

APPLICATION NO	PA/2018/820
APPLICANT	A & E Fowler, Ian Fowler & Company
DEVELOPMENT	Outline planning permission for a residential development of 47 dwellings with all matters reserved for subsequent approval
LOCATION	Land rear of Haywood House, High Street, Burringham, DN17 3NQ
PARISH	Burringham
WARD	Burringham and Gunness
CASE OFFICER	Andrew Willerton
SUMMARY RECOMMENDATION	Subject to a section 106 agreement, grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Departure from the development plan Objection by Burringham Parish Council

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 14 – Meeting the challenge of climate change, flooding and coastal change

Chapter 15 – Conserving and enhancing the natural environment

Chapter 16 – Conserving and enhancing the historic environment

North Lincolnshire Local Plan:

Policy H8 – Housing Design and Housing Mix

Policy T2 – Access to Development

Policy T19 – Car Parking Provision and Standards

Policy LC14 – Area of Special Historic Interest

Policy DS1 – General Requirements

Policy DS14 – Foul Sewage and Surface Water Drainage

Policy DS16 – Flood Risk

North Lincolnshire Core Strategy:

Policy CS1 – Spatial Strategy for North Lincolnshire

Policy CS2 – Delivering More Sustainable Development

Policy CS5 – Delivering Quality Design in North Lincolnshire

Policy CS6 – Historic Environment

Policy CS7 – Overall Housing Provision

Policy CS8 – Spatial Distribution of Housing Sites

Policy CS9 – Affordable Housing

Policy CS19 – Flood Risk

Policy CS25 – Promoting Sustainable Transport

CONSULTATIONS

Environment Agency: No objections subject to conditions.

Highways: No objections subject to conditions.

Drainage: No objections subject to conditions.

Environmental Health: No objections subject to conditions.

Spatial Planning: No objections. Section 106 agreement required to control provision of affordable housing and contributions toward education, leisure, highways and recreation.

HER: Object on the grounds of potential archaeological interest.

Humberside Fire and Rescue: No objections.

Ecology: No objections subject to conditions.

Water Level Management Board: No objections.

Humberside Police: No objections.

PARISH COUNCIL

Object on grounds of drainage and insufficient school facilities.

PUBLICITY

The application has been advertised by site notice. Approximately 70 letters of objection have been received raising the following, summarised concerns:

- The proposal would result in harm to vehicular and pedestrian safety.
- The proposal would increase congestion.
- There is insufficient infrastructure to accommodate this scale of development.
- The proposal would detract from the character of the area.
- The proposal would increase drainage and flood risk issues in the area.
- The proposals would adversely affect neighbouring living conditions.
- The proposal would be contrary to planning policy and guidance.
- Services in the area cannot support developments of this nature and this is not a sustainable location.
- There are alternative sites available to accommodate this development.
- The proposal will have an adverse impact on local ecology.
- The proposal would have an adverse impact on the character of the site and surrounding area.
- The proposal may be disruptive during the construction phase.

ASSESSMENT

Development plan – spatial strategy

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).

The application site falls outside of any defined settlement limit, and is therefore within the open countryside.

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. 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.

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, and it is therefore considered that the proposal is in some conflict with the development plan. As will be discussed later in this report, this conflict needs to be appropriately weighted in the planning balance which includes such factors as the overarching need to deliver new housing and the lack of a five-year housing land supply.

Ecology

The applicant has provided an ecological report which demonstrate some limited ecological value at the site. Some ecological mitigation and enhancement measures are recommended. The council's ecologist has offered no objections to the scheme subject to conditions. The proposal is therefore considered acceptable in this regard.

Design

Outline planning permission is sought for 47 dwellings within the site. All matters are reserved with the exception of access. The application is supported by an indicative layout plan which shows a mixture of detached and terraced plots.

Subject to sensitive design at reserved matters stage, including consideration of heights, footprints and materials, it is considered that the proposal would not have a detrimental impact on character to a point worthy of refusal.

It is therefore considered that the proposed scheme would not have a detrimental impact on the character of the area and accords with policies DS1 of the NLLP, CS5 of the NLCS and relevant guidance contained within the NPPF.

