

APPLICATION NO	PA/2018/440
APPLICANT	B & P Truelove
DEVELOPMENT	Planning permission for the demolition of all steel-framed barns, conversion of existing brick barns to form 4 flexible commercial units (classes A1, A2, A3 and B1), conversion of brick barns to form 11 dwellings, erection of 26 open market homes, landscaping, associated car and bicycle parking, public open space, pedestrian footways, cycleways, access roads, and pedestrian and within-site cycle crossing points
LOCATION	Land at Worlaby House Farm, Low Road, Worlaby, DN20 0LY
PARISH	Worlaby
WARD	Brigg and Wolds
CASE OFFICER	Leanne Pogson-Wray
SUMMARY RECOMMENDATION	Subject to a section 106 agreement, grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Significant public interest Member 'call in' (Cllr Rob Waltham – significant public interest) Objection by Worlaby Parish Council

POLICIES

Paragraph 10 states, so that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development.

Paragraph 11 states that housing applications should be considered in the context of the presumption in favour of sustainable development and that 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 79 states that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby. Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as:

- the essential need for a rural worker to live permanently at or near their place of work in the countryside; or
- where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; or
- where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting; or

- the exceptional quality or innovative nature of the design of the dwelling.

Paragraph 103–104 states that plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people. Therefore developments should be located and designed, where practical, to give priority to pedestrian and cycle movements, and have access to high quality public transport facilities.

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

Paragraph 130 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.

Paragraphs 155–165 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.

North Lincolnshire Local Plan: Policies DS1, DS16, RD2, RD5, RD8, RD9, T1, T2, T19, H5 and H8 apply.

North Lincolnshire Core Strategy: Policies CS1, CS2, CS3, CS5, CS7, CS8, CS14, CS19 and CS25 apply.

CONSULTATIONS

Highways: Following discussions and the submission of amended plans – comments regarding the position of cycle parking facilities which may be vulnerable – advise conditions.

Trees and Landscape: Comments regarding TPO protected trees which may require a separate application. There would be an expectation for replacement trees/green infrastructure to be placed within the site to mitigate the loss of any trees.

IDB: Advise the applicant applies for IDB consent to discharge surface water into a nearby watercourse.

Strategic Housing: No clear evidence of need or demand for affordable housing in Worlaby. As such, would advise a commuted sum for an off-site contribution.

Spatial Planning: Make comments including:

This planning application is in the open countryside adjoining the development limits of Worlaby, which is a rural settlement.

Any development that takes place should be in keeping with the character and nature of the open countryside.

In the countryside, support will be given to development that promotes rural economic diversification and small-scale employment opportunities, particularly on previously used

land or in existing rural buildings. Tourism development will also be supported, in particular the development of green tourism, making the most of the area's important natural and built environments.

The policy states, 'Development will be limited and should take into account levels of local service provision, infrastructure capacity and accessibility.'

Planning permission for the demolition of all steel-framed barns and the conversion of existing brick barns to form four flexible commercial units (classes A1, A2, A3 and B1) promotes economic diversification of existing rural buildings and would create small-scale employment opportunities. However, it is important to protect and enhance the hierarchy of vital and viable town, district and local centres in North Lincolnshire. (Please see later comments in relation to policy CS14 Retail Development.)

It is also important to consider if the development of 18 dwellings (amount not including the barn conversions to dwellings) in the open countryside meets this policy, as the policy states development should be limited. The local service provision stated in the Settlement Survey 2016 is a primary school and village hall/church hall/community centre.

This proposal for residential development is contrary to the council's adopted development plan. As the council cannot demonstrate a five-year housing land supply, paragraph 14 of the National Planning Policy Framework (NPPF) applies and the application should consider any adverse impacts of granting permission when assessed against the policies within this framework taken as a whole or specific policies indicate development should be restricted.

The conversion of existing barns to dwellings may be acceptable if all the necessary policies are met.

The commercial proposals will need to be carefully assessed against the relevant listed policies to determine if these uses are acceptable in this rural settlement.

Overall the proposal is large-scale for a small rural settlement with only a few local facilities which are a primary school and village hall/church hall/community centre. All new development must respect and enhance the local character and distinctiveness of the area in which it would be situated, particularly in areas with high heritage value.

Humberside Fire & Rescue: Makes comments regarding access for the fire service and water supplies for firefighting.

Leisure Team: Leisure provision should be added to the planning requirements. An off-site leisure contribution should be secured towards improving catchment facilities (Ancholme Leisure Centre, Brigg and Baysgarth Leisure Centre, Barton).

Public Health: No objections.

Public Rights of Way: Initial objections regarding obstruction of a bridleway. The bridleway may need to be amended or diverted. Discussions with the applicant and the PRow officer have led to the phasing of the proposed development to allow for an application to divert/amend this footpath.

Ecology: The submitted report has revealed the presence of roosting bats, nesting barn owls and other bird species. Works would result in harm to bat roosts and consent can only

be given if sufficient evidence is presented that the tests of the European Protected Species licensing are met. Advise conditions.

Education: Educational contributions will be sought for primary places only for this development.

Environmental Health: Advise contamination conditions.

Environment Agency: No comments.

Drainage Team: Further to receipt of revised information, previous objection withdrawn subject to conditions regarding the submission of a surface water drainage scheme based on sustainable drainage principles and the submitted drainage strategy.

Anglian Water Developer Services: The foul drainage and sewerage system has capacity for the proposed flows. The developer should serve notice under Section 106 of the Water Industry Act 1991. SuDS should be considered for surface water drainage.

Historic Environment Record: Further to the submission of a Heritage Statement, no further works required and no further objection to the application.

