

APPLICATION NO PA/2018/1381

APPLICANT Mr & Mrs R Burnett

DEVELOPMENT Planning permission to erect five detached dwellings with private drive and associated external landscaping

LOCATION 7 Vicarage Lane, Wootton, DN39 6SH

PARISH Wootton

WARD Ferry

CASE OFFICER Tanya Coggon

SUMMARY RECOMMENDATION **Grant permission subject to conditions**

REASONS FOR REFERENCE TO COMMITTEE Contrary to policy

Objection by Wootton Parish Council

Member 'call in' (Cllr Richard Hannigan – significant public interest)

POLICIES

National Planning Policy Framework:

Chapter 2 – Achieving sustainable development

Chapter 4 – Decision making

Chapter 5 – Delivering a sufficient supply of homes

Chapter 9 – Promoting sustainable transport

Chapter 11 – Making effective use of land

Chapter 12 – Achieving well-designed places

Chapter 15 – Conserving and enhancing the natural environment

North Lincolnshire Local Plan:

Policy RD2 (Development in the Open Countryside)

Policy H5 (New Housing Development)

Policy H8 (Housing Design and Housing Mix)

Policy LC5 (Species Protection)

Policy LC6 (Habitat Creation)

Policy LC12 (Protection of Trees, Woodland and Hedgerows)

Policy T1 (Location of Development)

Policy T2 (Access to Development)

Policy T19 (Car Parking Provision and Standards)

Policy T6 (Pedestrian Routes and Footpaths)

Policy DS1 (General Requirements)

Policy DS7 (Land Contamination)

Policy DS14 (Foul Sewage and Surface Water Drainage)

Policy DS16 (Flood Risk)

Policy HE9 (Archaeological Evaluation)

North Lincolnshire Core Strategy:

Policy CS1 (Spatial Strategy for North Lincolnshire)

Policy CS2 (Delivering More Sustainable Development)

Policy CS3 (Development Limits)

Policy CS5 (Delivering Quality Design in North Lincolnshire)

Policy CS6 (Historic Environment)

Policy CS7 (Overall Housing Provision)

Policy CS8 (Spatial Distribution of Housing Sites)

Policy CS17 (Biodiversity)

Policy CS18 (Sustainable Resource Use and Climate Change)

Policy CS19 (Flood Risk)

Housing and Employment Land Allocations Development Plan Document

CONSULTATIONS

Highways: No objection subject to conditions.

Environmental Health: A contamination condition is required and a condition controlling hours of construction is proposed.

Archaeology: No objection.

Ecology: No objection subject to conditions.

Trees: No objection subject to conditions.

Severn Trent Water: The site is out of Severn Trent's area for sewerage.

Drainage: No objection subject to conditions.

Spatial Planning: This proposal for residential development is in the open countryside and contrary to the council's adopted development plans. As the council cannot demonstrate a five-year housing land supply, paragraph 11 of National Planning Policy Framework applies. Paragraph 11 states that where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, permission should be granted unless: the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

PARISH COUNCIL

Original plans: Wootton Parish Council objects to this planning application as this proposed development is not situated within the current development boundary line and it is a greenfield site. The parish council has concerns regarding the environment as this proposed development will be situated close to established woodland.

The parish council feels that the proposed access road is not adequate to serve this proposed development. The parish council feels that Wootton village already has a number of outline planning permissions granted (on brownfield sites) which negates the claim from this applicant that there are insufficient houses within Wootton. The proposed development does not provide any affordable housing and therefore the exception sites rule does not apply. Wootton Parish Council strongly objects to this application and requests that the planning officer/committee support the parish council on this matter.

Amended plans: The proposed development is outside the development boundary and should therefore not be eligible for planning permission. The proposed development site is a valuable greenfield site and it cannot be justified in developing this land. North Lincolnshire Council has approved planning on a brownfield site within the village (approximately 12 dwellings) and there is currently a further brownfield site on which planning permission has been applied for – and the parish council has approved – providing approximately a further 14 properties. The parish council feels that this number of dwellings within this small village with limited amenities is more than adequate to serve the needs of the village. Further dwellings are not justified or required. The parish council objects to the loss of privacy/overlooking of existing residential properties; this proposed new development will destroy this visual amenity. The parish council objects to any loss of trees and has concerns for the environmental impact the proposed development will have on the area. The parish council strongly objects to any future proposed development being accessed off High street, Wootton. A proposed access through 70 High Street would be most unsuitable being close to Cherry Lane junction, a narrow section of the road – highway safety concerns are being strongly expressed.

