

APPLICATION NO	PA/2020/870
APPLICANT	Mr Halmshaw, John Halmshaw Partners
DEVELOPMENT	Planning permission to erect 16 dwellings with garages, including associated boundary, highway, landscaping and drainage works
LOCATION	Warehouse No 5, High Street, Wootton, DN39 6RW
PARISH	Wootton
WARD	Ferry
CASE OFFICER	Scott Jackson
SUMMARY RECOMMENDATION	Subject to the completion of a section 106 agreement, grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Departure from planning policy

POLICIES

National Planning Policy Framework:

Chapter 2 – Achieving sustainable development

Chapter 4 – Decision-making

Chapter 5 – Delivering a sufficient supply of homes

Chapter 9 – Promoting sustainable transport

Chapter 11 – Making effective use of land

Chapter 12 – Achieving well-designed places

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

Chapter 15 – Conserving and enhancing the natural environment

North Lincolnshire Local Plan:

Policy RD2 (Development in the Open Countryside)

Policy RD5 (Alternative Uses of Industrial and Commercial Sites in the Open Countryside)

Policy H5 (New Housing Development)

Policy H8 (Housing Design and Housing Mix)

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

Policy LC7 (Landscape Protection)
Policy LC12 (Protection of Trees, Woodland and Hedgerows)
Policy T1 (Location of Development)
Policy T2 (Access to Development)
Policy T6 (Pedestrian Routes and Footpaths)
Policy T19 (Car Parking Provision and Standards)
Policy DS1 (General Requirements)
Policy DS14 (Foul Sewage and Surface Water Drainage)
Policy DS16 (Flood Risk)

North Lincolnshire Core Strategy:

Policy CS1 (Spatial Strategy for North Lincolnshire)
Policy CS2 (Delivering More Sustainable Development)
Policy CS3 (Development Limits)
Policy CS5 (Delivering Quality Design in North Lincolnshire)
Policy CS7 (Overall Housing Provision)
Policy CS8 (Spatial Distribution of Housing Sites)
Policy CS9 (Affordable Housing)
Policy CS17 (Biodiversity)
Policy CS19 (Flood Risk)
Policy CS22 (Community Facilities and Services)
Policy CS25 (Promoting Sustainable Transport)
Policy CS27 (Planning Obligations)

Other documents:

Housing and Employment Land Allocations Development Plan Document (DPD) – Wootton Inset Map

CONSULTATIONS

Anglian Water: The foul drainage from this development is in the catchment of Ulceby Water Recycling Centre that will have available capacity for these flows. The preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer seen as the last option. Building Regulations (part H) on Drainage and

Waste Disposal for England includes a surface water drainage hierarchy, with infiltration on site as the preferred disposal option, followed by discharge to watercourse and then connection to a sewer. From the details submitted to support the planning application the proposed method of surface water management does not relate to Anglian Water operated assets. As such, we are unable to provide comments on the suitability of the surface water management. The local planning authority should seek the advice of the Lead Local Flood Authority or the Internal Drainage Board.

Humberside Fire and Rescue: It is a requirement for domestic premises that adequate access for fire-fighting is provided to all buildings or extensions to buildings.

Environment Agency: No objection to the application. Our previous review of intrusive investigations at the site for a previous application concluded that conditions relating to contamination could be discharged, insofar as they related to the protection of controlled waters. This was because no sign or impact of the former underground tanks was found.

There does not appear to be any new information that would change our opinion on the potential risks and, as such, we have no concerns with this proposed development.

Highways: No objection, recommend conditions.

Historic Environment Record: The proposal does not adversely affect any heritage assets of archaeological interest or their settings. No further recommendations for archaeology.

Recycling: Comments made in relation to bin provision, storage and collection and travelling distances for bin lorries.

Humberside Police: No objection, the local planning authority seeks to encourage Secured by Design accreditation where appropriate.

LLFA Drainage: No objection, recommend conditions.

Capital and Buildings: In response to the above planning application I can confirm that educational contributions will be sought for both primary and secondary places. Based on 2020/21 calculations the amount per dwelling is £7,736; this figure will be inflated annually.

Spatial Planning: The development plan for Wootton consists of the Core Strategy and Housing and Employment Land Allocations DPD of the North Lincolnshire LDF, and the Saved Policies of the North Lincolnshire Local Plan 2003. The majority of the site is in the open countryside, therefore housing development is contrary to policies CS2, CS3, CS7 and RD2. Early this year the council started to review the Five Year Housing Land Position Statement; as part of this review the council have identified that the deliverability of a number of the sites has changed due to planning permissions having lapsed or delay in delivery due to site funding changes.

