

APPLICATION NO	PA/2016/1793
APPLICANT	Mr Mark Snowden, Keigar Homes Ltd
DEVELOPMENT	Planning permission to erect 115 dwellings, construct associated garages, access roads, playground, public open space and pond
LOCATION	Phase 4, Falkland Way, off Canberra View, Barton upon Humber
PARISH	Barton upon Humber
WARD	Barton
CASE OFFICER	Leanne Pogson-Wray
SUMMARY RECOMMENDATION	Subject to a Section 106 agreement, grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Member 'call in' (Cllr Jonathan Evison – significant public interest) Objection by Barton-upon-Humber Town Council

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.

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.

North Lincolnshire Local Plan:

Policy DS1 (General Requirements)

Policy H8 (Housing Design and Mix)

Policy DS16 (Flood Risk)

Policy DS3 (Designing Out Crime)

Policy DS7 (Contamination)

Policy T1 (Location of Development)

Policy T2 (Access to Development)

Policy T6 (Pedestrian Routes and Footpaths)

Policy T7 (Development of a Cycle Network)

Policy T8 (Cyclists and Development)

Policy T19 (Car Parking and Standards)

Supplementary Planning Guidance (SPG) 8 Developer Contributions To Schools

Housing and Employment Land Allocations Development Plan Document:

Policy BARH-1 and BARH-2

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 CS16 (North Lincolnshire Landscape, Greenspace and Waterscape)

Policy CS19 (Flood Risk)

Policy CS22 (Community Facilities and Services)

Policy CS27 (Planning Obligations)

CONSULTATIONS

Highways: Require Section 106 contributions (£16,836) for improvements at Falkland Way/Barrow Road junction to implement traffic signals. Advise various conditions including the requirement for a staff and visitor travel plan.

Comments were received querying the possibility of a bus route within the development. This has not been a part of the plan for the site and no service providers have come forward with an intention of including this development within a bus route. There are pedestrian links within the site to Barrow Road and Falkland Way which are existing bus routes.

Environment Agency: Advises conditions regarding flood risk assessment and an informative regarding flood resilience and foul drainage.

Anglian Water Developer Services: Comments and advises an informative.

Partnership and Resources: Under policy CS22 developers are expected to make a contribution towards necessary improvements or additional provision of community services and facilities arising from their development proposals – for this development an off-site sum of £99,598 towards improvement of the sports hall heating and ventilation, to replace sports equipment and the construction of a sauna and stream room.

Affordable Housing: The site is proposed with 20% of units being affordable, which is 23 on-site units. These units are proposed to be Discounted Market Sale for a period of 12 months with an option to swap to shared ownership if they are unsold after this time. The details will be agreed in the Section 106 agreement.

Recreation/Public Open Space: A Local Equipped Area of Play (LEAP) will be provided on site together with associated fencing/safety features. An area of Public Open Space is also to be provided on the site. An off-site commuted sum of £69,403.20 is required for maintenance.

Education: Educational contributions are required for primary school places. A contribution of £3,371 per dwelling (2016/17) will be required. This will be secured in the Section 106 agreement

Drainage: Negotiations have been held throughout the planning process regarding SuDS features on the site. Agreements have been reached and agreed. Conditions are proposed.

Environmental Health: Advise conditions regarding contamination, noise, CEMP (Construction Environmental Management Plan) and hours of construction.

Humberside Fire & Rescue: Adequate access for firefighting shall be provided to all buildings.

National Grid: Advise an informative.

Archaeology: Following trial trenching investigations, conditions are proposed regarding a further programme of archaeological work

Ecology: The site may support nesting birds and have potential for reptiles, foraging badgers and foraging hedgehogs. Welcome proposed biodiversity enhancements. Conditions are proposed to minimise harm to protected species and habitats and to seek biodiversity enhancement.

TOWN COUNCIL

Objects to the proposal on the following grounds:

- drainage concerns
- land in this area required for extension of the cemetery
- concerns over primary school provision
- road safety concerns/volume of traffic
- concerns over swale adjacent to play area
- difficulties in refuse collection/bin storage.

