

APPLICATION NO	PA/2015/1369
APPLICANT	North Lincolnshire Council
DEVELOPMENT	Outline planning permission for up to 122 dwellings with all matters reserved
LOCATION	Brumby Resource Centre, East Common Lane, Scunthorpe, DN16 1QQ
PARISH	Scunthorpe
WARD	Frodingham
CASE OFFICER	Scott Jackson
SUMMARY RECOMMENDATION	Subject to the completion of a memorandum of understanding, grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Member 'call in' (Councillor Sandra Bainbridge – significant public interest)

POLICIES

National Planning Policy Framework: Paragraph 19 states that significant weight should be placed on the need to support economic growth through the planning system.

Paragraph 34 states that plans and decisions should ensure developments which generate significant movements are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised.

Paragraph 47 states that to boost the supply of housing, local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements.

Paragraph 49 states that housing applications should be considered in the context of the presumption in favour of sustainable development.

Paragraph 56 states that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Paragraph 60 states that planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or style. It is, however, proper to seek to promote or reinforce local distinctiveness.

Paragraph 64 states that permission should be refused for 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.

At paragraph 74 of the NPPF it states that existing open space, and sports and recreational buildings and land, should not be built on unless:

an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or

- the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

Paragraph 100 states that inappropriate development in areas at high risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere. Sequential and Exception Tests should be carried out to justify development, reduce the risk from flooding and steer development to those areas at lowest risk.

Paragraph 118 states that local planning authorities should aim to conserve and enhance biodiversity by refusing planning permission if significant harm cannot be avoided or adequately mitigated. Opportunities to incorporate biodiversity in and around developments should be encouraged.

Paragraph 128 requires applicants to describe the significance of heritage assets and the contribution their setting makes to this significance. The level of detail required should be proportionate to the assets' importance and no more than is necessary to understand the potential impact upon significance. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities can require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

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 LC5 (Species Protection)

Policy LC6 (Habitat Creation)

Policy LC7 (Landscape Protection)

Policy LC12 (Protection of Trees, Woodland and Hedgerows)

Policy R1 (Protecting Playing Fields)

Policy T1 (Location of Development)

Policy T2 (Access to Development)

Policy T19 (Car Parking Provision and Standards)

Policy DS1 (General Requirements)

Policy DS3 (Planning Out Crime)

Policy DS14 (Foul Sewage and Surface Water Drainage)

Policy DS16 (Flood Risk)

Policy HE9 (Archaeological Evaluation)

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 CS6 (Historic Environment)

Policy CS7 (Overall Housing Provision)

Policy CS8 (Spatial Distribution of Housing Sites)

Policy CS9 (Affordable Housing)

Policy CS17 (Biodiversity)

Policy CS18 (Sustainable Resource Use and Climate Change)

Policy CS19 (Flood Risk)

Policy CS22 (Community Facilities and Services)

Policy CS23 (Sport, Recreation and Open Space)

Policy CS24 (Health Care Provision)

Policy CS25 (Promoting Sustainable Transport)

Policy CS27 (Planning Obligations)

Supplementary Planning Guidance:

SPG8: Developer Contributions to Schools

SPG10: Provision of Open Space in New Housing Developments

Housing and Employment Land Allocations Development Plan Document: The site is identified as SCHUH-C2 Brumby Resource Centre, East Common Lane as a 3.40 hectare site allocated for 122 dwellings, at a density of 40 dwellings per hectare.

CONSULTATIONS

Highways: No objections, but recommend 14 conditions.

Environment Agency: No objection.

Spatial Planning: The site is one that the council has allocated as a contingency site in the Housing and Employment Land Allocations Development Plan Document and it is beneficial for this site to be developed. The proposal does plan to deliver the number of dwellings as identified in the development plan document.

With regard to affordable housing, the agent states that the affordable housing provision will be subject to further negotiation. If a Memorandum of Understanding is to be drafted, it may be easier to impose the affordable housing contribution as a planning condition with further details of house type and tenure to be provided at reserved matters stage.