PUBLICITY

All the original and amended plans have been advertised by site and press notices. Sixteen letters of objection to the original and amended plans have been received raising the following issues:

- loss of outlook
- inadequate access
- lane unsuitable for HGVs
- outside the development boundary
- greenfield site
- increased sewerage
- sufficient housing permissions in Wootton
- lack of cohesion with the rest of the village
- overlooking
- no advantage to local or wider communities
- increased traffic
- increased noise
- pressure on the drainage system
- pressure on school capacity
- loss of wildlife
- housing targets are to be reduced
- loss of privacy
- contrary to policy
- it is not a rural exception site
- inadequate drainage
- development may be proposed on land to the rear of 70 High Street
- trenches being dug on site
- application site split into three plots.

ASSESSMENT

This application was deferred at a previous meeting of the planning committee to enable members to visit the site prior to making a decision.

The proposal

The proposal is for five detached dwellings. The existing dwelling on the site (7 Vicarage Lane) is to be retained, although this property does not form part of the application site as it is outlined in blue on the site plan, as is an area of land to the rear of 70 High Street. The dwellings are arranged in a circular rotation around 7 Vicarage Lane. There is extensive tree screening to all boundaries. The dwellings have been described as 'Captain of Industry's' style of housing and have been designed in the form of gentrified Lincolnshire farm houses with vernacular Lincolnshire materials and finishes. The dwellings are essentially two-storey in form with rooms in the roofspace. The site lies in Flood Zone 1 of the Council's SFRA. A planning application (PA/2015/0839) was refused on the site in October 2015 for the erection of seven dwellings, open space, access road and for the demolition of 70 High Street, Wootton because at that time the council could demonstrate an up-to date five-year housing land supply.

The main issues

The main issues associated with the proposal are whether it is acceptable in planning policy terms, and if so, whether its impact on the highway, on neighbours and on the amenity of the locality is acceptable, and whether its impact on trees, biodiversity, drainage and archaeology are also acceptable in planning terms.

The principle of the development

The application site is outside of any defined settlement boundary and the proposal would represent a departure from the current local plan. In determining whether the principle of residential development outside the settlement boundary is acceptable in this instance it is considered necessary to consider the following key issues:

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

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

Policy CS8 deals with the distribution of housing sites and prioritises development in Scunthorpe and the market towns, with brownfield sites and sites within development boundaries being the primary focus. With regard to rural settlements, the policy states that new housing will create opportunities for small-scale infill development that maintains the viability of the settlement and meets identified local needs without increasing the need to travel.

Policy CS8, whilst restricting housing outside development limits, contemplates some greenfield development as it refers to allowing development on such sites where it can be demonstrated that this would bring additional community benefits, contribute to building sustainable communities and be acceptable in terms of its impact on the high quality environment and adjoining countryside. This overall approach is supported by policy CS2 which sets out a sequential approach for development.

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

LP saved policy RD2 restricts development in the open countryside other than in exceptional circumstances. This policy only supports residential development outside defined development limits where it is to meet an essential proven need and the open countryside is the only appropriate location for the development. Whilst this policy remains, 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 focusing housing within settlement limits as defined in the Housing and Employment Land Allocations DPD. The application site is entirely outside the defined development boundary for Wootton and is therefore considered to be in breach of policies CS2, CS3 and CS8 of the Core Strategy and RD2 of the local plan.

Notwithstanding the development plan policies set out above, the NPPF is a material consideration when determining planning applications. Paragraph 11 and footnote 7 (page 6) of the NPPF states the presumption in favour of sustainable development applies for applications involving the provision of housing where the local planning authority cannot demonstrate a five-year supply of housing site and that housing applications should be considered in the context of the presumption in favour of sustainable development.