The initial review has identified that the council 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. The revised Five Year Housing Land Supply Position Statement was due to be published in summer 2020. Any decisions made by the planning authority will take account of the presumption in

favour of sustainable development as set out in paragraph 11 of the NPPF. The current local policies relating to housing will carry reduced weight during this period.

The site is in Wootton, which is a smaller rural settlement and scored 20 points in the North Lincolnshire Settlement Survey (2019) and was 38th overall out of all the settlements in North Lincolnshire on sustainability grounds. The settlement survey looks at key features which make up sustainability which are primary school, secondary school, doctor's and community facilities. Wootton is a 'smaller rural settlement' and has four of the seven key facilities: public house; village hall/church hall/community centre; primary school. This proposal for residential development is in the open countryside and contrary to the council's adopted development plans. As the council cannot demonstrate a five-year housing land supply, paragraph 11 of NPPF applies and the application should consider any adverse impacts of granting permission when assessed against the policies within this framework taken as a whole or specific policies indicate development should be restricted. It must be demonstrated why the development meets the three dimensions of sustainable development.

Section 106 Officer: As the site falls within Wootton, current policy states that 10% of the development should be provided for affordable housing, which, on this development, equates to two dwellings if all 16 dwellings were built out. We would expect to see this as an on-site contribution. The education team has responded on the above application and they will seek both primary and secondary contribution, which is £7,736 per dwelling, excluding the affordable dwellings:

16 dwellings – 2 affordable dwellings = 14 eligible dwellings;

14 dwellings x £7,736 = £108,304 education contribution.

To allow maximum development on the site, Leisure have requested an off-site contribution of £13,979 towards the catchment leisure facilities. For this development that would be Baysgarth Leisure Centre, to improve anticipated costs of building improvements and additional fitness and sports equipment. On a development of this size there is no requirement for an area of play on site; however, we do request that there is 10 square metres per dwelling of informal open space on site. For North Lincolnshire Council to maintain the 160 square metres would cost £6,682.60; alternatively, an estate management company can be set up and no contribution would be required.

Ecology: No bat or bird surveys are required. The site has limited biodiversity value at present and negligible potential for protected species. Landscape guidelines apply. Recommend conditions.

Environmental Health: The application is acceptable if a 2 metre high acoustic fence is erected along the boundary with the existing commercial storage facility. Recommend conditions in respect of contaminated land investigation, submission of a construction environmental management plan (CEMP), construction working hours and provision of electrical vehicle charging points.

PARISH COUNCIL

Support the application on the basis that the weighbridge is relocated and no HGV traffic can access the site from High Street.

PUBLICITY

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

STATEMENT OF COMMUNITY INVOLVEMENT

No statement of community involvement has been submitted with this application.

ASSESSMENT

The application site comprises part of a haulage yard containing two large warehouses, a weighbridge, site office and large areas of hardstanding. The site extends to 0.87 hectares in area and is partly located within the Wootton settlement boundary to the north. The site is bounded by residential properties to the north, east and south and is accessed from High Street to the north. To the south and south-west of the site are two further warehouses and the southern part of the site is located outside the settlement boundary, in the open countryside.

Planning permission is sought to demolish the two buildings, site office and weighbridge and erect 16 dwellings; this is a collective resubmission of planning applications PA/2012/0274 and PA/2013/0213 which were permitted for 13 and 3 dwellings respectively.

The main issues in the determination of this application are the principle of residential development (incorporating landscape impact), and impact upon residential amenity.

Principle

Part of the application site is located outside of any defined settlement boundary and the proposal would represent a departure from the North Lincolnshire Local Plan in that regard. The Housing and Employment Land Allocations DPD (HELAP) shows the site frontage and part of the land to the rear to be located within the defined settlement boundary for Wootton; this accounts for 3–4 of the proposed dwellings being located within the settlement boundary. In determining whether the principle of residential development outside the settlement boundary is acceptable in this instance, it is necessary to consider whether the proposed development is sustainable in planning policy terms. It is worth noting that the principle of residential redevelopment of this brownfield site was previously considered to be acceptable through the granting of planning permission for 16 dwellings across two planning applications PA/2012/0274 and PA/2013/0213.