PUBLICITY

Neighbouring properties have been notified by letter, and a site and press notice posted. Twenty-four letters of objection have been received raising the following issues:

- pollution
- Barton cannot withstand further development
- busy road, particularly Barrow Road/Falkland Way junction
- traffic problems (increased numbers, congestion, highway safety)
- issues with infrastructure and services (lack of facilities such as doctors, dentist, school places, parking)
- loss of green space
- drainage problems (overflow from proposed pond to ditch on/near Pasture Road South, already reaches capacity in heavy rain as it is not free flowing; concerns over potential flooding)
- flood risk
- ecology issues (loss of habitat and wildlife)
- possible restriction of future cemetery extension
- loss of light to properties in close proximity

- archaeology issues
- concern over density
- impact on primary school places,

Three letters of general comment have also been received which include support for the application due to the provision of more two and three bedroom houses.

STATEMENT OF COMMUNITY INVOLVEMENT

No statement provided in support of the scheme.

ASSESSMENT

The application site is a 4.17 hectare agricultural site, currently used as grazing land. It is bordered to the east and south by phases 1 and 2 of the Keigar Homes Falkland Way development. The site is located within the settlement boundary for Barton and within flood zones 1 and 2/3a of the North Lincolnshire Strategic Flood Risk Assessment. The site is allocated for housing under the Housing and Employment Land Allocations DPD. To the west and north of the site there are agricultural fields with a drainage dyke running east to west to the north of the application site. There is an established hedge along the western boundary of the site which is to be retained as part of the development.

The main issues in the determination of this planning application are the principle of development, highway safety, impact on residential amenity, drainage, flood risk and developer contributions.

Proposal

The proposal seeks full planning permission for 115 dwellings, together with associated garages, roads, public open space, play area and a drainage pond. The development will tie in to the previously developed phases of the Falkland Way development. A 'greenway' strip of grassland and a footpath will run north to south along the west of the site, providing a pedestrian connection from the north of the site to Barrow Road. To the north of the site there will be an area of public open space, a children's play area and a pond which will be a SuDS drainage feature and provide a feature for wildlife and biodiversity conservation. The development will comprise a mixture of houses and bungalows and the layout will follow a similar layout to the previous phases of the development.

Principle

The application site is located within the settlement boundary for Barton, which is designated as a market town. 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 Barton. There is therefore a presumption in favour of residential development.

The proposal seeks full planning permission for 115 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 sites BARH-1 and BARH-2 are allocated for residential development at an ideal density of 40 dwellings per hectare.

Policy CS7 states that housing development will be required to make efficient use of land but the density of new housing development should be in keeping with the character of the area and should support the development of sustainable, balanced communities. Whilst this development is under the preferred density level (at a level of 33 dwellings per hectare), the proposed development does reflect the character and density on the other phases of the Falkland Way development. There are green areas within the site which give a good sense of space to the development.

The layout of the site flows from the existing developments with a similar road and dwelling layout. To the north of the site it is proposed to include a pond and an area of public open space together with a LEAP. The pond forms part of the SuDS scheme and will allow the collection of excess surface water to be treated and discharged at a controlled flow rate into the nearby watercourse. The pond will include planting and landscaping and will also enhance biodiversity within the site. To the west of the site there will be a green way running down the site – a footpath with grassed areas either side, providing a pedestrian and cycle link to Barrow Road.

Constraints on the site have resulted in a smaller than required LEAP/POS area. It is intended to provide the extra space within the next phase of the development. However, as there is no masterplan for the site and no current application, it is proposed to include an off-site contribution in lieu of the on-site space. If the extra space is forthcoming on a future development, this sum can be removed from the Section 106 agreement. The LEAP will include toddler and junior play equipment together with dog grids, bins and safety features as required.

This application is considered to comply with policies BARH-1 and BARH-2 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 both a Transport Assessment and a Travel Plan. The Transport Assessment concludes that the proposed development will generate 58 two-way vehicle movements during both the AM and PM peak hours (8am to 9am and 5pm to 6pm).