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

There are three dimensions to sustainable development as set out in paragraph 8 of the Framework: economic, social and environmental. Investment in construction and related employment would represent a benefit, as would the support which the additional population would produce for the local economy. In terms of the social benefits, the North Lincolnshire Sustainable Survey 2016 ranks the settlement of Wootton 40th out of the 79 settlements and has three key facilities: a public house, a village hall and a primary school. There are also some employment opportunities within Wotton and the site is located close to the bus stop on the High Street which provides a service to the larger settlement of Barton upon Humber. Wootton is identified as a smaller rural settlement in the sustainable settlement survey. The site is located on the edge of the settlement boundary of Wootton on the eastern and southern sides. Part of the access from Vicarage Lane does lie within the settlement boundary of Wootton. The main services in Wootton can be accessed on foot or by cycling as they are relatively close to the application site. The dwellings proposed

will support and sustain the existing services in Wootton. The proposal accords with the need to site development in locations with accessible local services. In terms of the environmental dimension, the development offers the potential for landscape and biodiversity enhancement through the delivery of the housing scheme. These matters weigh heavily in favour of the proposal in terms of the economic, social and environmental dimensions of sustainability. As a result, the proposal is considered to be a sustainable form of development and therefore the principle of the development is considered to be acceptable.

Access

The access serving the development will be the existing access which currently serves 7 Vicarage Lane. This access will be surfaced with a timber fence installed along the boundary access. The access will serve six dwellings (five proposed dwellings and the existing dwelling on the site). This access road cannot be constructed geometrically to a standard that would be acceptable for adoption by the highway authority and the access/driveway will have to remain private. Highways have raised no objections subject to conditions which will be imposed on the planning permission, if granted. Concerns from the parish council and neighbours are noted. A construction phase traffic management plan condition will ensure that disturbance to residents and highway users is kept to a minimum during construction. The construction details of the access will be conditioned to ensure it is constructed to an acceptable standard. Details of the refuse collection facilities will also be conditioned to ensure refuse can be collected adjacent to the highway. The proposal is therefore considered to be acceptable in highway terms and accords with policies T2 and T19 of the North Lincolnshire Local Plan.

Drainage

In terms of drainage, no objections have been received subject to conditions which will be imposed on the planning permission. The site is located in Flood Zone 1 and is therefore at low risk of flooding. The concerns raised by neighbours in terms of drainage infrastructure will be dealt with through planning conditions to ensure an acceptable drainage strategy is submitted to the council for approval. The proposal therefore accords with policy DS14 of the North Lincolnshire Local Plan.

Residential amenity

In terms of residential amenity, the nearest dwelling is over 40 metres from the proposed dwellings. As a result, although the dwellings may be visible from properties, particularly from the east and south, due to the separation distances, no unacceptable loss of amenity will be caused to these neighbouring properties. The access, located between 5 and 9 Vicarage Drive, is already used to serve the existing dwelling (7 Vicarage Drive). The existing hedging will be retained and a new close-boarded fence will be installed to reduce the impact of additional vehicles using this access on the adjacent dwellings. In addition, although the access will serve five additional dwellings, these movements will be staggered during the day and therefore the proposal will not result in demonstrable harm to these adjoining dwellings. The proposal therefore accords with policies DS1, H5 and H8 of the North Lincolnshire Local Plan and CS1, CS2, CS5 and CS7 of the Core Strategy.

Impact on the amenity of the locality

In terms of impact on the amenity of the locality, the site is heavily screened by trees and enclosed on all site boundaries, and the applicant is proposing additional, substantial landscape planting on the application site. The site is not readily visible in the street scene as it is shielded by residential properties to the east and south, and to the north is extensive woodland. To the west is substantial tree screening. The access from Vicarage Lane is enclosed and does not give wider views of the application site. There will be limited views of the site from Vicarage Lane but the dwellings are sited a considerable distance away from Vicarage Lane. There are a wide range of housing types and designs in the vicinity of the site. As a result, it is not considered that the dwellings will result in any demonstrable loss of amenity to the locality. The proposal therefore accords with policies DS1, H5 and H8 of the North Lincolnshire Local Plan and CS1, CS2, CS5 and CS7 of the Core Strategy.

Wildlife/biodiversity

In terms of wildlife/biodiversity, the applicant has submitted an ecological appraisal with the application. The council's ecologist has been consulted on the proposal and has raised no objections subject to conditions which will be imposed on any planning permission to safeguard protected and priority species and habitats, and to seek biodiversity enhancements. The proposal therefore accords with policies LC5 of the North Lincolnshire Local Plan and CS17 of the Core Strategy.

