

<b>APPLICATION NO</b>	<b>PA/2015/1520</b>
<b>APPLICANT</b>	Gelder Ltd and Mr Barnard
<b>DEVELOPMENT</b>	Planning permission to erect 16 three/two-bedroom houses/bungalows for affordable housing with associated hard and soft landscaping
<b>LOCATION</b>	Land adjacent to Maple Lea, Gainsborough Road, Kirton in Lindsey
<b>PARISH</b>	Kirton in Lindsey
<b>WARD</b>	Ridge
<b>CASE OFFICER</b>	Tanya Coggon
<b>SUMMARY RECOMMENDATION</b>	<b>Subject to completion of a Section 106 agreement, grant permission subject to conditions</b>
<b>REASONS FOR REFERENCE TO COMMITTEE</b>	Member 'call in' (Councillor Neil Poole – significant public interest)  Objection by Kirton in Lindsey Town Council

## **POLICIES**

**National Planning Policy Framework:** Paragraph 14 – at the heart of the NPPF 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 35 – 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.

Paragraph 37 – 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 49 – housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.

Paragraph 50 – planning authorities should ensure that appropriate provision is made for affordable housing within their area via appropriate plan-making and decision making.

Paragraph 54 – in rural areas, local planning authorities should be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing including thorough rural exception sites where appropriate.

Paragraph 55 – to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of local communities.

Paragraph 56 – 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 103 – when determining planning applications local planning authorities should ensure flood risk is not increased elsewhere.

**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 RD2 – Development in the Open Countryside

Policy T2 – Access to Development

Policy T19 – Car Parking Provision and Standards

Policy LC12 – Protection of Trees, Woodlands and Hedgerows

Policy DS1 – General Requirements

Policy DS13 – Groundwater Protection and Land Drainage

Policy DS14 – Foul Sewage and Surface Water Discharge

Policy DS16 – Flood Risk

**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 CS7 – Overall Housing Provision

Policy CS8 – Spatial Distribution of Housing Sites

Policy CS9 – Affordable Housing

Policy CS17 – Biodiversity

Policy CS19 – Flood Risk

Policy CS23 – Sport, Recreation and Open Space

## **North Lincolnshire Housing and Employment Land Allocations Development Plan Document, May 2016**

### **North Lincolnshire Affordable Housing Policy Interim Position Statement, August 2015**

#### **CONSULTATIONS**

**Highways:** Some minor amendments are required to provide adequate access layout, demarcation and provision of service strips instead of a footway. A swept path analysis should be provided for a refuse vehicle to ensure that the turning head operates adequately. The proposed access road with a SuDS compliant permeable block paving system is not within the adoptable highway specification. Planning conditions are proposed to ensure a satisfactory access layout is achieved.

**Severn Trent Water Ltd:** No objection subject to conditions.

**Drainage Team:** No objection subject to conditions.

**Environment Agency:** No objection.

**Humberside Police:** No objection subject to an informative.

**Public Health:** No objection.

**Archaeology:** No objection subject to conditions.

**Open Space:** We are asking for an off-site contribution of £7,079.91 to be given towards the upgrade and improvement of recreational facilities at Barnard Meadows Children's Play Area.

**Humberside Fire and Rescue:** No objection subject to informatives.

**Trees:** No objection subject to a condition.

**Environmental Protection:** No objection subject to a contamination condition.

**Education:** No educational contributions are required.

**Ecology:** No objection subject to conditions.

**Strategic Housing:** Support. The proposal complies with policy CS9 as it is a rural exception site. The proposal will provide 16 affordable dwellings (100% of the development).

#### **TOWN COUNCIL**

Objects to both the original and the amended plans. Drainage of surface water has not been adequately addressed in the application. This area is subject to problems with surface water historically. The access and egress into the development would be via a junction with poor visibility, there are already issues with traffic management in the area due to congestion and parking problems associated with the primary school. Although not a material consideration, the council is concerned that the development is a long way from

the town centre should the bungalow development be aimed at senior citizens. This may create problems with residents accessing local services

## **PUBLICITY**

Neighbouring properties have been notified, and site and press notices posted. In response to both the original and the amended plans, nine letters of objection and three letters of support have been received. The letters of objection raise the following issues:

