

APPLICATION NO	PA/2018/2534
APPLICANT	Mr Craig Hawley, Gleeson Regeneration Ltd
DEVELOPMENT	Planning permission to erect 120 dwellings
LOCATION	Land east of Top Road, Winterton
PARISH	Winterton
WARD	Burton upon Stather and Winterton
CASE OFFICER	Andrew Law
SUMMARY RECOMMENDATION	Subject to the completion of a section 106 agreement grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Member 'call in' (Cllrs Elaine Marper, Ralph Ogg and Helen Rowson – significant public interest)

POLICIES

National Planning Policy Framework: Paragraph 7 explains that the purpose of the planning system is to contribute to the achievement of sustainable development and that *"At a very high level... sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs."*

Paragraph 8 identifies the three overarching objectives in achieving sustainable development through the planning system. These objectives are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) **"an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- c) **an environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy."

Paragraph 9 states that "Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local

circumstances into account, to reflect the character, needs and opportunities of each area.” It also explains that it the three overarching objectives are not criteria against which every decision can or should be judged.

Paragraph 10 states that at the heart of the Framework is a presumption in favour of sustainable development.

Paragraph 11 sets out the presumption in favour of sustainable development and confirms that, 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 planning 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 the Framework as a whole.”*

Paragraph 12 states that *“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...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.”*

Decision-making

Paragraph 38 states that *“Local planning authorities should approach decisions on proposed development in a positive and creative way... Decision-makers at every level should seek to approve applications for sustainable development where possible.”*

Paragraph 47 explains the requirement in planning law that applications for planning permission must be determined in accordance with the local plan, unless material considerations indicate otherwise. It also requires decisions to be made as quickly as possible and within statutory timescales unless a longer period has been agreed by the applicant in writing.

Paragraph 54 states that *“Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition.”*

Paragraph 55 explains that planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects.

Paragraph 56 states that 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.”*

Delivering a sufficient supply of homes

Paragraph 59 states that to support the Government’s objective of significantly boosting the supply of homes, *“it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.”*

Paragraph 62 states that *“where a need for affordable housing is identified, planning policies should specify the type of affordable housing required, and expect it to be met on-site unless:*

- a) *off-site provision or an appropriate financial contribution in lieu can be robustly justified; and*
- b) *the agreed approach contributes to the objective for creating mixed and balanced communities.”*

Paragraph 63 states that provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas. To support the re-use of brownfield land, where vacant buildings are being reused or redeveloped, any affordable housing contribution due should be reduced by a proportionate amount.

Paragraph 64 states that *“where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of homes to be available for affordable home ownership, unless this would exceed the level of affordable housing required in the area, or significantly prejudice the ability to meet the identified affordable housing needs of specific groups. Exemptions to this 10% requirement should also be made where the site or proposed development:*

- a) *provide solely for Build to Rent homes;*
- b) *provides specialist accommodation for a group of people with specific needs (such as purpose-built accommodation for the elderly or students);*
- c) *is proposed to be developed by people who wish to build or commission their own homes; or*
- d) *is exclusively for affordable housing, an entry-level exception site or a rural exception site.”*

Paragraph 68 states that small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built out relatively quickly. “*To promote the development of a good mix of site local planning authorities should...support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes.*”

Paragraph 76 states that “*to help ensure that proposals for housing development are implemented in a timely manner, local planning authorities should consider imposing a planning condition providing that development must begin within a timescale shorter than the relevant default period, where this would expedite the development without threatening its deliverability or viability.*” For major development involving the provision of housing, local planning authorities should also assess why an earlier grant of planning permission for a similar development on the same site did not start.

Paragraph 77 states that in rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs.

Paragraph 78 states that to promote sustainable development in rural areas, “*housing should be located where it will enhance or maintain the vitality of rural communities.*” It goes on to explain that, where there are groups of smaller settlements, development in one village may support services in a nearby village.

Promoting healthy and safe communities

At paragraph 91 it states that planning policies and decisions should aim to achieve healthy, inclusive and safe places which:

- a) *promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;*
- b) *are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas; and*
- c) *enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.*

Promoting sustainable transport

Paragraph 102 states that transport issues should be considered from the earliest stages of plan-making and development proposals, so that:

- a) *the potential impacts of development on transport network can be addressed;*

- b) opportunities from existing or proposed transport infrastructure, and changing transport technology and usage, are realised – for example in relation to the scale, location and density of development that can be accommodated;
- c) opportunities to promote walking, cycling and public transport use are identified and pursued;
- d) the environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account – including appropriate opportunities for avoiding and mitigating any adverse effects, and for net environmental gains; and
- e) patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places.

Paragraph 103 requires significant developments “*to be focussed in locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes... However, opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-taking.*”

Paragraph 108 requires that when assessing specific applications for development, “*it should be ensured that:*

- a) appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location;
- b) safe and suitable access to the site can be achieved for all users; and
- c) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety can be cost effectively mitigated to an acceptable degree.”

Paragraph 109 states that development should only be prevented or refused on highways grounds “*if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.*”

Paragraph 110 goes on to explain that within this context, “*applications for development should:*

- a) give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and second – so far as possible – to facilitating access to high quality public transport, with layouts that maximise the catchment area for bus or other public transport services, and appropriate facilities that encourage public transport use;
- b) address the needs of people with disabilities and reduced mobility in relation to all modes of transport;
- c) create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards;

- d) allow for the efficient delivery of goods, and access by service and emergency vehicles; and
- e) be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.”

Paragraph 111 requires all developments that will generate significant amounts of movement to be provided with a travel plan, and the application should be supported by a transport statement or transport assessment so that the likely impacts of the proposal can be assessed.

Making effective use of land

Paragraph 117 requires planning policies and decisions to “*promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.*”

Paragraph 118 requires planning policies and decisions to:

- a) encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains – such as developments that would enable new habitat creation or improve public access to the countryside;
- b) recognise that some undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage or food production;
- c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;
- d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing were land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lock-ups and railway infrastructure); and
- e) support opportunities to use the airspace above existing residential and commercial premises for new homes. In particular, they should allow upward extensions where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene, is well-designed (including complying with any local design policies and standards), and can maintain safe access and egress for occupiers.

Paragraph 122 requires planning policies and decisions to support development that makes efficient use of land, “*taking into account:*

- a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;
- b) local market conditions and viability;

- c) the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;
- d) the desirability of retaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and
- e) the importance of securing well-designed, attractive and healthy places.”

Paragraph 123 states that where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site. “*In these circumstances...local planning authorities should refuse applications which they consider fail to make an efficient use of land, taking into account the policies in this Framework.*” In this context, when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards).

Achieving well-designed places

Paragraph 124 states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. “*Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.*”

Paragraph 127 goes on to explain that planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users, and where

crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Paragraph 128 states that design quality should be considered throughout the evolution and assessment of individual proposals... “*Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.*”

Paragraph 129 states that local planning authorities should ensure that they have access to, and make appropriate use of, tools and processes for assessing and improving the design of development... In assessing applications, local planning authorities should have regard to the outcome from these processes, including any recommendations made by design review panels.

Paragraph 130 states that “*permission should be refused development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development.*” Local planning authorities should also seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme.

Paragraph 131 states that in determining applications great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

Meeting the challenge of climate change, flooding and coastal change

Paragraph 148 states that “*The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change.*”

Paragraph 153 states that “*In determining planning applications, local planning authorities should expect new development to:*

- a) comply with any development plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable; and*
- b) take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.”*

Paragraph 155 states that “*inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.*”

Paragraph 163 states that “*when determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate,*

applications should be supported by a site-specific flood-risk assessment. Development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that:

- a) *within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;*
- b) *the development is appropriately flood resistant and resilient;*
- c) *it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;*
- d) *any residual risk can be safely managed; and*
- e) *safe access and escape routes are included where appropriate, as part of an agreed emergency plan.”*

Paragraph 165 requires major developments to incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate.

