

<b>APPLICATION NO</b>	<b>PA/2015/1531</b>
<b>APPLICANT</b>	Mr Martin Phillips, North Lincolnshire Homes Ltd
<b>DEVELOPMENT</b>	Planning permission to erect 41 affordable housing units to include the demolition of the shopping precinct, the Desert Rat pub, the library, bookmakers and Drop In Centre
<b>LOCATION</b>	The Precinct, Westcliff, Scunthorpe, DN17 1PS
<b>PARISH</b>	Scunthorpe
<b>WARD</b>	Brumby
<b>CASE OFFICER</b>	Scott Jackson
<b>SUMMARY RECOMMENDATION</b>	<b>Subject to a Section 106 agreement, grant permission subject to conditions</b>
<b>REASONS FOR REFERENCE TO COMMITTEE</b>	Significant public interest

## **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 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 70 – to deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs.

Paragraph 74 – existing open space, sports and recreational buildings and land, including playing fields, should not be built upon unless certain criteria are met.

**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 T2 – Access to Development

Policy T19 – Car Parking Provision and Standards

Policy DS1 – General Requirements

Policy DS14 – Foul Sewage and Surface Water Drainage

Policy DS16 – Flood Risk

Policy LC12 – Protection of Trees, Woodland and Hedgerows

**North Lincolnshire Core Strategy:**

Policy CS1 – Spatial Strategy for North Lincolnshire

Policy CS2 – Delivering More Sustainable Development

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 CS19 – Flood Risk

Policy CS22 – Community Facilities

Policy CS27 – Planning Obligations

**Housing and Employment Land Development Plan Document:** SCHU-14 Redevelopment of Westcliff Precinct states that the site is 2.3 hectares in area and allocated for 80 dwellings at a density of 40 dwellings per hectare.

SPG10 The Provision of Open Space in New Housing Developments

**CONSULTATIONS**

**Highways:** No objection, but recommend conditions in respect of works within the highway until a formal stopping up order is made, details of all within-highway works (including timescales), details of the method of preventing surface water run-off from hard paved

areas and no loose material within 10 metres of the adopted highway. Additional conditions are recommended in relation to the following:

- dwellings not being occupied until the vehicular access and parking spaces are completed
- details of the private driveways, including drainage and lighting arrangements
- details of the drainage, construction, services and lighting of the proposed access roads, including the junctions with the adjacent highway
- no dwelling on the site being occupied until the access road serving it has been completed to at least base course level
- no other works being commenced on any of the residential access roads until their junction with the adjacent highway, including the required visibility splays, have been set out and established
- no dwelling on any new access road being occupied until the footway fronting it has been constructed up to base course level from the junction with the adjacent highway up to and including the access to the dwelling
- no works being commenced on the penultimate dwelling on any phase or sub-phase until the access road serving it has been completed
- no development within any service strip adjacent to any shared surface road
- approval of the travel plan within six months of the proposed development being brought into use
- monitoring of the approved travel plan
- submission of a phased traffic management plan.

**Severn Trent Water Ltd:** No objection, but recommend a condition in respect of drainage plans for the disposal of foul and surface water drainage.

**Anglian Water:** No comments to make. This application should be referred to Severn Trent.

**Tree Officer:** Has issued a holding objection on the following grounds:

- Loss of trees in this location has not been mitigated by sufficient replacement trees on the site. Removal of trees not within their ownership but on highway land should not take place until contact and agreement with the relevant officer has been undertaken.
- There is a requirement for information regarding adequate protection measures for those trees remaining to ensure that they have been given sufficient space and are not damaged during construction.

**Police Liaison Officer:** The application has captured all the elements of designing out crime which is referenced in the design and access statement. No objection.

**Strategic Housing:** The application, as submitted, meets and exceeds North Lincolnshire Council's planning policy CS9 in that it will provide 41 new affordable dwellings (100% of the development) and therefore no objection to the application.

**Public Open Space:** There is a need to provide an equipped local area of play (LAP) on this development that would cater for the toddler/junior age range. It should comprise a safety surface/hard area of at least 100 square metres containing three pieces of varied play equipment for the specified age range together with thermographic marked games (laid in safety surface material of different colours to highlight the squares and numbers) and an activity play panel. The current design of the equipped play area is to be located on an already existing landscaped panel which is rectangular in shape.

Casual open space of 410 square metres should also be provided and this can be used to surround the LAP in order to create larger buffer zones between the activity area and the boundary of the nearest property. The minimum buffer zone around the LAP would be a depth of 10 to 15 metres. The casual open space can be incorporated into the playground design or it can be allocated outside the play area.