- outside the local plan
- ample development ground within the plan area
- the access has restricted visibility
- new parking restriction outside the school leading to parking adjacent to this application site creating additional highway and pedestrian hazards
- drainage details are incorrect as Grayingham Road suffers from groundwater and increased building works have added significantly to the run off; further drainage tests are required
- Maple Lea has a septic tank which requires emptying by a lorry which may be unpopular with tenants of the development. Will Maple Lea also be connected to the sewage system?
- the proposed pumping station will be noisy for residents
- access during development for neighbours needs considering
- no need for additional affordable housing in Kirton Lindsey; this can be met by the ex MOD site
- existing facilities cannot support additional growth
- wildlife will be lost
- the site is susceptible to flooding
- there are no cycle paths nearby
- no footpath
- altering land levels and building the 'small swale' may affect neighbouring property in terms of land slippage
- electricity supplies to enter properties at a higher level
- proposed fencing needs to prevent land slippage
- loss of residential amenity
- no public transport to this area

- lighting will need to be provided.

The letters of support raise the following issues:

- improve infrastructure as proper drainage would be installed reducing localised flooding
- speed limit of 30 mph could be introduced to improve road safety
- young people would be encouraged to live and stay in Kirton Lindsey
- benefits to community such as increased trade and school facilities used to the full
- social integration
- if required, speed humps/a roundabout could be installed.

## **STATEMENT OF COMMUNITY INVOLVEMENT**

Prior to the submission of the application, a public consultation event was held at the Town Hall in Kirton Lindsey on 28 January 2015. Members of the public were invited to attend to discuss the proposal with representatives from North Lincolnshire Homes and North Lincolnshire Council. Eight letters of comment were received: seven concerned about the development and one supporting the proposal. The majority of the concerned comments were in relation to the drainage of the site and the site being a greenfield site.

## **ASSESSMENT**

This application was deferred at the last meeting of the planning committee to enable members to visit the site prior to making a decision. Since the application was deferred from planning committee, the applicant has confirmed that he is willing to install a land drain along the boundary with adjacent properties which would collect any standing water and would assist with any saturation problems. The applicant intends the land drain to act as an infiltration trench with a high level outfall discharging to the ditch should its capacity be reached. This land drain will be subject to an additional condition proposed in the recommendation at the end of this report.

### **The site**

The site is located outside the development boundary for Kirton in Lindsey. It is an open grassed area that appears to have been unused for some time. It lies adjacent to residential properties to the north-east side of the site. To the south-west are open fields and paddocks. Various trees, hedgerows and bushes are located on the site. There is a ditch along its western boundary.

The proposal comprises a development of 16 affordable dwellings on the site with an associated access in a cul-de-sac form of development. These will comprise semi-detached dwellings in the form of six three-bedroom houses and ten two-bedroom bungalows. The access will be onto Gainsborough Road, with the access road leading into the site. Ten dwellings will be provided on the western side of the access road (six houses and four bungalows) and six dwellings (bungalows) on the eastern side of the access road. Two car parking spaces will be provided in front of each dwelling. A pumping station is proposed on the western side of the site and a swale on the eastern side of the site for drainage purposes.

**The main issues in the determination of this application are the principle of the development in planning policy terms, open space, impact on the character and appearance of the area, highway issues, flood risk, drainage infrastructure, wildlife, trees and residential amenity. Each issue will be discussed in this report.**

### **The principle of the development in planning policy terms**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise. In this case the development plan consists of the North Lincolnshire Local Plan, the North Lincolnshire Core Strategy and the Housing and Employment Land Allocations Development Plan Document. Material considerations are in the form of national planning policy guidance contained with the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance.

The proposal seeks full planning permission for residential development for 100% affordable housing. The site is located outside the development boundary of Kirton Lindsey on a “greenfield site”, but does lie adjacent to the development boundary. The site is an unallocated site for housing. The main housing policy in relation to this development is CS9 (affordable housing). This policy allows the release of small rural exception sites within or adjacent to the development limits or within rural settlements for 100% affordable housing where a local need has been clearly identified. All proposals must be substantiated by evidence that the scale of development proposed meets the identified needs.

In this particular case the 2009 local parish survey revealed that there was an affordable housing need for 34 households in Kirton, all requiring family properties. Since 2009 only three new affordable housing units have been developed in Kirton. As a result, there is a need for affordable housing for 31 households in Kirton. There are currently 44 households active on the current waiting list that live in Kirton and could qualify for the local connection criteria for this proposed development. Of these 44 households, 26 of them qualify for a two- or three-bedroom property. There are a total of 26 local households which meet the criteria for this proposed development. As a result, the proposal does comply with policy CS9 of the Core Strategy and the site lies adjacent to the development boundary and is for 100% affordable housing for which a clear local need for this type of development is demonstrated. This approach is also supported in the National Planning Policy Framework.