Conserving and enhancing the natural environment

Paragraph 170 explains that “*Planning policies and decisions should contribute to and enhance the natural and local environment by:*

- a) *protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);*
- b) *recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;*
- c) *maintaining the character of the undeveloped coast, while improving public access to it where appropriate;*
- d) *minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;*
- e) *preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and*
- f) *remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.”*

Paragraph 175 explains that when determining planning applications, local planning authorities should apply the following principles:

- a) “if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
- b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;
- c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and
- d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.”

Paragraph 178 states that planning policies and decisions should ensure that:

- a) “a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. This includes risks arising from natural hazards or former activities such as mining, and any proposals for mitigation including land remediation (as well as potential impacts on the natural environment arising from that remediation);
- b) after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990; and
- c) adequate site investigation information, prepared by a competent person, is available to inform these assessments.”

Paragraph 179 makes it clear that where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.

Paragraph 180 states that “*Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:*

- a) mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life;
- b) identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason; and

- c) *limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.”*

Paragraph 181 states that “*Planning policies and decisions should sustain and contribute towards compliance with relevant limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and Clean Air Zones, and the cumulative impacts from individual sites in local areas. Opportunities to improve air quality or mitigate impacts should be identified... Planning decisions should ensure that any new development in Air Quality Management Areas and Clean Air Zones is consistent with the local air quality action plan.*”

Paragraph 183 makes it clear that “*The focus of planning policies and decisions should be on whether proposed development is an acceptable use of land, rather than the control of processes or emissions (where these are subject to separate pollution control regimes). Planning decisions should assume that these regimes will operate effectively. Equally, where a planning decision has been made on a particular development, the planning issues should not be revisited through the permitting regimes operated by pollution control authorities.*”

Conserving and enhancing the historic environment

Paragraph 187 requires local planning authorities to maintain or have access to a historic environment record, which should be used to assess the significance of heritage assets and predict the likelihood that currently unidentified heritage assets will be discovered in the future.

Paragraph 189 requires applicants to “*describe the significance of any heritage assets affected, including any contribution made by their setting.*”

Paragraph 190 states that “*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.*”

Paragraph 193 explains that, when considering the impact of a development on the significance of a heritage asset, great weight should be given to the asset’s conservation.

Paragraph 194 requires clear and convincing justification to be provided for any harm to, or loss of, the significance of a designated heritage asset.

Paragraph 195 “*where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits*”.

Paragraph 196 states “*where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal...*”

Paragraph 197 requires the effect of an application upon a non-designated heritage asset's significance to be taken into account and where applications directly, or indirectly, affect non-designated heritage assets, "*a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.*"

Paragraph 198 states that "*Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.*"

Annex 1: Implementation

Paragraph 212 explains that the policies in the NPPF are material considerations, which should be taken into consideration when determining planning applications.

Paragraph 213 goes on to explain that existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of the NPPF. Weight should be given to these policies according to their consistency with the Framework.

National Planning Practice Guidance (PPG)

North Lincolnshire Local Plan:

Policy H5 (New Housing Development)

Policy H8 (Housing Design and Housing Mix)

Policy H10 (Public Open Space Provision in New Housing Development)

Policy T1 (Location of Development)

Policy T2 (Access to Development)

Policy T6 (Pedestrian Routes and Footpaths)

Policy T19 (Car Parking Provision and Standards)

Policy LC5 (Species Protection)

Policy LC7 (Landscape Protection)

Policy LC11 (Areas of Amenity Importance)

Policy LC15 (Landscape Enhancement)

Policy HE9 (Archaeological Excavation)

Policy DS1 (General Requirements)

Policy DS3 (Planning Out Crime)

Policy DS7 (Contaminated Land)

Policy DS13 (Groundwater Protection and Land Drainage)

Policy D14 (Foul Sewage and Surface Water Drainage)

Policy DS15 (Water Resources)

Policy DS16 (Food Risk)

North Lincolnshire Core Strategy:

Policy CS1 (Spatial Strategy for North Lincolnshire)

Policy CS2 (Delivering More Sustainable Development)

Policy CS3 (Development Limits)

Policy CS5 (Design)

Policy CS6 (Historic Environment)

Policy CS7 (Overall Housing Provision)

Policy CS8 (Spatial Distribution of Housing Sites)

Policy CS9 (Affordable Housing)

Policy CS16 (North Lincolnshire's Landscape, Greenspace and Waterscape)

Policy CS17 (Biodiversity)

Policy CS18 (Sustainable Resource Use and Climate Change)

Policy CS19 (Flood Risk)

Policy CS25 (Promoting Sustainable Transport)

Policy CS27 (Planning Obligations)

Housing and Employment Land Allocations DPD:

WINH-3 (Land at Top Road)

Policy PS1 (Presumption in Favour of Sustainable Development)

CONSULTATIONS

Highways: No objection subject to conditions and a planning obligation to secure the extension of the 30mph speed limit across the frontage of the site. Provide comments in response to the consultation response from Winterton Town Council in respect of the potential for a new roundabout at the site entrance.

Waste and Recycling: Any properties located on the culs de sac will need to present bins on the curtilage of the main road through. It is recommended that hardstanding is provided for presenting the containers.

Drainage (Lead Local Flood Authority): Initially objected to the application due to concerns that the submitted surface water drainage scheme did not sufficiently consider the use of SUDS. Following further discussions between the applicant and the council's drainage officer, the LLFA has withdrawn its objection subject to conditions.

Historic Environment Record (Archaeology): Initially issued a holding objection to the application due to insufficient information being submitted with respect to the potential impact of the development on heritage assets of archaeological interest. A Heritage Statement based on the results of an archaeological field evaluation was requested prior to determination of the application.

The applicant has now undertaken an archaeological field evaluation in accordance with NPPF paragraph 189 and local planning policy. The results reveal a number of archaeological features representing a field system of late Iron Age/Roman date across the eastern half of the site; a roundhouse or burial mound of this date was also identified. The archaeological remains do not merit preservation in situ and a programme of archaeological monitoring and recording during construction groundwork in this area would be appropriate mitigation for the loss of the archaeological evidence. On this basis the archaeologist has removed their holding objection subject to conditions to secure the appropriate mitigation works.

Trees and Landscape: This is an open site within the countryside and as such there is concern over the impact it will have on views from outside the town curtilage. There is a requirement for good quality green landscaping and infrastructure to assist in reducing the visual impact from these wider open countryside views.

Ecology: Landscape impacts need to be considered. The project is not likely to have a significant effect on the Humber Estuary SAC, SPA or RAMSAR site.

Initially the council's ecologist objected to the application due to insufficient biodiversity enhancement proposals being put forward as part of the scheme.

The applicant has subsequently provided detailed landscape proposals in the form of two additional plans. The council's ecologist has confirmed that the landscaping scheme is an improvement and, in combination with their recommended Biodiversity Management Plan condition, this would allow them to remove their objection.

Environmental Protection: No objection in principle but raise concerns in respect of elevated noise levels along the western boundary of the site bordering Top Road as a result of traffic noise. The EHO has confirmed that these concerns would be reduced if the 30mph speed restriction on Top Road were extended across the frontage of the site. They have recommended suitable conditions should this extension of the speed restriction be achievable. Further conditions are recommended in respect of contaminated land, air quality and construction environmental management.