Residential amenity

The submitted site plan shows that 47 dwellings could be provided with sufficiently sized rear garden areas. There is sufficient space to ensure that future residents would be provided with a sufficiently high standard of living environment.

Subject to a considered design at reserved matters stage it is considered that the site can accommodate 47 well-sized dwellings without resulting in an unacceptable degree of harm to neighbouring living conditions. It will be crucial to ensure that any reserved matters application strikes the appropriate balance between the need to protect residential amenity, the need to respectfully relate to the character of the area, and the need to provide high quality accommodation within the site.

It is accepted that there would be some disruption to local residents during the construction phase. This impact can be sufficiently mitigated by controls on construction hours, and a requirement for the provision and adherence to a construction environmental management plan.

It is therefore considered that the proposal would provide a sufficiently high standard of living environment within the site without unacceptably impacting on living conditions at any neighbouring dwelling.

Highways safety

The council's Highways officer has offered no objections to the access arrangement, subject to conditions. Concerns exist relating to the internal layout, with the officer stating:

'While I accept that the layout shown is indicative, I am not happy with the number of units served by what look to be private drives and I do not feel that the square is appropriate or needed on this type of development.'

The applicant would need to consider the internal access/turning/parking arrangements in the preparation of a finalised layout plan at reserved matters stage.

Whilst it is accepted that the proposal would result in an increase in vehicular movements, it is not considered that the scale of the development would place unacceptable strain on the existing highway network.

It is therefore considered that the scheme would not have an unacceptable impact on vehicular or pedestrian safety and sufficiently accords with policy in this regard.

Drainage/flood risk

The application site is located within an area known to be at risk of flooding according to national flood risk maps. The Environment Agency (EA) initially objected to the scheme as the applicant had not undertaken a breach analysis. This has subsequently been undertaken and the Environment Agency has withdrawn their objection subject to conditions, primarily relating to finished floor levels.

It is noted that the site is also within a flood zone according to the local planning authority's Strategic Flood Risk Assessment. However, there is no unacceptable risk of flooding at the site as confirmed by the Environment Agency. It is also considered that the sequential and

exceptions tests would be comfortably passed given the nature of the development and the extent of the flood zone in this area.

The applicant has provided a drainage strategy which is deemed acceptable by the Lead Local Flood Authority. Appropriate conditions can be attached to any approval to ensure further details are adequately controlled at reserved matters stage.

It is therefore considered that the type/scale of development would not place unacceptable strain on existing drainage infrastructure. Furthermore, the proposal would not be at unacceptable risk from flooding and would not give rise to an increase in flood risk in the locality.

Land contamination

The proposal would introduce a sensitive receptor (residential dwellings) to the site. Any approval would need to be accompanied by appropriate conditions ensuring adequate investigative, and if required mitigatory, works would take place prior to the commencement of development to ensure human health would be adequately protected. Subject to such controls it is considered that the scheme would be acceptable in this regard.

Heritage

The HER officer has raised concerns that the proposal could result in harm to archaeological assets within the site and has requested that on-site evaluation work be carried out.

Whilst the presence of potential archaeological remains is noted, it is considered that a proportional approach to this matter would be for conditions to be used to ensure a full archaeological evaluation of the site takes place prior to development commencing.

Subject to such conditions it is considered that the scheme would not have any unacceptable impact on heritage assets.

Section 106 contributions

Following receipt of relevant consultation responses, and discussions with the applicant, it has been agreed that the following contributions would be secured by a section 106 agreement:

- on-site provision of five dwellings for affordable housing (10% of total development)
- an education contribution of £7,152 per dwelling (index linked)
- an off-site recreation contribution of £55,216 (index linked)
- An off-site leisure contribution of £25,000 (index linked).

Sustainable development and the planning balance

The council cannot demonstrate a five-year housing land supply. Such a scenario, in accordance with paragraph 11 of the NPPF, means that permission should be granted unless:

- (i) 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
- (ii) 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.