Trees

The site is already heavily tree screened, although none of the trees are protected. The applicant has submitted a tree survey and extensive landscaping plan with the application. The council's tree officer has raised no objections to the proposal subject to a condition to ensure the development is carried out in accordance with the arboricultural method statement; this will be imposed on any planning permission granted. The proposal therefore accords with policies LC12 of the North Lincolnshire Local Plan and CS5 of the Core Strategy.

Archaeology

In terms of archaeology, an archaeological assessment and field evaluation has been submitted. This comprises a geophysical survey and excavation of trial trenches. No significant archaeological remains were identified during these surveys and therefore no further archaeological work or planning conditions are required. This view is endorsed by the council's Historic Environment Record. The proposal therefore accords with policies HE9 of the North Lincolnshire Local Plan and CS6 of the Core Strategy.

Other issues

In terms of the potential development to the rear of 70 High Street, concerns from the parish council and neighbours are noted. However, there is no proposal for development on this land and therefore this is not a material consideration in this case. It is accepted that the site is not a rural exception site as none of the dwellings are affordable dwellings. However, for the planning policy reasons set out in the earlier section of this report, the proposal is considered to be a sustainable form of development. The issue of housing targets and existing planning permissions in Wootton are noted. However, the council does not have a five-year land supply and the five dwellings will make a contribution towards the

council's housing land supply, especially as smaller sites such as this tend to be built out more quickly than larger sites. The site is not a major development and therefore no contributions towards school places is required. The site has been outlined in red, with the adjoining land in the applicant's ownership shown in blue. This is a requirement in order to validate the planning application. The trenches being dug on the site were required for the archaeological trial trenching that has been submitted with the application.

Conclusion

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

RECOMMENDATION Grant permission 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: 201808-02A, 201808-03A, 201808-04A, 201808-01A, 201808-05A, 201808-06A, 201808-10A, 201808-13A, 201808-09A, 201808-12A, 201808-08A, 201808-11A, 201808-14A, 201808-07B, 201808-07a, 201808-03a and flood risk assessment received on 19 October 2018.

Reason

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

3.

The development shall be carried out in accordance with the amended details received by the local planning authority on 19 October 2018.

Reason

In the interests of property planning and for clarity.

4.

The existing vehicular access to the site shall be improved within highway limits 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 policy T19 of the North Lincolnshire Local Plan.

5.

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

Reason

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

6.

No dwelling shall be occupied until the private driveway has been constructed in accordance with details to be submitted to and approved in writing by the local planning authority. These details shall include:

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

Once constructed the private driveway shall be retained thereafter.

Reason

In the interests of highway safety in accordance with policy T2 of the North Lincolnshire Local Plan.

7.

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, including the means of controlling the deposition of mud onto the adjacent highway, along with appropriate methods of cleaning the highway as may be required;

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 and pedestrian safety.

8.

No dwelling on the site 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 implemented, the approved scheme shall be retained thereafter.

Reason

To ensure satisfactory refuse collection facilities for the site in accordance with policy DS1 of the North Lincolnshire Local Plan.

9.

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, badgers, hedgehogs and nesting birds during vegetation clearance and construction works;
- details of at least three bat roosting features to be installed in new dwellings;
- details of at least five nesting sites to be installed to support a variety of bird species;
- 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 retention, planting and aftercare of native trees, shrubs and hedgerows of high biodiversity value;
- details of wetland habitat to be created as part of sustainable drainage;
- proposed timings for the above works in relation to the completion of the buildings.

Reason

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

10.

The biodiversity management plan shall be carried out in accordance with the approved details and timings, and the approved features shall be retained thereafter, unless otherwise approved in writing by the local planning authority. Prior to the completion of the

approved development, the applicant or their successor in title shall submit a report to the local planning authority, providing evidence of compliance with the biodiversity management plan.

Reason

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

11.

No development shall take place until a detailed flood risk statement and drainage strategy has been submitted to and approved in writing by the local planning authority. This must be based upon the submitted Flood Risk Assessment, prepared by Keir Architecture, Ref: FRA DOC 201808 - 101 Rev A and Proposed Layout, Landscaping & Drainage Plan, Drawing No: 201808/07, Rev: B, dated 20/02/2019 and include drainage layout plans and ground investigation details to support the feasibility of infiltration for the site. Infiltration tests should comprise full-scale tests to demonstrate long-term effectiveness and suitability, and calculations and modelling is required to verify compliance to the 1 in 100 year plus CC flood event. Information is required to demonstrate that the existing property is not at flood risk as a result of upstream development.