The site is sustainably located to benefit from good access to walking, cycling and public transport facilities. Accident data assessed for this locality has revealed a low number of accidents within the last five years, the majority of these being classed as slight accidents.

Improvements are required to the Barrow Road/Falkland Way junction and Section 106 contributions are required towards this.

Swept path drawings have been done for refuse vehicles and it has been confirmed that these can enter and depart in a forward gear.

Car parking provision within the site is considered to be acceptable in terms of total parking spaces provided and the number of spaces per dwelling.

It is therefore considered that there are no existing road safety or other highways issues pertinent to the development of the site.

Residential amenity

Given the location of the proposed development, Environmental Health has no objection in principle to residential development on grounds of noise impact provided that a condition is imposed regarding double glazing and trickle ventilation units as per submitted information. Noise mitigation should also be considered at the construction stage to protect existing residents from any potential adverse impact. There are no close residential properties to the application site, other than those on phase 1 and 2 of the development. These properties may be affected in the construction phase, however there will be no adverse impact to these properties as part of the development by way of loss of light, loss of privacy, noise etc.

Flood risk and drainage

The application site is located in flood zones 1 and 2/3a and the scale of development also 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.

As the site is allocated for housing in the Housing and Employment Land Allocations DPD, flood risk has been sequentially assessed prior to allocation. The Environment Agency has raised no objections to the proposal subject to conditions and informatives.

SuDS has been considered on this site and a scheme has been included in the application. This includes an attenuation pond, permeable paving and rain gardens. The site is not an infiltrating site and the site topography dictates the siting of the SuDS features within the site and the options available. The attenuation pond (two smaller ponds linked by a swale) would provide four trains of treatment and is designed to accommodate a 1 in 100 year storm event plus climate change. Discharge from the pond into the existing watercourse would be at a rate similar to an agricultural run-off rate, as agreed with the Internal Drainage Board. Roadside rain gardens are proposed to allow for any exceedance during periods of extreme rainfall. The pond will include safety features and planting to enhance the appearance and biodiversity potential. The council will look to adopt this feature and the Section 106 agreement will include a sum towards future maintenance of the pond. Anglian Water will be responsible for the equipment at the point of discharge.

It is considered that the proposal includes adequate measures to reduce the risk of flooding elsewhere from the development by the inclusion of SuDS features and would be safe from flooding from existing watercourses by measures such as appropriate finished floor levels.

Developer contributions

Various developer contributions are required as part of this development, towards public open space, education, affordable housing, drainage/SuDS maintenance and highway improvements. These will be secured as part of the Section 106 agreement.

Other issues

Concerns have been raised with regard to impact on infrastructure and services in Barton, for example, schools, dentist, doctors and parking facilities. As the site is an allocated site for residential development of this size and is a sustainable market town, it is considered that the development would not have an adverse impact on the town, particularly with developer contributions towards primary school places and improvements to leisure facilities.

It has been suggested that this development may restrict future extensions to the cemetery. However it should be noted that this site does not extend behind the existing cemetery but behind the existing phase 1 of the Falkland Way development. As such the proposal would not have any impact on any future extension to the cemetery.

Concerns have been raised regarding the proximity of the pond and swale to the play area. The play area is separated from the pond by the area of public open space, giving an adequate buffer between. Fencing and safety features will be in place to ensure no undue risk arises from the development.

One letter received raised concerns over the possible future connection of the development to East Acridge. This does not relate to this application and the details of potential future applications cannot be considered at this stage. Each case is judged on its own merits and any future connection will be assessed at the time of an application.

Ecology has been raised as a cause for concern. The council's ecologist has been consulted and raises no issues subject to conditions, including a biodiversity management plan. Ecological features will be incorporated into the attenuation pond to alleviate any potential impact on existing wildlife.