Having reviewed footnotes 6 and 63 of the NPPF, it is not considered that the development would unacceptably impact on any areas or assets of particular importance.

An assessment needs to be carried out to determine whether the proposal would constitute sustainable development. If so, it needs to be determined whether the benefits of the scheme in this regard would be significantly and demonstrably outweighed by any adverse impacts.

Sustainability is multi-faceted. The Government's view of what sustainable development means in practice is to be found in the Framework, taken as a whole. To achieve sustainable development, the Framework states that economic, social and environmental gains should be sought jointly and simultaneously through the planning system.

The proposal would be broadly sustainable using the definition set out in the NPPF for the following reasons:

- **Social:** The proposed development would result in the provision of 47 dwellings which would be suitable for a range of household types, including families. The scheme would also result in the provision of additional affordable homes within the area. The application site is located in acceptable proximity to local services and community facilities. The development would provide further support for such services and facilities. The proposal would not result in any adverse social impacts.
- **Economic:** The proposal would allow for the efficient use of the existing site and would provide growth and investment in the locality. Additional economic activity would be created during the construction phase and future residents would provide additional custom at existing local services.
- **Environmental:** It has been demonstrated that the proposal would not have an unacceptable impact in relation to ecology or trees. An appropriate design can be formulated at reserved matters stage to ensure the development assimilates well with the existing built form in the area. It should also be noted that the proposal would result in the removal of the unsightly and potentially intrusive farm buildings and yard.

It is therefore considered that this represents a broadly sustainable form of development. It is accepted that there would be some harm arising from the development, specifically the inherent conflict with the current development plan. However, it is considered that such harm is limited and does not significantly and demonstrably outweigh the benefits that would arise from the provision of up to 47 new homes in this area.

Conclusion

The proposal involves some conflict with the development plan in that it would result in new dwellings in the open countryside. There are no other technical reasons which would prevent the grant of planning permission. The conflict with the current development plan needs to be considered in light of the lack of a five-year land supply.

For the reasons set out above, and on balance, it is considered that there are insufficient grounds to resist this proposal, and the scheme sufficiently accords with adopted planning policy and guidance when considered in the round.

RECOMMENDATION

Subject to the completion of a formal agreement under Section 106 of the Town and Country Planning Act 1990 providing for:

- **on-site provision of five dwellings for affordable housing (10% of total development);**
- **an education contribution of £7,152 per dwelling (index linked);**
- **an off-site recreation contribution of £55,216 (index linked);**
- **an off-site leisure contribution of £25,000 (index linked);**
- **details required by Highways in relation to highway improvements at the site entrance;**

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 6 January 2020 the Group Manager – Development Management and Building Control be authorised to refuse the application on grounds of non-compliance with policy CS9 of the North Lincolnshire Core Strategy, and policies H8 and DS1 of the North Lincolnshire Local Plan; and**
- (iv) the permission so granted be subject to the following conditions:**

1.

Approval of the details of the layout, scale and appearance of the building(s), the means of access thereto and the landscaping of the site (hereinafter called 'the reserved matters') shall be obtained from the local planning authority in writing before any development is commenced.

Reason

The application has been made under Article 5(1) of the Town & Country Planning (Development Management Procedure) (England) Order 2015.

2.

Plans and particulars of the reserved matters referred to in condition 1 above, relating to the layout, scale and appearance of any buildings to be erected, the means of access to the site and the landscaping of the site, shall be submitted in writing to the local planning authority and shall be carried out as approved.

Reason

The application has been made under Article 5(1) of the Town & Country Planning (Development Management Procedure) (England) Order 2015.

3.

Application for approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission.

Reason

To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

4.

The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason

To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

5.

No development shall take place until 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.

6.

No development shall take place until details showing the provision of a footway across the whole of the site frontage on South View Avenue has been submitted to and approved in writing by the local planning authority.

Reason

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

7.

The proposed dwellings fronting South View Avenue shall not be occupied until the footway has been provided across the whole of the site frontage in accordance with approved details.

Reason

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

8.