Policy RD2 of the North Lincolnshire Local Plan permits affordable housing in the open countryside to meet a proven local need. A proven local need has been demonstrated and therefore the proposal complies with policy RD2 of the North Lincolnshire Local Plan and the interim affordable housing policy.

In terms of sustainability issues, the site is located adjacent to the development boundary of Kirton in Lindsey, which is a market town comprising a number of services such as shops, halls, churches, doctor’s surgery and pubs. It has a train station and there is a circular bus service around the town and bus services to the larger settlements of Scunthorpe, Brigg, Gainsborough and Lincoln. The site is accessible via walking and cycling. The site is therefore a sustainable location for this development as it is so close to the development boundary of Kirton. Concerns from the town council are noted in relation to the distance the site is to the centre of Kirton. However, there are no available sites within the centre of Kirton for this type of development. The site is accessible for residents by cycling, walking, bus service and taxi. As a result, the site is considered acceptable for the development proposed and accords with policies CS1 and CS2 of the Core Strategy.

## **Open space**

The proposed development of 16 new dwellings qualifies for a recreational commuted sum to be given back to the local community to improve facilities within Kirton in Lindsey. Under policy H10 'Public Open Space Provision in New Housing Developments' within the Planning Framework of Supplementary Planning Guidance 10 – Provision of Open Space in New Housing Developments, an off-site contribution is to be given from the development to improve existing recreational facilities on a nearby site within the catchment area of this new development within Kirton in Lindsey. An off-site contribution of £7,079.91 is to be given towards the upgrade and improvement of recreational facilities at Barnard Meadows Children's Play Area. This will be obtained by a Section 106 Agreement attached to the planning permission which the applicant has agreed to. Any communal landscaped areas need to be conveyed to the property owners to maintain in the future or an alternate arrangement needs to be set up by the developer to make sure all communal areas of the estate are managed. Details of the open space maintenance within the proposed development can be dealt with via a planning condition. The proposal accords with policy H10 and SPG10 of the North Lincolnshire Local Plan.

## **Impact on the character and appearance of the area, and residential amenity**

The surrounding dwellings are a mix of housing types, designs and ages. The proposed dwellings and associated layout will therefore not have a detrimental impact on the character and appearance of the amenity of the locality. The proposed dwellings, due to their design and siting, will not result in any demonstrated loss of amenity to adjacent dwellings. The issue raised in relation to boundary fencing can be dealt with via a planning condition. The proposal therefore accords with policies CS5 of the Core Strategy and H5, H8 and DS1 of the North Lincolnshire Local Plan, and advice given in the NPPF.

## **Highway issues**

There are some minor concerns in relation to the layout of the proposal in terms of providing a satisfactory access layout, demarcation and the provision of service strips instead of a footway. The SuDs compliant block paving system proposed is not within the adoptable highway specification. As a result some amendments may be required to the layout and planning conditions are proposed to ensure that the proposal will be acceptable in highway terms. If amendments are required to the layout at a later stage these can be dealt with under the minor material amendment application. However, it is anticipated that an acceptable access layout will be submitted prior to the Planning Committee. It is therefore considered that, subject to conditions, the proposal is acceptable in highway terms.

## **Flood risk**

The site is located in Flood Zone 1 (low risk) of the council's Strategic Flood Risk Assessment. The application is a major application and, as such, a Flood Risk Assessment and SUDS has to be submitted with this application. The applicant is intending to ensure that ground levels will be at least 300 millimetres above road levels. The principle of residential development in Flood Zone 1 is considered to be acceptable in terms of advice given in the NPPF as all uses are considered appropriate in Flood Zone 1. In terms of flood risk, therefore, the proposal accords with the NPPF, policy CS19 of the Core Strategy and policy DS16 of the North Lincolnshire Local Plan.