Reason

To prevent the increased risk of flooding to themselves and others, in accordance with policies DS16 of the North Lincolnshire Local PI, and CS18 and CS19 of the North Lincolnshire Core Strategy.

12.

The drainage scheme shall be implemented in accordance with the approved submitted details required by condition 11 above, completed prior to the occupation of any dwelling, 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, in accordance with policies DS16 of the North Lincolnshire Local Plan, and CS18 and CS19 of the North Lincolnshire Core Strategy.

13.

The development hereby permitted shall be carried out in accordance with the Arboricultural Method Statement 14522a/EW at all times.

Reason

To safeguard the trees on the site during development in accordance with policy LC12 of the North Lincolnshire Local Plan.

14.

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) with the species mix of the new native English trees to be submitted to and approved in writing by the local planning authority within this timeframe. 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

In the interests of the amenity of the locality and the amenity of the development in accordance with policy CS5 of the Core Strategy.

15.

No above-ground-level 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 buildings are in keeping with its surroundings in the interests of visual amenity, in accordance with policy DS1 of the North Lincolnshire Local Plan.

16.

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.

17.

Construction operations shall be limited to the following hours:

- 7am to 7pm Monday to Friday

- 7am to 1pm on Saturdays.

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

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

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

Reason

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

Informative 1

The proposal will serve five dwellings from a road that cannot be constructed (geometrically) to a standard that would be acceptable for adoption by the highway authority. It will be necessary to exempt the properties from charges under the Advance Payments Code s219/220 of the Highway Act 1980. To facilitate this exemption it will be necessary for the developer to provide formal written confirmation that they are prepared to make the necessary arrangements to enable the drive to remain private. This will mean arranging the necessary wording in the deeds of sale, setting up a suitable maintenance company and providing suitable signage identifying the road as private.

