

APPLICATION NO	PA/2019/842
APPLICANT	Mr R Tyson
DEVELOPMENT	Outline planning permission to erect eight dwellings with all matters reserved for subsequent consideration
LOCATION	Land north of 6 Thornton Road, Goxhill, DN19 7HN
PARISH	Goxhill
WARD	Ferry
CASE OFFICER	Tanya Coggon
SUMMARY RECOMMENDATION	Subject to a unilateral undertaking, grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Contrary to policy Objection by Goxhill Parish Council Significant public interest

POLICIES

National Planning Policy Framework:

Chapter 2 – Achieving sustainable development

Chapter 4 – Decision-making

Chapter 5 – Delivering a sufficient supply of homes

Chapter 9 – Promoting sustainable transport

Chapter 11 – Making effective use of land

Chapter 12 – Achieving well-designed places

Chapter 15 – Conserving and enhancing the natural environment

North Lincolnshire Local Plan: Policies RD2, LC12, H5, H8, HE9 T2, T19, DS1, DS7, DS14 and DS16 apply.

North Lincolnshire Core Strategy: CS1, CS2, CS3, CS5, CS6, CS7, CS8, CS17, CS18 and CS19 apply.

CONSULTATIONS

Highways: No objection subject to conditions relating to access and car parking.

Drainage (Lead Local Flood Authority): No objection subject to conditions relating to surface water.

Trees: All the trees, apart from the Ash, are council-owned trees. They form an important street-lined appearance into the village of Goxhill. Some of these trees are not considered to have a high visual amenity value. If the council allows the development the developer should pay a commuted sum for replacement trees on the basis of three quality trees replacing each tree to be felled, which means 21 replacement trees to be purchased and planted adjacent/close to the application site.

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

Historic Environment Record: No objection.

Ecology: No objection subject to conditions relating to biodiversity.

North East Lindsey Drainage Board: No objections subject to a surface water drainage scheme approved for the site.

PARISH COUNCIL

- The application does not conform with planning policies CS1, CS2, CS7, CS8.42, CS5.63, NPPF5, NPPF77, NPPF78, NPPF117.
- The development site is situated outside the current development limit for Goxhill. This development is not sustainable. The distance from the epicentre of the village means that many of the residents would use cars to take their children to school and visit the park. There would also be the need for residents to use their cars to access places of work. Whilst Goxhill does have a train line and is on a bus route the options with both are very limited.
- The application is on the main route in and out of Goxhill. This route already gets congested and the parking on Thornton Road would absolutely lead to more accidents and would pose a risk to children's safety. Speeding. This is a huge issue in Goxhill. With the village growing rapidly with development this is only going to get worse. Thornton Road which changes into Ferry Road was last monitored between 13 to 19 July 2017 by NLC. The results were as follows:
 - Total vehicles monitored = 6,924 (3,816 eastbound, 3,108 westbound)
 - Speed Limit = 30mph
 - Mean speed = 32.9mph
 - 85th percentile = 38.7mph – this is the speed at which 85% of vehicles are travelling at or below, which is a better indicator of the general speed of traffic
 - Offending rate over 35mph (the speed at which the police enforce following National Police Chief Council guidelines) = 35.8%, average 354 offenders per day – 231 per day travelling between 35mph–40mph, 90 between 40mph–45mph, 22 between 45mph–50mph, 3 between 50mph–55mph. Over the whole seven-day period 10 were recorded between 55mph–60mph and 4 over 60mph.
- Goxhill is not earmarked for development in the current local plan. However, there has been 12 new homes and at least two infill homes within the past year. In addition,

PA/2018/1581 has just been approved for outline planning and will lead to a further 85 homes within the village.

- The application site is greenfield – prime agricultural land which is currently used as a paddock. It is not previously developed land. According to Natural England's Agricultural Land Classification Yorkshire and The Humber (ALC003) document, the land is likely Grade 3 (good to moderate) and therefore should be protected as such.
- The site is one site with two separate applications being submitted. The proposed single developments do not classify as a large-scale development but together they are. If either or both applications are approved, it would be expected that infill housing between these two developments will be the next stage of development.
- The application does not demonstrate that the development is essential to the 'functioning of the countryside'.
- The development will have a detrimental effect on the amenity of the cherry trees along Thornton Road. It will also mean whole or partial destruction of valuable hedgerow on Barrow Road and Thornton Road.
- Despite the new flood mitigation proposals, the area is still prone to high flood risk and the ditches are insufficient.
- The site has not been subjected to the sequential test.
- NLC is due to publish its five-year housing land supply statement any time now. This site is not expected to be included.