Any future commuted sum provision is to be secured within a Section 106 Agreement.

**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.

**Northern Powergrid:** General comments made in relation to records of live apparatus, tracing of underground cables, cable depths and caution when using mechanical plant. Reference is made to an HSE publication in respect of avoidance of danger from overhead electricity lines.

**Ecology:** No objection, but recommend conditions in respect of the submission and implementation of a biodiversity management plan.

**Environmental Health:** No objection, but recommend conditions in respect of details of any external lighting (including a light impact assessment), the implementation of noise mitigation measures set out in the Environmental Noise Assessment, submission of a construction environmental management plan and construction and demolition hours.

**Public Health:** No objections.

**Capital and Buildings Officer:** No intention to seek financial contributions in relation to this development as all units proposed are affordable.

**Historic Environment Record:** It does not adversely affect any heritage assets or their settings. No further comment to make.

**Environment Agency:** No comments to make.

**Highways Drainage:** Following receipt of additional information, no objection but recommend the following conditions:

- The proposed surface water drainage system is to be designed and built so that no above-ground flooding occurs up to and including the 1 in 100 year plus 20% climate change critical flood event.

- SuDS must be implemented on this development and consideration given to all impermeable areas of the site.

## **PUBLICITY**

The application has been advertised by press and site notice, and seven letters of objection received raising the following issues:

- loss of a public house
- the public house is still required
- this area has a strong community presence
- changes to pathways may restrict pedestrian access
- changes to boundary fences need to be agreed
- there are existing parking issues around the community centre
- one resident requires off-street parking provision
- the public house is to be registered as an asset of community value
- the public house is the only one of its name in the UK
- the public house is the hub of the local community
- reference is made to other local planning authority planning policies and decisions which support the retention of public houses.

A petition containing 327 signatures has also been received objecting to the loss of the public house.

## **STATEMENT OF COMMUNITY INVOLVEMENT**

The planning statement submitted with the planning application includes a section on community involvement. This section of the statement reports that a project steering group was set up to deliver a joint vision for the area. This group included members from the local community and businesses. In addition the applicant sought pre-application discussions with the local authority and undertook an extensive programme of pre-application public consultation between 2013-2015 to inform the local community.

The following community consultation also took place:

- a public exhibition on 14 April 2014, held in the precinct, advertised by leaflet drop, notice boards and within shop windows
- a follow-up public exhibition on 21 August 2014
- a consultation event at Westcliff Youth Centre on 18 February 2015
- a residents' consultation event for Durham House residents on 24 July 2015.

Following this community consultation, the scheme has been designed to respond to the main issues raised. This included the provision of a replacement precinct with provision for retail space, to provide a community hub aimed at different age groups, to re-position the play area and to design the scheme to a standard which deters crime.

## **ASSESSMENT**

The application site comprises a neighbourhood shopping precinct with flats above, a public house, library, community drop-in centre, betting shop, flats and a block of garages. The site extends to 1.92 hectares in area and also includes an area of open space which runs in a linear form from north to south. There is a public car park in the north-western corner of the site which serves the public house and the shopping precinct. The existing shopping precinct has flats above and extends to three storeys in height. The area is surrounded by residential properties and is located approximately 2.7 kilometres to the south-west of Scunthorpe Town Centre and 1.75 kilometres to the north-west of Ashby High Street.

**The main issues in the determination of this planning application are the principle of development, loss of community facilities/public house, design, and impact on highway safety, flood risk/drainage infrastructure, residential amenity and trees.**

### **Principle**

The proposal seeks planning permission for the demolition of a shopping precinct, public house, library, betting shop and community drop-in centre for a residential development comprising 41 affordable homes with associated gardens and parking areas. 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. This accords with policy CS1 of the Core Strategy. Policy CS2 states that development should be focused on previously developed land and buildings within the Scunthorpe urban area. This proposal complies with that policy.

The proposal seeks full permission for a 100% affordable housing scheme 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-14 Redevelopment of Westcliff Precinct is 2.3 hectares in area and allocated for 80 dwellings at a density of 40 dwellings per hectare. The site is 1.92 hectares in area, which equates to a density of approximately 21.3 dwellings per hectare. This figure of 21.3 dwellings per hectare is below the density of 40-45 dwellings per hectare set out in policy CS7 of the Core Strategy. However policy CS7 does advocate that, whilst housing development will be expected to make an efficient use of land, the density of new development should be in keeping with the character of the area. The surrounding area is characterised by blocks of flats and houses which are connected. These dwellings are interspersed with large areas of green space which provides a sense of openness. The overall masterplan shows that the proposed development will respect the sense of openness that currently exists in this area. In addition, the linear area of green space which runs in a north to south direction will be retained. Due to the openness that will be retained as a result of the development, together with the spacious pattern of development, it is considered that, although the proposal falls below the thresholds set out in policy CS7, it is acceptable in this instance.