No development shall take place until details of:

- (i) the location and layout of the vehicular access; and

- (ii) the number, location and layout of vehicle parking and turning spaces within the curtilage of the site;

have been submitted to and approved in writing by the local planning authority.

Reason

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

9.

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.

10.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that order with or without modification), nothing shall at any time be erected, retained, planted or allowed to grow over 1.05 metres in height above the level of the adjoining carriageway for a distance of 2 metres from the highway boundary across the site frontage.

Reason

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

11.

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.

12.

No development shall begin until details of the private driveway, including construction, drainage, lighting and where appropriate signage/street naming arrangements, have been agreed in writing with the local planning authority and no dwelling on the site shall be occupied until the private driveway has been constructed in accordance with the approved details. Once constructed the private driveway shall be retained.

Reason

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

13.

No development shall begin until details of:

- (i) the layout, drainage, construction, services and lighting of the proposed access road, including the junction with the adjacent highway; and
- (ii) the number and location of vehicle parking space(s) on the site; have been submitted to and approved in writing by the local planning authority.

Reason

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

14.

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.

15.

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.

16.

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.

17.

No works shall be commenced on the penultimate dwelling on the site until the access road has been completed.

Reason

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

18.

No development shall take place until a construction phase traffic management plan showing details of all associated traffic movements, including delivery vehicles and staff/construction movements, any abnormal load movements, contractor parking and welfare facilities, storage of materials and traffic management requirements on the adjacent

highway, has been submitted to and approved in writing by the local planning authority. Once approved the plan shall be implemented, reviewed and updated as necessary throughout the construction period.

Reason

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

19.

Construction, demolition 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, demolition 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.

Prior to any demolition, site clearance or construction activities taking place, the applicant shall submit to the local planning authority a dust management plan for approval. The approved dust management plan shall be adhered to until the construction phase has been completed.

Reason

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

20.

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;
- the provision of water to the site;
- dust mitigation techniques at all stages of development;
- the 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 residential amenity in accordance with policy DS1 of the North Lincolnshire Local Plan.

21.

No development shall take place until a strategy for the management of surface water drainage, that includes the implementation of SuDS, and their adoption and maintenance arrangements, has been submitted to and agreed in writing by the local planning authority. Reference should be made to North Lincolnshire Council's SuDS and Flood Risk Guidance Document. The applicant must:

- (a) provide details of how run-off will be safely conveyed and attenuated during storms up to and including the 1 in 100 year critical storm event, with an allowance for climate change, from all hard surfaced areas within the development into the existing local drainage infrastructure and watercourse system without exceeding the run-off rate for the undeveloped site and will not increase the risk of flooding off-site;

- (b) provide principle/detailed design (surveys, ground investigations, drawings, network details, calculations and modelling showing critical storm details) in support of any surface water drainage scheme, including details of any attenuation system and its discharge rates, and investigation into the condition of the existing outfall and proposed arrangements;
- (c) provide details of how the scheme shall be maintained and managed over the lifetime of the development, including any arrangements for adoption by any public body or Statutory Undertaker and any other arrangements required to secure the operation of the drainage system throughout its lifetime;
- (d) provide details of the timetable and any phasing of implementation for the drainage scheme.

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 structures in accordance with policies DS16 of the North Lincolnshire Local Plan, and CS18 and CS19 of the North Lincolnshire Core Strategy.

22.

The drainage scheme shall be implemented in accordance with the approved submitted details required by condition 21 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 structures in accordance with policies DS16 of the North Lincolnshire Local Plan, and CS18 and CS19 of the North Lincolnshire Core Strategy.

23.

No development shall commence until a foul water strategy has been submitted to and approved in writing by the local planning authority. No dwellings shall be occupied until the works have been carried out in accordance with the foul water strategy so approved unless otherwise approved in writing by the local planning authority.

Reason

To prevent environmental and amenity problems arising from flooding in accordance with policy DS14 of the North Lincolnshire Local Plan.

24.