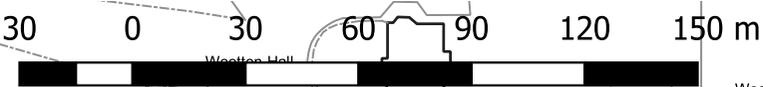
Informative 2

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

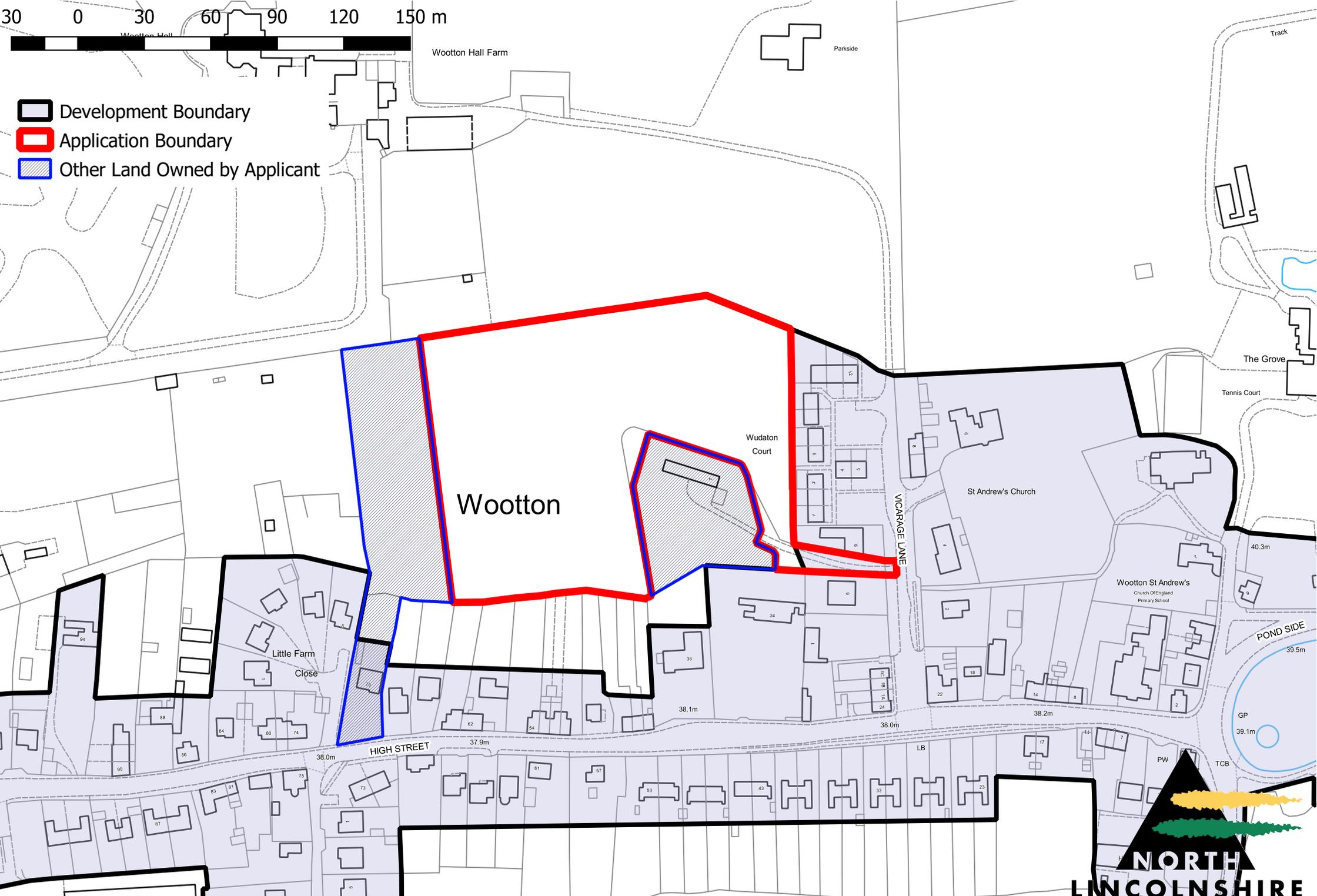
- before ANY construction works take place within the limits of the highway you MUST contact the highway authority on telephone number 01724 297000 to arrange for the relevant permissions/licenses to be issued;
- before ANY service (utility) connections take place within the limits of the highway you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