Conclusion

The principle of developing this site is considered to be acceptable given the site's sustainable location within the settlement boundary for Barton. 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, pedestrian connectivity and cycling connectivity through the site are considered to be acceptable. SuDS have been adequately incorporated into the scheme with an attenuation pond, rain gardens and some areas of permeable paving. Flood risk will be minimised by the use of SuDS and by the implementation of measures set out in the Flood Risk Assessment.

RECOMMENDATION

Subject to a signed Section 106 agreement being in place to secure:

- **23 affordable houses on site for Discounted Market Sale (for a period of 12 months transferring to shared ownership thereafter);**
- **a commuted sum of £3,371 per dwelling for primary school places (this sum will increase if the Section 106 agreement is not signed before 1 April 2017);**
- **a commuted sum of £69,403.20 for the future maintenance of the public open space and play equipment to be provided on the site, and an off-site sum of £4,378.67 in lieu of the LEAP which could not be achieved on site;**

- **a commuted sum of £16,936 towards improvements at the Barrow Road/Falkland Way junction;**
- **commuted sums towards leisure and SuDS maintenance, amount to be confirmed,**

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 Section 106 agreement being put in place; and**
- (iii) 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 approved plans listed in the Falkland Way, phase 4 Drawing Schedule.

Reason

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

3.

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.

4.

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.

5.

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.

6.

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.

7.

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

Reason

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

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 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.

14.

A staff and visitor travel plan shall be provided and approved in writing by the local planning authority, prior to occupation. Once operational, the plan shall be implemented, reviewed, updated and amended as necessary for five years from the date of occupation. The travel plan shall include details of:

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

15.

Works and biodiversity enhancements shall be carried out strictly in accordance with the submitted document, "Biodiversity Management Plan, Phase 4, Land off Falkland Way, Barton Upon Humber, Lincolnshire", revision A, dated 14 December 2016, and the submitted drawing number FW/137/07 revision C. The management prescriptions set out in section 4 and the appendices of the management plan shall be carried out in their entirety in accordance with the timescales set out in the work programme in section 5. All biodiversity features shall be retained thereafter. 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 North Lincolnshire Core Strategy and BARH-1 and BARH-2 of the Housing and Employment Land Allocations Development Plan Document.

16.

No development shall take place until a strategy for the management of surface water drainage, that includes the implementation of SuDS and their adoption and maintenance arrangements, has been submitted to and agreed in writing by the local planning authority. The strategy shall also include detailed modelling to be provided to support the 1 in 100 year plus 40% CC flood event (.MDX format). This must be based around the submitted Flood Risk Assessment, Revision B, Dated: November 2016 and Drawing No: FW/137/16, Revision A, Dated: 18/02/2017.

Reason

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

17.

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

Reason

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

18.

All construction work shall be carried out in accordance with the approved CEMP unless otherwise agreed in writing by the local planning authority.

Reason

To protect residential amenity.

19.

The approved double glazing units and trickle ventilation units shall be installed prior to the commencement of use of this development.

Reason

To protect residential amenity.

20.

Prior to the importation of top soil onto the site there shall be submitted to and approved in writing by the local planning authority a top soil verification plan. The verification plan shall ensure that imported soil is safe and suitable for use on the approved development. The use hereby permitted shall not be occupied until the verification plan has been complied with in full and subsequently approved in writing by the local planning authority. No deviation from the approved plan shall be permitted unless agreed in writing with the local planning authority.

The scheme shall be retained for the duration of the development.

Guidance on complying with this condition can be obtained directly from the council's Environmental Health (Commercial) Team and from the following document: Verification Requirements for Cover Systems, Technical Guidance for Landowners, Developers and Consultants, YAHPAC Version 3.2 October 2014 found at:

<http://www.northlincs.gov.uk/planningandenvironment/environmentalhealth/pollution-air-land-and-water/contaminated-land/>

Reason

To ensure that risks from land contamination to 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.

21.

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 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.

22.

The development shall be carried out in accordance with the approved Flood Risk Assessment (FRA) by EWE Associates. In particular, finished floor levels shall be set no lower than 6.1 metres above Ordnance Datum (AOD).

