

APPLICATION NO	PA/2019/319
APPLICANT	Mr D Brinkley
DEVELOPMENT	Outline planning permission to erect 9 dwellings with all matters reserved
LOCATION	Land north of Sandtoft Road, Westgate, Belton
PARISH	Belton
WARD	Axholme Central
CASE OFFICER	Mark Niland
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Departure from the plan

POLICIES

National Planning Policy Framework: The extract of policy from the NPPF represents some of the key paragraphs for this assessment. Please note, however, that this list is not exhaustive.

Paragraph 11: Plans and decisions should apply a presumption in favour of sustainable development.

For plan-making this means that:

- (a) plans should positively seek opportunities to meet the development needs of their area, and be sufficiently flexible to adapt to rapid change;
- (b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:
 - (i) the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; 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.

For decision-taking this means:

- (c) approving development proposals that accord with an up-to-date development plan without delay; or

- (d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless: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.

Paragraph 12: The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

Paragraph 34: Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan.

Paragraph 38: Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

Paragraph 47: Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing.

Paragraph 56: Planning obligations must only be sought where they meet all of the following tests:

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.

Paragraph 189: In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record

should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Paragraph 190: Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

North Lincolnshire Local Plan: DS1, DS7, DS11, RD2, H10, C1, T2, T19, HE9, LC4

North Lincolnshire Core Strategy: CS1, CS2, CS3, CS5, CS6, CS9, CS17, CS18, CS22, CS26

CONSULTATIONS

Highways: No objections subject to the imposition of conditions.

Yorkshire Water: A water supply can be provided under the terms of the Water Industries Act 1991.

Public Health: No objection.

Environment Agency: No objections to the development as finished floor levels would be above critical levels.

Archaeology: No objections.

Drainage: The drainage team has stated that insufficient information has been submitted to enable an assessment of the development to be carried out. That said, the team has no objection to the proposed development subject to the imposition of conditions.

Education: Falls outside the threshold for contributions.

Environmental Protection: No objection subject to conditions relating to land contamination and noise.

PARISH COUNCIL

No objection.

PUBLICITY

The proposal has been advertised by site and press notice. No comments have been received.

ASSESSMENT

Planning history

- 2/1987/0171: Outline planning permission to erect 11 dwellings and garages – granted 21/09/1987
- PA/1997/0687: Outline planning permission to erect 6 residential dwellings with garages – granted 14/07/1997
- PA/2000/0888: Approval of reserved matters, pursuant to outline planning permissions 1997/0686 and 1997/0687 granted on 14/07/1997, to erect 12 detached houses and garages – granted 08/09/2000
- PA/2017/1176: Application for a lawful development certificate for an existing development under outline planning permission PA/1997/0687 and reserved matters application PA/2000/0888 to erect 6 dwellings – refused 30/11/2017 and subsequent appeal dismissed 13/09/2018

Site characteristics

The site is located along Westgate Road between existing residential properties. The site is identified as being within the open countryside and the area of Special Historic Landscape Interest of the Isle of Axholme. The site is also within flood zone 2/3a in accordance with the North and North East Lincolnshire SFRA 2011.

The applicant seeks to erect 9 dwellings with all matters reserved for subsequent approval. The site has previously had permission to erect 11 dwellings, however this has subsequently lapsed and that decision reinforced at appeal. That said, there are 2 dwellings between the 2 red line boundaries as shown on this location plan and these were subject to separate planning applications.

The following issues are relevant to this proposal:

- **principle of development**
- **highways**
- **flooding and drainage**
- **environmental issues**
- **land contamination**
- **historic landscape**
- **character and amenity.**

Principle of development

Outline planning permission is sought for a residential development of 9 dwellings with all matters reserved for subsequent approval. The application site falls outside the existing development boundary for Belton.

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 Core Strategy sets out the overarching 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 Belton.