Campaign to Protect Rural England: Object to the proposal on the following grounds:

- the proposal would not conform with national and local planning policy
- development within this location would not constitute sustainable development
- the site is located in the open countryside
- does not constitute an affordable exception site outside a settlement boundary
- existing public transport provision is not adequate to support this level of development within the settlement
- the proposal is premature with regard to the emerging neighbourhood plan.

PARISH COUNCILS

Worlaby Parish Council: Objects to the proposal on the following grounds:

- over-development of the site
- outside the development boundary
- infrastructure is not available to accommodate this development (drainage, utilities, broadband)
- would increase car journeys
- not in a sustainable or suitable location
- located in open countryside

- significant and harmful effect on the landscape character and appearance of the village
- the only benefit would be the refurbishment of the barns
- concern over potential use of commercial units
- concern with need and sustainability for affordable housing within Worlaby
- flood risk and drainage concerns.

Bonby Parish Council: Objects to the proposal on the following grounds:

- development of this scale is inappropriate for a small rural village – the local area has neither the amenities or infrastructure to support such a large-scale development
- would substantially increase traffic through the Low Villages and there is only a minimal public transport service in the area
- potential impact on primary school places
- some merit in the application through the conservation of the attractive 19th Century barns and would consider supporting a much smaller application
- should include truly affordable housing
- would support the development of a small number of commercial units but only if it was directly beneficial to the community and provided local amenities.

Saxby Parish Council: Objects to the proposal on the following grounds:

- lack of infrastructure and facilities (eg school and public transport)
- traffic (large volume of traffic and road safety concerns for villages along the B1204)
- wildlife (development would destroy the habitat of many species)
- change of character.

PUBLICITY

Several site notices and a press notice have been posted. Approximately 200 responses have been received in respect of this application, together with a 216-signature petition against the proposal. Four letters of support and two letters making general observations have been received. The following material planning issues have been raised:

- the quantity of extra houses is unacceptable
- over-development
- unsustainable in Worlaby (poor amenities, poor bus service, no shop, pub etc)
- outside the development boundary

- would significantly increase traffic generation
- the roads are not suitable for more traffic
- commercial units not defined for specific uses
- should have a wider mix of dwelling types
- impact on infrastructure, eg water, electricity, school sizes, health facilities
- loss of character of the village due to the size of the proposed expansion
- loss of privacy (Castle Farm, Carr Lane)
- not in keeping with housing density levels
- drainage issues/flood risk, concerns with potential for drainage ponds to become ineffective
- highway safety
- inadequate levels of off-street parking provision
- inadequate public transport/would require travel by car
- would a retail unit be sustainable long term; is there a need for commercial properties?
- adverse visual impact on the area
- overbearing impact of the development
- does not conform with the DPD as Worlaby is not one of the five housing development sites
- does not meet policy which relates to infill development in rural settlements
- fails to meet the accessibility criteria in the DPD and the criteria for sustainable settlements
- hours of opening for commercial units should be specified
- boundary treatments are contrary to general open plan layouts within the village
- the proposed house type and garden layouts do not reflect the character of the village
- farm buildings should not be altered externally as of historical significance
- biodiversity/wildlife impacts
- loss of protected trees/planting should be increased
- the footpath between Worlaby and Bonby would be compromised

- contrary to the Core Strategy and local plan policies (CS1, CS2, CS3, CS6, CS7, CS8, CS5, CS9, CS14; RD2)
- the design does not reflect Worlaby vernacular
- query five-year land supply and the weight of planning policy and material considerations
- 15% growth of the settlement is too much
- query where the farm will be relocated to
- loss of amenity to neighbouring properties
- layout, design and character out of keeping with the historic rural village
- concern over cycleways
- potential impact on the Wolds Area of Natural Beauty
- cycle infrastructure is pointless
- not a rural exception site as not fully affordable housing
- contributions should be made to play area at the school
- the proposals are against the Wold plan
- poor outlook from redeveloped barn onto courtyard carpark
- not in keeping with neighbourhood plan or development plan
- 41st in the sustainability strategy.

General observations

- questions regarding infrastructure, road network, school and noise
- improvements could be made to the public footpaths close to the site to allow access from within the development.
- query opening times for commercial uses.

Support

- farm no longer workable
- better access to the village
- would tidy up the local area
- the approach to the village will be smart

- opportunity for small businesses is good for cyclists and locals
- would improve a dilapidated area
- support, but number of houses should be reduced
- community spirit can be expanded on
- proposed business a good idea
- farm traffic would cease which would improve the road, especially in summer months
- a reduction in farm vehicles would be an improvement
- support the re-use of farm buildings
- support the proposed shop/café which may attract visitors and employment.

STATEMENT OF COMMUNITY INVOLVEMENT

Whilst no formal statement of community involvement has been submitted with the application, the applicant has had various discussions with the community and the parish council.

ASSESSMENT

The application site is currently used as a farmyard, although not all of the buildings are in use. It is sited towards the north-western end of Worlabby, outside of any defined settlement boundaries. Further north-west is deciduous broadleaf woodland and to the north-east is a paddock with the Lincolnshire Wolds' western escarpment rising up beyond. There are residential properties to the south-east of the application site.

To the front of the site are 19th Century barns of red brick and fibre cement roof construction. These barns are arranged in a square around what was a predominantly open crewyard and are single-storey on three sides and two-storey on the other. There are further agricultural buildings within the yard. The site is brownfield, with buildings and areas of hardstanding occupying the vast majority of the application site.