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

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

Policy CS8 deals with the distribution of housing sites and prioritises development in Scunthorpe and the market towns, with brownfield sites and sites within development boundaries being the primary focus. With regard to rural settlements, the policy states that new housing will create opportunities for small-scale infill development that maintains the viability of the settlement and meets identified local needs without increasing the need to travel. Policy CS8, whilst restricting housing outside development limits, contemplates some greenfield development as it refers to allowing development on such sites where it can be demonstrated that this would bring additional community benefits, contribute to building sustainable communities and be acceptable in terms of its impact on the high quality environment and adjoining countryside. This overall approach is supported by policy CS2 which sets out a sequential approach for development.

Policy CS3 provides that development limits will be defined in future development plan documents. Outside these boundaries, development will be restricted to that which is essential to the functioning of the countryside. It is worth noting this is a brownfield site which was previously located wholly within the defined settlement boundary under the North Lincolnshire Local Plan 2003 and this was the case when the previous applications on the site for residential development were considered in 2012 and 2013 respectively. The development limits were subsequently re-defined in the HELAP, and the majority of the application site is located outside the designated development limit for Wootton. There are no allocated housing sites within Wootton.

LP saved policy RD2 restricts development in the open countryside other than in exceptional circumstances. This policy only supports residential development outside defined development limits where it is to meet an essential proven need and the open countryside is the only appropriate location for the development. Whilst this policy remains, it has largely been overtaken by policies in subsequent plans addressing the same issue (such as policies CS2 and CS3 referenced above).

The aforementioned policies are aimed at focusing housing within settlement limits as defined in the Housing and Employment Land Allocations DPD. The application site is predominantly located outside the defined development boundary for Wootton and is therefore considered to be in breach of policies CS2, CS3 and CS8 of the Core Strategy and RD2 of the local plan.

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.

The revised Five Year Housing Land Supply Position Statement is yet to be published and therefore any decisions made by the planning authority will take account of the presumption in favour of sustainable development as set out in Paragraph 11 of the NPPF.

The current local policies relating to housing will carry reduced weight during this period.

Planning policy guidance paragraph 008 states that, in decision-taking, if an authority cannot demonstrate a five-year housing land supply, including any appropriate buffer, the presumption in favour of sustainable development will apply, as set out in paragraph 11d of the National Planning Policy Framework.

There are three dimensions to sustainable development as set out in paragraph 8 of the Framework: economic, social and environmental.

Other than in the case of an updated design and access statement, no additional supporting information has been submitted with this application to demonstrate whether the proposal is considered to be sustainable on the part of the applicant.

The proposed development would have the social and economic benefits of addressing the current under-supply of housing land by the provision of market housing as well as affordable housing (as required under policy CS27). Investment in construction and related employment would represent a benefit, as would the support which the additional population would produce for the local economy. The North Lincolnshire Sustainable Survey 2019 ranks the settlement of Wootton as 38th out of the 79 settlements scored within the survey and is classified as a 'smaller rural settlement', having four of the seven key facilities. It is therefore noted that Wootton is a sustainable settlement in respect of its number of key facilities and the application site is within walking and cycling distance of these facilities/services. In addition, there is a regular bus service to the market town of Barton, and to Grimsby and Cleethorpes town centres, where a wider range of services and amenities are available.

In terms of the environmental dimension, the development will clearly result in the re-development of a brownfield site which would remove large warehouses and swathes of hardstanding from the site, which is an environmental benefit. The site is bordered by residential development on three sides and by existing warehouses to the south and west; therefore, with the exception of the dwellings proposed on the High Street frontage, the site is well contained. The site layout plan shows that on the south-western boundary of the site a Hawthorn hedge is proposed; once established this would help to screen the built development still further. The built form of the development (i.e. two-storey dwellings) will be viewed in conjunction with the existing built form of Wootton and thus will not result in an isolated form of built development in the open countryside. In addition, the proposal will result in the removal of two large, bulky warehouse buildings which dominate the visual appearance of the area. These will be replaced by a spacious residential development which is considered to be a benefit in visual amenity terms.

The proposed development would alter the character and appearance of the countryside, but only to a small extent as it results in the redevelopment of a brownfield site which is dominated by large buildings and hardstanding. Given the fact that the site is comparatively well enclosed and lies directly adjacent to and partly within the defined development boundary and existing residential development, it is considered that the landscape impact would be limited in this instance.

The council's ecologist has confirmed that the site is currently of limited biodiversity value and that, subject to conditions (which would secure biodiversity enhancement on the site), the development is unlikely to have an adverse impact on protected species. The site is not designated as being of specific ecological importance, nor is it adjacent to such an area of designation. The applicants have demonstrated that there is the potential for biodiversity benefit through additional landscaping and the use of sustainable drainage features, such as a swale; this would be consistent with the conditions recommended by the council's ecologist.