Reason

To reduce the risk of flooding to the proposed development and future occupants.

23.

The scheme of landscaping and tree planting shown on drawing no. FW/137/07 shall be carried out in its entirety within a period of twelve months beginning with the date on which development is commenced or within such extended time period as may be agreed in writing with the local planning authority. Any trees, shrubs or bushes removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced with trees, shrubs or bushes of similar size and species to those originally required to be planted unless the local planning authority have given written consent to any variation.

Reason

To ensure the implementation and maintenance of the submitted scheme of landscaping for the proposed development.

24.

Prior to the construction of the pond, a detailed plan for the future maintenance and management of the pond, swale, rain gardens and associated features shall be submitted to and approved in writing by the LPA. The approved management and maintenance plan shall be adhered to throughout the operational lifetime of the pond, swale, rain gardens and other associated features.

Reason

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

25.

No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation, including a timetable for the investigation, which has been submitted by the applicant and approved in writing by the local planning authority. The scheme shall provide for:

- (i) the proper identification and evaluation of the extent, character and significance of archaeological remains within the application area;
- (ii) an assessment of the impact of the proposed development on the archaeological remains;
- (iii) measures to ensure the preservation in situ, or the preservation by record, of archaeological features of identified importance;
- (iv) methodologies for the recording and recovery of archaeological remains including artefacts and ecofacts;
- (v) post-fieldwork methodologies for assessment and analyses;
- (vi) report content and arrangements for dissemination, and publication proposals;
- (vii) archive preparation and deposition with recognised repositories;
- (viii) a timetable of works in relation to the proposed development, including sufficient notification and allowance of time to ensure that the site work is undertaken and completed in accordance with the strategy;
- (ix) monitoring arrangements, including the notification in writing to the North Lincolnshire Sites and Monuments Record of the commencement of archaeological works and the opportunity to monitor such works;
- (x) a list of all staff involved in the implementation of the strategy, including sub-contractors and specialists, their responsibilities and qualifications.

Reason

To comply with paragraph 141 of the National Planning Policy Framework, policy CS6 of the North Lincolnshire Core Strategy and policy HE9 of the North Lincolnshire Local Plan because the site has archaeological interest.

26.

The archaeological programme of work shall be carried out in accordance with the approved details and timings, subject to any variations agreed in writing by the local planning authority.

Reason

To comply with paragraph 141 of the National Planning Policy Framework, policy CS6 of the North Lincolnshire Core Strategy and policy HE9 of the North Lincolnshire Local Plan because the site has archaeological interest.

27.

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

Reason

To comply with paragraph 141 of the National Planning Policy Framework, policy CS6 of the North Lincolnshire Core Strategy and policy HE9 of the North Lincolnshire Local Plan because the site has archaeological interest.

Informative 1

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

Informative 2

Ordinary Watercourse Consent (for connection into the IDB watercourse) must be granted prior to works commencing.

Informative 3

The applicant should seek confirmation that Anglian Water will adopt the drainage system for the development.

Informative 4

The applicant's attention is drawn to the attached letter from the Environment Agency dated 5 December 2016.