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 part of the development plan, 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 HELAP. The application site is entirely outside the defined development boundary for Belton and is therefore in breach of policies CS2, CS3 and CS8 of the CS and RD2 of the North Lincolnshire Local Plan.

Notwithstanding the development plan policies set out above, the NPPF is a material consideration when determining planning applications. Paragraph 11(d) 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.

A recent Supreme Court judgement (Suffolk Coastal DC v Hopkins Homes Ltd [2017] UKSC 37) provides clarity on the policies which are considered 'relevant policies' for the supply of housing. These do not include general restrictive policies such as those restricting development in the open countryside. As such policies RD2 and CS3 are considered up-to-

date. However, the weight to be afforded to them needs to be balanced against the need to deliver new housing and the broader merits of the scheme when viewed in the context 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.

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 paragraph 11 (footnote 7) 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 paragraph 11 of NPPF triggers a tilted balance 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 (paragraph 11, b, ii).

Furthermore, the site has previously benefited from permission to erect 11 dwellings although this was under a previous policy framework. That said, it is a material consideration in the determination of this application. Notwithstanding the above local planning policies that would normally result in the refusal of such an application, this proposal must be assessed for its sustainability benefits. In the absence of objection from consultees, local opposition, the planning history and the fact that this is a frontage development that is served by utilities and is close to amenities as well as employment zones, the proposal for 9 dwellings is considered suitable.

Planning obligations

Policy CS27 is concerned with planning obligations and states that where a development proposal generates an identified need for additional infrastructure, North Lincolnshire Council will, through the negotiation of planning obligations pursuant to Section 106 of the Town & Country Planning Act 1990 and in accordance with guidance set out in Circular 05/2005, seek contributions to mitigate externalities brought about by the proposed development.

The tests for planning obligations are set out in Part 11, section 122 of the Community Infrastructure Levy Regulations 2010 (as amended). It states:

- (2) A planning obligation may only constitute a reason for granting planning permission for the development if the obligation is:
 - (a) necessary to make the development acceptable in planning terms;
 - (b) directly related to the development; and
 - (c) fairly and reasonably related in scale and kind to the development.

The legal test is also set out in planning policy under paragraph 56 of the National Planning Policy Framework 2018.

Policy H10 of the North Lincolnshire Local Plan allows the council to seek public open space contributions on sites that are below 0.5 hectares. In this instance it is considered that the parks and public open space already in the area are not in need and no contribution will be sought.

Highways

Policy T2 of the North Lincolnshire Local Plan is concerned with access to development. It states that all developments should be served by a satisfactory access. Policy T19 is concerned with parking provision and directs developers to Appendix 2 of the local plan where parking standards for development types are explained.

The application site fronts Sandtoft Road and outline planning permission is sought with all matters reserved, including access. The council's Highways team has been consulted and has no objection to the proposal subject to the imposition of conditions.

It is considered, subject to the aforementioned mitigation, that the proposal would accord with planning policies T2 and T19 of the North Lincolnshire Local Plan.

Flooding and drainage

Policy CS19 of the Core Strategy is concerned with flood risk. It states that development in areas of high flood risk will only be permitted where it meets the following prerequisites:

1. It can be demonstrated that the development provides wider sustainability benefits to the community and the area that outweigh flood risk.
2. The development should be on previously used land. If not, there must be no reasonable alternative developable sites on previously developed land.
3. A flood risk assessment has demonstrated that the development will be safe, without increasing flood risk elsewhere by integrating water management methods into development.

The site is located within Flood Zone 2/3a within the North Lincolnshire SFRA 2011 (though just outside this area in the Environment Agency Mapping system). The applicant is therefore required to submit a flood risk assessment as well as sequential and exceptions tests, given the move to a more vulnerable flood risk classification (see also paragraphs 100, 101 and 102 of the NPPF).