Leisure: For this location the catchment leisure centre is The Pods and outdoor sport is serviced by Winterton Artificial Pitch. If permission is granted a contribution of £120,000 will be required towards building improvements and replacement fitness equipment at The Pods Leisure Centre. Whilst the building is relatively new, due to heavy use, there is a need to refurbish elements of the sports facilities and replace gym equipment at the site.

Education: Educational contributions will be sought for primary places only. The contribution per dwelling is £2,853 and this figure will be inflated on 1 April.

Public Health: Recommend that consultation is carried out with primary care services in the area as this development is of a significant size with potential to increase population numbers. This, in turn, will have an impact on local health services.

Environment Agency: Does not wish to make any comments on the application.

Anglian Water:

Foul drainage: The foul drainage from this development is in the catchment of Winteringham Water Recycling Centre which currently does not have capacity to treat the flows from the development site. Anglian Water is obliged to accept the foul flows from the development with the benefit of planning permission and would take the necessary steps to ensure that there is sufficient treatment capacity should permission be granted.

Used water: Without infrastructure improvements the development would lead to an unacceptable risk of flooding downstream. Anglian Water would need to plan effectively for the proposed development if permission is granted and work with the applicant to ensure that any infrastructure improvements are delivered in line with the development.

Surface water: The submitted surface water strategy/flood risk assessment relevant to Anglian Water is unacceptable and insufficient information has been provided to show that the surface water hierarchy has been followed.

Anglian Water has not raised any objection to the proposed development but in response to the issues identified above it has recommended conditions to secure the submission and implementation of acceptable drainage strategies in respect of both foul water and surface water drainage. These conditions would prevent the development being built out until the drainage strategies agreed with Anglian Water have been carried out.

Humberside Fire and Rescue: Make informative comments.

Humberside Police: No objection. The applicant has considered Designing Out Crime principles which is evident throughout the Design and Access Statement.

TOWN COUNCIL

Winterton Town Council supports the application with the following conditions:

1. Each property has a minimum of two parking spaces.
2. The public footpath is maintained.
3. A roundabout is introduced at the top of Thealby Hill for access into the main entrance, which, it is hoped, would slow traffic down.
4. The town benefits directly from the Community Infrastructure Levy.

PUBLICITY

This application has been publicised by site and press notices. Approximately 50 letters of objection have been received raising the following concerns:

- impact of the development on local services which cannot sustain this amount of development with the doctor's, transport and education already stretched
- there are no local leisure facilities except for a skate park and small gym and only two pubs; the police station has also closed, the nearest station being in Barton
- there is little employment within Winterton meaning people will have to travel to work
- there is no analysis of the projected care need for the area
- are more houses actually needed, particularly given the decline of the steelworks?
- parking in the town is already insufficient
- the field is currently used by walkers
- what about the impact on wildlife – badgers and hedgehogs are regularly seen by walkers in the local area?
- flood of recent planning applications with no consideration of the cumulative impact of housing in Winterton
- Winterton acts as a hub for surrounding villages, and their populations and growth need to be considered in respect of their impact on amenities and services
- not in keeping with the town's historic character
- will ruin the rural character of the town
- the access to the site is on a dangerous road (A1077) with accidents already happening on a regular basis
- the access to the site would not be visible, making the risk of accidents greater
- the proposals do not fit in with a sustainable transport policy
- concerns regarding sewage as there are existing issues with the drains blocking due to wrong items being put down the toilet
- the field is in a flood zone area and drainage is already an issue
- gardens already flood during periods of heavy rain
- Roman ruins have been found in several places around Winterton including the A1077 where a coffin and skeleton were discovered. Down the hill remains a Roman villa and a housing development off Top Road had to be stopped due to Roman remains. This means potential damage to archaeological remains.

- destruction of prime farm land
- it is believed that the site backs onto a medical waste landfill site
- impact on house prices
- loss of view over Lincolnshire farmland
- there are already issues with antisocial behaviour in the area which will be made worse
- the application has been incorrectly advertised
- there has been no cross boundary consultation
- questions around land ownership.

STATEMENT OF COMMUNITY INVOLVEMENT

No statement of community involvement has been submitted as part of the planning application.

ASSESSMENT

Site and surrounds

The application site comprises a parcel of flat agricultural land extending to 3.8 hectares in area and currently forms part of a much larger agricultural field. The site is bounded by agricultural fields to the north with the remaining boundaries surrounded by residential properties. The A1077 (Top Road) lies to the west of the site and access is proposed from this road. The site boundaries predominantly comprise low-lying hedgerows interspersed with sporadic trees.

The vast majority of the site is located within the development boundary as defined in the Housing and Land Allocations Development Plan Document (HELADPD) and is allocated for residential development under WINH-3 of this development plan document. The small parcel of land falling outside the defined development boundary and housing allocation is along the northern boundary of the site and provides for landscape enhancements (native woodland and native hedging) in line with policy LC15-13 of the NLLP. Were this parcel of land to be removed from the scheme, it would result in a denser development with smaller gardens provided to the properties along the northern edge of the site and would more than likely result in lesser landscape enhancement being possible.

The site is not located within the Winterton conservation area, nor are there any listed buildings within or in close proximity to the site. However, the area surrounding the site is known to have archaeological potential.

The site is not covered by any national or local designations in respect of either landscape or ecological importance. The area of public open space located to the east, off Marmian Drive is locally designated as being of amenity importance (policy LC11 of the NLLP) and falls wholly outside the application site. Furthermore, the boundary between the application site and the agricultural fields to the north is proposed for landscape enhancement under policy LC15-13 (Winterton – North West Boundary) of the NLLP; again, this area falls

wholly outside the application site, being situated to the northern side of the defined development boundary.

The site is located wholly within Flood Zone 1 (Low Risk) of both the Environment Agency flood maps and the Strategic Flood Risk Assessment for North and North East Lincolnshire.

Planning history

The site has no relevant planning history.

Proposed development

This application seeks planning permission for the erection of 120 dwellings with access from Top Road (A1077). These will comprise 42 two-bedroom, 72 three-bedroom and 6 four-bedroom detached and semi-detached dwellings. Each dwelling will be a maximum of two-storeys in height and the dwellings will be of a relatively conventional design of brick and tile construction with pitched roofs. Each dwelling will be provided with off-street parking for a minimum of two cars, many provided with garages. Each dwelling will also be provided with areas of private amenity space.

Public open space is proposed to be provided along the eastern boundary of the site, adjacent to the open space and play area to the east, off Marmian Drive. Landscaping will be provided along the boundaries of the site to include hedgerows and tree planting as well as sporadic tree planting within the site. In particular it is proposed to plant native woodland mix along the northern boundary.

The main issues to consider in the determination of this applications are:

- **the principle of development;**
- **landscape and visual impact;**
- **amenity;**
- **traffic impact;**
- **flood risk and drainage;**
- **cultural heritage; and**
- **ecology.**

Principle of development

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 North Lincolnshire Local Plan (NLLP) which was adopted in May 2003, the North Lincolnshire Core Strategy (NLCS) which was adopted in June 2011 and the Housing and Employment Land Allocations (HELA) DPD which was adopted in March 2016. Material considerations exist in the form of national planning policy and guidance contained within

the National Planning Policy Framework (NPPF) and the suite of documents comprising the Planning Practice Guidance (PPG).

The site is identified within the HELA DPD as Land at Top Road and is allocated for 105 dwellings under policy WINH-3 of this document. This policy specifically states that “*The surrounding residential uses and close proximity to local services make this a suitable site for residential development*”. The policy goes on to confirm that a mix of housing size and tenure should be provided and developed at approximately 40 dwellings per hectare. The HELA DPD and policy KIRH-3 was adopted by North Lincolnshire Council on 7 March 2016, following examination by an independent inspector, and as such forms part of the development plan for North Lincolnshire.