Planning permission is being sought to develop the site for residential and commercial development comprising the following:

- demolition of all steel-framed barns
- conversion of 19th century single-storey barns for flexible commercial use (A1, A2, A3 and B1)
- conversion of a two-storey barn to 11 dwellinghouses
- erection of 26 new build dwellings
- formation of a car parking area
- vehicular highways, footways and cycleways

- associated landscaping and drainage infrastructure.

The main issues in determining this application are whether the proposal is a sustainable form of development outside the development boundary of a rural settlement; whether the proposal would have any adverse impact on the highway network or highway safety; whether it would have any adverse impact in terms of drainage; and whether the proposal is acceptable in other planning terms.

Principle

The site lies outside the development boundary for Worlaby and as such is in the open countryside where development is usually restricted.

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 instance the development plan consists of the saved policies of the North Lincolnshire Local Plan (NLLP), the North Lincolnshire Core Strategy (NLCS) and the Housing and Employment Land and Allocations Development Plan Document (HELADPD).

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

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

Local plan saved policy RD2 restricts development in the open countryside other than in exceptional circumstances. This policy only supports residential development outside defined development limits where it is to meet an essential proven need and the open countryside is the only appropriate location for the development. Whilst this policy remains, it has largely been overtaken by policies in subsequent plans addressing the same issue (such as policies CS2 and CS3 referenced above).

The aforementioned policies are aimed at focussing housing within settlement limits as defined in the Housing and Employment Land Allocations DPD. The application site is located exclusively in the open countryside, outside of any designated development boundary and is therefore in breach of policies CS2, CS3 and CS8 of the Core Strategy and policy RD2 of the local plan.

Notwithstanding the development plan policies set out above, the NPPF is a material consideration when determining planning applications. Footnote 7 of paragraph 11 of the NPPF states that housing applications should be considered in the context of the presumption in favour of sustainable development. Where the local planning authority cannot demonstrate a five-year supply of deliverable housing sites, relevant policies which guide the supply of housing should not be considered up-to-date.

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

This statement confirms that North Lincolnshire Council does not currently have a five-year supply of deliverable housing sites. The consequence of this shortfall is to demonstrate that current policies are failing to deliver a five-year supply of housing in accordance with policy 73 of the NPPF and they are, therefore, failing to meet short-term housing needs. As such it is considered that there is a clear and demonstrable need for housing development in the area. Accordingly the operation of footnote 7 of paragraph 11 of NPPF triggers the 'tilted balance' in paragraph 11(d) of the Framework whereby there is a presumption in favour of sustainable development and development proposals should be approved unless the adverse impacts significantly and demonstrably outweigh the benefits.

There are three overarching objectives to sustainable development as set out in paragraph 8 of the Framework. These are: economic, social and environmental. These objectives are independent and need to be pursued in mutually supportive ways.

The proposed development would have the social and economic benefits of addressing the current under-supply of housing land by the provision of market housing. Investment in construction and related employment would represent a benefit, as would the support which the additional population would produce for the local economy.

The site is located in Worlaby which is 41st in the North Lincolnshire Sustainability Strategy with two of the seven key facilities (a primary school and village hall). Whilst this is not considered a highly sustainable site, the introduction of four new commercial units would make Worlaby a more sustainable settlement, benefiting the existing residents of Worlaby and other Wolds villages as well as new residents.

In terms of the environmental dimension, the development would predominantly be on brownfield land and would result in the agricultural use ceasing. A small area of extra land would be used for part of the vehicular access and for the drainage ponds on the other side of the main road. It is considered that redeveloping the site and converting the historic buildings on the site to an active use would be an environmental benefit. It is accepted that there will be some impact on protected species, however this can be mitigated by the use of planning conditions.

Comments have also been made in respect of the proposal not according with the Worlaby Neighbourhood Plan. It should be noted that this plan is not adopted and therefore does not hold significant weight when determining this planning application.

Whilst the restrictive policies of the development plan (CS2, CS3 and CS8) do still apply, the lack of a five-year supply of housing land, and the scale of the shortfall, limit the weight

which can be attributed to these policies. Restricting development to land within development limits, if strictly applied, would severely affect the ability of the authority to address the need for housing. Overall it is considered that the proposal represents sustainable development in the context of the Framework and HELAP policy PS1, which sets a presumption in favour of sustainable development. The adverse impact of granting planning permission would not significantly and demonstrably outweigh the benefits of the proposal, when assessed against the policies in the Framework taken as a whole. For these reasons the principle of development is considered to be acceptable.

Highways

There is an existing vehicular access to the site from Low Road into the site. It is proposed that this would form one of two vehicular accesses into the site. The access would be altered and improved to adoptable standard within the site. From Low Road the access would enter into a proposed car parking area for the commercial units then loop round in an anti-clockwise direction onto the new proposed estate road, entering into the courtyard for the converted buildings and continuing round the proposed new dwellings and out via a new access further along Low Road. The new access point would be within the 30mph speed limit for the village. The access has been amended slightly since the original plans were submitted, altering the position and angle of the new proposed access to the north of the site, bringing it away from 'Field View' so as not to have an unacceptable adverse impact on the amenity of these properties. The access point to the courtyard of the barn conversion has also been relocated away from the southern point of the barns facing onto 86 Low Road to the eastern part of the courtyard, altering an existing entrance point, so as not to have an unacceptable adverse impact on the amenity of the dwellings on Low Road from vehicles exiting this courtyard.

With regard to car parking, two off-road spaces are proposed per dwelling with a small number of visitor spaces provided adjacent to plot 20 and over 25 spaces provided serving the commercial units to the entrance to the site. Cycle parking will also be provided.