Sequential test

The applicant has demonstrated that the search for alternative sites within a lower flood zone was unsuccessful. A search, which was wider than the existing settlement of Belton and Westgate, was carried out and a methodology produced. Much of the Isle is located within Flood Zone 2/3a and in this instance the sequential test has been considered and is passed.

Exceptions test

NPPF paragraph 160 states that:

For the exception test to be passed it should be demonstrated that:

- (a) the development would provide wider sustainability benefits to the community that outweigh the flood risk; and
- (b) the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

The applicant has listed a number of sustainable benefits that the scheme would bring about and separated these into social, environmental and economic impacts. The test clearly puts forward a case for how existing services and amenities are supported and it is considered that the test is passed.

Policy CS19 of the Core Strategy is concerned with flooding whilst policy DS14 of the North Lincolnshire Local Plan is concerned with both surface water and foul drainage; both are relevant.

The applicant has submitted a flood risk assessment and both the EA and the LLFA have been consulted. The EA has no objection to the proposal given that the finished floor levels would be well above the critical levels for the area. The LLFA has no objections subject to the imposition of conditions.

Therefore, subject to the aforementioned mitigation, it is considered that the proposal would accord with policies CS19 of the Core Strategy, and DS14 and DS16 of the North Lincolnshire Local Plan.

Environmental issues

Policy DS11 is concerned with polluting activities. It states that planning permission for development, including extensions to existing premises and changes of use, will only be permitted where it can be demonstrated that levels of potentially polluting emissions, including effluent, leachates, smoke, fumes, gases, dust, steam, smell or noise, do not pose a danger by way of toxic release. Policy DS1 is also concerned with the protection of amenity.

The council's Environmental Health department has assessed the application and has stated that there is a requirement to control operating hours during the construction phase to protect residential amenity. It is agreed that such a condition is required to mitigate noise impacts during construction.

Given the above mitigation, it is considered that the proposal would accord with policy DS11 of the North Lincolnshire Core Strategy.

Land contamination

Policy DS7 of the North Lincolnshire Local Plan is concerned with land contamination. It states that permission will only be granted on contaminated sites where a detailed site survey has been submitted, and a suitable scheme of remedial measures has been agreed to overcome any existing contamination.

The application is for outline planning permission and the applicant has not submitted any information relating to ground conditions. The council's environmental protection officer has commented that there is a requirement for a phase 1 desk top study, remediation and

verification reports. It is agreed, in the absence of such information, that there is a requirement for this condition.

Therefore, given the aforementioned mitigation, it is considered that the proposal would accord with policy DS7 of the North Lincolnshire Local Plan.

Historic landscape

Policy LC14 is concerned with development within the Special Historic Landscape of the Isle of Axholme. The Isle of Axholme is designated as an area of Special Historic Landscape Interest. Within this area, development will not be permitted which would destroy, damage or adversely affect the character, appearance or setting of the historic landscape, or any of its features.

Development required to meet the social and economic needs of rural communities and small-scale tourist and outdoor sport and recreational development will be permitted provided such development is related to the historic landscape and its features.

A high standard of design and siting in new development will be required reflecting the traditional character of buildings in the area and the character of the historic landscape, and using materials sympathetic to the locality.

Schemes to improve, restore or manage the historic landscape will be sought in connection and commensurate with the scale of any new development affecting the Area of Special Historic Landscape Interest.

The council's archaeologist has been consulted and states that there are no objections to the proposal as the built form of the development would be read against the ribbon development that extends from Belton along Sandtoft Road towards the industrial uses that are located between the settlements of Sandtoft and Belton. The proposed development is therefore considered to align with the aforementioned policies.

Character impacts and amenity

Policy RD2 of the North Lincolnshire Local Plan is considered relevant. It sets out development types that are acceptable 'in principle' followed by a criteria-based framework to assess development.

The site represent infill development as well as fronting an existing road. The proposal has the ability to satisfy the criteria-based assessment of RD2 as well as CS6 of the CS at reserved matters stage. The proposal is therefore considered to have limited impingement upon the existing character and appearance of the area.