Highways Drainage: No objection, but recommend a condition that the submitted Outline Flood Risk Assessment must be adhered to and further details provided when applying for full planning permission. Full SuDS must be implemented on this development. No above-ground flooding for up to a 1 in 100 year plus CC event and detailed modelling to be carried out and passed for checking purposes.

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.

Public Open Space: On a development of 122 new dwellings there is a need to provide an extended LEAP (Local Equipped Area of Play) of approximately 1000 square metres to cater for a junior/toddler age equipped playground. It should comprise a safety surface/hard area containing eight varied pieces of play equipment plus activity play panels and thermographic games and play markings. This proposed outline submission does not include the provision of a play area; based on the current layout submission, the area of green space to the south-eastern corner is not an acceptable location for a play area, as it is too secluded with reduced visual surveillance. The play area needs to be re-designed into a central location so it is well overlooked by properties from a variety of different angles.

Casual open space of 1220 square metres should also be provided in conjunction with this LEAP and this can be used to surround the LEAP in order to create a larger buffer zone between the activity area and the gable end of the nearest property. The minimum buffer zone around the extended LEAP would be a depth of 20 metres.

Generally rear corridors of open space are discouraged and in this instance more thought needs to be given to re-designing the green infrastructure layout on the proposed development. Existing trees to be retained as part of the development require an appropriate tree survey to be carried out and any necessary remedial work needs to be carried out as part of the development works. The survey needs to form part of a reserved matters application.

To summarise, the design layout of the green infrastructure is not satisfactory and wish to see a revised proposal or view and comment on various other design options which may have been considered at draft stage and which may be more preferable. Collaboration with the designer to develop a revised layout plan can be provided.

An approximate commuted sum for maintenance on this area would be £8,576.09 per annum x 10 years = £85,760.87.

Public Health: No objection.

Ecology: The site has limited biodiversity value at present and negligible potential for protected species. Recommend conditions in relation to the submission and implementation of a biodiversity management plan.

Waste and Recycling: All new properties will be integrated into the alternate weekly collection scheme and will receive a fortnightly collection of their bins and boxes. Therefore, if each property is classed as a single dwelling, they would be entitled to the 140 litre general waste, 140 litre burgundy (plastic/cardboard) and a 140 litre brown (garden waste) wheeled bins free of charge.

Environmental Health: No objection, but recommend conditions in respect of contaminated land investigation, a noise mitigation scheme, construction hours and the submission of a Construction Environmental Management Plan. No objection on air quality grounds.

Capital Team: The council would seek educational contributions for primary school places only for this development. This is a figure of £3371 per dwelling.

Strategic Housing: In addition to complying with policy CS9, the application is required to comply with the council's 'Affordable Housing Policy Interim Position Statement', August 2015. North Lincolnshire Council is committed to using both national and local planning policies to provide homes to meet identified housing needs. Many people in North Lincolnshire aspire to home ownership and the interim policy is in place to ensure that we provide a range of opportunities for people to own their own homes.

Agree with the approach proposed by the applicant that the detail of the affordable housing provision will be negotiated at the point of preparing a full planning permission, as this allows maximum flexibility to reflect the most up-to-date housing market intelligence.

Historic Environment Record: Following receipt of an Archaeological Evaluation Report, no further evaluation or mitigation measure are considered necessary.

Sport England: Following receipt of additional information, the previous objection is removed. A carefully quantified and documented assessment of current and future needs has demonstrated, to the satisfaction of Sport England, that there is an excess of playing field provision in the catchment, and that the site has no special significance to the interests of sport.

PUBLICITY

Neighbouring properties have been notified and a site notice displayed. Thirty-seven letters of objection have been received raising the following issues:

- extra traffic
- impact on local services and schools
- noise impact

- impact on local wildlife
- loss of trees along the boundary
- proximity of houses and overlooking
- impact on view
- loss of green space
- increased parking difficulties and congestion
- pedestrian safety
- busy road
- trees should be removed as they are unsafe
- no access should be formed onto Shirley Crescent
- increase in antisocial behaviour
- light disturbance from new streets
- the western boundary is in a bad state of repair
- too many dwellings are proposed
- over-development
- no more houses are needed
- insufficient play area and recreational space provision
- the site is not suitable for residential development
- loss of privacy
- flood zone
- the layout will result in additional crime
- the site contains protected trees
- three-storey dwellings are out of keeping
- depreciation in house prices
- existing issue with traffic at peak times
- covenant on land to prevent it being developed
- only the hospital site should be developed

- village green application has been invalidated through the allocations and subsequent planning application
- loss of community space
- other sites in Scunthorpe should be developed first.

