

APPLICATION NO	PA/2017/464
APPLICANT	Mr T Webster
DEVELOPMENT	Outline planning permission for up to 14 dwellings with appearance, landscaping, layout and scale reserved for subsequent approval (re-submission of PA/2016/1315)
LOCATION	Old Railway Sidings, A18 from Althorpe to Gunness, Althorpe
PARISH	Keadby with Althorpe
WARD	Axholme North
CASE OFFICER	James Roberts
SUMMARY RECOMMENDATION	Subject to the completion of a Section 106 agreement, grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Departure from the development plan Member 'call in' (Cllr John Briggs – significant public interest) Objection by Keadby with Althorpe Parish Council

POLICIES

National Planning Policy Framework: Paragraph 14 states that at the heart of the National Planning Policy Framework there is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.

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 35 of Core Planning Principle 4 states that plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people. Therefore developments should be located and designed, where practical, to give priority to pedestrian and cycle movements, and have access to high quality public transport facilities.

At paragraph 37 it states that planning policies should aim for a balance of land uses within their area so that people can be encouraged to minimise journey lengths for employment, shopping, leisure, education and other activities.

Paragraph 48 states that local planning authorities may make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic having regard to the Strategic Housing

Land Availability Assessment, historic windfall delivery rates and expected future trends, and should not include residential gardens.

Paragraph 49 states that housing applications should be considered in the context of the presumption in favour of sustainable development. Where the local planning authority cannot demonstrate a five-year supply of deliverable housing sites, relevant policies which guide housing supply should not be considered up-to-date.

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 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 RD2 (Development in the Open Countryside)

Policy T2 (Access to Development)

Policy DS1 (General Requirements)

Policy H5 (New Housing Development)

Policy H8 (Housing Design and Housing Mix)

North Lincolnshire Core Strategy:

Policy CS1 (Spatial Strategy for North Lincolnshire)

Policy CS2 (Delivering more Sustainable Development)

Policy CS3 (Development Limits)

Policy CS5 (Design)

Policy CS7 (Overall Housing Provision)

CONSULTATIONS

Highways: No objections subject to conditions.

Severn Trent: No objections subject to conditions.

Spatial Policy: No objections. Summarise main policy issues that should be considered.

Strategic Housing: No objections subject to a Section 106 agreement for affordable housing contribution.

Environmental Health: Comments and conditions regarding contamination and noise.

Drainage: No objection subject to conditions.

Ecology: No objections subject to a condition.

Environment Agency: No objection subject to conditions.

PARISH COUNCIL

Object to the proposal on the ground that, "Given the council can demonstrate an up-to-date five-year supply of housing sites, insufficient justification for this residential development being located outside of any established settlement boundary".

PUBLICITY

Neighbouring properties have been notified and a site notice posted. No comments have been received.

STATEMENT OF COMMUNITY INVOLVEMENT

No evidence has been provided to demonstrate that the applicant engaged in pre-application consultation with the local community prior to the submission of the application.

ASSESSMENT

The application site is broadly rectangular in shape, measures approximately 0.55 hectares and is located to the southern edge of Keadby, lying to the west of the A18 and adjacent to Althorpe train station. It is bounded to the north by the railway line, the A18 to the east and agricultural land to the south and west. The site is transitional in its character with more in common to a cleared brownfield site that would have featured as part of the sidings and in conjunction with the commercial premises opposite, rather than being akin to adjacent agricultural land.

The site has a history of commercial permissions following an earlier allocation for employment use in the North Lincolnshire Local Plan (2003). Planning permission was granted for container storage and access in 2014 (PA/2014/0755) and previously for the erection of 14 industrial units on the site (PA/2007/2066), which was later extended in 2011 (PA/2011/0421).

This allocation has not translated to the recently adopted Housing and Employment Land Allocations Development Plan Document (2016) on the basis of an extended period of poor market interest in the site and the local planning authority citing 'locational and access factors' unsuitable for employment purposes.

Most recently an application for outline planning permission for a residential development of up to 14 dwellings, including means of access, was submitted under PA/2016/1315. This application was refused by members in January 2017 for the following reason:

The proposed development lies outside of the established settlement boundary of Keadby where development is restricted to that which is essential to the functioning of agricultural or forestry enterprises. A sufficient justification for this residential development being located outside the settlement boundary has not been submitted to accompany this application. The proposal would therefore result in an inappropriate development outside of any established settlement boundary contrary to policies CS2, CS3 and CS8 of the North Lincolnshire Core Strategy, along with policy RD2 of the North Lincolnshire Local Plan.