Notwithstanding the above, it should also be noted that the site is located within the development boundary of Winterton, where residential development is generally acceptable in principle, and is located in a highly sustainable location within walking and cycling distance of a range of local facilities and services.

Concern has been raised with regard to the level of services in Winterton and whether the volume of housing proposed for the town is sustainable or even required. The Authority has an adopted target within the NLCS to deliver 754 dwelling per annum up to 2026 which is based upon objectively assessed need. Policy CS1 of the NLCS identifies Winterton as being one of a number of market towns, which are considered to be important service centres serving the needs of local communities across North Lincolnshire. Policy CS1 confirms that an appropriate level and range of new housing development will be provided to support the market towns as sustainable communities with an aspiration to deliver 2,171 dwellings in these settlements over the plan period. Policy CS8 further sets out that there is a requirement to deliver 277 dwellings in Winterton specifically. These figures are a minimum target and do not form a maximum threshold for the delivery of housing, which would run contrary to the provisions of the National Planning Policy Framework which seeks to significantly boost the supply of housing. Therefore, development plan policy confirms the view that Winterton is a sustainable settlement with the key facilities, services, employment opportunities and regular public transport to support new housing development.

Policy CS7 of the Core Strategy sets out an aspirational minimum density of 40–45 dwellings per hectare on sites within the market towns. However, this policy also states that whilst housing developments should make efficient use of land, the density of new developments should be in keeping with the character of the area. The proposed development of 120 dwellings results in a density of approximately 34 dwellings per hectare, which falls below the minimum density sought by policy CS7 (40–45 dwellings per hectare). However, the proposed layout makes provision for an area of open space and SuDS drainage along the eastern side of the site, which lowers the average density across the site. The area of new housing is considered to be appropriate for the area, being similar to the density of surrounding developments and the proposal for 120 dwellings is considered to represent an efficient use of land, as required by paragraph 122 of the NPPF. This is further confirmed in the supporting text for policy WINH-3, which confirms that “*The density of development within the locality indicates that 128 dwellings can be delivered on the site*”. On this basis the slightly lesser density than that sought by policy CS7 is considered to be justified in this instance.

It is concluded that the adopted housing allocation WINH-3 establishes the principle of residential development on this site and that the proposal generally accords with the

relevant policies of the development plan. The minor encroachment beyond the defined development limit is justified in this instance. As such the statutory presumption in section 38(6) of the Planning and Compulsory Purchase Act 2004 is engaged, which states that planning permission should be granted unless other material considerations indicate otherwise.

Furthermore, as the proposal is considered to represent sustainable development the presumption in favour set out in paragraph 11(c) of the Framework is triggered. The triggering of this policy presumption is an important material consideration to which significant weight should be attached in the planning balance.

Landscape and visual impact

The development will clearly result in the loss of greenfield land, which is an environmental disbenefit. Whilst the site is not subject to any formal landscape designation, the impact of development on non-designated landscapes is still a consideration. As outlined above, the site is surrounded on three sides by residential development, with just the northern boundary open to agricultural fields. Therefore, the site is well contained by existing development and importantly will not extend any further north than the adjacent residential development to the east of the site. There will therefore be no significant encroachment of the built form of the settlement into the countryside. The location of the development between existing developments of a similar density, against which it will be viewed from key approaches, will ensure that the proposals will not have a significant impact on the overall character or aesthetic of the settlement.

The proposed development would alter the character and appearance character of the area. However, that would apply to any greenfield site and would be an inevitable consequence of the authority striving to meet housing need. Given the fact that the site is comparatively enclosed, is allocated for residential development and lies within the defined development boundary adjacent to existing developments, it is considered that the landscape impact would be limited in this instance. The visual impact of the development would be further mitigated by the proposals to provide a significant degree along the northern boundary of the site comprising a belt of native woodland mix planting.

The proposed development will therefore have no unacceptable impact on the character of the local landscape or that of the settlement, nor will it be unacceptably detrimental to visual amenity. As such the development accords with policies DS1, H5 and LC7 of the North Lincolnshire Local Plan and policy CS5 of the Core Strategy.

Amenity

The layout of the development has been designed to ensure that there are significant separation distances between existing and proposed dwellings. To the south the properties back onto the side elevations of 24 and 43 Southfield Road and are separated by the rear gardens of plots 47 to 64, which are between 12 and 15 metres in depth. The impact on properties to the south is further mitigated by existing hedging which is proposed to be retained. Properties to the west, on Top Road, have long gardens in excess of 40 metres and will be presented with the side elevations of the new dwellings. Properties to the east will have a minimum separation distance between dwellings of 21 metres, with the majority being separated from the new built form by the existing and proposed areas of open and recreational space. These separation distances, in combination with existing landscaping, are considered to be sufficient to prevent unacceptable impacts on residential amenity

through overlooking, loss of light and overbearing impact. There are no existing properties to the north that would be affected by the development.

Concern has been raised by the council's Environmental Protection department in respect of the potential for the occupiers of the proposed dwellings to be impacted upon by road noise from the adjacent A1077 (Top Road) to the west. The noise report submitted with the application identifies that noise levels inside some of the habitable rooms with windows open during the night-time would exceed the "reasonable" internal noise levels set out in BS 8233:2014 at some parts of the development. However, the Environmental Protection officer notes that the noise monitoring location is within the national speed limit zone to the front of the site where traffic noise is higher due to vehicles travelling at speed and due to braking and acceleration close to the boundary with the 30mph speed limit zone. It is recommended that the 30mph speed limit is extended across the front of the site, which would result in a reduction in traffic noise and partially address the concerns of Environmental Protection. In response to the consultation from Environmental Protection and that of the council's highways team, the applicant has confirmed that they would be willing to pay for the extension of the 30mph speed limit as recommended and all associated works and signage; this is to be secured by a section 106 agreement. Subject to this agreement, the Environmental Health team has confirmed that the issue of noise can be adequately dealt with by a condition to secure a noise mitigation scheme for the development. Furthermore, it is noted that the development pattern along the western side of the site and the distance of properties from Top Road mirrors that of existing properties along this road, within the existing 30mph speed restriction.

For these reasons it is considered that the proposed development would have no unacceptable impact upon the amenity of neighbouring residential properties and that, subject to condition, the occupiers of the proposed dwellings will be provided with an acceptable level of amenity. In this regard the proposed development accords with policies DS1 and H5 of the North Lincolnshire Local Plan.

Traffic

Concerns have been raised by local residents with regard to the level of traffic that could be generated by the development and the ability of the existing highway network to cater for this traffic. Specific concerns are raised in respect of the speed of traffic travelling along the A1077 (Top Road) and the location and design of the proposed access. The town council, whilst not objecting to the application, has requested that a roundabout is introduced at the top of Thealby Hill to slow traffic down when approaching the town.

A Transport Assessment (TA) has been prepared and submitted in support of the planning application. The TA assesses the traffic impact of the development and also the sustainability and accessibility of the site and the scope of the assessment was agreed with the council's highways department prior to submission.

The site has been designed with vehicular access exclusively from the A1077 (Top Road) via a purpose-built priority junction. An additional pedestrian/cycle only access will be provided from Teanby Drive to the east. A section of footway will be provided along the eastern side of the A1077 to link the existing footway to the proposed development. Each new dwelling will be provided with two off-street parking spaces, with some properties being provided with secure garaging.