A petition containing 1152 signatures has also been received objecting to the proposed development.

Two letters of support have been received.

STATEMENT OF COMMUNITY INVOLVEMENT

A Statement of Community Involvement has been submitted with the planning application. This confirms that the council's Estates department carried out a full public consultation exercise by means of a letter drop to properties in the locality starting on 20 November 2014. The correspondence informed residents and businesses in the local area that a planning application for development of the site was being considered.

The public were invited to express their views in a number of ways:

- 300 letters invited local residents to a public consultation event on Thursday 20 November 2014 at Brumby Community Centre, East Common Lane between 4pm and 7pm;
- writing or emailing the council;
- visit to Brumby Community Centre, East Common Lane by the Deputy Leader of the Council.

The consultation was publicised in the Scunthorpe Telegraph, as well as on the council's website and internal council-wide message. There were over 100 separate responses from the initial consultation event and through the council's website. At the consultation event on 20 November the public were shown maps of the existing site and buildings before being invited to write down their suggestions. These suggestions were subsequently typed up and analysed. Approximately 100 ideas were recorded.

As the site has a long history of being a hospital and a local facility in the community, local residents were mainly of the following opinions:

1. if practical, try to retain some existing buildings and utilise them for community and health facilities; or
2. demolish the buildings and build new housing on the site or provide specialist accommodation for the elderly and disabled; or
3. integrate/retain some open space (playing fields), but not necessarily all of the green space. There was support for the re-development of some of the green space, but with usable high quality open space included within the final scheme.

ASSESSMENT

The application site forms part of the former Brumby Hospital site; the buildings have been cleared. The remainder of the site contains a playing field located to the south. A dwelling is located in the north-western corner of the site. The site has two existing vehicular accesses from East Common Lane and a pedestrian access from Queensway to the south. The site is located within the settlement boundary for Scunthorpe and within flood zone 1 of the North Lincolnshire Strategic Flood Risk Assessment. There is a line of mature trees along the eastern boundary of the site with further trees along the East Common Lane frontage. The area is predominantly residential in nature and the site is bordered by residential properties on all sides.

The main issues in the determination of this planning application are the principle of development (including loss of a playing field), highway safety, impact on residential amenity, flood risk and developer contributions.

Proposal

The proposal seeks outline planning consent for up to 122 dwellings on the site with all matters reserved for future consideration. The indicative plan shows that a pedestrian access from the Queensway is retained in the south-western corner of the site. The application is supported with an indicative layout which shows 94 dwellings to the east and south of the internal access road and the remainder to the west. The plan also shows the provision of open space along the western, eastern and southern fringes of the site and a larger area of open space in the south-eastern corner.

Principle

The application site is located within the settlement boundary for Scunthorpe which is designated as the main focus for the majority of new development and growth including housing; this accords with policy CS1 (Spatial Strategy for North Lincolnshire) of the Core Strategy. Policy CS2 (Delivering More Sustainable Development) states that development should be focused on previously developed land and buildings within the Scunthorpe urban area, followed by other suitable infill opportunities within the town, then by appropriate greenfield urban extensions. Policy H8 (Housing Design and Housing Mix) applies and states that new residential development will be permitted provided that it incorporates a high standard of layout which maintains, and where possible improves and enhances, the character of the area and protects existing natural and built features, landmarks or views that contribute to the amenity of the area. This site constitutes developable land within the settlement boundary of Scunthorpe; therefore there is a presumption in favour of residential development.