Summary

Whilst such an application would normally be recommended for refusal in relation to its principle elements, the council's inability to demonstrate a five-year land supply of housing means that the assessment is judged on its sustainability merits and greater weight is given to the policies of the NPPF. Furthermore, the site has previously benefited from a permission for 11 dwellings and this is considered material. The proposal is therefore considered acceptable.

RECOMMENDATION Grant permission 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 dwelling on the site shall be occupied until the vehicular access to it and the vehicle parking and turning facilities serving it have been completed in accordance with details to be submitted to and approved in writing beforehand with the local planning authority and, once provided, the vehicle parking and turning 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.

6.
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.

7.

No plot on site shall be occupied until a footway has been provided to at least base course level across the whole of the site frontage. This footway shall connect into the existing facilities to the east and west in accordance with details to be submitted and approved in writing by the local planning authority. The footway shall be completed prior to the occupation of the final plot on site. Once provided, all of these pedestrian facilities shall be retained.

Reason

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

8.

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.

Reason

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

9.

No development shall take place until details showing an effective method of preventing surface water run-off from the highway onto the developed site have been submitted to and approved in writing by the local planning authority.

Reason

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

10.

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.

11.

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

Informative 1

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;

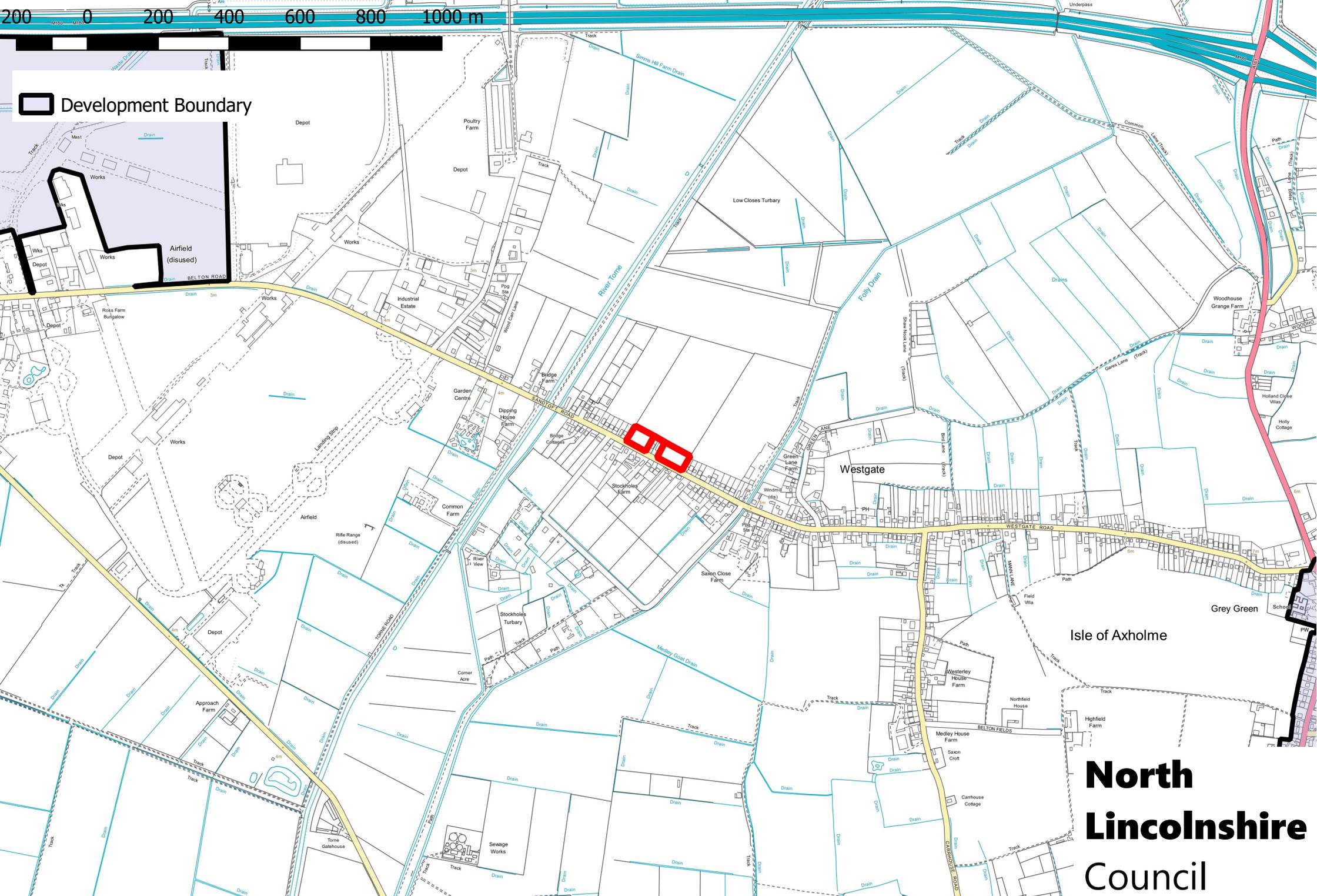
- before ANY service (utility) connections take place within the limits of the highway you MUST contact the highway authority on telephone number 01724 297319 to arrange for the relevant permissions/licenses to be issued.