Prior to this refusal two applications for residential development were refused under PA/2015/1173 and PA/2015/0657. This application was refused for reasons relating to insufficient information regarding noise, drainage and flooding, and sustainability, as at that time, the council considered it had a five-year housing land supply. These objections were overcome in the 2016 application which follow through to this current application.

The main issues to consider in the determination of this application are the principle of residential development, impact on character, impact on amenity, highway safety/efficiency, contaminated land, ecology, flood risk/drainage and Section 106 contributions.

Principle

Outline planning permission is sought for residential development of up to 14 dwellings. All matters are reserved with the exception of access. The application site falls outside the existing development limit for Keadby.

Policy RD2 of the North Lincolnshire Local Plan sets out the type of development which would be considered appropriate in the open countryside and the criteria against which all applications outside development boundaries will be assessed. This policy only supports residential development in such locations where it is to meet an essential proven need and the open countryside is the only appropriate location for the development. Policy CS3 of the Core Strategy also restricts development in the countryside to that which is essential for the functioning of the countryside. In this case, the proposal is for private residential dwellings. The proposed dwellings would not provide affordable housing (other than an off-site contribution), be essential to meet the needs of an agricultural or forestry worker, or essential to the functioning of the countryside. As a result the proposal is contrary to policy CS3 of the Core Strategy and policy RD2 of the North Lincolnshire Local Plan.

Paragraph 49 states that housing applications should be considered in the context of the presumption in favour of sustainable development. Where the local planning authority cannot demonstrate a five-year supply of deliverable housing sites, relevant policies which guide housing supply should not be considered up-to-date.

A recent Supreme Court judgement (Suffolk Coastal DC Vs Hopkins Homes Ltd [2017] UKSC 37) provides clarity on the policies which are considered relevant policies for the supply of housing. These do not include general restrictive policies such as those restricting development in the open countryside. As such policies RD2 and CS3 are considered up-to-date. However, the weight to be afforded to them needs to be balanced against the need to

deliver new housing and the broader merits of the scheme when viewed in the context of the current definition of sustainable development.

The five-year housing land supply statement sets out the council's assessment of its supply of housing land from 1 April 2016 to 31 March 2021, having regard to Government guidance on how this is calculated.

In summary, this report states that North Lincolnshire has a 3.9 year housing land supply of deliverable sites during the period April 2016 to March 2021.

This confirms that the council, based on current identified supply, is unable to meet its short-term housing needs. In such circumstances the council will have to balance carefully the effects of proposals, including any conflict with the current development plan, against the significant need for new homes.

It is also acknowledged that a five-year supply of housing land is not necessarily an upper limit, and there have been a number of recent appeal decisions in other parts of the country where inspectors have concluded that sustainable residential developments should be permitted outside of established development limits even in cases where the relevant council can demonstrate an up-to-date five-year supply. The existence of a five-year housing supply should not necessarily be an impediment to the grant of permission in view of the benefits of a scheme.

In this instance it is considered that the proposed development constitutes sustainable development, using the definition set out in the NPPF, for the following reasons:

Economic: The proposal would result in inward investment into the area and would provide a valuable source of employment during the construction process. Furthermore, once the dwellings are occupied they will provide additional custom for local services. The proposal would therefore result in some economic benefits which should be weighted in favour of the scheme.

Social: The proposed development would allow for the provision of new housing in the area. Whilst the exact type of dwellings will need to be dealt with at reserved matters stage, it is envisaged that the proposed site density would allow for dwellings to be created which would suit a wide range of household types. Once occupied the residents will provide potential customers for local services which will further contribute towards local social objectives. Any grant of permission would also require the payment of Section 106 monies towards affordable housing provision and open space.

Environmental: Whilst the proposal would result in encroachment into the open countryside, the existing site appears somewhat industrial in its current state and it is considered that the proposal would result in visual betterment. This issue is discussed in more depth below. Furthermore, the submitted documentation has also satisfactorily demonstrated that issues relating to residential amenity, flood risk and biodiversity have been adequately addressed, subject to suitable conditions. Again, these matters are addressed in more depth below.