The proposal seeks outline planning permission for up to 122 dwellings on a site which is allocated for housing development in the adopted Housing and Employment Land Allocations Development Plan Document (DPD). This document states that site SCHU-C2 at the former Brumby Resource Centre is 3.40 hectares in area and allocated for 122 dwellings at a density of 40 dwellings per hectare. This proposal seeks to develop the site for the full allocation of 122 dwellings; therefore the density of 40 dwellings per hectare can feasibly be achieved in this case. A reduction in this density and total delivery would only be accepted where technical constraints indicate that the anticipated delivery is not achievable. It is acknowledged that an indicative plan has been submitted with the planning application; this plan shows that 94 dwellings can be accommodated on the site. Whilst this

plan shows the provision of a lesser number of dwellings than the 122, the site is allocated for residential use and this is an indicative plan only.

Within the DPD there are a number of site-specific considerations which will be accounted for at the detailed reserved matters stage.

During the preparation and examination of this site for potential residential allocation in the Housing and Employment Land Allocations DPD the loss of the playing field to the south section of the site was considered. It was put to the Planning Inspector that this area of Scunthorpe is located in a part of North Lincolnshire which provides the most provision of outdoor sport facilities and the greatest provision per 1000 population. The Planning Inspector did not object to the explanation the council put forward to justify the loss of the open space during the examination for the Housing and Employment Land Allocations DPD.

In addition, it was put to Sport England that the North Lincolnshire Playing Pitch Strategy June 2013 identified a surplus of 11.3 adult football, 1.6 junior football and 6.9 mini soccer pitches for sub area 4 in which this site falls. This demonstrated that there is no shortfall of sporting facilities/pitches provision in this part of Scunthorpe as a result of the proposed development. Furthermore, the site in question was not used or secured for community use and was not included in the above calculations at that time. In fact its inclusion would increase the pitch provision in that locality and further demonstrate adequate sporting facilities/pitch provision. An update to this data produced in winter 2015 still identifies that there is an adequate supply of sporting facilities/pitches provision in this locality and no further shortfall is identified. Based on this information Sport England has removed their objection on the grounds that there is an excess of playing field provision in the catchment, and the site has no special significance to the interests of sport. It is considered that this proposal demonstrates compliance with policy SCUH-C2 of the Housing and Employment Land Allocations Development Plan Document in that the proposed development will not result in an identified shortfall of sporting facilities/pitches provision that will require replacement. It is therefore considered that the loss of the playing field is justified in this case. The local planning authority can only consider the loss of the open space in the context of the outline planning application being considered here; no application has been received to establish the open space as a village green.

An indicative plan has been submitted with the planning application showing the provision of a pedestrian walkway around the edges of the site, together with a large area of open space in the south-eastern corner. Whilst it is acknowledged that this plan is indicative and the public open space officer has expressed concern over the layout of this open space, it is expected that public open space will be provided within the site and designed into the scheme at reserved matters stage. Such a plan will include details of the layout, size, type and numbers of play equipment on the open space. A flood risk assessment has been submitted in support of this application and the flexibility in any planning permission allows SuDs to be fully considered at the reserved matters stage. Ecological, environmental, heritage and landscaping matters have been suitably resolved in the context of an outline planning application and provision is made to consider the matters further when detailed design is progressed.

This application is considered to comply with policy SCHU-C2 of the Housing and Employment Land Allocations DPD, and policies H5 of the North Lincolnshire Local Plan and CS8 of the adopted Core Strategy. The principle of developing the site for residential use is therefore considered to be established.

Highways

The application is supported by a Transport Assessment which concludes that the proposed development will generate 66 two-way vehicle movements during the AM peak hour (8am-9am) and 66 two-way vehicle movements during the PM peak hour (5pm-6pm).

Notwithstanding the above, the site is sustainably located to benefit from good proximity to existing local services and public transport, including access to local bus services (providing access to wider transport networks and modes of travel) and the National Cycle Network. The Transport Assessment includes a road casualty appraisal; this part of the report identifies 30 collisions on the local road network in the last five years. It goes on to state that an analysis of the study collisions has not revealed any identifiable existing collision issues associated with the expected movements generated by the proposed development. It is therefore considered that there are no existing road safety issues pertinent to the development of the site.