## **Drainage infrastructure**

In terms of drainage, the applicant has submitted a drainage strategy with the application. The applicant is proposing to provide a foul drainage system within the site that will be discharged to a manhole at the junction of Grayingham Road and Gainsborough Road. The foul water will need to be pumped due to land levels. The surface water drainage will comprise underground piped drainage, pervious surfacing for all of the proposed public highway, a storage swale to the north-east of the site discharging into the highway sub-base and hydro-brake flow control with run-off from the site discharging into the ditch along the western boundary of the site. Severn Trent Water have no objection to the proposed drainage system subject to conditions/informatives and the council's Drainage team also have no objections to the proposal subject to conditions/informatives. Concerns in relation to surface water and drainage of the site from objectors and the town council are noted, but there are no objections from the statutory consultees (Environment Agency, Severn Trent Water and the council's Drainage team). Conditions on the planning permission will ensure that the precise details of surface water and foul water disposal is submitted for approval to the council before development takes place. This aspect of the proposal accords with advice in the NPPF, policy CS19 of the Core Strategy, and policies DS13 and DS14 of the North Lincolnshire Local Plan.

## **Wildlife**

The site has no designations in terms of wildlife imposed on the site. As a result it is not considered that the proposal will result in any significant harm to habitats or wildlife located on the site. Planning conditions can be used to ensure biodiversity enhancements take place on the site in accordance with policy CS17 of the Core Strategy.

## **Trees**

The site has a number of trees located on it. These are not covered by tree preservation orders and are therefore not protected. A tree survey has been submitted with the application to assess the quality of the trees on the application site. The majority of the trees on the site will be retained and protected during construction to ensure their long-term survival via planning conditions. The council's landscape officer has no objection to this aspect of the proposal subject to conditions which will be imposed on the planning permission. As a result the proposal accords with policy LC12 of the North Lincolnshire Local Plan.

## **Other issues raised by objectors**

The issue of noise from the pumping station is noted. Details of the boundary fencing for the development will reduce noise levels from the pumping station. In addition the nearest property to the pumping station has no windows in its flank elevation. Therefore any noise emissions from the pumping station will be marginal. Issues of adjacent properties connecting to the sewerage system are private matters. The issues of land slippage to the neighbour are noted. It is for the developer to ensure, during construction, that no land slippage to the adjoining property occurs. The proposal is subject to a condition requiring details of boundary fencing to be submitted to the council for approval. Access to neighbouring properties during development are matters for the developer to resolve. The issue of electricity supplies entering at a higher level is not a planning matter. A large section of the former MOD site is allocated for housing. Nevertheless, currently there is a proven need for affordable housing in Kirton in Lindsey and therefore this rural exception

site has been brought forward to fulfil part of the proven affordable housing needs in Kirton in Lindsey.

## **Conclusion**

The proposed development would make a valuable contribution towards affordable housing provision in the locality and would enhance recreational facilities elsewhere in Kirton. The proposal will bring significant community benefits to Kirton. Furthermore, the proposal would not have a harmful impact on the character of the area, would not result in unacceptable harm to vehicular or pedestrian safety, has adequately addressed flood risk and drainage issues, and would not result in unacceptable harm to neighbouring living conditions. As a result the proposal is recommended for approval.

## **RECOMMENDATION**

**Subject to the completion of a formal agreement under Section 106 of the Town and Country Planning Act 1990 providing an off-site contribution of £7,079.91 to be given towards the upgrade and improvement of recreational facilities at Barnard Meadows Children's Play Area, 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 completion of the obligation; and**
- (iii) the permission so granted be subject to the following conditions:**

1.

The development must be begun before the expiration of three years from the date of this permission.

Reason

To comply with section 91 of the Town and Country Planning Act 1990.

2.

The development hereby permitted shall be carried out in accordance with the following approved plans: A1/001, A1/003 and A1/002.

Reason

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

3.

The development shall be carried out in accordance with the amended details received by the local planning authority on 4 May 2016.

Reason

To define the terms of the permission and to provide safe and adequate access in accordance with policy T2 of the North Lincolnshire Local Plan.

4.

No development shall take place until a tree protection plan and arboricultural method statement have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved.

Reason

To show the tree and landscape protection measures and to define the methodology for implementing development which has the potential to result in the loss of or damage to retained trees in accordance with policy LC12 of the North Lincolnshire Local Plan. Details are required prior to development commencing to ensure that trees will be protected during the construction process.

5.

No development shall take place until proposals for landscaping have been submitted to and approved by the local planning authority. The proposals shall include indications of all existing trees and hedgerows on the site, and details of any to be retained, together with measures for their protection during the course of development.

Reason

To enhance the appearance of the development in the interests of amenity. Details are required prior to development commencing as the landscaping scheme can influence the construction process.