The entirety of the site is within 400 metres walking distance of a bus stop, either on De Lacy Way or the B1430 (Earlsgate) providing services around Winterton, to Scunthorpe, and to Hull. Furthermore, a range of services and facilities (retail, health, education etc.) are accessible via walking and/or cycling.

The development proposals, based on the provision of 120 dwellings, are forecast to generate some 92 two-way vehicle trips during the AM peak hours and 80 two-way movements during the PM peak hours. The proposed site access has been modelled and is predicted to operate with substantial spare capacity during a future year (2023) with development scenario. The TA concludes that the impact of development-generated traffic flows on the surrounding area will be negligible and that the proposed dwellings can be accommodated without any material impact upon the surrounding highway network.

The council's Highways department has assessed the submitted TA and the merits of the proposal with respect to its impact on highway safety. They have raised no objection to the proposal with regard to the number of dwellings proposed and the ability of the local highway network to accommodate the potential additional vehicular and/or pedestrian traffic. Highways have raised no objection to the proposed development subject to conditions. These conditions will ensure that the accesses are suitably designed and constructed and will secure the proposed off-site highway improvement works (extension to 30mph speed limit to a point north of the new access point). They will also ensure that no dwellings are occupied until the access and parking facilities serving them have been completed. A Construction Phase Traffic Management Plan will also be secured by condition to ensure that traffic generated during the construction phase is properly managed to mitigate the impacts on the highway network.

Highways note the town council response to the application that suggests the use of a roundabout at the junction of Top Road and Thealby Lane to access the site and reduce traffic speeds. Whilst supporting the principle of this suggestion, they note that it would not be possible to construct such a roundabout without acquiring 38 Top Road, which is in private ownership. They also confirm that the relevant highway regulations prohibit the use of the type of roundabout suggested as a traffic calming/measure.

For the reasons outlined above, it is considered that, subject to the recommended highways conditions, the proposed development would have no unacceptable impact on highway safety and would therefore accord with policies T2 and H5 of the North Lincolnshire Local Plan in this regard.

Flood risk and drainage

Concerns have been raised by local residents with regard to potential flooding and drainage issues as a result of the proposed development. In particular, local residents are concerned with surface water drainage and the capacity of the existing foul sewage network to accommodate the additional flows generated by the proposed development.

Separate Flood Risk Assessment (FRA) and Drainage Strategy documents have been submitted in support of this application. The FRA confirms that the site is not at risk from fluvial flooding due to its positioning away from main watercourses; this is reinforced by the site's location within Flood Zone 1 (low risk) of the EA flood maps and the SFRA for the area. This document also confirms that there is no evidence of historic flooding at the site.

The Updated Surface Water Flood Map indicates a very low risk of surface water flooding for the site with no depths indicated. Given the geological conditions underlying the site, it is also considered that the risk of groundwater flooding is very low. The EA has raised no objection or comments in respect of flood risk.

The existing site is an arable field which is not known to have any positive drainage. The proposed surface water drainage system will be based on SuDS attenuation principles for the disposal of surface water run-off. Soakaway tests have been undertaken and show that infiltration (soakaways) is practicable in the northern and central parts of the site.

Soakaways are not considered to be feasible in the southern part of the site where infiltration rates were shown to be unfeasible. Consequently, communal soakaways have been employed for plots in the northern and central parts of the site with conventional (mains) drainage utilised for plots in the southern part of the site. Discharge from the southern part of the site and the highways will be stored in a detention basin within infiltration capability located in the public open space at the eastern side of the site where the flow into the sewer will be attenuated to greenfield run-off rate (6 l/s). The proposed surface water drainage system is designed to ensure that there will be no unacceptable risk of flooding within the site or the surrounding area as a result of the development.

With regard to foul sewerage, it is proposed that the northern and central parts of the site will discharge to the 150 millimetre diameter public foul sewer in Marmian Drive via a direct connection across the open play area. Foul sewerage for the southern part of the site will be discharged to the same foul sewer in Marmian Drive via Teanby Drive.

Both the council's LLFA drainage team and Anglian Water have been consulted on the application and neither body has raised objection in principle to the proposals subject to approval at the detailed design stage. Anglian Water has confirmed that the existing Winteringham Water Recycling Centre does not have the capacity to treat the anticipated flows and that the used water network will require improvements. However, they have confirmed that they are obligated to accept flows from the development should consent be granted and that they would take the necessary steps to ensure that there is sufficient treatment capacity should the local planning authority grant planning permission. Anglian Water has also confirmed that consent will be required from them under S106 of the Water Industry Act 1991 before the development can be connected to the public sewer. The submission and implementation of the detailed design of the drainage system will be secured via condition as requested by the council's LLFA Drainage team and Anglian Water and will be subject to consultation with these bodies.

Given the lack of objection by the relevant drainage body and the council's own LLFA, it is considered, subject to the recommended conditions, that the proposed development will not result in an unacceptable risk of flooding and will not have a detrimental impact on the local drainage network.

Cultural heritage

The application site does not fall within the conservation area for Winterton, nor are any listed buildings or structures located within or in close proximity to the site. Indeed, there is no intervisibility between the site and any built heritage assets. Therefore, the potential for the development to impact on cultural heritage is limited to archaeology and any buried assets that may be present.

The application site is located within an area of recorded archaeology, where remains of prehistoric and Roman date are anticipated. Given this archaeological potential the council's archaeologist originally issued a holding objection and recommended that the application should not be determined, except for refusal, until a Heritage Statement based on the results of field evaluation has been submitted.

Subsequently, the applicants have undertaken an archaeological field investigation comprising a geophysical survey followed by the excavation of trial trenches and have submitted satisfactory reports of these works. The results of the investigations reveal a number of archaeological features representing a field system of late Iron Age/Roman date across the eastern half of the site; a roundhouse or burial mound of this date was also identified.

The council's archaeologist has reviewed the findings and has confirmed that the archaeological remains identified do not merit preservation in situ and that a programme of archaeological monitoring and recording during construction groundwork would be appropriate mitigation for the loss of the archaeological evidence in this instance. Conditions have been recommended to secure the proposed mitigation measures in accordance with an archaeological Written Scheme of Investigation for recording.

For the reasons set out above, and subject to the recommended conditions, it is considered that the proposed development would have no unacceptable impact on cultural heritage and accords with policies HE9 of the NLLP and CS6 of the NLCS as well as paragraph 199 of the NPPF in this regard.

Ecology

The application site comprises predominantly arable land with boundary hedgerows. The applicant has submitted an Ecological Impact Assessment report which indicates that the application site is of generally low ecological value save for species-rich boundary hedgerows. The council's ecologist agrees with this conclusion confirming that "*The application site has generally negligible biodiversity value at present. However, mixed native hedgerows may be worthy of retention and enhancement.*" The ecologist has also confirmed that the development is not likely to have a significant effect on the Humber Estuary SPA, SAC or Ramsar Site as it is largely "hemmed in" by existing housing and the main road and the wintering waterbirds associated with the Humber Estuary prefer to feed and roost in large, open fields where they can scan the horizon for predators.

Notwithstanding the above, the council's ecologist initially objected to the planning application. This objection was not based on the potential impact on protected species or biodiversity but due to the limited biodiversity enhancement above baseline condition proposed as part of the development, which was considered to run contrary to policies WINH-3 of the HELA DPD and CS5 and CS17 of the NLCS. Subsequently, the applicant has submitted a more detailed landscaping proposal, which proposes more robust planting, particularly along the northern boundary of the site. The council's ecologist has confirmed that these landscaping proposals are more acceptable and, subject to conditions to secure the submission and implementation of a biodiversity enhancement plan, that their objection can be removed.