The proposed scheme would result in 41 additional affordable units which would help to contribute to the mix of housing types and tenures within the locality and would meet an

identified housing need. The broad principle of development is therefore considered acceptable. The remaining 0.38 hectares of land will be developed for housing and associated services.

The second issue to consider in respect of the principle of development is the loss of the public house.

### **Loss of public house**

The proposal involves the demolition of the Desert Rat public house to facilitate residential development. Since the submission of this planning application the Desert Rat public house closed on 3 March 2016. The loss of this public house has met with significant public opposition; a petition containing 327 signatures has been received demonstrating this. A public house is classed as a community facility in policy CS22 of the Core Strategy. Policy CS22 applies and states that the loss of community facilities or land allocated for such purposes will be resisted, unless there is no longer a need for the land or building in any form of community use, or there is an acceptable alternative means of meeting such need. The NPPF, at paragraph 70, echoes the guidance of policy CS22 which guards against the loss of a valued service or facility. There is strong public opposition to the loss of the public house, however no application to establish or register the building as an asset of community value has been forthcoming. Therefore the local community has not sought to reinforce their opposition to this planning application by applying to register the Desert Rat as an asset of community value.

This public house is located within the settlement boundary of Scunthorpe, in a sustainable location, and is accessible via various methods of travel, including by foot. It is worth noting that there are alternative public houses in accessible locations at distances of 1 kilometre (The Mallard), 1.03 kilometres (The Beacon) and 1.5 kilometres (The Priory) within the settlement boundary of Scunthorpe. Therefore it is considered that an alternative facility (public house) exists within an accessible location in Scunthorpe. The loss of the public house, when balanced against the provision of affordable housing and the redevelopment of this part of Westcliff, is considered acceptable in this case.

The proposals also seek to demolish the shopping precinct and a betting shop which are designated as a small local centre under policy S6 of the North Lincolnshire Local Plan. It is worth noting that a planning application (PA/2015/1440) has recently been approved for the provision of a mixed use development, including shops and a community hub on land to the south of the existing precinct. Therefore the loss of this small local centre will be mitigated by the provision of this new facility in an equally accessible location.

### **Design**

The proposed development provides a mix of dwellings, which are broken down into 27 semi-detached houses and 14 semi-detached bungalows. The breakdown of housing proposed on this site includes 12 x 2 bed bungalows, 2 x 3 bed bungalows, 18 x 2 bed houses and 9 x 3 bed houses. Each property has a generous rear garden and off-street parking provision to the front. The majority of the semi-detached properties have been positioned to the edges of the site and are located adjacent to existing two-storey properties. The dwellings will be single and two-storey, which is consistent with the scale of existing properties in this part of Scunthorpe. The dwellings would have their primary openings to the front and rear, and would be of traditional design with pitched roofs and projecting gable features. The introduction of coloured boarding and rendered entrance

areas adds visual interest to the appearance of the proposed dwellings. It is proposed to construct the dwellings from a buff brick with a grey interlocking tile; this choice of external materials is broadly consistent with the appearance of dwellings which surround the site (to the east and west). The use of appropriate external materials (i.e. samples) can be adequately controlled by condition.

In terms of the overall site layout, the plans show the retention of the green space which runs north to south through the site and the provision of a linear path from the approved shopping parade/community hub to Cowper Avenue. The dwellings have been positioned to ensure that there is sufficient spacing between each pair of semi-detached properties. This adds a sense of openness to the overall scheme. This proposal presents an opportunity to achieve biodiversity and landscape enhancements across the site (particularly in the linear green space). This can be secured by an appropriately worded condition. In addition, the inclusion of a landscaping condition would mitigate the loss of trees from the site.

## **Highways**

The site is located within the urban area of Scunthorpe and benefits from good access to public transport links and local services. The layout of the scheme includes provision for cycle storage to encourage the use of alternative methods of transport to the private car.

The council's Highways team has raised no objections to the proposed layout or parking arrangements subject to appropriate conditions. The scheme would be provided with a total of 93 car parking spaces: 62 are allocated for the proposed dwellings (equating to 1.5 spaces per dwelling), 14 spaces are to serve the existing residents of Durham House and 17 spaces are for visitor parking. This level of car parking provision is considered acceptable given the scale and sustainable location of the site. The proposed layout would result in the new roads which feed into Swinburne Road to the west. Whilst it is accepted that the proposal would result in an increase in vehicular movements, it is not considered that the scale of the development would place unacceptable burden on the existing highway network.