PUBLICITY

Advertised by site and press notice. Ten letters of objection have been received raising the following issues:

- highway safety
- increase in traffic
- infrastructure cannot support the proposal
- additional housing already granted in the area
- the site is in agricultural use
- loss of dyke
- narrow road
- inadequate parking
- loss of trees
- outside the development boundary

- noise
- out of character with the village
- flooding
- on-street parking
- speeding vehicles
- poor visibility
- unsustainable
- contrary to planning policy
- the council has a five-year land supply
- increased risk of traffic accidents
- the houses are not for local needs
- the site could result in larger development
- greenfield site
- the site is not a rural exception site
- it is large scale development due to PA/2019/841
- grade 3 agricultural land
- surface water issues in Goxhill
- loss of hedgerows
- loss of wildlife
- no turning area
- the site is remote for local services
- lack of public transport
- overlooking/loss of privacy/loss of light.

ASSESSMENT

The proposal is an outline application for eight dwellings with all matters reserved for future consideration. This application follows the refusal of an identical proposal in December 2018 under PA/2018/2079 on the grounds of loss of trees, impact on protected species, and the lack of a surface water drainage strategy and flood risk assessment. That decision notice is appended to this report. The site is located outside, but adjacent to, the

development boundary for Goxhill and is therefore within the open countryside. The site is currently a paddock. It is regarded as a greenfield site. To the north, south and east of the site are residential properties. To the west is the remaining paddock area. There is hedging, trees and a ditch on the site frontage. The site appears to be fairly level. Goxhill is one of the larger rural settlements and is ranked 12th out of 79 settlements in the council's Sustainable Settlement Survey with five key facilities and services. There is a pending application (PA/2019/841) for outline planning permission for nine dwellings on a site to the south, submitted by the same applicant.

The main issues associated with the proposal are whether it is acceptable in principle, and if so, whether the impacts on the highway, ecology, drainage, flooding trees, archaeology, the amenity of neighbours, the amenity of the locality, and on existing services and utilities are all acceptable.

Principle

The development plan for North Lincolnshire comprises three parts: those policies of the North Lincolnshire Local Plan (2003) (LP) which were saved by a direction of the Secretary of State in September 2007; the North Lincolnshire Core Strategy DPD (2011) (CS); and the Housing and Employment Land Allocations DPD (2016) (HELAP). Policy CS1 of the CS sets out a spatial strategy for North Lincolnshire.

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

Policy CS3 provides that development limits will be defined in future development plan documents. Outside these boundaries, development will be restricted to that which is essential to the functioning of the countryside. The development limits were subsequently defined in the HELAP, and the application site is located outside the designated development limit for Goxhill. LP saved policy RD2 restricts development in the open countryside other than in exceptional circumstances. This policy only supports residential development outside defined development limits where it is to meet an essential proven need and the open countryside is the only appropriate location for the development. Whilst this policy remains part of the development plan, it has largely been overtaken by policies in subsequent plans addressing the same issue (such as policies CS2 and CS3 referenced above).

The aforementioned policies are aimed at focussing housing within settlement limits as defined in the HELAP. The application site is entirely outside the defined development boundary for Goxhill and is therefore in breach of policies CS2, CS3 and CS8 of the CS and RD2 of the LP.

Notwithstanding the development plan policies set out above, the NPPF is a material consideration when determining planning applications. Paragraph 11 of the NPPF states that housing applications should be considered in the context of the presumption in favour

of sustainable development. Where the local planning authority cannot demonstrate a five-year supply of deliverable housing sites, the most important policies which guide the supply of housing should not be considered up-to-date. A recent Supreme Court judgement (Suffolk Coastal DC vs Hopkins Homes Ltd [2017] UKSC 37) provides clarity on the policies which are considered 'relevant policies' for the supply of housing. These do not include general restrictive policies such as those restricting development in the open countryside. As such, policies RD2 and CS3 are considered up-to-date. However, the weight to be afforded to them needs to be balanced against the need to deliver new housing and the broader merits of the scheme when viewed in the context of sustainable development.

A recent review of the of the Five Year Housing Land Position Statement has identified that the council's housing land supply has reduced from five years and six dwellings, to four years. The council has prepared a Housing Delivery Action Plan in accordance with the NPPF and PPG. The Action Plan will assist in securing a five-year land supply; some of the actions include reviewing the windfall allowance calculation, and working with developers to bring forward outline planning applications.

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

The NPPF identifies that there are three overarching objectives to sustainable development: economic, social and environmental objectives (paragraph 8). The NPPF is clear that 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).