For these reasons it is considered, subject to the recommended conditions, that the proposed development will not result in an unacceptable impact on protected species or

habitats and will result in a net gain in biodiversity across the site in accordance with policies WINH-3 of the HELA DPD and CS5 and CS17 of the NLCS.

Obligations

In depth discussion has taken place between the applicant and the council's Section 106 officer. This has included a consideration of viability in respect of the contributions required by local plan policy. Following these discussions, heads of terms have been agreed with the applicants to secure the following obligations:

Affordable housing	24 dwellings Discounted market 25% 3-bedroom semi (6 units) and 75% 2-bedroom (18 units)
Education	Primary school contribution is £285,408
Leisure	£83,999 towards The Pods leisure centre and Winterton Artificial Pitch
Open space	1200 square metres of informal open space to be provided on site. This will be maintained through an estate management company.
Highways	£2,500 towards a Highways Traffic Order to extend the 30mph speed limit restrictions on Top Road

Other considerations

Third parties have raised concerns that the planning application has not been advertised correctly. Whilst consultation letters were not posted to individual properties, this application was publicised via the posting of site and press notices. These publicity arrangements are fully in accordance with the council's adopted Statement of Community Involvement and the statutory publicity requirements set out in Article 15 of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Third parties were also concerned that no cross-boundary consultation has taken place. Given the scale and nature of the proposed development and the site's location a significant distance from the boundary with any neighbouring local authority, there is no requirement for cross-boundary consultation in respect of this application.

Concerns have also been raised in respect of antisocial behaviour as a result of the proposed development. These concerns seem to stem from a perception of existing antisocial behaviour problems in the area. No objective evidence has been provided to suggest that the proposed residential development will result in an increase in antisocial behaviour locally. Humberside Police have been consulted on the application and have raised no concerns or objections stating "*I am delighted to see that the Applicant has considered Designing out Crime principles which is evident throughout the Design and Access Statement*".

One letter of objection has raised concerns that the site backs onto a former medical waste landfill. However, no evidence has been provided to substantiate this concern. The applicant has submitted a Geotechnical and Geo-environmental Site Investigation as part of the application, which included results of numerous trial pits and soil samples across the site. The report concludes that no significant contamination has been encountered and therefore no remediation is considered necessary. The council's Environmental Protection department has confirmed agreement with the findings of this report subject to a condition to protect against any unexpected/unidentified contamination that may become apparent

during construction. Therefore, the proposed development is not considered to be at risk of land contamination.

In addition, to the issues addressed above, a number of issues were raised by third parties that are not material planning considerations and as such cannot be given weight in the planning balance and are not considered further. These are:

- impact of the development on house prices;
- loss of view; and
- issues of land ownership.

Conclusion

This application seeks full planning permission for the erection of 120 dwellings. The application site is allocated for residential development as part of the adopted development plan and its development would make a significant contribution towards meeting housing delivery targets.

In addition to the extant housing allocation on the site, the proposed development is also considered to comply with the relevant policies of the development plan and the presumption in favour of sustainable development set out in paragraph 11 (c) of the NPPF.

No material considerations have been identified that could be properly considered to outweigh the statutory presumption in favour of the development plan and the presumption in favour of sustainable development set out in the NPPF.

On this basis the proposed development is considered to be acceptable and is recommended for approval subject to the conditions and planning obligations set out below.

RECOMMENDATION

Subject to the completion of a formal agreement under Section 106 of the Town and Country Planning Act 1990 providing for 24 affordable dwellings, 1,200 square metres of open space, £285,408 to fund education infrastructure, £89,408 to fund leisure infrastructure and £2,500 for a Traffic Regulation Order to extend the existing 30mph speed restriction across the front of the site, 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 20 May 2020 the Group Manager – Development Management and Building Control be authorised to refuse the application on grounds of the development being contrary to policies CS9 and CS27 of the North Lincolnshire Core Strategy because of inadequate provision of infrastructure to meet the identified needs generated by the development; and**
- (iv) **the permission so granted be subject to the following conditions:**

1.

The development must be begun before the expiration of three years from the date of this permission.

Reason

To comply with section 91 of the Town and Country Planning Act 1990.

2.

The development hereby permitted shall be carried out in accordance with the following approved plans:

2502 - A519 - ZZ - XX - DR - A - 0101 (Site Location Plan) Rev P

TRW - 519 - ZZ - XX - DR - A - 2001 (Proposed Site Plan) Rev P5

TRW - 519 - ZZ - XX - DR - A - 2004 (Proposed Site Plan - Materials Layout) Rev P3

2502 - A519 - ZZ - XX - DR - A - 2201 (House Type 201) Rev P

2502 - A519 - ZZ - XX - DR - A - 2202 (House Type 202) Rev P

2502 - A519 - ZZ - XX - DR - A - 2203 (House Type 212) Rev P

2502 - A519 - ZZ - XX - DR - A - 2204 (House Type 301) Rev P2

2502 - A519 - ZZ - XX - DR - A - 2205 (House Type 303/304) Rev P

2502 - A519 - ZZ - XX - DR - A - 2207 (House Type 310s) Rev P

2502 - A519 - ZZ - XX - DR - A - 2208 (House Type 313/314) Rev P

2502 - A519 - ZZ - XX - DR - A - 2209 (House Type 307) Rev P

2502 - A519 - ZZ - XX - DR - A - 2210 (House Type 403) Rev P

2502 - A519 - ZZ - XX - DR - A - 2211 (House Type 405) Rev P

Detailed Landscape Proposals (1 of 2) dated 25 June 19

Detailed Landscape Proposals (2 of 2) dated 25 June 19.

Reason

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

3.

Within six months of development commencing the following details shall be submitted to and agreed in writing by the local planning authority:

- the method of providing the footway extension along Top Road, including the connection into the existing and relocation/replacement of any existing signage and street furniture that may be required

- the provision of any additional street lighting across the site frontage up to and including the point where the amended speed limit is to be positioned
- the provision of any appropriate lining, including gateway features along Top Road to facilitate the development and amended speed limit.

No more than 20 dwellings shall be occupied until all of the agreed works have been completed in accordance with the approved details.

Reason

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

4.

The penultimate dwelling on site shall not be occupied until the proposed footway/cycleway facilities have been provided to the adjacent residential development to the east in accordance with details to be submitted and approved in writing by the local planning authority. Once provided the footway/cycleway 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.

5.

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

Reason

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

6.

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

Reason

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

7.

No dwelling served by any shared private driveway on site shall be occupied until the private drive has been constructed in accordance with details including:

- the proposed method of forming access from the highway, including the required visibility splays;
- the method of constructing/paving the drive;

- the provision of adequate drainage features;
- the provision of suitable bin collection facilities adjacent to the highway;
- the provision of suitable lighting arrangements; and
- the provision of street name plates that shall include the words "Private Drive";

which have been agreed in writing by the local planning authority. Once constructed the private driveway shall be retained.

Reason

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

8.

No works shall take place in respect of the construction of the proposed access road until details of the drainage, construction, services and lighting of the access road, including the junction with the adjacent highway, have been submitted to and approved in writing by the local planning authority.

Reason

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

9.

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.

10.

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.

11.

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.

12.

The penultimate dwelling on site shall not be occupied until the access roads have been completed.

Reason

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

13.

The final travel plan shall be submitted to and approved in writing by the local planning authority within six months of the proposed development being brought into use and all conditions and requirements of the plan, once approved, shall be implemented and retained at all times.

Reason

To ensure that the proposed development operates in a safe and sustainable manner with minimal disruption to the highway network.

14.