The site will be served by vehicle access points from the B1204, a main road which runs through the Wolds villages and is used by a wide mix of vehicular traffic, including farm vehicles from the site. The proposed development would reduce the amount of agricultural traffic on the main road through the village. Whilst it is accepted that there would be an increase in traffic movements, this would not all be at the same time of day, and with the site being accessed from a B-class road, it is not considered that the amount of traffic generated would be significant enough to have an unacceptable impact on the amenity of the village or create any significant congestion or highways impact. The new access is not considered to create a highways hazard or have an unacceptable impact on road safety. Highways have been consulted and raise no objections to the proposal subject to conditions.

Character/density

The proposal includes the conversion of 19th Century barns, which are currently used as part of the farming operations on the site. These buildings have historic and architectural value to the area and are a focal feature at the edge of the village. The retention of these buildings and their active re-use is considered to be a significant benefit for the local community and would improve the character of the area. The use of some of the barns for commercial use would help to improve the sustainability of the site and enhance the vitality of the settlement, therefore benefitting the residents of Worlaby and the surrounding

villages. Comments have been made regarding the specific uses of these units and the hours of operation. These can be controlled by conditions and the proposed range of uses is considered to be acceptable, the uses being compatible with the existing and proposed residential development in the locality.

With regard to character and density, the proposed layout of the new-build dwellings is considered to be similar to that of the dwellings to the south of the site on Low Road and Grange Field and therefore the proposal is not considered to be out of keeping with the area with regard to density.

It is accepted that the proposal for residential development will have an impact on the character of the area compared to the farmstead that currently occupies the site. Such commercial activity, whilst long-standing, does have the potential to have an impact on the amenity of residential dwellings and disused buildings can have an adverse visual impact on the character of the area. If the existing agricultural use ceases, it will be important to redevelop the site to prevent there being an adverse visual impact in this prominent location. It is not considered that the proposed development would have a significant adverse impact on the character or appearance of the area that would outweigh the benefits of the scheme.

Design/layout

The historic barns, which are non-designated heritage assets, are an important feature within the local landscape and are highly visible when travelling on the B1204. The proposed renovation, conversion and alterations are considered to be sympathetic to the character and appearance of the barns and would secure their long-term use and maintenance to the benefit of area. Policies RD9 of the local plan, CS6 of the Core Strategy and the NPPF support the re-use of rural buildings which are of historic and architectural importance and it is considered that residential and commercial re-use are an appropriate form of redevelopment.

The scheme has been designed to take account of the layout of other parts of the village with shared surfaces rather than footways, which is also supported by the Manual for Streets.

The proposed dwellings have been sited and orientated to ensure sufficient separation distances between principal elevations, and between principal and side elevations, so as not to cause overlooking or overshadowing. Boundary treatments will vary to reflect the diversity on New Road and to provide a visual interest to the development.

Trees

The application site is adjacent to woodland to the north of the application site. The revised northern vehicular access will include the loss of some trees in this area. There are also other trees which will require removal as part of this application. Some of the affected trees are protected by a tree preservation order (TPO).. There are other trees which require removal, confirmed by the submitted arboricultural report, which are not protected by a TPO. The identified tree removal is considered to be necessary to deliver the proposed development and new planting/green infrastructure will be secured by condition to mitigate the loss of trees.

Ecology

With regard to ecology and protected species, the submitted protected species report has revealed the presence of roosting bats, nesting barn owls and other bird species. The proposed works to the farm buildings would result in harm to bat roosts. Consent can only be given if sufficient evidence is presented that tests of European Protected Species (EPS) licensing are met. If permission is ultimately granted, there will be a need to secure biodiversity enhancements in accordance with the NPPF.

The barns are in a reasonable condition, and are of historical interest and a focal point of this part of the village. If the barns were not in use it is likely that they would deteriorate and fall into disrepair. This would have an adverse impact on the character and appearance of the area. It is considered that the conversion of the buildings is a viable way of keeping them in use and the character is retained. The commercial use of part of the buildings would also enhance the local economy and it would be in the wider public interest to convert these buildings. For these reasons it is considered that there are overriding commercial, social and economic reasons, together with historic preservation, to justify the proposal and to assist in the obtaining of an EPS licence with respect to the protected species which are present in the barns.

Drainage

A drainage strategy and a flood risk assessment (FRA) have been submitted with the application. There is a small watercourse on the northern boundary of the site and the River Ancholme is sited approximately 3 kilometres from the site. The site is in zone 1 of the SFRA and is at a low risk of flooding. Various drainage options have been considered for the proposal and a SuDS scheme is proposed. This scheme requires an attenuated discharge into the local watercourse/ditch system, with two 5l/s flow controls being considered to be the most appropriate system.

Storage of rainwater run-off will be achieved by two separate ponds located to the west of Low Road (B1204). Traditional construction with trapped gullies will be provided for the collection of silt. The storage ponds will be located on agricultural land within the applicant's ownership. There will be some permanent water in the ponds and planting of UK species.

The LLFA do not object to the proposed scheme or methods of drainage, subject to conditions.

Commercial units

The proposed scheme seeks to convert the traditional 19th century barns on the site. These barns are arranged in a square around what was a predominantly open crewyard. It is proposed to convert this building into commercial and residential use. The single-storey barns (shelter bays, cart sheds and stables) would be converted to four units for flexible commercial use (under classes A1, A2, A3 and B1), which would allow variation to meet business need. The proposed uses would all be compatible with nearby residential units by the nature of their operations. Conditions are proposed to restrict hours of operation and methods of extraction (if necessary). It is also proposed to request confirmation of use of each unit within one month of opening and this will become the authorised use of the unit, with flexibility to change between uses as per the Use Classes Order.