The council's urban restraint policies play an important role in directing new development to sustainable locations and in most instances residential development in the open countryside will be resisted. However, in this case the proposal results in the redevelopment of a site immediately adjacent to the settlement which presently detracts

from the character of the area. The proposal would result in a number of net benefits as will be discussed in more depth below. The proposal would result in a sustainable form of development and it is considered that the benefits of the scheme would outweigh the inherent harm caused by the departure from the current development plan.

The principle of development is therefore considered acceptable.

Impact on character of the area

The application site presently detracts from the character of the area and appears somewhat industrial in character. Whilst all matters relating to design are reserved, it is considered that the siting of up to 14 dwellings at the site has the potential to result in clear visual betterment.

Development here would not encroach further into the countryside than the existing development to the east of the A18 and no further than commercial development as previously approved on site, where no adversity in this aspect was established. Proposals to landscape the southern boundary and 'set back' housing from it would offer a means of landscape enhancement.

The proposal is therefore considered acceptable in this regard.

Residential amenity

Given the location of the site it is considered that the proposals would have no direct impact on living conditions at any neighbouring property.

A Noise and Vibration Assessment has been submitted with the application. The findings of the assessment have demonstrated the level of noise across the site is within defined thresholds, relative to the proximity of the A18, the railway line and neighbouring industrial development. The accompanying vibration assessment concluded that no further attenuation issues are required. The application, in this respect, has received no objection subject to conditions.

The indicative site layout demonstrates how the proposed level of development can sit comfortably within the site, at a suitable distance from the A18 so as not to cause harm to the residential amenity of future occupants. The detailed design stage will be able confirm this in accordance with the suggested planning condition. Private rear gardens can be appropriately screened along their boundaries and enhanced glazing and mechanical ventilations can be provided as mitigation. In addition, a small buffer zone has been included to separate the A18 from the nearest dwellings, which is advantageous from a design perspective in order to create a good quality frontage to the development.

It is therefore considered that the proposal would not have an adverse impact on residential amenity.

Highways/sustainability of location

The proposed site access is primarily retention of an existing site access off the A18, with the addition of a wider site access carriageway, the provision of corner radii and pedestrian crossing facilities across the site access.

The proposed development is forecast to generate 7-8 vehicular trips during the morning and the evening peak hours. The level of impact at any junctions is therefore less than 30 two-way vehicle movements per hour which is considered to be insignificant and would not have a 'severe' impact on the local highway network. The proposed development will therefore have a negligible impact on existing traffic flows and junction capacity within the local area.

The council's Highways team has offered no objections to the scheme and adequate turning and parking provision within the site can be controlled at reserved matters stage. It is therefore considered that the scheme could be developed for residential purposes without resulting in unacceptable harm to vehicular or pedestrian safety.

A number of key amenities, facilities and public transport routes are located within very close walking distance of the site. This includes Althorpe railway station, local bus routes towards Scunthorpe, village stores, a primary school, medical practice, takeaways and a working men's club. The local planning authority is satisfied that the site represents a broadly sustainable location for residential development.

Ecology

A preliminary Ecological Appraisal has been submitted with the application. The report concludes that there is limited ecological potential across the site, and, while a mosaic of habitats is possible, this is not to Local Wildlife Site (LWS) standard.

A consultation response has been received from the council's Ecologist which offers no objection to the scheme but recommends that biodiversity enhancements be ensured by condition. The consultation response states that the site represents an important habitat corridor at the local scale.

Contaminated land

A Phase 1 Geotechnical & Geoenvironmental Desk Study has been submitted with the application that confirms the historical presence of landfill on the site, which has established a potential for contaminated ground to be present. This would establish a requirement to remediate the site for redevelopment, should there be contamination in excess of appropriate levels. Evidence that this has been exceeded cannot currently be demonstrated.

The preliminary Geotechnical Assessment has identified that there may be the opportunity for alternative foundation solutions to be explored on this site. Both of the provisions for this and for further Site Investigations can be accommodated by way of a suitably worded planning condition; a request agreed by the Environment Agency (EA). In this case a four-part condition has been recommended by the EA, dealing with the provisions of preliminary risk, detailed site investigation to determine risk and remediation, and finally a validation report. The EA, as a decision-maker on whether development has passed the threshold for detailed work to be undertaken prior to determination, has confirmed the report as appropriate to support the approval of the proposal. The proposed condition is considered reasonable to take forward at outline stage.