The travel plan, once approved and in place, shall be subject to monitoring on an annual basis for a period of three years from the approval date. The monitoring report on the impact of the travel plan shall be submitted to the local planning authority on the first of January each year following the grant of planning permission. All amendments to the approved travel plan identified as a result of the monitoring process shall be implemented and retained.

Reason

To ensure that the proposed development operates in a safe and sustainable manner with minimal disruption to the highway network.

15.

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

16.

No drainage works 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 hydrogeological context of the development.

The drainage scheme shall demonstrate that surface water run-off generated up to and including the 1 in 100 year critical storm (including climate change) will not exceed the run-off from the existing site. It shall also include details of how the scheme is to be maintained and managed for the lifetime of the development so that flood risk, both on and off the site, is not increased. Reference should be made to the North Lincolnshire Council SuDS and Flood Risk Guidance Document. Should infiltration not be feasible alternative drainage should be used focussing on above-ground solutions.

Reason

To prevent the increased risk of flooding, to improve and protect water quality and to ensure 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.

17.

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

Reason

In the interest of highway safety and to comply with policy T19 of the North Lincolnshire Local Plan and policies C18 and CS19 of the North Lincolnshire Core Strategy.

18.

No development above damp course level shall take place until a scheme for on-site foul water drainage works, including connection point and discharge rates, has been submitted to and approved in writing by the local planning authority. Prior to the occupation of any phase, the foul water drainage works relating to that phase must have been carried out in complete accordance with the approved scheme.

Reason

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

19.

No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of an archaeological mitigation strategy, to be defined in a written scheme of investigation that has been submitted to, and approved in writing, by the

local planning authority. The strategy shall accord with a brief provided by North Lincolnshire Historic Environment Record and shall include details of the following:

- (i) measures to ensure the preservation by record of archaeological features of identified importance
- (ii) methodologies for the recording and recovery of archaeological remains, including artefacts and ecofacts
- (iii) post-fieldwork methodologies for assessment and analyses
- (iv) report content and arrangements for dissemination, and publication proposals
- (v) archive preparation and deposition with recognised repositories
- (vi) 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
- (vii) 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
- (viii) 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 potentially contains archaeologically significant remains that the development would otherwise destroy; the archaeological mitigation strategy is required in order to preserve archaeological evidence by means of a comprehensive record and creation of a permanent archive, to advance public understanding. The 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.

20.

The applicant shall notify the local planning authority in writing of the intention to commence the archaeological site works at least one week/seven days before commencement. Thereafter, the archaeological mitigation strategy shall be carried out in accordance with the approved details and timings.

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 potentially contains archaeologically significant remains that the development would otherwise destroy; the archaeological mitigation strategy is required in order to preserve archaeological evidence by means of a comprehensive record and creation of a permanent archive, to advance public understanding. The 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.

21.

A copy of any analysis, reporting, publication or archiving required as part of the mitigation strategy shall be deposited at the North Lincolnshire Historic Environment Record within six months of the date of completion of the development hereby approved by this permission or such other period as may be agreed in writing by the local planning authority.

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 potentially contains archaeologically significant remains that the development would otherwise destroy; the archaeological mitigation strategy is required in order to preserve archaeological evidence by means of a comprehensive record and creation of a permanent archive, to advance public understanding. The 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.

22.

No above-ground work shall take place until a noise mitigation scheme has been submitted to and approved in writing by the local planning authority. This scheme shall include details of:

- details of noise mitigation measures;
- predicted noise levels to be achieved at sensitive locations as a result of the noise mitigation scheme;
- details of how the noise mitigation scheme will be maintained for the lifetime of the development.

Once approved, the noise mitigation scheme shall be implemented before occupation of the development and shall be retained thereafter.

Reason

To protect the amenity of the residents of the proposed dwellings and to minimise potential land use conflict in accordance with policy DS1 of the North Lincolnshire Local Plan.

23.

If, during development, any odorous, discoloured or otherwise visually contaminated material is found to be present at the site then no further development shall be carried out until a written method statement detailing how this contamination shall be dealt with has been submitted to and approved in writing by the local planning authority.

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.

24.

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

Noise and vibration:

- (a) the works, and the method by which they are to be carried out
- (b) the noise and vibration attenuation measures to be taken to minimise noise and vibration resulting from the works, including noise limits, and
- (c) 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:

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

Dust:

- (a) site dust monitoring, recording and complaint investigation procedures
- (b) 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
- (c) provision of water to the site
- (d) dust mitigation techniques at all stages of development
- (e) prevention of dust trackout
- (f) communication with residents and other receptors
- (g) a commitment to cease the relevant operation if dust emissions are identified either by regular site monitoring or by the local authority
- (h) a 'no burning of waste' policy.

Once approved, the CEMP shall be implemented in full during all stages of construction.

Reason

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

25.

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

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

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

Reason

To reduce the emission impact of traffic arising from the development in line with policy DS11 of the North Lincolnshire Local Plan.

26.

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:

- (a) details of at least two bat lofts to be installed in new dwellings;
- (b) details of bat boxes and bat bricks to be installed on 15% of houses;
- (c) details of swift boxes and sparrow terraces to be installed on 15% of houses combined;
- (d) details of nesting sites to be installed to support a variety of other species, including house martin and garden birds;
- (e) restrictions on lighting to avoid impacts on bat roosts, bat foraging areas, bird nesting sites and sensitive habitats;
- (f) provision for hedgehogs to pass through any fencing installed between gardens and between areas of grassland;
- (g) prescriptions for the retention, planting and aftercare of native trees, shrubs, hedgerows and wildflowers of high biodiversity value;
- (h) details of wetland habitat to be created and managed as part of sustainable drainage;

- (i) appropriate phasing mechanisms to ensure that significant areas of habitat are created and are becoming properly established before each phase of construction;
- (j) procedures for monitoring and ongoing management of created habitats;
- (k) measures to avoid light, noise and water pollution, fly-tipping and other factors that would harm habitats and species;
- (l) prescriptions for the provision of a wildlife gardening leaflet for each new resident;
- (m) proposed timings for the above works in relation to the completion of the dwellings.

Reason

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

27.

The biodiversity management plan shall be carried out in accordance with the approved details and timings, and the approved features shall be retained thereafter, unless otherwise approved in writing by the local planning authority. Prior to the occupation of the 60th and 100th dwelling hereby approved, the applicant or their successor in title shall submit a report to the local planning authority, providing evidence of compliance with the biodiversity management plan.

Reason

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

28.

The scheme of landscaping and tree planting shown on drawings: Detailed Landscaping Proposals 1 of 2 and 2 of 2 dated 25 June 19 shall be carried out in its entirety within a period of twelve months beginning with the date on which development is commenced or within such extended time period as may be agreed in writing with the local planning authority. Any trees, shrubs or bushes removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced with trees, shrubs or bushes of similar size and species to those originally required to be planted unless the local planning authority have given written consent to any variation.

Reason

To enhance the appearance of the development in the interests of amenity in accordance with policies H5 and DS7 of the North Lincolnshire Local Plan.

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

Notification of intention to connect to the public sewer under Section 106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact the Development Services Team on 0345 606 6087.

Protection of existing assets - A public sewer is shown on record plans within the land identified for the proposed development. It appears that development proposals will affect existing public sewers. It is recommended that the applicant contacts Anglian Water Development Services Team for further advice on this matter. Building over existing public sewers will not be permitted (without agreement) from Anglian Water.

Building near to a public sewer - No building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Anglian Water. Please contact the Development Services Team on 0345 606 6087.