6.

All the approved landscaping shall be carried out within twelve months of development being commenced (unless a longer period is agreed in writing by the local planning authority). Any trees or plants which die, are removed or become seriously damaged or diseased within five years from the date of planting shall be replaced in the next planting season with others of similar size and species to those originally required to be planted, unless the local planning authority agrees in writing to any variation.

Reason

To enhance the appearance of the development in the interests of amenity.

7.

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, a 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. Compliance with this condition is required prior to development commencing in order to protect construction works from contamination during building works.

#### 8.

No development shall take place until an archaeological mitigation strategy, as defined in a brief prepared by the North Lincolnshire Historic Environment Record, has been submitted to and approved in writing by the local planning authority. The strategy shall include details of the following:

- (i) the proper identification and assessment of the extent, character and significance of archaeological remains within the application area;
- (ii) measures to ensure the preservation by record of archaeological features of identified importance
- (iii) methodologies for the recording and recovery of archaeological remains, including artefacts and ecofacts
- (iv) post-fieldwork methodologies for assessment and analyses.
- (v) report content and arrangements for dissemination, and publication proposals
- (vi) archive preparation and deposition with recognised repositories
- (vii) 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
- (viii) monitoring arrangements, including the notification in writing to the North Lincolnshire Historic Environment Record Office of the commencement of archaeological works and the opportunity to monitor such works
- (ix) a list of all staff involved in the implementation of the strategy, including sub-contractors 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. Details are required prior to construction on the site as this condition cannot be complied with once development commences.

9.

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.

10.

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 six months 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.

11.

No development shall take place until details have been submitted to and approved in writing by the local planning authority of the make, type and colour of all external facing materials for the development and only the approved materials shall be used.

Reason

To ensure that the building is in keeping with its surroundings in the interests of visual amenity, in accordance with policy DS1 of the North Lincolnshire Local Plan. Details are required prior to commencement as materials can influence the construction processes on the site.

12.

Before the dwellings are occupied, details of the positions, design, materials and type of boundary treatment to be built shall be submitted to and approved in writing by the local planning authority. The agreed boundary treatment shall be installed before the dwellings are occupied and once built it shall be retained.

Reason

To provide an appropriate level of screening in accordance with policies H8 and DS1 of the North Lincolnshire Local Plan. Details are required prior to commencement as the details will influence the construction processes on the site.

13.

Before the development commences on site, details of the proposed maintenance plan for the communal landscape areas, including the grassed frontage to the pumping station, the planted quadrants set within the communal parking and the swale adjacent to the access road, shall be submitted to and agreed in writing by the local planning authority. Thereafter this maintenance plan shall be adhered to at all times unless otherwise agreed in writing by the local planning authority.

#### Reason

To safeguard the long-term future and appearance of the landscaping on the site in accordance with policy DS1 of the North Lincolnshire Local Plan. Details are required prior to commencement to ensure maintenance on the site is agreed before the development is commenced and completed.

14.

No dwelling on the site shall be occupied until details of the arrangements for the provision of affordable housing on the site have been submitted to and agreed in writing by the local planning authority. Such details shall include:

- (i) arrangements to ensure that the dwellings remain as affordable units for both initial and subsequent occupiers;
- (ii) the occupancy criteria to be used for determining the identity of prospective and successive occupiers of the housing and the means by which such criteria will be enforced.

#### Reason

To secure the appropriate provision of affordable housing and to add to the mix of housing types in the area in accordance with policy CS9 of the Core Strategy. Details are required prior to commencement to ensure affordable housing will be provided on the site at all times as permission has only been granted based on the proven local need for this development.

15.

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 nesting birds, hedgehogs and any other protected or priority species present, during vegetation clearance and construction works;
- (b) details of nest boxes and bat roosting features to be installed;
- (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 planting and aftercare of native trees, and shrubs of high biodiversity value;
- (f) details of wetland habitat to be created as part of a sustainable urban drainage system;
- (g) 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 Core Strategy. Details are required prior to commencement of development as biodiversity can influence the requirements of construction processes.

16.

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 completion of the approved development, 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 Core Strategy. Details are required prior to commencement of development as biodiversity can influence the requirements of construction processes.

17.

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. Compliance with this condition is required prior to commencement developing to ensure that highway safety is maintained.

18.

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.

19.

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. Compliance with this condition is required prior to development commencing to ensure that highway safety is maintained.