The means of vehicular access, internal road layout, car parking provision, road dimensions, road lighting and pedestrian routes and walkways will be considered in detail at the reserved matters stage. The council's highways officer has raised some concerns over the indicative layout; however they accept that these issues will be addressed through the submission of reserved matters and responding to the application conditions. Concern has been raised by a number of objector's in relation to an increase in congestion and traffic along local roads and the junction of East Common Lane with Queensway. Following receipt of additional traffic modelling data, which accounted for the impact on this junction, the Transport Planner at North Lincolnshire Council highlighted that the junction would be exceeding capacity without the effect of any additional development. However the previous use of the site was offices and this land use would have generated more vehicle trips in the peak hours than the proposed development does. Therefore the Transport Planner did not offer a sustained objection to the proposal on junction capacity issues. Whilst the concerns raised by the highways department in relation to the indicative layout are noted, it is considered that the tranche of conditions recommended by Highways and Transport is sufficient to mitigate issues in relation to pedestrian and highway safety and in relation to traffic and junction capacity in this case.

This is an outline planning application with all matters reserved for a detailed application stage. Therefore, issues relating to the means of vehicular access to the site will be considered at the detailed application stage.

Residential amenity

Given the location of the proposed development within a residential setting, Environmental Health has no objection in principle to residential development on grounds of noise impact provided that an appropriate noise mitigation scheme is in place to make sure that acceptable noise levels are not exceeded for residents of the proposed dwellings. Noise mitigation should also be considered at the construction stage to protect existing residents from any potential adverse impact. Conditions are recommended by Environmental Health requiring the submission of a noise mitigation scheme and in respect of construction working hours. These conditions are considered sufficient to mitigate noise and disruption to neighbouring residential properties in this case.

A number of existing residential properties located close to the site have raised issues in relation to overlooking and proximity of proposed dwellings to existing houses. They have

also raised issues in respect of over-development and height of the proposed houses. This is an outline planning application, therefore issues relating to the scale, siting and layout of housing, and thus the potential for loss of residential amenity arising from these matters will be considered at a detailed application stage.

Flood risk and drainage

The application site is located in flood zone 1, which means that the land is not at risk from fluvial, tidal or surface water sources. The scale of development (up to 122 dwellings on a 3.40 hectare site) has the potential to increase flood risk elsewhere. The council acts as the Lead Local Flood Authority and has a statutory duty to promote and prioritise the use of Sustainable Urban Drainage Systems or SuDs in accordance with local and national planning policy requirements. A flood risk assessment and drainage strategy has been submitted in support of this planning application.

SuDs should be considered on this site and implemented unless the developer shows that its use is inappropriate at the reserved matters or detailed application stage. Conditions are recommended which will ensure that the development is undertaken in accordance with the flood risk assessment and the final development is designed with a fully integrated SuDs scheme or justification is submitted to demonstrate why its implementation is not feasible.

Developer contributions

The proposed development is anticipated to meet the 20% policy requirement for affordable housing, in accordance with policy CS9 of the adopted Core Strategy. Affordable housing provision will be secured by way of planning condition on any outline planning permission granted. This condition will require a scheme of affordable housing to come forward alongside the reserved matters application when precise housing numbers and property specifications are known. Although it is anticipated that future residential development on the site will deliver 20% affordable housing, this cannot be guaranteed as future developers will have the opportunity to consider the viability of any scheme at this stage. If 20% affordable housing is achieved and 122 dwellings are delivered then 24 affordable houses would be expected on the site.

An education contribution is required; this is expressed per dwelling, excluding affordable units. The financial contribution is £3371 per dwelling, however this figure is due to change as the fee is inflated annually on 1 April, therefore the price per dwelling will be increased accordingly. The contribution is required to increase primary school capacity within the area. This contribution is secured in accordance with policy CS27 of the adopted Core Strategy and SPG8 'Developer Contributions to Schools'.