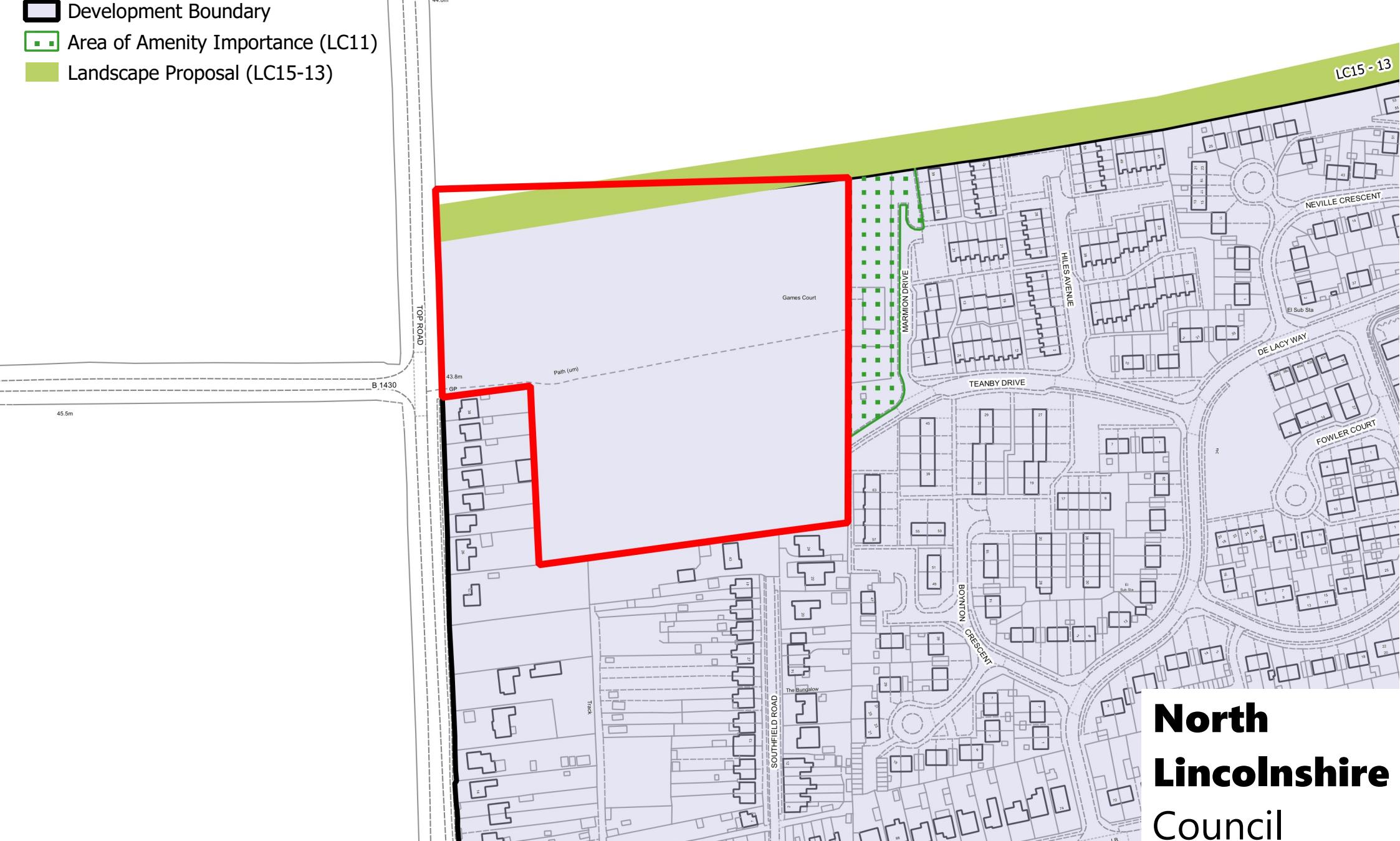
The developer should note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Anglian Water (under Sections 104 of the Water Industry Act 1991), they should contact their Development Services Team on 0345 606 6087 at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with the Sewers for Adoption guide for developers, as supplemented by Anglian Water's requirements.

Informative 4

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.

40 0 40 80 120 160 200 m

- Development Boundary
- Area of Amenity Importance (LC11)
- Landscape Proposal (LC15-13)

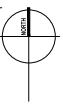


**North
Lincolnshire
Council**

PA/2018/2534

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PA/2018/2534 Site layout (not to scale)



0m 10m 30m 60m
SCALE 1:500



SCHEDULE OF ACCOMMODATION

	Type	Area	No. of Units	Min.	Max.	Area by Unit Type
Plot No.	Plot Area	(sq m)				
100	Plot 100	60.3	100.0	1	1	1448.0 12000.0
202	Plot 202	62.4	671.4	18	42	33.0
212	Plot 212	62.4	671.4	18	42	33.0
301	Plot 301	76.8	798.3	34	36	26.9 2000.0
303	Plot 303	71.7	711.8	8	36	30.0
304	Plot 304	71.7	711.8	8	36	30.0
311	Plot 311	75.3	830.6	6	36	45.0 3600.0
304	Plot 304	75.3	711.8	15	36	30.0
314	Plot 314	75.3	830.6	7	36	30.0
403	Plot 403	77.4	200.0	3	6	5.0
405	Plot 405	77.4	200.0	3	6	5.0
						8654.31 65000.0
						Total No. Dwellings:
						33.8
						Dwelling per Acre:
						33.7

PLANNING ISSUE

NOTE: THIS DRAWING IS BASED ON SURVEY DATA RECEIVED FROM GLEESON HOMES. ALL PROPOSALS DESCRIBED ARE SUBJECT TO CONFIRMATION WITH THE LOCAL PLANNING AUTHORITY TOGETHER WITH AN APPORTIONED DESIGN TEAM INCLUDING A HIGHWAY CONSULTANT AND SUDS SPECIALIST.

THE GREEN LINE INDICATES LAND TO WHICH THE PLANNING APPLICATION REFERS AND IS BASED ON INFORMATION PROVIDED BY GLEESON HOMES. THIS DRAWING SHALL NOT BE USED TO DEFINE LEGAL BOUNDARIES. ALL LEGAL BOUNDARIES SHALL BE CONFIRMED BY THE LAND OWNERS(S).

THIS DRAWING IS FOR THE USE OF THE ARCHITECTURE & SCULPTURE ARCHITECT DESIGN AND CO-ORDINATION WITH THE ARCHITECTURAL SITE LAYOUT. ALL CURRENT LANDSCAPE PROPOSALS INDICATED ON THIS DRAWING ARE INDICATIVE ONLY.

AMENDED

P4 03.08.18 MINOR AMENDMENTS AS PER CLIENT MARKUP RECEIVED 06/09/18
P4 24.04.18 FILTER DRAINS & PREAM CROSSINGS INCLUDED IN LINE WITH CLIENT FEEDBACK
P2 12.12.18 LAYOUT UPATED DTM 28.11.18
P1 24.10.18 UPDATED TO CLIENT COMMENTS - ISSUE FOR DISCUSSION
P1 12.10.18 ISSUE FOR DISCUSSION

Rev Date Description By Rev.

519
The Studio, Cardle House, 1 Whatford Approach, Granary Wharf, Leeds, LS1 4GH
Leedslarchitects519.com
www.architects519.com
0113 215 5555

Cust: GLEESON HOMES

#519 Ref Project Name: 2502 TOP ROAD, WINTERTON

Document Reference: Project Originator Zone Level Type Role Number

TRW - 519 - ZZ - XX - DR - A - 2001

PROPOSED SITE PLAN

Status: Code Suitability description

Revision: Code Revision status

P5 PLANNING

Created By: Reviewed By: Date: Scale at A1:

AH AR 12.10.2018 1:500

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