20.

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.

21.

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.

22.

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.

23.

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.

24.

No development shall take place until a detailed surface water drainage scheme has been submitted to and agreed in writing by 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 maintenance of the sustainable drainage structures in accordance with policies CS18 and CS19 of the Core Strategy.

Compliance with this condition is required prior to commencement of development as the drainage details will influence the construction process.

25.

Once approved, the drainage scheme shall be provided in accordance with the submitted details and shall be completed prior to the occupation of the penultimate dwelling on site. Once provided the drainage system shall be retained.

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 maintenance of the sustainable drainage structures in accordance with policies CS18 and CS19 of the Core Strategy.

26.

No development shall take place until full details of the siting, design and specification of the proposed land drain as specified in the applicant's email dated 13 July 2016 are submitted to and approved in writing by the local planning authority. Thereafter only the approved scheme shall be implemented on site to the satisfaction of the local planning authority.

Reason

To prevent the increased risk of flooding to themselves and others and to ensure the implementation and future maintenance of the sustainable drainage structures in accordance with policies CS18 and CS19 of the Core Strategy. Compliance with this condition is required prior to commencement of development as the drainage details will influence the construction process.

#### **Informative 1**

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

#### **Informative 2**

Severn Trent Water advises that although their statutory sewer records do not show any public sewers within the area specified, there may be sewers that have been recently adopted under the Transfer of Sewer Regulations 2011.

Public sewers have statutory protection and may not be built close to, directly over or be diverted without consent and you are advised to contact Severn Trent Water to discuss your proposals. Severn Trent will seek to assist you in obtaining a solution which protects the public sewer and the building.

#### **Informative 3**

Your attention is drawn to the attached comments made by Humberside Fire and Rescue Service dated 25 January 2016 and Humberside Police dated 1 February 2016.

#### **Informative 4**

Developers are advised to contact the North Lincolnshire Historic Environment Record for a discussion about the archaeological mitigation strategy at least 20 working days prior to the proposed commencement of development (email [alison.williams@northlincs.gov.uk](mailto:alison.williams@northlincs.gov.uk); telephone 01724 297471). The Historic Environment Officer can prepare a brief for this mitigation strategy; alternatively an archaeological contractor may prepare a specification for approval.

**Informative 5**

Commuted sums with respect to the adoption of SuDS features (permeable paving and swale) are to be agreed with North Lincolnshire Council.