Prior to the submission of the first reserved matters, the applicant shall submit the results of archaeological field evaluation (stage one) and have agreed in writing by the local planning authority an archaeological mitigation strategy (stage two), that provides the following:

Stage One

- the proper identification and evaluation of the extent, character and significance of archaeological remains within the application area comprising geophysical survey followed by the excavation of trial trenches in accordance with a brief provided by the North Lincolnshire Historic Environment Record
- an assessment of the impact of the proposed development on the archaeological remains
- the submission of an updated Written Scheme of Investigation for the approval in writing of the local planning authority setting out mitigation proposals that include the following:

Stage Two

- measures to ensure the preservation in situ or by record of archaeological features of identified importance
- methodologies for the recording and recovery of archaeological remains, including artefacts and ecofacts
- post-fieldwork methodologies for assessment and analyses
- report content and arrangements for dissemination, and publication proposals
- archive preparation and deposition with recognised repositories
- a timetable of works in relation to the proposed development, including sufficient notification and allowance of time to ensure that the site work is undertaken and completed in accordance with the strategy
- monitoring arrangements, including the notification in writing to the North Lincolnshire Historic Environment Record of the commencement of archaeological works and the opportunity to monitor such works
- a list of all staff involved in the implementation of the strategy, including sub-contractors and specialists, their responsibilities and qualifications.

Reason

To comply with paragraph 199 of the National Planning Policy Framework, policy CS6 of the North Lincolnshire Core Strategy, and policy HE9 of the North Lincolnshire Local Plan because the site has the potential to contain significant archaeological remains, including human remains, that the development would otherwise destroy. The evaluation strategy is required in order to assess the archaeological significance and the impact of the proposals, and to inform a subsequent archaeological mitigation strategy to preserve archaeological evidence in situ or by means of a comprehensive record and creation of a permanent archive, to advance public understanding. The Stage Two archaeological mitigation strategy must be prepared and approved for implementation prior to the commencement of any groundwork within the application site that would otherwise result in destruction without record.

25.

No development shall take place until the applicant, or their agents or successors in title, has provided the local planning authority with written confirmation that they have secured the implementation of the programme of archaeological work set out in the approved Written Scheme of Investigation for archaeological mitigation (Stage Two).

Reason

To comply with paragraph 199 of the National Planning Policy Framework, policy CS6 of the North Lincolnshire Core Strategy, and policy HE9 of the North Lincolnshire Local Plan because the site has the potential to contain significant archaeological remains, including human remains, that the development would otherwise destroy. The evaluation strategy is required in order to assess the archaeological significance and the impact of the proposals, and to inform a subsequent archaeological mitigation strategy to preserve archaeological evidence in situ or by means of a comprehensive record and creation of a permanent archive, to advance public understanding. The Stage Two archaeological mitigation strategy must be prepared and approved for implementation prior to the commencement of any groundwork within the application site that would otherwise result in destruction without record.

26.

The development shall not be occupied until any archaeological mitigation investigation and post investigation assessment has been completed in accordance with the programme set out in the approved written scheme of investigation, and provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason

To comply with paragraph 199 of the National Planning Policy Framework, policy CS6 of the North Lincolnshire Core Strategy, and policy HE9 of the North Lincolnshire Local Plan because the site has the potential to contain significant archaeological remains, including human remains, that the development would otherwise destroy. The evaluation strategy is required in order to assess the archaeological significance and the impact of the proposals, and to inform a subsequent archaeological mitigation strategy to preserve archaeological evidence in situ or by means of a comprehensive record and creation of a permanent archive, to advance public understanding. The Stage Two archaeological mitigation strategy must be prepared and approved for implementation prior to the commencement of any groundwork within the application site that would otherwise result in destruction without record.

