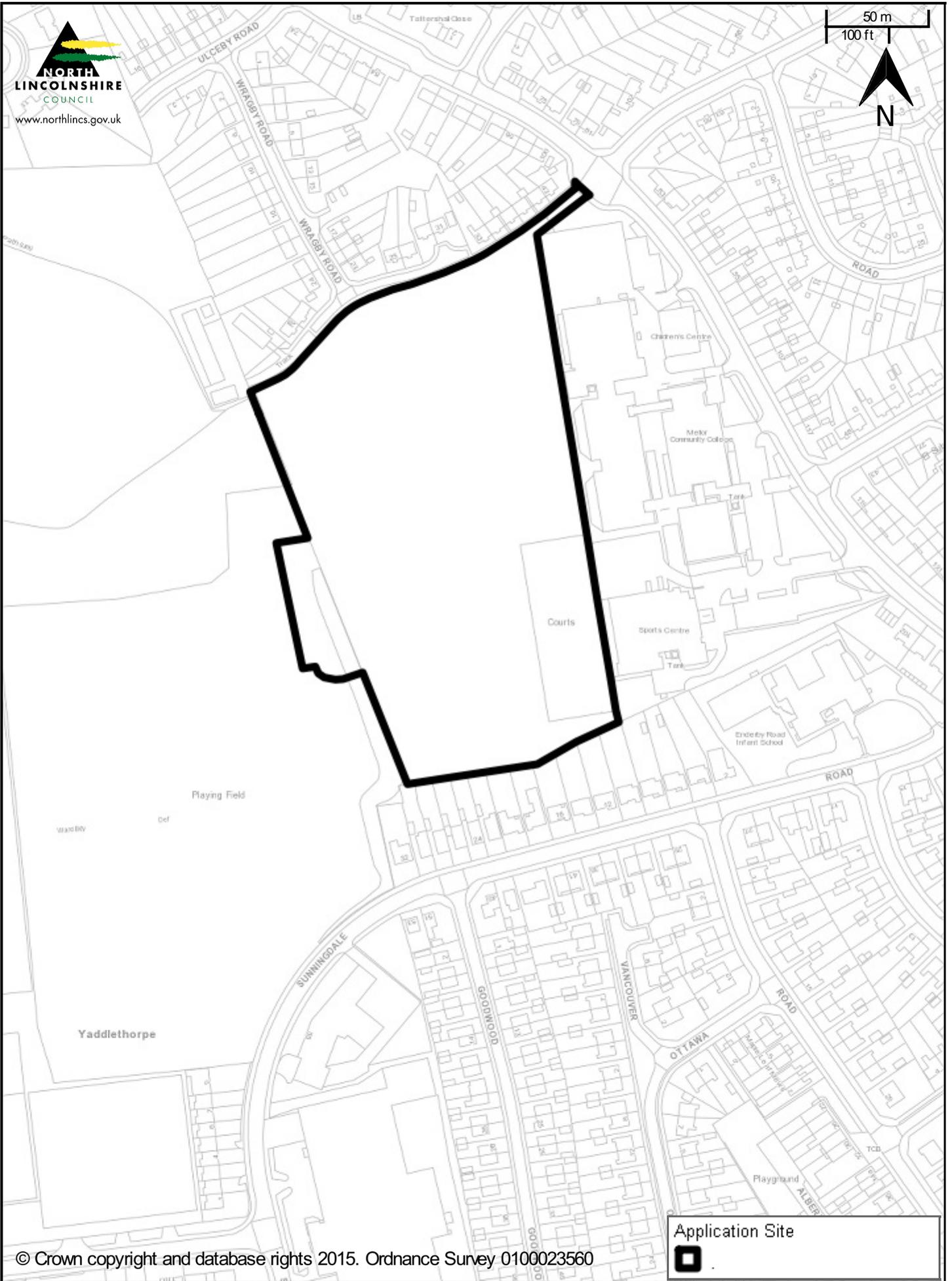
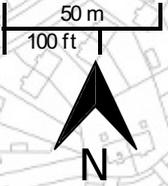
The development hereby granted planning permission requires works to be carried out within the limits of the adopted (public) highway. Therefore:

- 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 3**

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.