Finally, a contribution will also be secured towards the future maintenance of public open space provided within the site at a rate of £8,576.09 per annum over 10 years, this equates to a total financial contribution of £85,760.87. This will form a one-off payment. It is expected that public open space will be provided within the site and designed into the scheme at reserved matters stage. Public open space provision within the site and the financial contribution being sought complies with the requirements of policy H10 of the North Lincolnshire Local Plan and SPG10 'Provision of Open Space in New Housing Developments'.

The site is owned by North Lincolnshire Council; as such a Section 106 Agreement cannot be entered into at this moment in time as the authority cannot enter into an agreement with

itself. A signed Memorandum of Understanding will be required to confirm that the site will only be sold once a Section 106 Agreement has been entered into with a prospective purchaser/developer. This ensures planning policy requirements to deliver public open space maintenance, affordable housing and education contributions are complied with.

Other issues

Contamination is not anticipated within the site but a condition is recommended to secure mitigation if contamination is encountered. Devaluation of property prices and impact on view are not material planning considerations and will not be assessed in this case. In terms of ecological matters it is considered that the recommendation of a condition securing the implementation of an agreed biodiversity management plan will ensure biodiversity gain across the site; this is consistent with guidance in the NPPF. A landscaping and layout plan will be a requirement of any detailed application submission; this will account for the existing trees on the site together with measures for their protection during the construction period. A potential increase in antisocial behaviour as a result of the development is a matter for the police to address.

Conclusion

The principle of developing this site is considered to be acceptable given the site's sustainable location within the settlement boundary for Scunthorpe. The acceptance of this principle is secured further by the allocation of this site for housing in the Housing and Employment Land Allocations DPD. Means of access to the site and pedestrian and cycling connectivity through the site and into the wider transport network will be considered at reserved matters application stage. The site is not at risk from flooding and SuDs are anticipated to be fully incorporated into the final agreed design. These details will be secured by planning condition and the final scheme would be expected to be integrated into the detailed application at reserved matters stage. There are no protected trees located either around the perimeter of the site or within the site itself.

RECOMMENDATION

Subject to a signed memorandum of understanding being in place to secure:

- **a commuted sum of £85,760.87 for the future maintenance of the public open space and play equipment to be provided on the site; and**
- **a commuted sum of £3371 per eligible dwelling with inflation index to be put towards primary school improvements in specific schools;**

the committee resolves:

- (i) it is mindful to grant permission for the development;**
- (ii) the decision be delegated to the Head of Development Management upon the signed memorandum of understanding being put in place; and**
- (iii) the permission so granted be subject to the following conditions:**

1.

Approval of the details of the layout, scale, and appearance of the building(s), the means of access thereto and the landscaping of the site (hereinafter called 'the reserved matters')

shall be obtained from the local planning authority in writing before any development is commenced.

Reason

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

2.

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

Reason

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

3.

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

Reason

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

4.

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

Reason

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

5.

No development shall take place until details of:

- (i) the location and layout of the vehicular access; and
- (ii) the number, location and layout of the vehicle parking space(s) 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.

6.

Within 3 months of the completion of the new access, any redundant access to the site shall be removed and the area reinstated to footway/verge (including the provision of full height kerbs) in accordance with details to be submitted to and approved in writing by the local planning authority.

Reason

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

7.

No development shall take place until details showing an effective method of preventing surface water run-off from hard paved 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.

Reason

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

8.

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.

9.

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.

10.

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

Reason

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

11.

No development shall begin until details of:

- (i) the layout, drainage, construction, services and lighting of the proposed access road, including the junction with the adjacent highway; and

(ii) the number and location of vehicle parking space(s) on the site;

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

Reason

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

12.

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.

13.

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.

14.

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.

15.

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.

16.

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.

17.

Prior to occupation of any dwelling a residential travel plan shall be submitted to and approved in writing by the local planning authority. The plan shall be implemented in accordance with the agreed details and reviewed and updated as necessary for a period of five years from date of occupation. The travel plan shall include details of:

- a travel plan co-ordinator, including name, contact details, job description, working hours and annual budget for promotion, implementation, publicity and monitoring of the travel plan;
- details of how sustainable transport, such as walking, cycling and public transport, will be promoted;
- a monitoring strategy.