The proposed commercial units are considered to be a beneficial part of the overall proposals and have received some support from residents. Commercial units would add to the sustainability credentials of the scheme and would add economic and social benefits to the village. It is considered that any A1, A2 or A3 uses would attract visitors from Worlaby and surrounding villages and also from those passing through the village.

Footpath/bridleway

There is a Public Footpath (FP140) which runs through part of the site – running alongside the drainage dyke to the north of the site. It is thought, from historical mapping (1876), that this is a bridleway of varying widths. The submitted plans show that some of the plots would overlap parts of the bridleway. Discussions with the applicant and Public Rights of Way officer have suggested that the best way to overcome this is to apply to vary or divert part of the Public Footpath. As this may take some time to resolve, it is proposed to phase the development, with the second phase being those dwellings which would be affected by the location of the footpath. This would allow the majority of the scheme to be developed while the possible diversion or amendment to the footpath is resolved. If this footpath cannot be diverted, it would be possible to amend the layout of phase two at a later date, to incorporate the footpath into the layout.

Viability

The original submission included proposals for on-site affordable housing provision of 8 dwellings, which exceeded the requirement in adopted policy of 10%. Following receipt of consultation responses on the application setting out the other contributions considered necessary to offset the impact of the development and to accord with policy (public open space, education etc), the applicants subsequently submitted a Viability Assessment to demonstrate that the provision of affordable housing on site in addition to the requested financial contributions would make the scheme financially unviable. This viability assessment has been reviewed by the council's Section 106 officer who, following the submission of additional information, has confirmed agreement to the findings of the assessment.

The council's Strategic Housing officer has confirmed that there is no current need for affordable housing within Worlaby and as such any affordable housing provision should be via an off-site contribution. Given the lack of need within the settlement it has been concluded that, in order to make the scheme viable, the requirement for on-site affordable housing provision should be waived and the financial contributions towards education, leisure, open space and recreation should remain. A reduced figure of £16,656.60 in respect of affordable housing has been agreed as a commuted sum to be paid towards the provision of affordable housing within a suitable settlement locally, where there is an identified need. A full breakdown of the agreed contributions is provided in the table below.

Loss of agricultural use

Some concerns have been raised regarding the loss of the agricultural uses within the site. Much of the agricultural use has ceased with only some of the more modern buildings being used for machinery/equipment storage. The brick-built crew yard buildings are not of a size and arrangement which is consistent with modern farming methods and are therefore not in use. It is proposed that any uses still present on this site will be accommodated within existing buildings on farms that the applicant currently owns. There will be no need for any additional buildings to be erected in the locality as a result of the

loss of these buildings and it is not considered that the loss of the farm yard would result in any significant increase in activity elsewhere and would not lead to an increase in farm traffic or other associated disturbance.

Conclusion

Whilst the site is outside the defined development boundary for Worlaby, the redevelopment of the farmyard and the conversion of the agricultural buildings are considered to be beneficial to the local area. The viable retention and use of the buildings is a key part of the scheme and the additional residential development would help make this part of the proposal viable. The absence of a five-year land supply, the provision of new commercial units and the overall benefits of the scheme are important considerations that must be weighed in the planning balance. Highways, drainage and footpath issues have been overcome and appropriate planning conditions and Section 106 agreements can mitigate any harm caused by the development. Consequently it is considered that the adverse impacts of the development would not significantly and demonstrably outweigh its benefits and as such, in line with the 'tilted balance' set out in paragraph 11 of the NPPF, the development is considered to be acceptable and 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 for public open space, education, recreation, leisure and off-site affordable housing contributions of the following amounts:

Education – primary contribution	£111,407 (The amount per house will increase with effect from 1 April 2019. We are awaiting the updated RPI figures (due to be published 19 May 2019) and the updated regional factor before we can update the amount per house.)
Leisure – contribution towards Ancholme Leisure Centre	£17,000
On-site public open space	£21,413.40
Off-site recreation contribution towards the existing play areas in Worlaby	£33,523
Off-site affordable housing contribution	£16,656.60

the committee resolves:

- (i) it is mindful to grant permission for the development;**
- (ii) the decision be delegated to the Group Manager – Development Management and Building Control upon completion of the obligation;**
- (iii) if the obligation is not completed by 5 December 2019 the Group Manager – Development Management and Building Control be authorised to refuse the**

application on the grounds of failure to agree the terms of a Section 106 agreement contrary to the provisions of the North Lincolnshire Local Plan and Core Strategy; and

(iv) 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 approved plans listed in the attached "*Schedule of Drawings/Plans/Specialist Reports – Planning Application Ref: PA/2018/440.*"

Reason

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

3.

Phase 2 of the hereby approved development (as shown on drawing number 059-PP-01) shall not commence until the final details of the route, width and general arrangement of Public Footpath 140 have been submitted to and agreed in writing by the local planning authority.

Reason

To ensure no conflict of the public footpath and the development in accordance with policy IG5 of the North Lincolnshire Local Plan.

4.

No above-ground works 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.

5.

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.

6.

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.

7.

No development shall take place until details of the layout, drainage, construction, services and lighting of the proposed access road, including the junction with the adjacent highway, 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.

8.

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.

9.

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.

10.

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.

11.

No works shall be commenced on the penultimate dwelling of phase 1 (as shown on drawing number 059-PP-01) 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.

12.

The proposed new commercial/retail units shall not be brought into use until the vehicle access to them and the vehicle parking, turning and servicing areas serving them have been completed in accordance with the approved details. Once completed the vehicle parking, turning and servicing areas shall be retained.

Reason

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

13.

No dwelling served by the private driveway to the west of the site shall be occupied until it has been constructed in accordance with details including:

- the proposed method of forming access from the highway, including the required visibility splays
- the method of construction/paving the drive
- the provision of adequate drainage features
- the provision of suitable lighting arrangements; and
- the provision of street name plates that shall include the word "Private Drive";

which have been agreed in writing by the local planning authority. 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.