Overall, the site is considered to be of low environmental sensitivity and the magnitude of change to the character of the landscape and any public views will be low. Although there

would be some degree of impact to the character and appearance of the area and a conflict with the development plan in this respect, the extent of impact does not weigh heavily in the balance and the environmental dimension of sustainable development is therefore considered to be achieved in this case.

Whilst the restrictive policies of the development plan (CS2, CS3 and CS8) do still apply, the lack of a five-year supply of housing land and the scale of the shortfall limit the weight which can be attributed to these policies. Restricting development to land within development limits, if strictly applied, would severely affect the ability of the authority to address the need for housing. Overall it is considered that the proposal represents sustainable development in the context of the Framework, which sets a presumption in favour of sustainable development. The limited adverse impact of granting planning permission would not significantly and demonstrably outweigh the benefits of the proposal, when assessed against the policies in the Framework taken as a whole. For these reasons the principle of development is considered to be acceptable.

In terms of the development characteristics itself, it consists of three detached two-storey dwellings located on the site frontage to either side of the vehicular access and a further 13 detached dwellings located in a cul-de-sac arrangement to the rear. This layout replicates the previous applications approved on the site and will deliver 16 dwellings overall, all of which are two-storey in height. The creation of a cul-de-sac is consistent with the character of existing residential development in this part of the settlement, with housing estates to either side of Cherry Lane reflective of this. The plans show there will be a mix of housing designs and types, and features, such as projecting gables, canopies, bay windows, eaves detailing, chimneys and varied ridge lines, are considered to add to the visual interest of the overall scheme. In addition, the plans show that each dwelling will be separated by the driveway to each respective plot; this adds a sense of openness and spaciousness to the development and does not result in a cramped or contrived form of development. Details of the external materials of construction have been provided, and consist of light red, mixed red and orange/red multi bricks and red pantiles; this will add visual interest and result in built development which will assimilate into the local vernacular.

In terms of scale, the dwellings range in height from 7 metres to 8.6 metres and vary in width and depth. The dwellings are substantially set back from the High Street and will not appear overbearing in the street scene. The adjoining dwellings are of varying scales. As a result, in terms of scale, the proposal is considered to be acceptable.

Residential amenity

The proposal shows the erection of 16 dwellings, each with two off-street parking spaces and areas of private amenity space to the rear. The proposal will ensure there is a separation distance of 20 metres or more between the proposed and existing dwellings which surround the site and between plots 1 and 1A on the site. Given the separation distances to existing residential development, it is considered that the proposed dwellings would not result in loss of residential amenity through the effects of overlooking or having an overbearing impact. In order to safeguard residential amenity between each of the proposed dwellings within the development, a condition is recommended that all side-facing bathroom/en-suite windows at first floor or above are fitted with obscure glazing to a minimum of code level 3 in accordance with the Pilkington Scale of Obscuration. It is noted there first floor side-facing bedroom windows are proposed to serve plots 9/10, however these windows will have an outlook onto the driveways of the respective properties.

In addition, the development will be located in close proximity to the remaining part of the haulage yard owned by the applicant to the west and south-west. In order to safeguard residential amenity, a condition is recommended requiring details of a 2 metre high acoustic fence, to be installed along the boundary of residential gardens for plots, to be submitted for consideration. This is consistent with the condition imposed on the previous outline planning permission in 2012. A condition is recommended by Environmental Protection requiring the submission of a construction environmental management plan (CEMP). Given the extent of buildings to be demolished on the site and the requirement for hardstanding to be broken up and removed, and taking into account the proximity to existing residential properties, it is considered necessary and reasonable to recommend a condition for the submission of a CEMP prior to any development commencing on the site, including demolition and site clearance works.

Other issues

Conditions are recommended by LLFA Drainage in respect of the submission and implementation of a surface water drainage scheme. However, the surface water drainage issues only relate to the permeable paving design and clarification as to when the highway drainage system connection will be utilised. On this basis it is considered that the method of surface water drainage disposal for the development is acceptable but a condition is recommended requiring further details of the permeable paving design and clarification on the highway drainage system connection to be submitted for consideration prior to any above-ground works taking place.

The applicant has submitted information in respect of remediation measures to be put forward to ensure the ground conditions are suitable for residential redevelopment. The Remediation Strategy and Geotechnical Report has been considered by Environmental Health and no objections are raised subject to the recommendation of a condition requiring further information to be submitted that includes an updated Geo-environmental Investigation Report and investigation of hydrocarbons. It is worth noting that the applicant has failed to submit the previous Geo-environmental Investigation Report from October 2018 (submitted to formally discharge conditions from the 2012 planning permission and that parts 1–2 of the planning condition were formally discharged on that basis); however, given the findings of that report were previously found to be acceptable by Environmental Health and that the remediation proposals presented in the supporting information with this application are similarly acceptable to Environmental Health, there is no requirement to impose a condition requiring the submission of a contaminated land investigation report in this case.