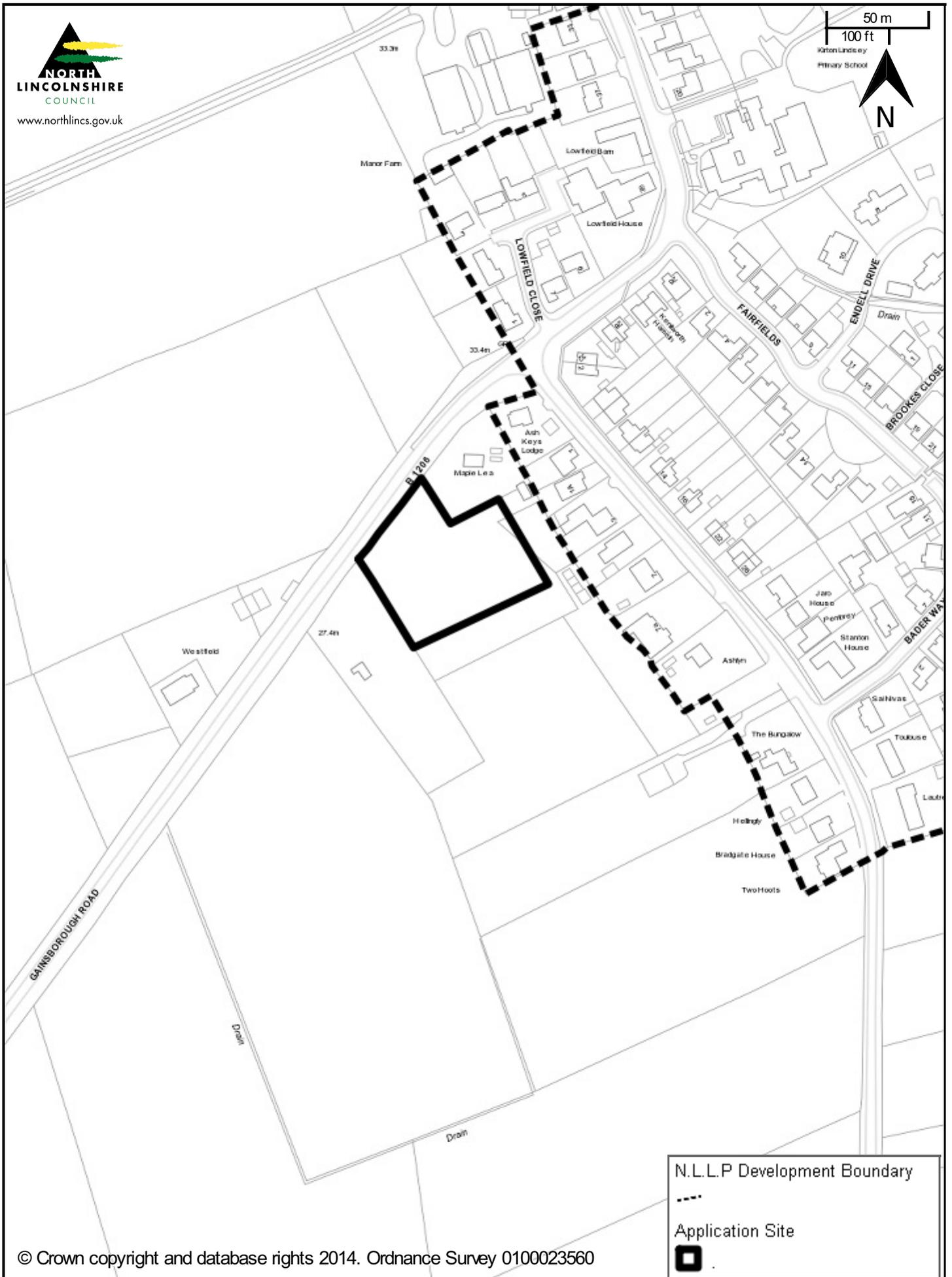
**Informative 6**

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 7**

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.



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PA/2015/1520

Scale @A4 1:2500

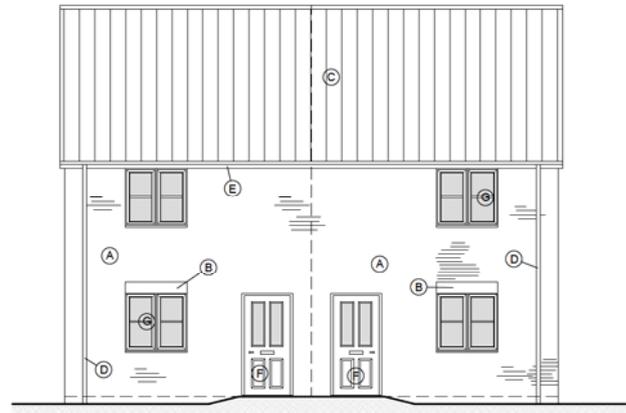
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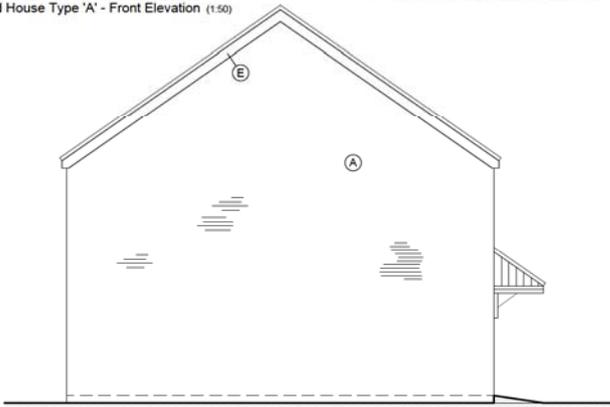
# PA/2015/1520 Proposed elevations for House Type A - Not to scale



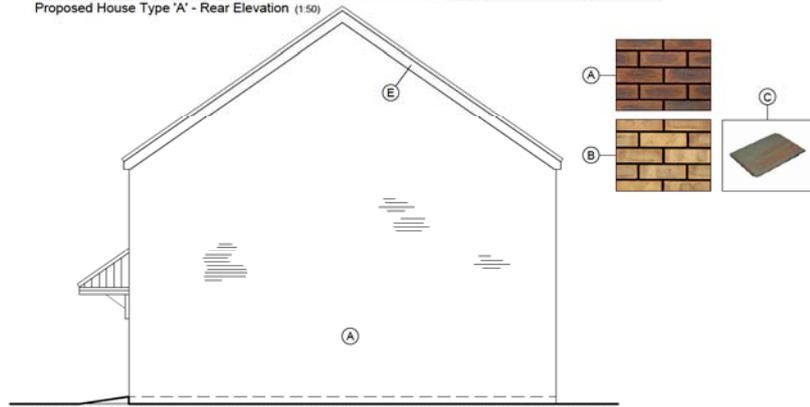
Proposed House Type 'A' - Front Elevation (1:50)