Subject to the range of conditions suggested by the council's highways engineer, it is considered that the scheme would not have an unacceptable impact on vehicular or pedestrian safety and sufficiently accords with policy in this regard.

## **Flood risk/drainage**

The site is located within flood zone 1 of the North Lincolnshire Strategic Flood Risk Assessment. As the proposal is for 'more vulnerable' development in a low flood risk zone, the proposed development is considered appropriate in flood risk terms. A flood risk assessment has been submitted with the planning application, which contains a drainage strategy for the area. It is considered that the flood risk assessment provides a suitable basis on which to assess and address the flood risk issues arising from the proposed development. The assessment concludes that there is no standard requirement for minimum floor levels, however the report recommends finished floor levels are set 150 millimetres above the existing ground level. It is also noted that the Environment Agency has offered no objections to the scheme.

Following negotiations between the council's Drainage team and the applicant's drainage consultant, the Drainage team has removed its objection to the proposal. However, it



recommends conditions requiring the surface water drainage system to be designed and built so that no above-ground flooding occurs and the implementation of SuDS (Sustainable Urban Drainage Systems). The applicant's drainage consultant has recommended the introduction of rain gardens to each property with a minimum catchment of 50% of each dwelling's roof area. It is considered prudent to recommend a condition showing the provision of SuDS in the form of a rain water garden to serve each property. In addition it is accepted that the applicant's drainage consultant has put forward sufficient justification to demonstrate that additional SuDS measures cannot be incorporated within the scheme. Severn Trent has recommended conditions requiring full drainage details to be submitted for consideration.

Given that the existing buildings are connected to mains sewerage and the fact that Severn Trent has confirmed (attached within the appendices of the FRA/Drainage Strategy) that there is capacity within the system to accept the additional flows, it is not considered necessary to recommend a condition in respect of foul drainage details.

### **Residential amenity**

The submitted site layout plan (or masterplan) shows that each pair of semi-detached properties will be equally spaced which provides a sense of openness between the houses. Provision will be made for private amenity space to the rear of each property, together with secure storage for bicycles. The scheme has been designed to ensure there is natural surveillance towards the proposed off-street parking, the green spaces and the occupants' rear gardens. The proposal has been designed to ensure that there is no significant overlooking between the properties. The spacing of the properties respects the spacing that exists between the dwellings which surround the site. Inevitably there will be some disruption to residential properties during the construction period, however this will be in the short term without harming the long-term amenity of neighbouring properties.

The plans show that the close-boarded fence which runs along the western boundary of the rear garden serving 27 Cowper Avenue will be retained and will remain unaffected by the proposals. The masterplan also shows that the existing north-south linear path will remain on its existing course.

### **Loss of trees**

The design and access statement highlights that 14 trees will be removed to facilitate the housing development. This has resulted in a holding objection from the tree officer. The holding objection relates to the removal of trees within the highway, however Highways have raised no issues in relation to the loss of trees. The applicant has confirmed the removal of trees is proposed on land which is in the ownership of the applicant. This proposal presents an opportunity to secure biodiversity enhancement across the site, this includes the planting of trees. To mitigate the loss of the trees it is considered reasonable to recommend conditions in respect of a landscaping scheme to be submitted for consideration and for the implementation of the agreed scheme.

### **Other issues**

It is noted that the proposal includes the provision of an area of open space within the linear green space. The provision of this open space, the casual open space, and its future maintenance, will be secured through a section 106 agreement.

## **Conclusion**

The proposed development would make a valuable contribution towards affordable housing provision in the locality, would not result in an unacceptable loss of community facilities and is a sustainable form of development. 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.

It is therefore concluded that the proposal sufficiently accords with adopted planning policy and guidance.

## **RECOMMENDATION**

**Subject to the completion of a formal agreement under Section 106 of the Town and Country Planning Act 1990 providing for public open space and its maintenance, 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;**
- (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: J1518 Residential Development, Westcliff Estate.

Reason

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

3.

No dwelling on the site shall be occupied until details of the arrangements for the provision of affordable housing on plots 1-41 on drawing J1518(08)05 have been agreed in writing by the local planning authority. Such details shall include:

- (i) arrangements to ensure that the dwellings remain available as affordable units both for initial and subsequent occupiers; and**
- (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 ensure the provision of an appropriate level of affordable housing as part of the development in accordance with policy CS9 of the North Lincolnshire Core Strategy.

4.