Conclusion

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

balance' set out in paragraph 14 of the NPPF, the development must be considered acceptable and should be approved.

Pre-commencement conditions

A pre-commencement condition is recommended in respect of the submission of a construction environment management plan (CEMP); this is required to safeguard residential amenity during the site clearance, demolition and construction phases of development. The applicant's agent has agreed to the imposition of such a condition.

A number of contributions are also required, as set out in the Recommendation section below. These contributions are required to mitigate the impact of the development and to comply with policy CS27 of the Core Strategy. The applicant has agreed to these contributions.

RECOMMENDATION

Subject to the completion of a formal agreement under Section 106 of the Town and Country Planning Act 1990 to secure two affordable units on site, 160 square metres of casual open space on site, an open space maintenance contribution of £6,682.60, a contribution of £13,979 towards leisure improvements at Baysgarth Leisure Centre and a contribution of £7,736 per eligible dwelling towards primary and secondary school places in Wootton and Barton, 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 18 May 2021 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 CS22 of the North Lincolnshire Core Strategy, policy H10 of the North Lincolnshire Local Plan, and Supplementary Planning Guidance 8 and 10, on grounds of inadequate provision of affordable housing, open space, maintenance of open space, and inadequate contributions towards primary and secondary school education and leisure facilities; 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: 2103/TOPO, 2103/DS1, 2103/A/1, 2103/A/2, 2103/B/1, 2103/C/1, 2103/C/2, 2103/D/1, 2103/D/2, 2103/E/1, 2103/E/2, 2103/G/1/A, 2013/G/2, 2103/G/3, 2103/SITEPLAN/REVISION B, 12338/500-02 Rev P11, Site Location Plan, 03, 04, 05, 06, 07 and 08.

Reason

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

3.

Notwithstanding the approved plans, none of the dwellings along the western and south-western boundary of the site (Plots 11-13) shall be occupied until details of a 2 metre high acoustic fence have been submitted to and agreed in writing by the local planning authority. The details shall include a specification of the acoustic fence to be installed and a plan showing the extent of the boundary on which it will be installed. The fence shall be erected in accordance with the approved details and shall thereafter be retained.

Reason

To define the terms of the permission and to ensure sufficient mitigation is afforded to the properties which face towards the existing haulage facility in accordance with policy DS1 of the North Lincolnshire Local Plan.

4.

All en-suite and bathroom windows proposed in the first floor side elevation of each plot shall be fitted with obscure glazing to a minimum level 3 in accordance with the Pilkington Scale of Obscuration and once installed they shall thereafter be retained as such.

Reason

To define the terms of the permission and in the interests of safeguarding residential amenity in accordance with policy DS1 of the North Lincolnshire Local Plan.

5.

No above-ground works shall take place until detailed designs for any permeable paving to be installed, and clarification as to when the highway drainage system connection will be utilised for surface water drainage, have been submitted to and agreed in writing by the local planning authority. The surface water drainage solution shall be constructed in accordance with the agreed details and no dwelling hereby approved shall be occupied until it is connected to the agreed system.

Reason

To prevent the increased risk of flooding to themselves and others, to improve and protect water quality, and to ensure the implementation and future maintenance of the sustainable drainage structures in accordance with policy DS16 of the North Lincolnshire Local Plan, policies CS18 and CS19 of the North Lincolnshire Core Strategy, and paragraphs 155, 157, 163 and 165 of the National Planning Policy Framework.

6.

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

Reason

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

7.

No 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.

8.

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.

9.

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.

10.

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.

11.

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

Reason

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

12.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008 (or any order revoking and re-enacting that order with or without modification), no development shall take place within any service strip adjacent to any shared surface road, and any planting or landscaping within this service strip shall be of species which shall be agreed in writing with the local planning authority prior to planting.

Reason

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

13.

No above-ground works 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 and approved in writing by the local planning authority. Once approved the plan shall be implemented, reviewed and updated as necessary throughout the construction period.

Reason

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

14.