Flood risk/drainage

The application is accompanied by a Flood Risk Assessment and Drainage Strategy (FRA) for the site. While all of the site lies within Environment Agency Flood Zone 2/3a when

referring to the Strategic Flood Risk Assessment, appropriate technical demonstration that this site is suitable for residential development has been proven, complying with policy CS19 of the Core Strategy, policy DS14 of the local plan and national planning policy.

Within the FRA a more detailed and up-to-date search of modelling data was requested from the Environment Agency. This identified that, with the inclusion of the existing local flood defences, the relative flood risk is actually much lower, equating to land within flood risk zone 1. Also, the site can be seen to be unaffected by flooding during a residual peak flood event.

On this basis the development has passed all of the relevant tests with regard to flood resilience, resistance and drainage and would not put future occupiers at risk from flooding or increase flood risk in the wider area. Paragraph 100 of the NPPF supports development which has a resulting beneficial impact on surrounding properties, which is considered to be the case in this instance, and weighs in favour of the proposals. During the course of the application the lead flood authority, water management board, the Environment Agency and Severn Trent Water have all been consulted and the resolution amongst all of these parties is to recommend approval subject to appropriately worded pre-commencement planning conditions requiring a detailed drainage strategy, specified finished floor levels that are no lower than 5.24 metres above Ordnance Datum, provision of safe routes and flood evacuation.

A Flood Risk Sequential and Exception Test has been prepared to accompany the application. Having reviewed the assessment and its comparison of sites within the plan, it is considered that the development passes both the required tests. It has been demonstrated that there are no appropriate sites in the vicinity of lower flood risk that could be more suitable. The development, in the provision of new housing to meet identified needs, in an area examined in the FRA as showing a lower actual flood risk, would set specific design standards and flood evacuation procedures as required for this area. The site is located sustainably close to central Keadby, its amenities and transport corridors. Collectively these matters would provide wider sustainability benefits to the community that would outweigh flood risk.

Section 106 contributions

The proposed development will make appropriate contributions towards the services and infrastructure that are reasonably related in scale and kind. The following list represents the drafted heads of terms the applicant is proposing as part of the scheme.

- Affordable housing will be provided off-site by way of a commuted sum to the total of £52,639, equating to the provision of a single dwelling that would ordinarily be included on site.
- An obligation of £7,719.38 will be provided towards the upgrade and improvement of recreational facilities within the village of Keadby at the Station Road playing field site.

These contributions would be secured by a Section 106 agreement and would further enhance the sustainable credentials of the proposal.

Conclusion

For the reasons set out above it is considered that the proposed development has adequately addressed all previous reasons for refusal at the site and is considered, on balance, to be acceptable.

RECOMMENDATION

Subject to the completion of a formal agreement under Section 106 of the Town and Country Planning Act 1990 providing for commuted sums of £52,639 towards off-site affordable housing and £7,719.38 towards the upgrade of recreational facilities at the Station Road playing field site, the committee resolves:

- (i) it is mindful to grant permission for the development;**
- (ii) the decision be delegated to the Group Manager, Development Management & Building Control upon completion of the obligation;**
- (iii) if the obligation is not completed by 21 December 2017 the Group Manager, Development Management & Building Control be authorised to refuse the application on grounds of failure to provide the requisite off-site contributions towards affordable housing provision and public open space upgrades and maintenance, contrary to policies CS23 and CS27 of the Core Strategy; and**
- (iv) the permission so granted be subject to the following conditions:**

1.

Approval of the details of the layout, scale, appearance of the building(s) 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, appearance of any buildings to be erected and the landscaping of the site, shall be submitted in writing to the local planning authority and shall be carried out as approved.

Reason

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

3.

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

Reason

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

4.

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

Reason

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

5.

The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) dated July 2016 (amended October 2016) under reference number 16253/FRA compiled by BSP Consulting, in particular setting finished floor levels no lower than 5.24 metres above Ordnance Datum (AOD). The mitigation measures shall be fully implemented prior to occupation and shall subsequently remain in place.

Reason

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

6.

No development shall take place until a remediation strategy that includes the following components to deal with the risks associated with contamination of the site has been submitted to and approved in writing by the local planning authority:

- (i) a preliminary risk assessment which has identified:
 - all previous uses;
 - potential contaminants associated with those uses;
 - a conceptual model of the site indicating sources, pathways and receptors;
 - potentially unacceptable risks arising from contamination at the site
- (ii) a site investigation scheme, based on (i), to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site
- (iii) the results of the site investigation and detailed risk assessment referred to in (ii) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken
- (iv) a verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (iii) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

Reason

To protect groundwater from potential contamination on the site.