Informative 1

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

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;

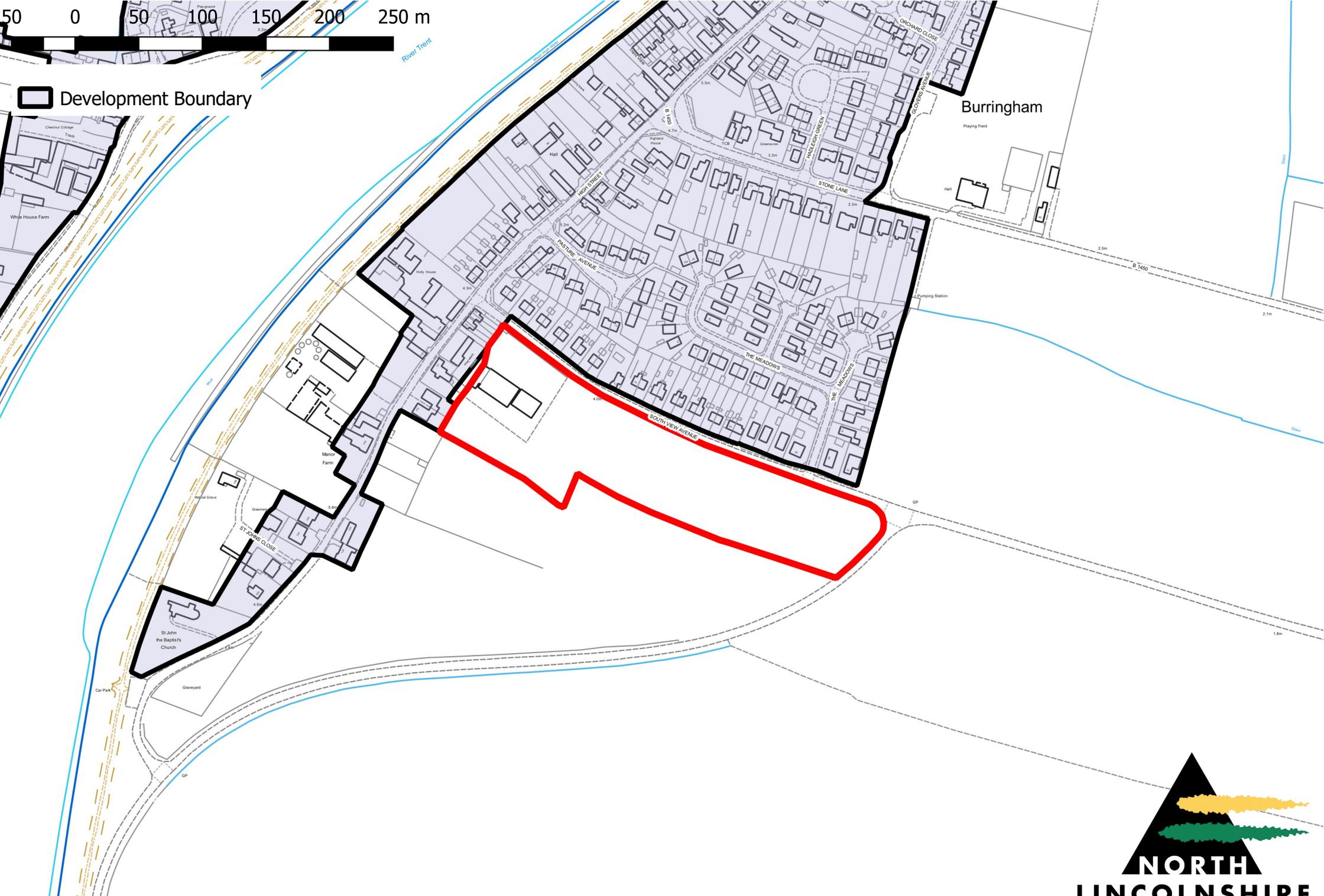
- before ANY service (utility) connections take place within the limits of the highway you MUST contact the highway authority on telephone number 01724 297319 to arrange for the relevant permissions/licenses to be issued.

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.