Informative 5

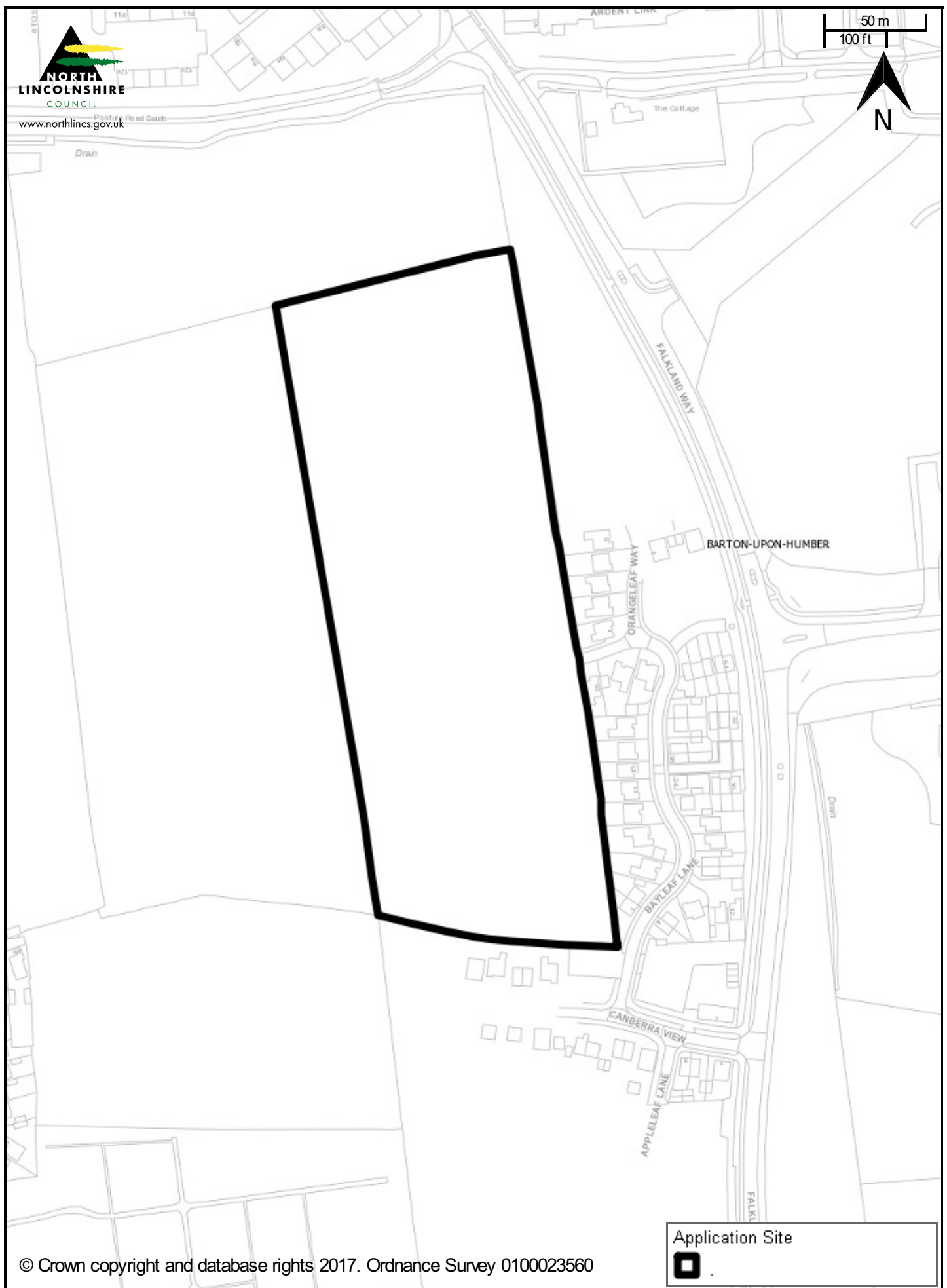
The applicant's attention is drawn to the attached letter from National Grid dated 23 November 2016.

Informative 6

The applicant's attention is drawn to the attached letter from Anglian Water dated 23 December 2016.

Informative 7

In determining this application, the council, as local planning authority, has taken account of the guidance in paragraphs 186 and 187 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.



Application Site





<p>KEIGAR HOMES LTD</p> <p>KEIGAR LODGE CANNERRA VIEW BARTON-UPON-HUMBER NORTH LINCOLNSHIRE DN15 5GR Tel: 01652 631939 Fax: 01652 631938</p>		
<p>Residential Development at FALKLAND WAY, phase 4 Barton upon Humber</p>		
<p>SITE LAYOUT</p>		
<p>Drawn by: MdS</p>	<p>Date: 22.09.16</p>	<p>Scale: 1/500@A1</p>
<p>FW / 137 / 05</p>		