7.

No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation has been submitted to and approved, in writing, by the local planning authority. The report shall include the results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include a plan (a 'long-term monitoring and maintenance plan') for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

Reason

To ensure that any remediation at the site, if required, is verified as completed to agreed standards to protect controlled waters.

8.

If, during development, contamination not previously identified is found to be present at the site then (unless otherwise agreed in writing with the local planning authority) no further development shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination will be dealt with and obtained written approval from the authority. The remediation strategy shall be implemented as approved.

Reason

To ensure that if unsuspected contamination is encountered during the redevelopment, it is dealt with appropriately.

9.

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 nesting birds, reptiles and hedgehogs during vegetation clearance and construction works;
- (b) details of bat roosting features and bird nesting sites to be installed;
- (c) restrictions on lighting to avoid impacts on bat roosts, bat foraging areas, bird nesting sites and sensitive habitats;
- (d) prescriptions for the eradication of Japanese knotweed prior to the commencement of development;
- (e) prescriptions for the planting and aftercare of native trees and shrubs of high biodiversity value;
- (f) prescriptions for the management of land demarcated by the blue line on submitted drawing number DT/SPE/16/OUT/012 for the benefit of habitats and species of principle importance;
- (g) proposed timings for the above works in relation to the completion of the buildings.

Reason

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

10.

The biodiversity management plan shall be carried out in accordance with the approved details and timings, and the approved features shall be retained thereafter, unless otherwise approved in writing by the local planning authority. Prior to the occupation of the 10th 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.

11.

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;
- 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.

Reason

In the interests of residential amenity in accordance with policy DS1 of the North Lincolnshire Local Plan.

12.

The development hereby permitted shall not commence until drainage plans for the disposal of surface water and foul sewage have been submitted to and approved in writing by the local planning authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use.

Reason

To ensure that the development is provided with a satisfactory means of drainage as well as to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution.

13.

No development shall take place until a strategy for the management of surface water drainage based on the principles set out in the submitted Flood Risk Assessment, Ref 16253/FRA Revision A dated October 2016 incorporating a Preliminary Surface Water Drainage Strategy (Drawing no: 16253/SK001, dated 28/07/2016), 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.

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.

14.

The drainage scheme shall be implemented in accordance with the approved submitted details required by the above condition 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 life of the development unless otherwise agreed in writing by 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.

15.

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.

16.

The existing vehicular access to the site shall be improved within highway limits 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.

17.

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.

18.

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.

19.

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.

20.

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.

21.

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.

22.

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.

23.

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.

24.

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.

25.

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.

26.

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.

27.

No dwelling shall be occupied on site until the existing white lining, including the right-turn holding lane, has been refreshed 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 policies T2 and T19 of the North Lincolnshire Local Plan.

28.

The penultimate dwelling shall not be occupied until the existing footway fronting the site has been improved to a standard to be agreed 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.

Informative 1

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

Informative 2

The applicant's attention is drawn to the attached letter from the Environment Agency dated 18 April 2017.

Informative 3

Severn Trent Water advises that, although their statutory sewer records do not show any public sewers within the area you have specified, there may be sewers that have been recently adopted under The Transfer Of Sewer Regulations 2011. Public sewers have statutory protection and may not be built close to or directly over, or be diverted, without consent. You are therefore advised to contact Severn Trent Water to discuss your proposals. Severn Trent Water will seek to assist you in obtaining a solution which protects both the public sewer and the building.

Informative 4

Ordinary Watercourse Consent (for the connection to the adjacent watercourse) must be granted by the local planning authority prior to completion.

Informative 5

It is noted that the large parcel of land to the west of this development, which the access road leads to, is owned by the developer. Please note that if this land is developed in the future the total discharge from the overall developed site must not exceed greenfield run-off rate of 1.3 litres/second per hectare.