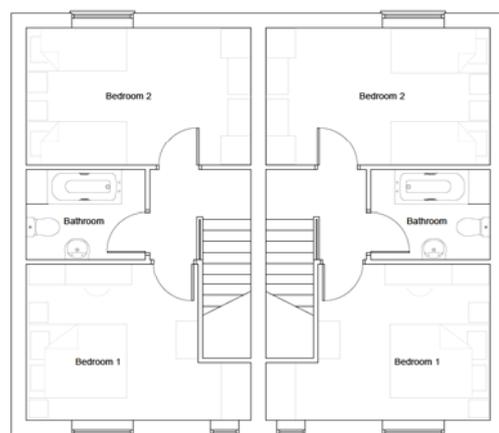
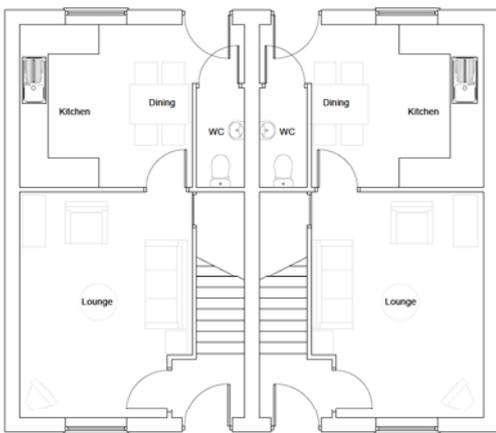
Proposed House Type 'A' - Rear Elevation (1:50)



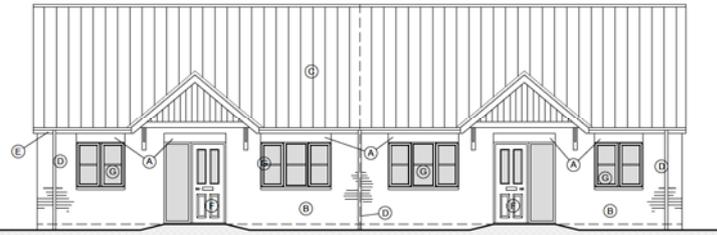
Proposed House Type 'A' - Side Elevation (1:50)



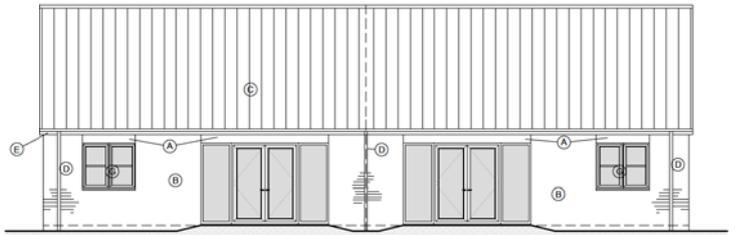
Proposed House Type 'A' - Side Elevation (1:50)



# PA/2015/1520 Proposed elevations House type B - Not to scale



Proposed House Type 'B' - Front Elevation (1:50)



Proposed House Type 'B' - Rear Elevation (1:50)



Proposed House Type 'B' - Side Elevation (1:50)



Proposed House Type 'B' - Side Elevation (1:50)

Materials Schedule		
A		<p>A Ibsstock Hardwicke Welbeck Autumn Antique (Contrasting cill &amp; header bricks in type B brick)</p>
B		<p>B Ibsstock Hardwicke Minster Sandstone Mixture (Contrasting cill &amp; header bricks in type A brick)</p>
C		<p>C Cemex Russell Roof Tiles - Grampian concrete tile (State Grey)</p>
D		<p>D Black Upvc Rainwater Goods</p>
E		<p>E White Upvc fascia &amp; soffits</p>
F		<p>F Composite door (white)</p>
G		<p>G White Upvc windows</p>



# PA/2015/1520 Proposed Layout - Not to scale