Works and biodiversity enhancements shall be carried out strictly in accordance with the submitted document, 'High Street Wootton Ecological Enhancement Management Plan' dated March 2015 and the submitted drawing number 2103 Site plan revision B, Feb 2016. The management prescriptions set out in the management plan shall be carried out in their entirety in accordance with the timescales set out. Prior to the occupation of the 15th dwelling, the applicant or their successor in title shall submit a report to the local planning authority, providing evidence of compliance with the Ecological Enhancement Management Plan. All biodiversity features shall be retained thereafter.

Reason

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

15.

Within three months of the commencement of development, the applicant or their successor in title shall submit a biodiversity metric assessment and additional biodiversity management plan to the local planning authority for approval in writing. The document shall include:

- (a) an assessment of biodiversity loss based on the habitat and hedgerow baseline from the submitted Topographical Survey drawing ref 2013/TOPO, dated July 2015;

- (b) details of measures required to provide at least 10% biodiversity net gain in accordance with the Defra biodiversity metric 2.0.

Biodiversity units should be delivered on site, within the red and blue line boundaries shown on the submitted Location Plan. Those that cannot viably be delivered on site should be delivered locally, according to a local plan or strategy.

Reason

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

16.

The Additional 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 15th dwelling, the applicant or their successor in title shall submit a report to the local planning authority, providing evidence of compliance with the Additional Biodiversity Management Plan.

Reason

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

17.

No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approved details.

Reason

To ensure that the use of soakaways does not increase the potential risk posed to controlled waters and to ensure that they are not located in potentially contaminated ground.

18.

Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason

The site lies over a principal aquifer. A risk assessment of the potential risk to controlled waters should be undertaken if piling is proposed at the site.

19.

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.iagm.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 accordance with the agreed details and retained in perpetuity thereafter.

Reason

To facilitate the uptake of low emission vehicles and reduce the emission impact of traffic arising from the development in line with the National Planning Policy Framework.

20.

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, demolition or site clearance operations shall take place on Sundays or public/bank holidays.

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

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

Reason

To define the terms of the permission and in the interests of safeguarding residential amenity in accordance with policy DS1 of the North Lincolnshire Local Plan.

21.

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

Noise and vibration – the CEMP shall set out the particulars of:

- the works, and the method by which they are to be carried out;
- the noise and vibration attenuation measures to be taken to minimise noise and vibration resulting from the works, including and noise limits; and

- a scheme for monitoring the noise and vibration during the works to ensure compliance with the noise limits and the effectiveness of the attenuation measures.

Light – the CEMP shall set out the particulars of:

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

Dust – the CEMP shall set out the particulars of:

- site dust monitoring, recording and complaint investigation procedures;
- identification of receptors and the related risk of dust impact at all phases of the development, including when buildings and properties start to be occupied;
- provision of water to the site;
- dust mitigation techniques at all stages of development;
- prevention of dust trackout;
- communication with residents and other receptors;
- a commitment to cease the relevant operation if dust emissions are identified either by regular site monitoring or by the local authority;
- a 'no burning of waste' policy.

Reason

To define the terms of the permission and in the interests of safeguarding residential amenity in accordance with policy DS1 of the North Lincolnshire Local Plan.

22.

The development hereby permitted shall take place in strict accordance with the remediation scheme set out in the Phase 3 Remediation Statement, Report No. J2739/14/E/R and the Visqueen Typical Edge Details Sheet. 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.

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, and where remediation is necessary a remediation scheme must be prepared, 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.

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.

Informative 1

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

Informative 2

The proposals show a new access to be provided over and/or connection into the highway drain. This must be consented by North Lincolnshire Council's LLFA Drainage Team, in their capacity as Lead Local Flood Authority, and/or the local Internal Drainage Board through an Ordinary Watercourse Consent, and appropriate discharge rates must be agreed. Please contact the LLFA Drainage team on 01724 297522 or by email to llfadrainageteam@northlincs.gov.uk for further details. Compliance with this guidance is to ensure the free flow of surface water is maintained throughout the development.