No development shall take place on any area of adopted highway (covered by the proposed stopping up order) until such time as the formal order has been made.

Reason

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

5.

No development shall take place until details of all within-highway works on Swinburne Road and the footway adjacent to the linear park, including (but not specifically limited to):

- all connections to the existing highway at Cowper Avenue, Coleridge Avenue, Clare Avenue and Swinburne Road;
- the provision of a new bus stop in the vicinity of number 44 Swinburne Road, including shelter, sleeved pole, timetable case, flag and raised kerb;
- the removal of any redundant access points;
- the widening of existing footways to provide adequate visibility splays; and
- the upgrading of existing footways fronting and bisecting 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.

6.

All within-highway works covered by the above condition shall be completed in accordance with the approved details, within timescales to be agreed with the local planning authority or at the latest prior to the occupation of the penultimate dwelling on site.

Reason

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

7.

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

Reason

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

8.

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

Reason

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

9.

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

Reason

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

10.

No development shall begin until details of any private driveway on the development, including drainage and lighting arrangements, have been agreed in writing with the local planning authority and no dwelling on the site shall be occupied until the private driveway serving it has been constructed in accordance with the approved details. Once constructed the private driveways shall be retained.

Reason

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

11.

No development shall take place until details of the drainage, construction, services and lighting of the proposed access roads, including the junctions with the adjacent highway, have been approved in writing by the local planning authority.

Reason

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

12.

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

Reason

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

13.

No dwelling on any new access road shall be occupied until the footway fronting it has been constructed up to base course level from the junction with the adjacent highway up to and including the access to the dwelling.

Reason

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

14.

No works shall be commenced on the penultimate dwelling on any phase or sub-phase until the access road serving it has been completed.

Reason

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

15.

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

Reason

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

16.

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.

17.

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.

18.

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.

19.

The development hereby approved shall be carried out in strict accordance with the drainage strategy produced by GGP Consult dated May 2015 and the SuDS measures set out in the supporting correspondence submitted to the council via email on 15 March 2016. The SuDS measures shall include the provision of rain gardens to all properties which shall have a minimum catchment of 50% from roof areas.

Reason

To ensure a suitable drainage strategy is in place to serve the approved scheme and to accord with policies DS14 of the North Lincolnshire Local Plan and CS19 of the North Lincolnshire Core Strategy.

20.

The proposed surface water drainage system shall be designed and built so that no above-ground flooding occurs up to and including the 1 in 100 year plus 20% climate change critical flood event.

Reason

To ensure a suitable drainage strategy is in place to serve the approved scheme and to accord with policies DS14 of the North Lincolnshire Local Plan and CS19 of the North Lincolnshire Core Strategy.

21.

The design of the development shall incorporate all the mitigation measures identified in the agreed flood risk assessment dated May 2015.

Reason

To reduce the potential impact of flooding in accordance with policy DS16 of the North Lincolnshire Local Plan.

22.

No development shall take place until samples of the external facing materials to be used have been submitted to and approved in writing by the local planning authority 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.

23.

None of the dwellings hereby permitted shall be occupied until the relevant noise mitigation measures have been implemented for the relevant part of the development, in accordance with the recommendations described in the Environmental Noise Assessment: "Westcliffe Estate, Scunthorpe, Environmental Noise Assessment, Project no: 70012414, Date: June 2015; WSP Parsons Brinckerhoff".

Reason

For the protection of residential amenity in accordance with policy DS1 of the North Lincolnshire Local Plan.

24.

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

- 7am to 7pm Monday to Friday

- 7am to 1pm on Saturdays.

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

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

Reason

For the protection of residential amenity in accordance with policy DS1 of the North Lincolnshire Local Plan.

25.

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.

26.

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 ensure the implementation and maintenance of the submitted scheme of landscaping for the proposed development.

27.

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 nesting sites to be installed in new buildings to support house sparrow and swift;
- (b) proposed timings for the above works in relation to the completion of the buildings;
- (c) prescriptions for the planting and aftercare of trees and shrubs of high biodiversity value;
- (d) prescriptions for the establishment and aftercare of flowering plants of benefit to pollinating insects.

Reason

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

28.

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. The applicant or their successor in title shall submit photographs of the installed bird nesting features, within two weeks of installation, as evidence of compliance with this condition.

Reason

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

### **Informative 1**

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

### **Informative 2**

The new residential access roads and associated works will be subject to agreements under Section 38/278 of the Highways Act 1980. No works shall commence on site until such time as:

- construction approval has been issued;
- the legal agreements and relevant bonds are in place; and
- the requisite inspection fees have been paid.

### **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.