Reason

In accordance with the requirements of PPG13 and to ensure that the proposed development operates in a safe and sustainable manner with minimal disruption to the highway network.

18.

No development shall take place until a construction phase traffic management plan showing details of all associated traffic movements, including delivery vehicles and staff/construction movements, any abnormal load movements, contractor parking and welfare facilities, storage of materials and traffic management requirements on the adjacent highway, has been submitted to and approved in writing by the local planning authority. Once approved the plan shall be implemented, reviewed and updated as necessary throughout the construction period.

Reason

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

19.

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.

20.

The development shall not begin until a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the local planning authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex 2 of the National Planning Policy Framework or any future guidance that replaces it. The scheme shall include:

- (i) the numbers, type, tenure and location of the affordable housing provision to be made which shall consist of not less than 20% of the total proposed housing units (unless a lower amount is justified on the grounds of viability);
- (ii) the timing of the provision of the affordable housing and its phasing in relation to the occupancy of the market housing;
- (iii) the arrangements for the transfer of the affordable housing to an affordable housing provider, or the management of the affordable housing if no RSL (registered social landlord) involved;
- (iv) the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
- (v) the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

Reason

This condition is necessary to ensure an appropriate amount of affordable housing is delivered on this site in accordance with policy CS9 of the North Lincolnshire Core Strategy.

21.

No development shall take place until a noise mitigation scheme has been submitted to and approved in writing by the local planning authority. As a minimum this noise mitigation scheme shall include details of:

- noise mitigation measures, including timescales for implementation;

- 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.

The approved noise mitigation scheme shall be adhered to throughout the lifetime of the development unless otherwise agreed in writing by the local planning authority.

Reason

To avoid noise from giving rise to loss of residential amenity to neighbouring occupiers in accordance with policy DS1 of the North Lincolnshire Local Plan.

22.

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 make specific regard to noise and vibration, dust and lighting.

Reason

For the protection of residential amenity to neighbouring occupiers in accordance with policy DS1 of the North Lincolnshire Local Plan.

23.

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

- 7am to 7pm Monday to Friday
- 7am to 1pm on Saturdays.

No 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

For the protection of residential amenity to neighbouring occupiers in accordance with policy DS1 of the North Lincolnshire Local Plan.

24.

No development shall take place until a biodiversity management plan has been submitted to and approved in writing by the local planning authority. The plan shall include:

- (a) details of measures to avoid harm to bats, hedgehogs and nesting birds during demolition, vegetation clearance and construction works;
- (b) details of bat roosting features to be installed in at least 10% of dwellings, concentrated near areas of tree planting;

- (c) details of nesting sites to be installed in at least 10% of dwellings support swifts and house sparrows;
- (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 planting and aftercare of native trees, shrubs, and wildflowers of high biodiversity value;
- (g) proposed timings for the above works in relation to the completion of the proposed dwellings.

Reason

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

25.

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 construction of the 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