Informative 3

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

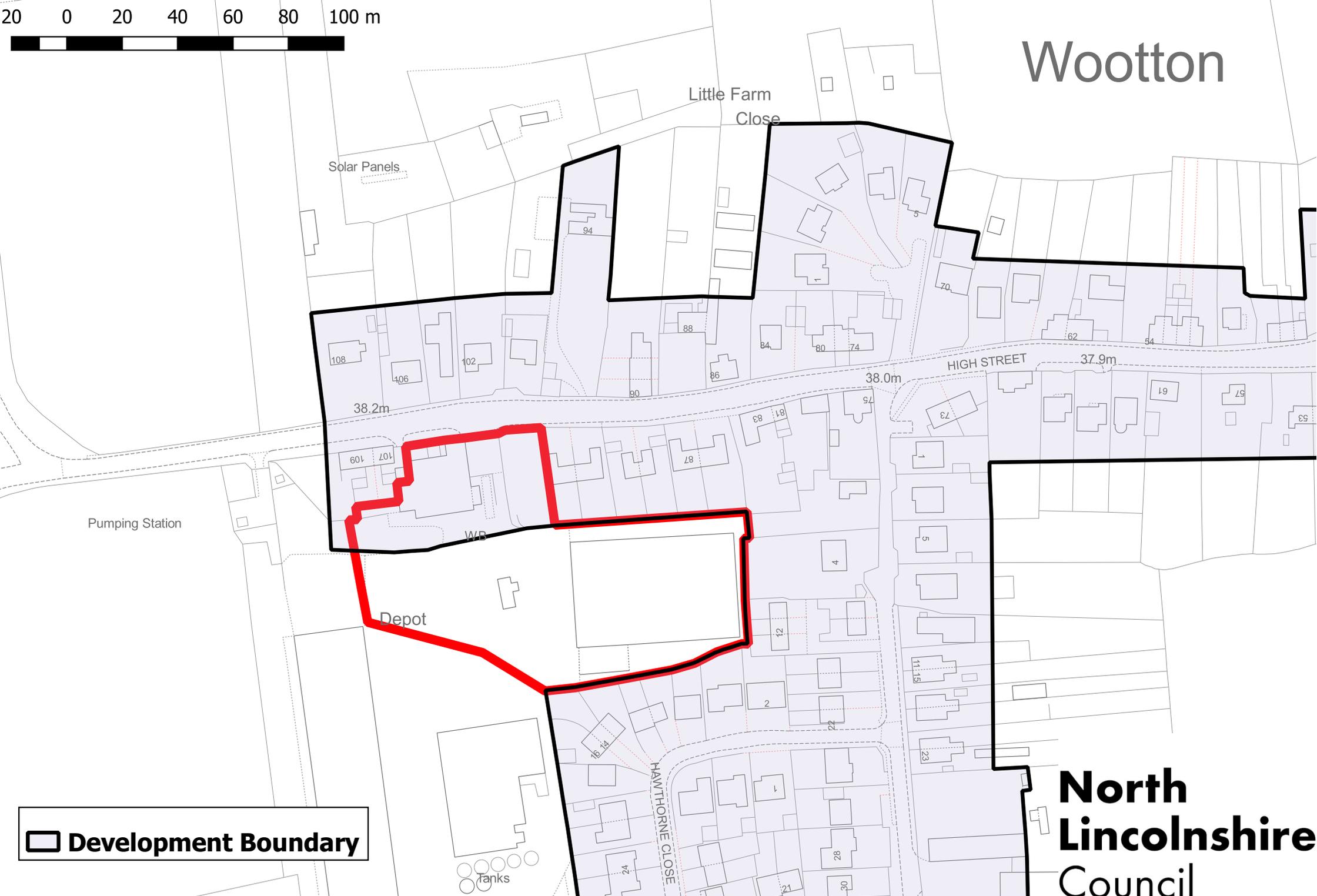
- before ANY construction works take place within the limits of the highway you MUST contact the highway authority on telephone number 01724 297000 to arrange for the relevant permissions/licenses to be issued;
- before ANY service (utility) connections take place within the limits of the highway you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