14.

No dwelling served by the private driveway shall be occupied until suitable bin collection facilities have been provided adjacent to the highway in accordance with details to be submitted to and approved in writing by the local planning authority. Once provided these facilities 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.

Prior to the occupation of any dwelling on site, the connecting way between the site and New Road shall be improved and bollarded to prevent vehicular through traffic in accordance with details to be 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.

16.

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

Reason

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

17.

Within six months of the commencement of development, the applicant or their successor in title shall submit a biodiversity management plan to the local planning authority for approval in writing. The plan shall include:

- details of measures to avoid harm to bats, hedgehogs and nesting birds during vegetation clearance and construction works;
- details of bat roosting features to be installed in at least seven dwellings;
- details of at least twelve bird nesting features to be installed to support a variety of species including swift, starling, barn swallow and house sparrow;
- restrictions on lighting to avoid impacts on bat roosts, bat foraging areas, bird nesting sites and sensitive habitats;
- provision for hedgehogs to pass through any fencing installed between gardens and between areas of grassland;
- prescriptions for the planting and aftercare of native trees, shrubs and wildflowers of high biodiversity value;
- prescriptions for the creation and maintenance of a pond and wildflower meadow with low nutrient soils;
- a commitment to provide each new dwelling with a wildlife gardening advice pack to be approved in writing by the local planning authority;
- proposed timings for the above works in relation to the completion of the dwellings.

Reason

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

18.

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

otherwise approved in writing by the local planning authority. Prior to the occupation of the thirtieth dwelling hereby approved, 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.

19.

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.

20.

No development shall take place on the site until a scheme for the provision of electrical vehicle charging points has been submitted to and approved in writing by the local planning authority. The scheme shall be designed to take account of good practice guidance as set out in the Institute of Air Quality Management Land Use Planning and Development Control <http://www.iaqm.co.uk/text/guidance/air-quality-planning-guidance.pdf> and contemporaneous electrical standards, including:

- Electrical Requirements of BS7671:2008
- IET Code of Practice on Electrical Vehicle Charging Equipment installation 2012 ISBN 978-1-84919-515-7.

The approved scheme shall be installed in full and retained in perpetuity thereafter.

Reason

To facilitate the uptake of low emission vehicles and reduce the emission impact of traffic arising from the development in line with the National Planning Policy Framework.

21.

No plant for refrigeration, ventilation or air-conditioning shall be installed until the details have been submitted to and approved in writing by the local planning authority. The details shall include an assessment of likely impact of the plant on residential amenity, specifying noise output and any mitigation measures necessary. All plant shall be installed and maintained in accordance with the details approved by the local planning authority.

Reason

To protect the amenity of the locality for people living nearby in accordance with policy DS1 of the North Lincolnshire Local Plan.

22.

Prior to the occupation of an A3 use on the site, a scheme for the extraction and filtration of cooking odours shall be submitted to and approved in writing by the local planning authority. The scheme shall identify the final discharge point of cooking odours from the extraction and filtration system, and provide details of the noise impact of the extraction and filtration system, together with details of any noise mitigation measures necessary. The approved scheme shall be implemented prior to commencement of the use and maintained thereafter.

Reason

To protect the amenity of the locality for people living nearby in accordance with policy DS1 of the North Lincolnshire Local Plan.

23.

No commercial unit shall be open or operate outside the hours of:

- 8am to 6pm Monday to Saturday;
- 10am to 5pm on Sundays and public/bank holidays;

unless otherwise agreed in writing by the local planning authority.

Reason

To protect the amenity of the locality for people living nearby in accordance with policy DS1 of the North Lincolnshire Local Plan.

24.

No stage of the development hereby permitted shall commence until a construction environmental management plan (CEMP) has been submitted to and approved in writing by the local planning authority. The CEMP shall include the following:

Noise and vibration: The CEMP shall set out the particulars of:

- the works, and the method by which they are to be carried out;

- the noise and vibration attenuation measures to be taken to minimise noise and vibration resulting from the works, including any noise limits; and
- a scheme for monitoring the noise and vibration during the works to ensure compliance with the noise limits and the effectiveness of the attenuation measures.

Light: The CEMP shall set out the particulars of:

- specified locations for contractors' compounds and materials storage areas;
- areas where lighting will be required for health and safety purposes;
- the location of potential temporary floodlights;
- identification of sensitive receptors likely to be impacted upon by light nuisance;
- proposed methods of mitigation against potential light nuisance, including potential glare and light spill, on sensitive receptors.

Dust: The CEMP shall set out the particulars of:

- site dust monitoring, recording and complaint investigation procedures;
- identification of receptors and the related risk of dust impact at all phases of the development, including when buildings and properties start to be occupied;
- provision of water to the site;
- dust mitigation techniques at all stages of development;
- prevention of dust trackout;
- communication with residents and other receptors;
- a commitment to cease the relevant operation if dust emissions are identified either by regular site monitoring or by the local authority;
- a no burning of waste policy.

Reason

To protect the amenity of the locality for people living nearby in accordance with policy DS1 of the North Lincolnshire Local Plan.

25.

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

To protect the amenity of the locality for people living nearby in accordance with policy DS1 of the North Lincolnshire Local Plan.

26.

Within six months of the commencement of the development, final locations and details of cycle storage/stands shall be submitted to and approved in writing by the local planning authority. The cycle storage/stands shall be installed in accordance with the agreed details prior to any dwelling or commercial unit first being occupied, unless a longer timescale is agreed in writing by the local planning authority. Once installed these facilities shall thereafter be retained.