50 0 50 100 150 200 250 m

Development Boundary

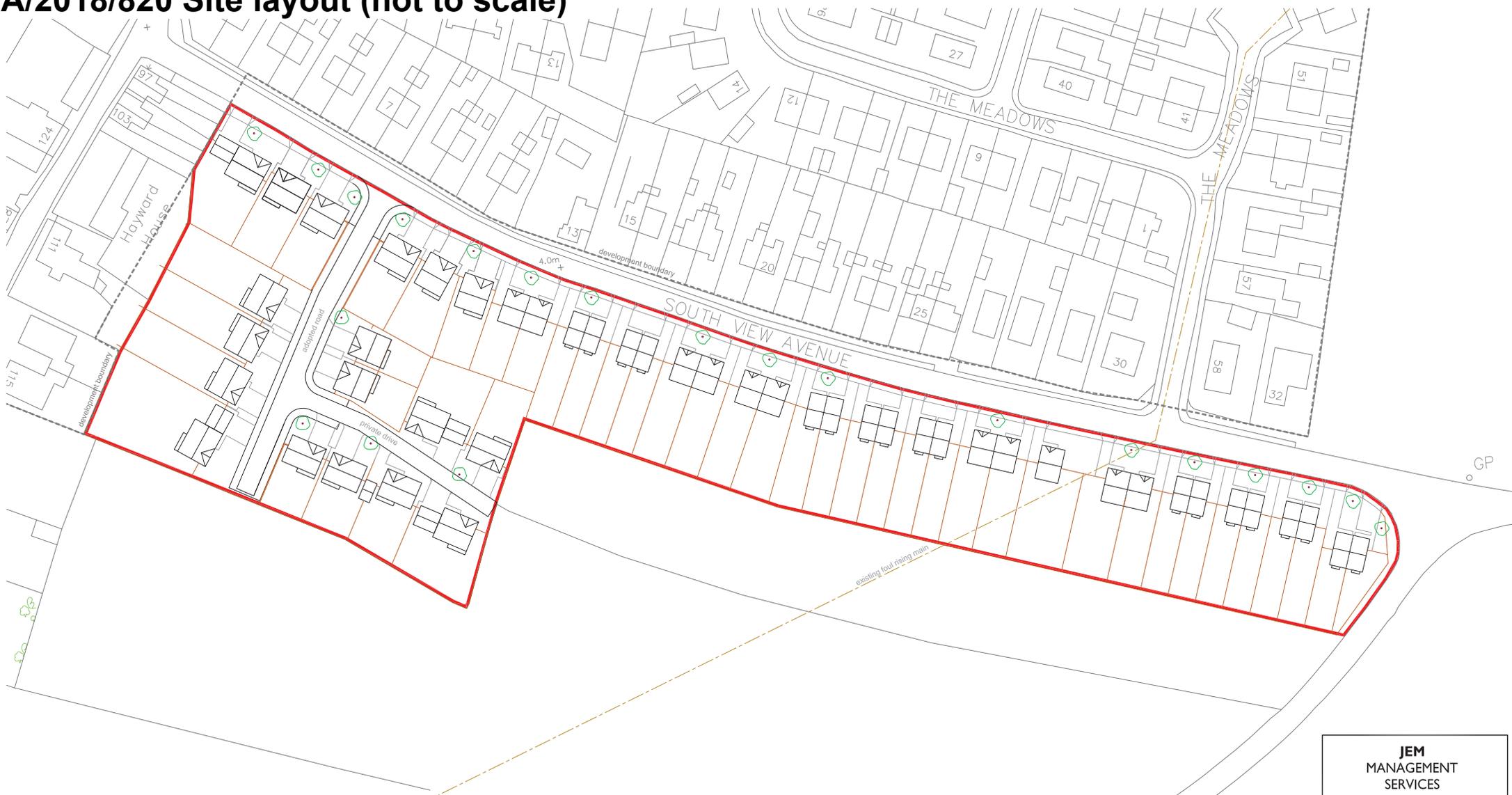


PA/2018/820

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PA/2018/820 Site layout (not to scale)



JEM MANAGEMENT SERVICES		
45 Oswald Road Scunthorpe North Lincolnshire DN15 7PN		
client: Ian Fowler & Co - Land off South View Avenue, Burringham, Scunthorpe		
project: Proposed Residential Development		
drawing title: Proposed Block Plan		
drawn by: NWP	date: 19.01.2018	scale: 1 / 500 @A1
drawing No: IF / 18 / 03		rec: A