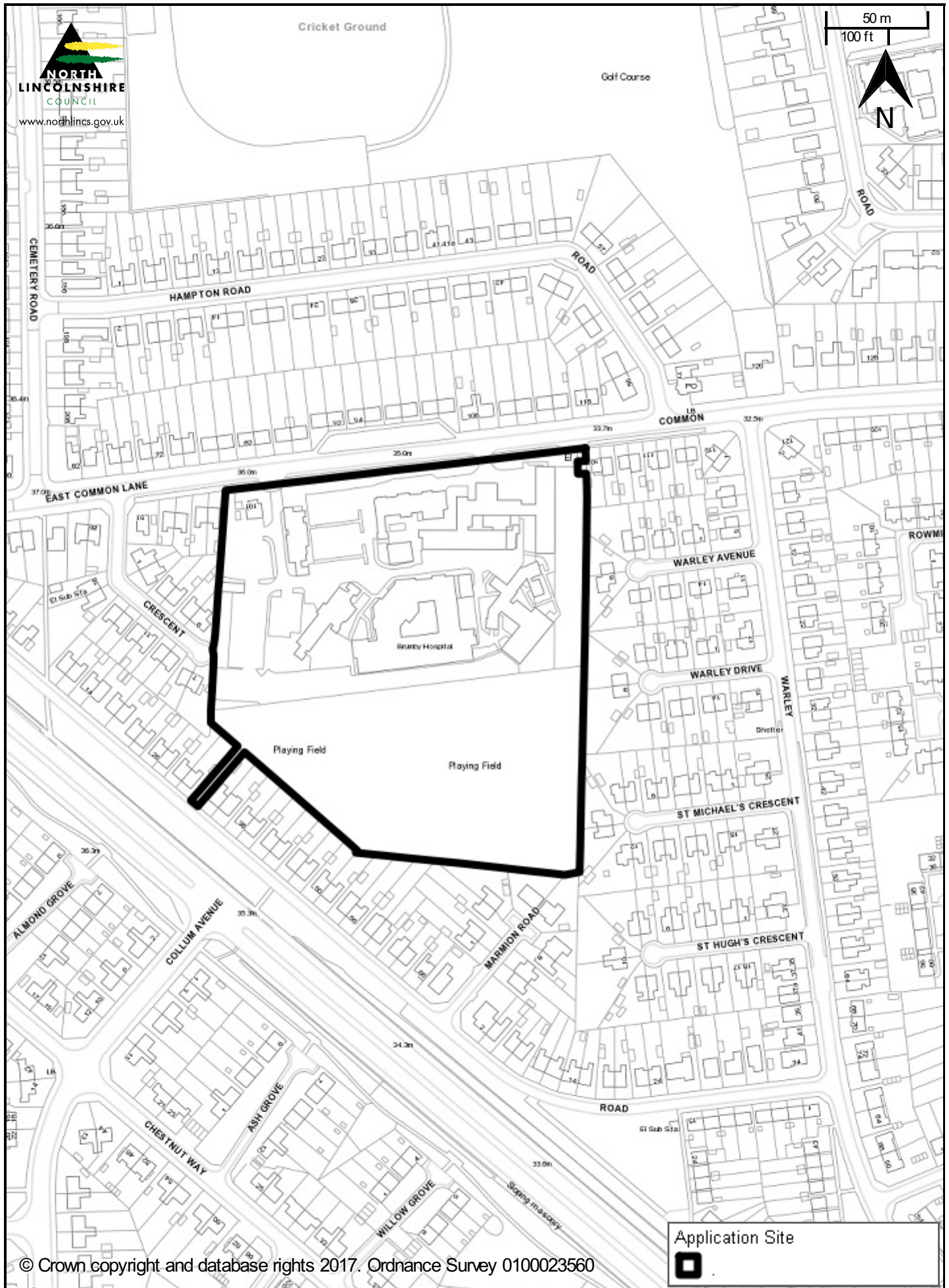
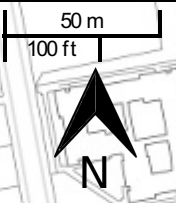
To conserve and enhance biodiversity in accordance with policies CS5 and CS17 of the Core Strategy.

26.

Notwithstanding the content of the Flood Risk Assessment and Drainage Report submitted in support of this application, no development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Reason

As the application has been submitted in outline form and it is essential to ensure appropriate arrangements prior to infrastructure works commencing and to prevent the increased risk of flooding, to improve and protect water quality and to ensure the future maintenance of the sustainable drainage structures.



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PA/2015/1369

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






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Printed on: 17/1/2017 at 11:00 AM



PA/2015/1369 Site Outline Not To Scale

KEY

	Proposed footpath		Detached House
	Proposed Grass Area		Semi Detached House
	Planting Proposed/Existing		Terraced House
	Playing Field		



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Rev.	Date	By

Project	BRUMBY RESOURCE CENTRE DEVELOPMENT CONTROL SECTION		
Drawing Title	30 OCT 2015 OUTLINE PLAN DATE RECEIVED		
Project No.	Referred to Drawing No.	Rev.	
	Issue:	BRC009	
Drawn	Checked	Scale @ A3	Date
AP		NTS	30/04/2015
Contact	e-mail: andrew.pay@northlincs.gov.uk		Tel:01724 296706