Informative 6

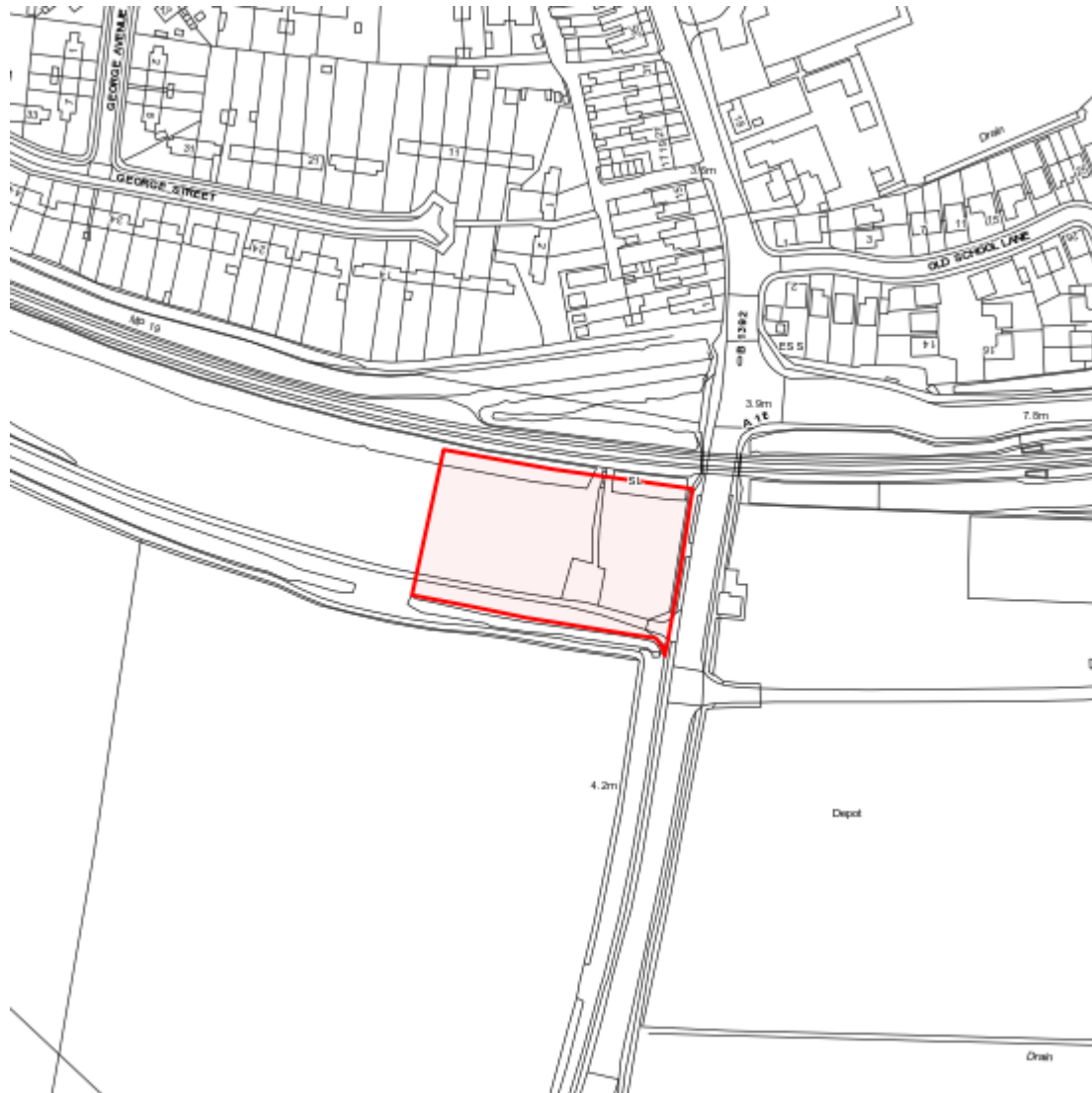
The development hereby granted planning permission requires works to be carried out within the limits of the adopted (public) highway. Therefore:

- 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 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.

PA/2017/464 – Site Location



© Crown copyright and database rights 2017 Ordnance Survey 0100023560



A18

B.M. 5.79m

Rev'A: 25/08/2016 Boundaries corrected

NOTES
DO NOT SCALE. ALL DIMENSIONS
MUST BE CHECKED ON SITE.

Client: **MR A WEBSTER**

Job Title: **PROPOSEED DEVELOPMENT**

Drawing Title: **SITE LAYOUT
BLOCK PLAN**

Site Address: **LAND OFF A'18
ALTHORPE
SCUNTHORPE**

Scale: 1:250 A2 Date: 04/07/2016 Drawn By: [Signature]

Project No: DT/SPE/16/OUT/011 Approved: A

BEHINDING WALLS
MAIN ROAD
LONG BENDS
NOTICE BOARD
HOLEY SIDE

**PLAN-IT
DESIGN**