In this case, in terms of the economic objective, the proposal will provide some employment during construction. The occupiers of the dwellings would provide some support to the settlement of Goxhill in terms of using shops and services located within Goxhill. These are all benefits of the scheme.

In terms of social sustainability, the site adjoins the development boundary of Goxhill and would be viewed as an extension to the existing ribbon development along this area of Goxhill. The site is located close to the bus routes serving Goxhill and close to the train station. A footpath link from the site would be formed to the main service area of Goxhill and the site is accessible by cycling. The proposal would increase the council's housing land supply which are benefits of the scheme. It is noted that the applicant is willing to enter into a section 106 agreement requiring one unit to be an affordable dwelling although the council has no policies to seek affordable housing on a site of this nature in this location comprising of eight units.

In terms of the environmental objective, the proposal would have an adverse impact on some of the council-owned trees adjacent to the site as they would need to be felled. This is a dis-benefit. However, a unilateral undertaking is proposed to replace each tree felled

with three additional trees which would overcome the harm the proposed development would cause and would be a benefit to the scheme. Biodiversity enhancements would be achieved through surveys, appropriate planting and landscaping. A further offset is that the scheme would include SuDs techniques that would improve the environmental sustainability of the scheme. These are the benefits of the scheme.

In determining the sustainability of the proposed development, an assessment is required, not only on principle, but also on the technical elements of the proposal as to whether any adverse impacts exist that would significantly and demonstrably outweigh the benefits of the proposal.

Highway

In terms of impact on the highway, the comments made by the parish council and neighbours, in terms of increased traffic, speeding, lack of parking and turning, and the increased risk of accidents are noted. However, Highways have raised no objection to the proposal subject to conditions. The actual siting, layout and appearance of the access, parking and turning would all be dealt with under the reserved matters application with Highways, neighbours and the parish council being able to comment. The issue of speeding is a matter for the police. The proposal therefore accords with policies T2 and T19 of the North Lincolnshire Local Plan and policy CS5 of the Core Strategy.

Drainage

The site lies within Flood Zone 1 of the council's SFRA and is therefore at low risk of flooding. However, Goxhill does suffer from surface water drainage issues and the applicant has submitted a Flood Risk Assessment and SuDS report. The LLFA and North East Lindsey Drainage Board have no objections to the proposal subject to conditions which would be imposed if planning permission is granted. Comments made by third parties are noted in respect of drainage issues, but these can be addressed through a condition requiring the submission of a drainage strategy.

The proposal now accords with policy DS16 of the North Lincolnshire Local Plan and policies CS18 and CS19 of the Core Strategy.

Ecology

In terms of ecology, an ecological appraisal has been submitted with the application. The council's ecologist has been consulted on the proposal and raises no objections subject to conditions which would be imposed if planning permission is granted. The proposal would not result in any significant harm to wildlife on the site. The proposal now accords with policies CS5 and CS18 of the Core Strategy.

Trees

The proposal would involve the loss of some trees owned by the council on the site frontage in order to provide accesses to the site. This is regrettable. The applicant has submitted a tree survey with the application and some of these trees are not considered to be of high amenity value. However, when assessing the loss of trees for this application and PA/2019/841 there would be a total loss of six or seven trees which would affect the tree-lined avenue which is a characteristic of the area. To mitigate the loss of these trees the applicant is willing to enter into a unilateral undertaking to replace them. The tree officer suggests a suitable replacement scheme would comprise 21 new trees and the applicant is

willing to pay a commuted sum for the replacement and planting of these trees by the council. This would offset the harm caused by the loss of these trees. As a result, subject to this unilateral undertaking, and the development being carried out in accordance with the approved tree survey, the proposal is acceptable and accords with policy LC12 of the North Lincolnshire Local Plan.

Neighbours

In terms of neighbours, it is considered that a residential scheme could be designed on the site which would not result in demonstrable harm being caused to neighbours, including loss of privacy, light and overlooking. These matters would be dealt with through the reserved matters application which neighbours would have the opportunity to comment on. In terms of noise and disturbance during construction, this can be controlled through a planning condition by restricting hours of work. The proposal, subject to conditions, accords with policies CS5 and CS7 of the Core Strategy and policies RD2 and DS1 of the North Lincolnshire Local Plan.