Informative 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.

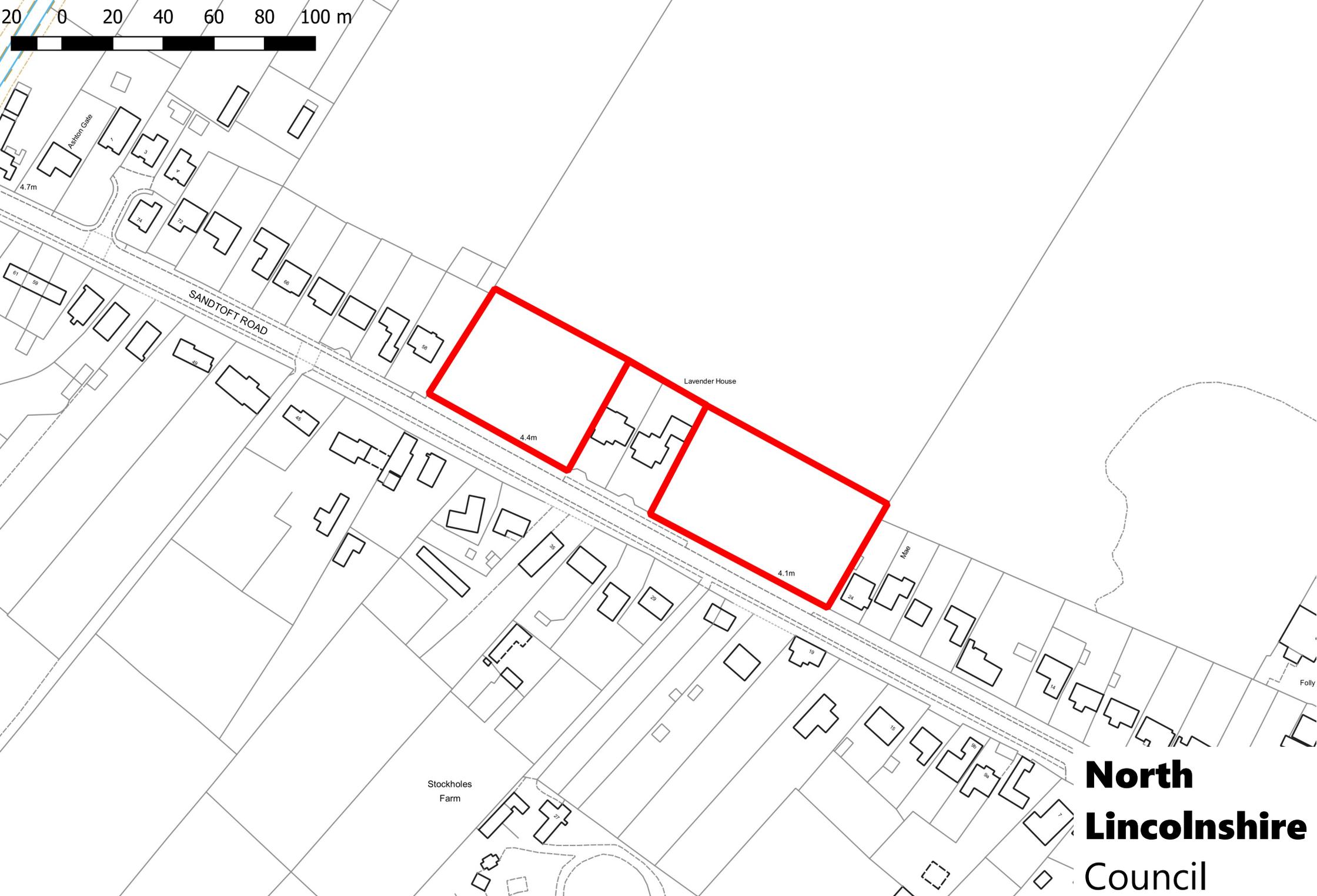
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Development Boundary