Application Site



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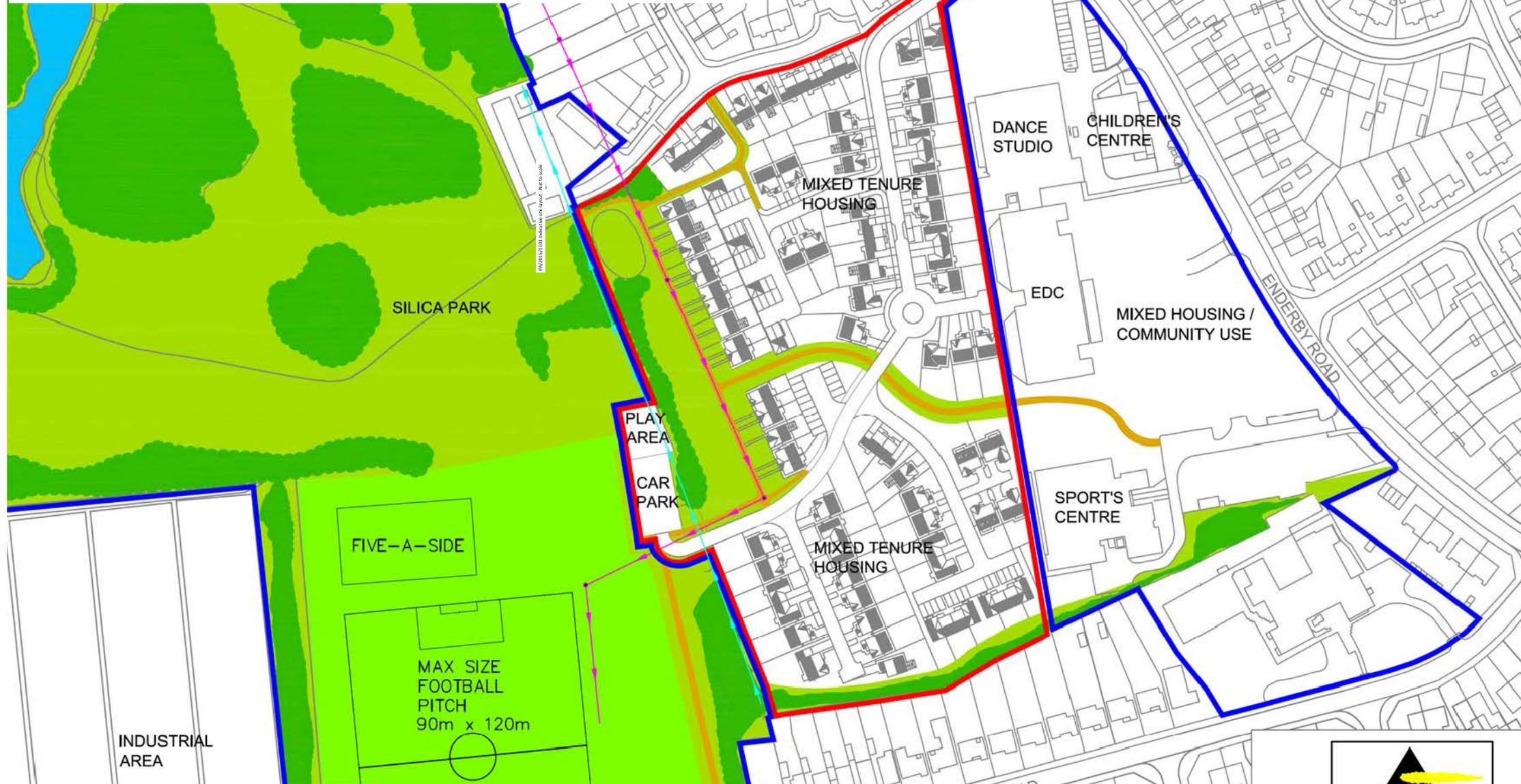
PA/2015/1101

Scale @A4 1:2500

Printed on: 17/5/2016 at 10:17 AM

Drawn by: Sue Barden

# PA/2015/1101 Indicative site layout - Not to scale



**KEY**

	Proposed footpath		Site Boundary
	Existing Grass Area		Council Owned Land
	Existing Planting		Foul Sewer
	Playing Field		Surface Water Drain

Drawing Title  
**SOUTH LEYS  
 SCUNTHORPE**  
**BOUNDARY PLAN**  
 Scale @ A3  
 NTS  
 Date  
 NOV 15



www.northlincs.gov.uk  
 Peter Williams BSc, DMS, CEng, MEI, MCMI, AMIMechE  
 Director of Places  
 PO Box 53  
 Hewson House  
 Station Road  
 Brigg, North Lincolnshire  
 DN20 8XY