Amenity of the locality

In terms of impact on the amenity of the locality, it is considered that a residential scheme could be designed on the site that would be in character with the area. The proposal would lead to loss of a paddock area, but additional landscaping and planting would improve the visual appearance of the site. Concerns about the loss of agricultural land are noted but the site is not being cultivated for crops at the present time. The landscaping and appearance of the scheme would be dealt with through the reserved matters application. The loss of the proposed trees is regrettable although the replacement 21 trees would offset the harm that would be caused. The proposal, subject to conditions, accords with policies CS5 and CS7 of the Core Strategy and policies RD2 and DS1 of the North Lincolnshire Local Plan.

Services/utilities

The concerns raised by the parish council and neighbours, in relation to the strain on existing services/utilities that would be caused by the development, are noted. However, there is no evidence to suggest that the proposed additional dwellings would result in any demonstrable harm being caused to existing services/utilities. The development is for eight dwellings and contributions towards affordable housing, open space, education and leisure cannot be sought on a development of this size under current planning policy.

Other issues

The comments made that Goxhill is preparing a Neighbourhood Plan are noted. However, the plan is in its early stages of preparation. It is not adopted and therefore little weight can be given to this matter. It is noted that an application for nine dwellings has been submitted under PA/2019/841 on the adjacent site, but this is a separate application site and therefore this application is not a major application. The site is not a preferred option in the consultation stage of the new local plan being prepared, but this has little bearing on the application as that plan too is in its early stages of preparation. The issue of speeding vehicles in Goxhill is a matter for the police.

Conclusion

The proposal is assessed against the policies of the NPPF as a whole as well as local planning policy; it should be noted that local housing policy in this instance is considered

out of date. It is the officer's recommendation that no adverse impacts exist that would significantly and demonstrably outweigh the benefits of the proposal. The impacts of the development would be suitably mitigated through the use of planning conditions and through the completion of a unilateral undertaking.

RECOMMENDATION

Subject to the completion of a unilateral undertaking in relation to PA/2019/842 and PA/2019/841 to secure the payment to the council of a commuted sum of £3,150 to enable the council to purchase and plant 21 replacement trees adjacent/close to the application to replace the trees to be felled, 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 signing of the agreement;**
- (iii) if the agreement is not completed by 31 July 2020 the Group Manager – Development Management and Building Control be authorised to refuse the application on grounds of loss of trees; and**
- (iv) the permission so granted be subject to the following conditions:**

1.

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

Reason

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

2.

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

Reason

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

3.

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

Reason

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

4.

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

Reason

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

5.

The development hereby permitted shall be carried out in accordance with the following approved plans: 18/078A/0001.

Reason

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

6.

No development shall take place until details of:

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

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

Reason

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

7.

No development shall take place until details showing the method of improving/widening the existing footway across the whole site frontage have been submitted to and approved in writing by the local planning authority and thereafter only the approved scheme shall be implemented on the site.

Reason

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

8.

The proposed dwelling(s) shall not be occupied until the footway has been improved across the whole site frontage in accordance with the approved details.

Reason

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

9.

No loose material shall be placed on any driveway or parking area within 10 metres of the adopted highway unless measures are taken in accordance with details to be submitted to

and approved in writing by the local planning authority to prevent the material from spilling onto the highway. Once agreed and implemented these measures shall be retained.

Reason

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

10.

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

Reason

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

11.

No development shall take place until a protected species method statement has been submitted to and approved in writing by the local planning authority. The method statement shall include details of measures to avoid harm to bats, badgers, hedgehogs and nesting birds during vegetation clearance and construction works.

Reason

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

12.

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 bat boxes and bat bricks to be installed on at least two houses;
- (b) details of swift boxes and sparrow terraces to be installed on at least two houses;
- (c) details of nesting sites to be installed to support a variety of other species, including house martin and garden birds;
- (d) restrictions on lighting to avoid impacts on bat roosts, bat foraging areas, bird nesting sites and sensitive habitats;
- (e) provision for hedgehogs to pass through any fencing installed between gardens and between areas of grassland;
- (f) prescriptions for the retention, planting and aftercare of native trees, shrubs and hedgerows of high biodiversity value;
- (g) prescriptions for the provision of a wildlife gardening leaflet for each new resident;
- (h) 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.

13.

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

Reason

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

14.

Unless otherwise agreed by the local planning authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until parts 1 to 4 below have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the local planning authority in writing until part 4 has been complied with in relation to that contamination.

Part 1: Site Characteristics

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the local planning authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the local planning authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
 - human health;
 - property (existing or proposed), including buildings, crops, livestock, pets, woodland and service lines and pipes;
 - adjoining land;
 - groundwaters and surface waters;
 - ecological systems;
 - archaeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and a proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Part 2: Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the local planning authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, a timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Part 3: Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the local planning authority. The local planning authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the local planning authority.