Informative 3

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



- Development Boundary
- Application Boundary
- Other Land Owned by Applicant

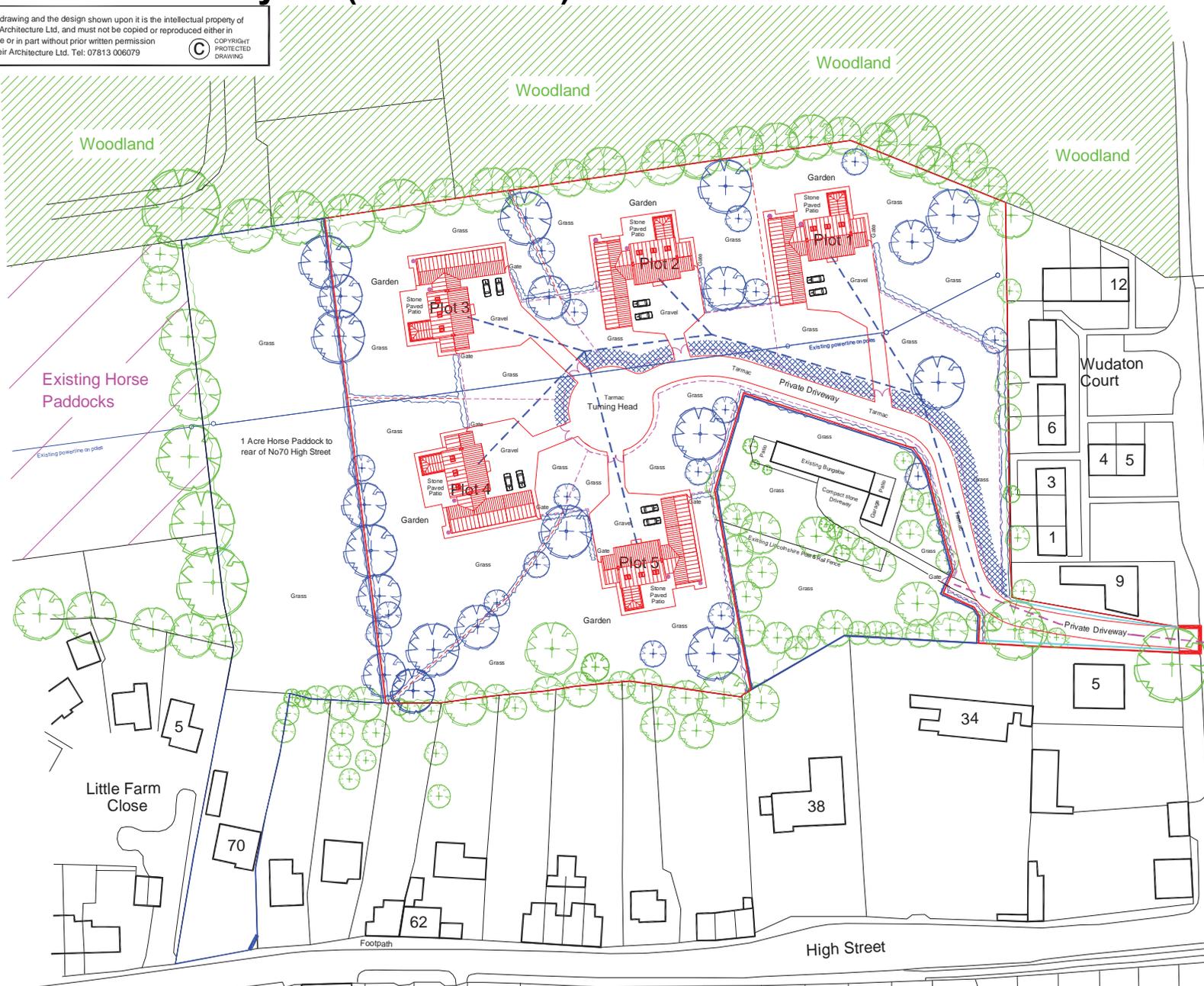
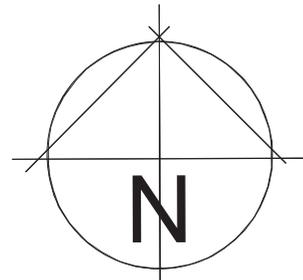


PA/2018/1381



PA/2018/1381 Site layout (not to scale)

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- Key:-**
- Existing trees to be retained.
 - New Native English Trees - size 3 to 4 metres tall / 140 to 160mm girth at base.
Note - Trees to be mixture of Native English Tree Species - Species mix to be agreed with LPA.
Root type: Container Grown.
Planting Strategy: First available planting season i.e. Nov. to Feb.
 - Water Butt for collection of roof run-off water to be sized by drainage engineer as part of SUDS strategy.
 - Swale to edge of Driveway & Turning Head, to be sized by drainage engineer as part of drainage design.
 - Existing Foul Sewer running into Vicarage Lane.
Note - Existing sewer may need to be replaced / upgraded as part of works.
 - New Foul Sewer Connected into Existing.
 - New 4 Rail Oak Lincolnshire Post & Rail Fencing c/w Timber 5 Bar Gates.
 - New 2.1M High vertical panel timber fence.
 - New 1.8m - 2m High, (Managed Height), Stock-proof Beech Hedging - Species: Fagus Sylvatica.
Note - On first planting, hedge is to be planted using Beech whips these are to be planted every 33cm in 2 rows 40cm apart and staggered either side of the Lincolnshire Post & Rail Fence
Note - To accelerate hedge development to managed height, larger Beech plants may be initially planted - if so desired.
Note - Any new Trees or Hedging which die within first 5 years of being planted are to be replanted on the first next available planting season.
Note - All tree and hedge plants installed are to be fitted with 600mm tall spiral plastic tree guards / rabbit protectors.

G		
F		
E		
D		
C		
B	20.03.19	KJT PROPOSED TREE NOTES ALTERED
A	09.08.18	KJT DESIGN DEVELOPMENT
Date	Drawn	Revision

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Proposed Housing at:
Land Off Vicarage Lane, Wootton, N.Lincs

**PROPOSED SITE LAYOUT,
LANDSCAPE & DRAINAGE PLAN.**

Drawn:	Keir Taylor	Date:	20.06.18	Scale:	1:1000 @ A3
Checked:		Drawing No.:		Revision:	
Approved:		201808-07		B	

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AMENDED