Reason

To promote safe and secure cycle storage in accordance with policy CS5 of the Core Strategy.

27.

No development shall take place until proposals for landscaping have been submitted to and approved by the local planning authority. 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.

28.

The tree protection methods as outlined in the approved Arboricultural Impact Assessment, Method Statement and Tree Protection Plan (Report Reference RSE_1267_02_V2 Issued December 2018) shall be implemented prior to the commencement of development and maintained until completion of the development. None of the trees so protected shall be wilfully damaged or destroyed, uprooted, felled, lopped or topped, nor any other works carried out which would cause damage to the root systems or otherwise threaten the lives of the trees during the period of construction without the previous written consent of the local planning authority. Any trees removed without such consent or dying or being severely damaged or becoming seriously diseased during that period shall be replaced with trees of such size and species as may be agreed with the local planning authority.

Reason

To enhance the appearance of the development in the interests of amenity and to protect the existing trees on the site.

29.

Within six months of the commencement of the development details of the positions, design, materials and type of boundary treatment to be built/planted shall be submitted to and agreed in writing by the local planning authority. The agreed boundary treatment shall be built/planted before the dwellings are occupied, and once built/planted 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.

30.

The commercial units hereby approved shall only be used for purposes falling within classes A1, A2, A3 or B1 as defined by the Town and Country Planning (Use Classes) Order 1987 (as amended). Within three months of the first occupation of each of the commercial units, a notice shall be issued to the local planning authority confirming the use of the unit. A further notice shall be issued within three months of any subsequent change of use of each of the commercial units to another use within the permitted flexible uses (A1, A2, A3 and B1). In accordance with Class V of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) the flexible use of the commercial units hereby permitted shall apply for a period of ten years from the date of this permission only and the use of each commercial unit at the expiry of this ten year period shall become the lawful use of that unit thereafter.

Reason

To define the terms of the permission and in order for the local planning authority to hold an accurate record of the lawful use of the buildings.

31.

No development shall take place until a detailed surface water drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The scheme shall be based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development. This must be based upon the submitted Drainage Strategy, Issue No 4 Dated: Feb 2019 and Proposed Drainage Strategy Drawing No: 4894-DS-01, Rev: A, Dated: 22/02/2019.

The drainage scheme shall demonstrate that surface water run-off generated up to and including the 1 in 100 year critical storm (including an allowance for climate change) will not exceed the run-off from the existing site. It shall also include details of how the resulting completed scheme is to be maintained and managed for the lifetime of the development so that flood risk, both on and off the site, is not increased.

Reason

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

32.

The drainage scheme shall be implemented in accordance with the approved submitted details required by condition 31 above, completed prior to the occupation of any dwelling or building within each phase or sub-phase of the development on site, and thereafter retained and maintained in accordance with the scheme for the life of the development unless otherwise agreed in writing with the local planning authority.

Reason

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

Informative 1

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

Informative 2

In determining this application, the council, as local planning authority, has taken account of the guidance in paragraph 38 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.

Schedule of Drawings/Plans/Specialist Reports – Planning Application Ref: PA/2018/440

Proposed Drawings/Floorplans/Elevations

Proposed Site Location Plan (059-SLP-01 – Rev C)

Proposed Site Plan (059-SP-01 – Rev E)

Farm Yard Proposed Phasing Plan (059-PP-01)

Floor Plan Plot 1 (059-P1-01)

Floor Plan Plot 1 – Commercial Unit (059-P1-CU-01)

Floor Plan Plot 2 (059-P2-01)

Floor Plan Plot 2 – Commercial Unit (059-P2-CU-01)

Floor Plan Plot 3 (059-P3-01)

Floor Plan Plot 3 – Commercial Unit (059-P3-CU-01)

Farmyard Proposed Elevations (Plots 1-4) – Extra Commercial (059-PEL-EC-01)

Farmyard Proposed Elevations (Plots 5-8) – Extra Commercial (059-PEL-EC-02)

Sales & Planning Plot 4 (059-P4-01)

Sales & Planning Plot 5 (059-P5-01)

Floor Plan Plot 6 (059-P6-01)

Floor Plan Plot 7 (059-P7-01)

Floor Plan Plot 8 (059-P8-01)

Floor Plan Plot 9 (059-P9-01)

Floor Plan Plot 10 (059-P10-01)

Floor Plan Plot 11 (059-P11-01)

Floor Plan Plot 12 (059-P12-01)

Floor Plan Plot 12 – Commercial Unit (059-P12-CU-1)

Floor Plan Plot 13 – Commercial Unit (059-P13-CU-1)

Sales & Planning Plot 14/15 (059-P14/15-01)

Sales & Planning Plot 16 (059-P16-01)

Sales & Planning Plot 17 (059-P17-01)

Sales & Planning Plot 18 (059-P18-01)

Sales & Planning Plot 19 (059-P19-01)

Sales & Planning Plot 20 (059-P20-01)

Sales & Planning Plot 21 (059-P21-01)

Plot 22 Sales & Planning Layout (059-P22-01)

Plot 23 Sales & Planning Layout (059-P23-01)

Sales & Planning Plot 24 (059-P24-01)

Sales & Planning Plot 25 (059-P25-01)

Planning & Sales Plot 26 (059-P26-01)

Sales & Planning Plot 27 (059-P27-01)

Sales & Planning Plot 28 (059-P28-01)

Sales & Planning Plot 29 (059-P29-01)

Plot 30 Planning & Sales (TL059-P30-08)

Sales & Planning Plot 31 (059-P31-01)

Sales & Planning Plots 32-37 (059-P32-37-01)