Part 4: Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the local planning authority. An investigation and risk assessment must be undertaken in accordance with the requirements of Part 1, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of Part 2, which is subject to the approval in writing of the local planning authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the local planning authority in accordance with Part 3.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with policy DS7 of the North Lincolnshire Local Plan.

15.

Construction and site clearance operations shall be limited to the following days and hours:

- 8am to 6pm Monday to Friday

- 8am to 1pm on Saturdays.

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

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

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

Reason

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

16.

No development shall take place until a detailed surface water drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The scheme shall be based on sustainable drainage principles and an assessment of the hydrogeological context of the development. This must be based on the submitted Flood Risk Assessment and SuDS Report, Stephen Haywood Design Ltd, dated 22 January 2019. The discharge from the site shall be restricted to greenfield run-off rate and the downstream watercourse network shall be investigated with respect to outfall suitability.

Reason

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

17.

The drainage scheme shall be implemented in accordance with the approved submitted details required by condition 16 above, completed prior to the occupation of any dwelling or building within each phase or sub-phase of the development on site, and thereafter retained and maintained in accordance with the scheme for the life of the development unless otherwise agreed in writing with the local planning authority.

Reason

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

18.

No development shall take place until details of the positions, design, materials and type of boundary treatment to be built/planted have been agreed in writing by the local planning authority. The agreed boundary treatment shall be built/planted before any dwelling on the site is occupied and once built/planted it shall be retained.

Reason

To provide an appropriate level of screening in accordance with policies H8 and DS1 of the North Lincolnshire Local Plan.

19.

The development hereby permitted shall be carried out in complete accordance with the approved Arboricultural Report dated 30 April 2019 unless otherwise approved in writing by the local planning authority.

Reason

To safeguard the trees on and adjacent to the site in accordance with policy LC12 of the North Lincolnshire Local Plan.

20.

Before development is commenced, details of the method of protecting the existing trees on/adjacent the site throughout the construction period shall be submitted to and approved in writing by the local planning authority, and such works as may be so approved shall be carried out before development is commenced, and maintained until completion of the development. None of the trees so protected shall be wilfully damaged or destroyed, uprooted, felled, lopped or topped, nor any other works carried out which would cause damage to the root systems or otherwise threaten the lives of the trees during the period of construction without the previous written consent of the local planning authority. Any trees removed without such consent or dying or being severely damaged or becoming seriously diseased during that period shall be replaced with trees of such size and species as may be agreed with the local planning authority.

Reason

To safeguard the trees on/adjacent to the site in accordance with policy LC12 of the North Lincolnshire Local Plan.

21.

No development shall take place until a scheme for the disposal of foul and surface water has been agreed in writing by the local planning authority and none of the dwellings shall be occupied until it is connected to the approved drainage system.

Reason

To ensure satisfactory drainage is provided in accordance with policy DS14 of the North Lincolnshire Local Plan.

Informative 1

This application must be read in conjunction with the relevant Unilateral Undertaking.

Informative 2

The applicant's attention is drawn to the informative comments made by the Lead Local Flood Authority (LLFA) dated 22 May 2019.

Informative 3

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 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.



SITE

**Goxhill Road onto
New Holland Road
to Barrow upon
Haven**

**Thornton Road to
Thornton Curtis**

**North
Lincolnshire
Council**

PA/2019/842

 Development Boundary

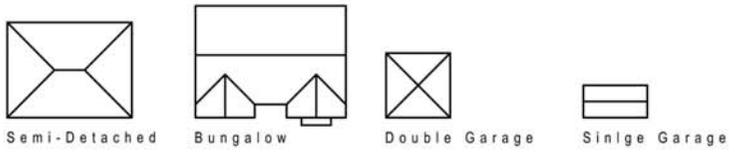


PA/2019/842 Proposed block plan (not to scale)

Rev: A	Drawn By: DH	Description: Layout revised to provide 4.3m wide internal access road	Date: 09.04.2019
--------	--------------	---	------------------



PROPOSED BLOCK PLAN
Scale - 1:500



KEY:
Ownership Boundary: —
Site Boundary: —

Drawing Title:	Proposed Block Plan		
Client:	Mr R G Tyson		
Project:	Proposed Housing		
Location:	Land off of Goxhill Road & Thornton Road, Goxhill		
Drawing Number:	Revision:	Scale / Size:	
18/078A/0003	A	1:500 / A3	
Project Stage:	Drawn By:	Checked By:	Date:
Planning	DH	/	10.01.2019

web: hydearchitecture.com
tel: 07580585585
email: daniel@hydearchitecture.com

Hyde Architecture