Wootton

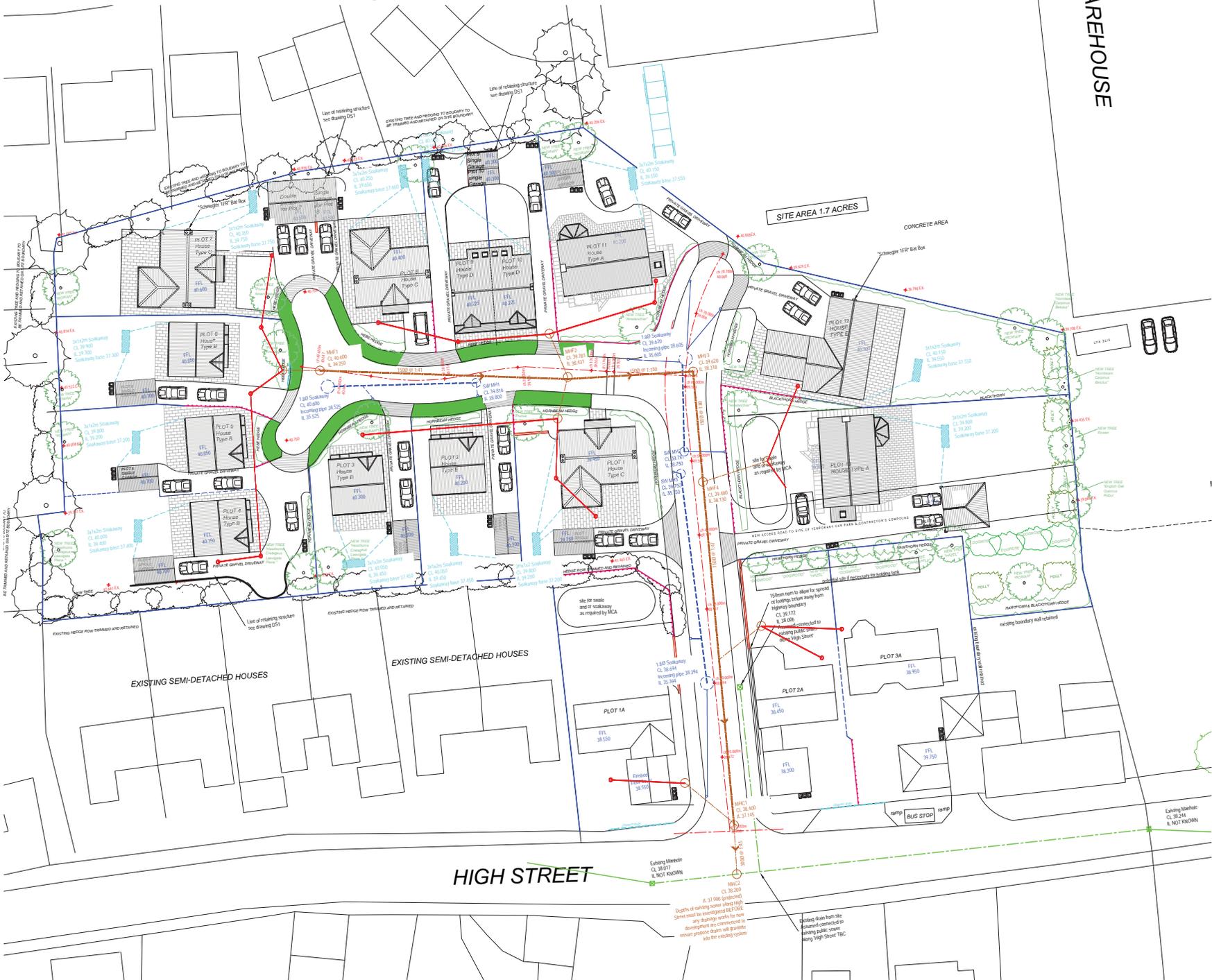


 **Development Boundary**

**North
Lincolnshire
Council**

PA/2020/870

PA/2020/870 Proposed layout (not to scale)



- BOUNDARY KEY -**
- 1.8 metre high close boarded timber fence
 - - - 1.1 metre high close boarded timber fence
 - . - . - . Post and rail fence 1metre high
 - = = = = = Brick boundary wall 2metres high with piers at 2.4metre centres - facing brick to match adjacent house with smooth red engineering brick plinth and coping on plain tile creasin

PLEASE NOTE
Drawing to be read alongside the following -

Drawings Prepared by Ingleby & Hobson RIBA ;

- References:
- 1579B 03 - Plot 1A Plans
 - 1579B 04 - Plot 1A Elevations
 - 1579B 05 - Plot 2A Plans
 - 1579B 06 - Plot 2A Elevations
 - 1579B 07 - Plot 3A Plans
 - 1579B 08 - Plot 3A Elevations
 - 1579B 10 - Sketch Strip Elevation to High Street

- References:
- 2103/A/1 - House Type A Plans
 - 2103/A/2 - House Type A Elevations
 - 2103/G/1 - Double Garage General Arrangement
 - 2103/G/2 - Single Garage General Arrangement
 - 2103/B/1 - House Type B General Arrangement
 - 2103/C/1 - House Type C Plans
 - 2103/C/2 - House Type C Elevations
 - 2103/D/1 - House Type D Elevations
 - 2103/D/2 - House Type D Elevations
 - 2103/E/1 - House Type E Plans
 - 2103/E/2 - House Type E Elevations

Drawings prepared by Mason Clark Associates :

- References:
- 12338-500-01: Surface Water Drainage Assessment
 - 12338-500-02: Proposed Foul and Surface Water Drainage
 - 12338-700-01: New Road GA and Details

* Ecological Enhancement Management Plan - March 2015 as prepare Wold Ecology