Farmyard Proposed Elevations (Office/Café) (059-PEL-OC-01)

Farmyard Proposed Elevations (Office/Café) (059-PEL-OC-02)

Farmyard Proposed Plan (Office/Café) (059-PFP-OC-01)

Accompanying Specialist Reports

Arboricultural Impact Assessment, Method Statement and Tree Protection Plan (Report Ref: RSE_1267_02_V2) – Issued December 2018

Tree Protection Plan (RSE_1267_TPP – Rev 2)

Drainage Strategy Report (Report No: 4894/03 Issue 02) – Issued December 2018

Flood Risk Assessment (Report No: 4894/01 Issue 02) – Issued December 2018

Protected Species Survey Report (RSE_1267_R2_V2_PSR) – Issued December 2018

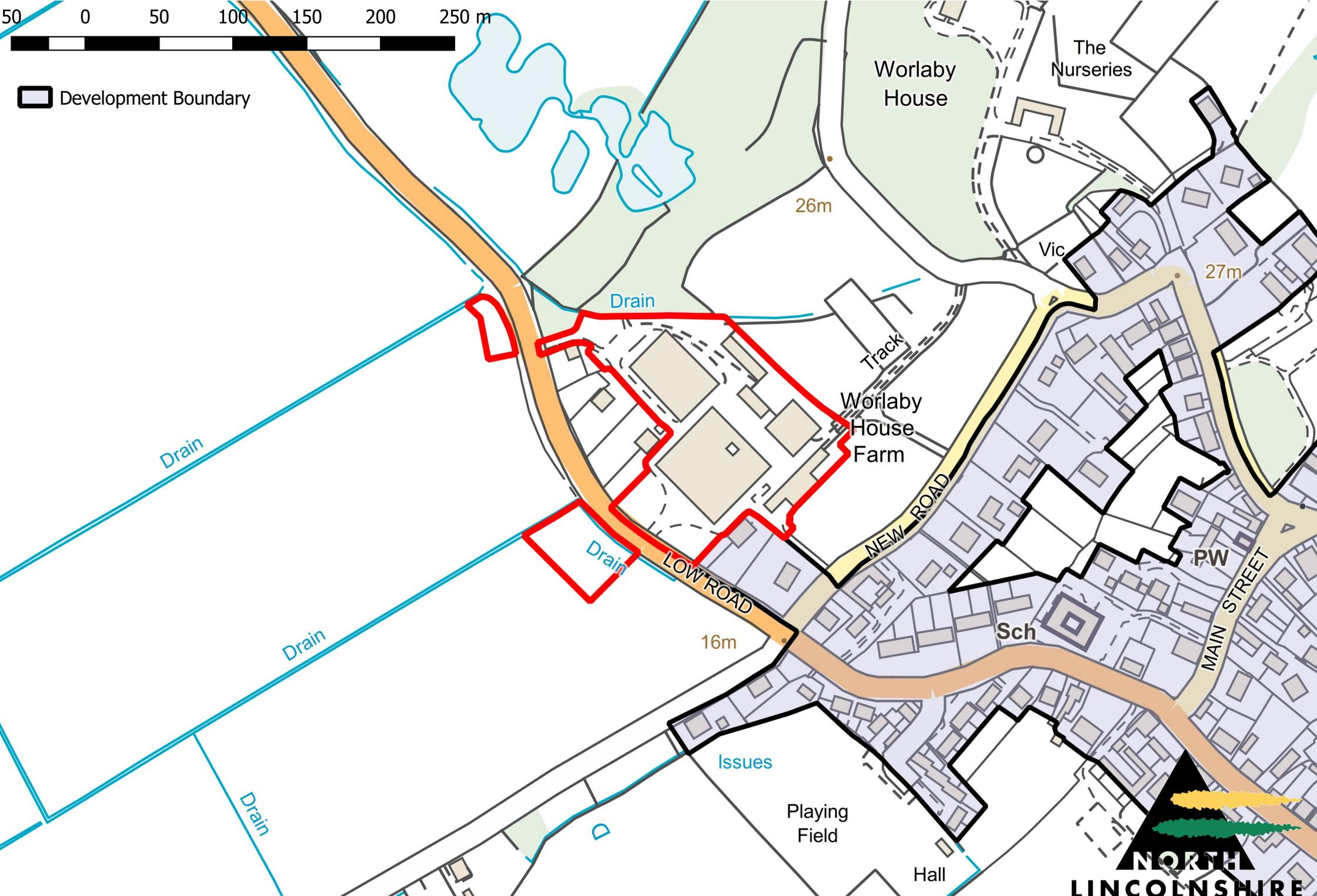
Heritage Statement and Historic Building Recording – Issued September 2018

Phase 1 (Desk Study) Report (Report No: 154/4621/P) – Issued August 2018

50 0 50 100 150 200 250 m



Development Boundary



PA/2018/440

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PA/2018/440 Phasing plan (not to scale)

Note:
Do not scale from this drawing. All discrepancies should be reported to the drawing office. This drawing should be read in conjunction with the standard construction specification and standard details. All intellectual property rights are the copyright of Truelove Property & Construction Ltd ©.



Orange hatched area indicates PHASE 2

Green hatched area indicates PHASE 1

Revisions		4A Eastgate, Lincoln, LN2 1QA www.trueloveproperty.co.uk Tel: 01522 526979 Fax: 01522 527599	 Truelove Property & Construction Ltd - established 1968 -	Project: Worlaby House Farm Worlaby	Drawing No: 059-PP-01	Revision: -
				Title: Farm Yard Proposed Phasing Plan	Scale: 1:1000@ A3	Date: 23/04/19