North Lincolnshire Council

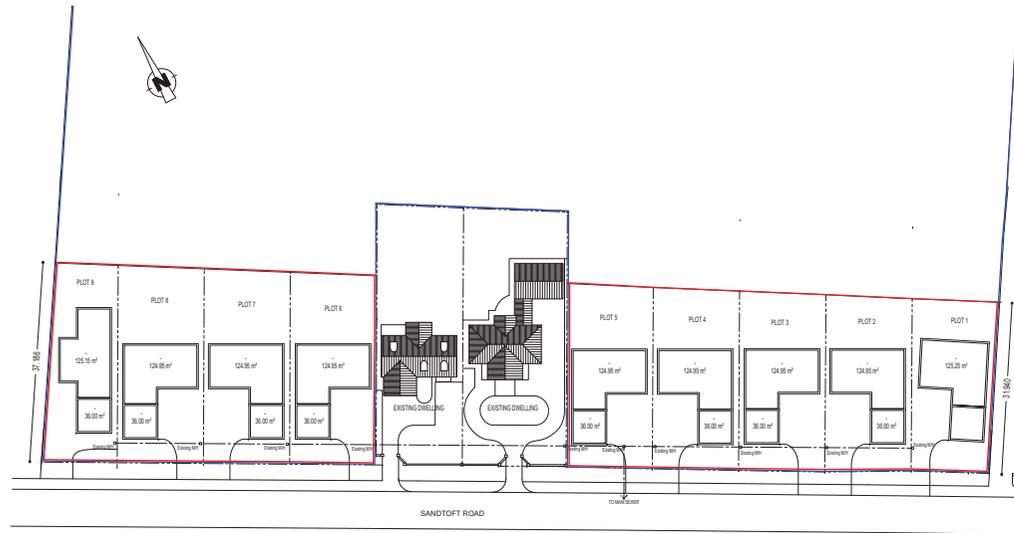
PA/2019/319



**North
Lincolnshire
Council**

PA/2019/319

PA/2019/319 Block plan (not to scale)



Proposed Site plan
1:500



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- Project
- Proposed development
- Sandtoft road
- Belton
- Mr D Brinkley

- Title:
- Existing and Proposed Site plans

Scale	Date	Drawn
1:1250 1:500 @ A1	10-2018	DS
Drawing No:		BRINK-10-2018-01
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