

<b>APPLICATION NO</b>	<b>PA/2016/2009</b>
<b>APPLICANT</b>	European Property Acquisition Ltd
<b>DEVELOPMENT</b>	Outline planning permission for a residential development of up to 26 dwellings, including 3 affordable homes (with all matters reserved except access) and associated works
<b>LOCATION</b>	Land at Burnside, Broughton, DN20 0HT
<b>PARISH</b>	Broughton
<b>WARD</b>	Broughton and Appleby
<b>CASE OFFICER</b>	Scott Jackson
<b>SUMMARY RECOMMENDATION</b>	<b>Subject to a Section 106 agreement, grant permission subject to conditions</b>
<b>REASONS FOR REFERENCE TO COMMITTEE</b>	Objection by Broughton Town Council  Member 'call in' (Councillor Holly Mumby-Croft – significant public interest)
<b>POLICIES</b>	

**National Planning Policy Framework:** Paragraph 14 states that at the heart of the NPPF 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 35 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 49 states that housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.

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.

Paragraphs 15, 47, 50, 55, 56, 60, 61 and 99 to 103 also apply.

**North Lincolnshire Local Plan:** Policies DS1, DS16, LC5, T2, T6, T9, T19 H5, H8 and H10 apply.

**North Lincolnshire Core Strategy:** Policies CS1, CS2, CS5, CS6, CS7, CS8, CS9, CS18, CS19, CS25 and CS27 apply.

## CONSULTATIONS

**Highways Drainage:** Object on the grounds that the outline planning application does not provide a flood risk assessment, a principle drainage strategy incorporating SuDs or a ground investigation for infiltration.

**Strategic Housing:** The council's preference is three affordable units on site, ideally as a mixture of Discount Market Sale and Shared Ownership products. The applicant has offered three affordable units as part of their planning application which therefore meets the council's preference. As this is an outline planning application only, the type and tenure of the affordable housing units, and indeed the market sale units, have not been decided upon and are part of the reserved matters to be determined at a later stage with the full permission. However, the applicant has stipulated the total number of units in the development. Strategic Housing will require three affordable housing units to be included in the Section 106 legal agreement for the development, which will have the council's specific Discounted Market Sale (85% of OMV) and Shared Ownership criteria for the development included to keep these units affordable in perpetuity.

**Historic Environment Record:** The applicant has submitted an archaeological desk-based assessment and a trial trenching report in accordance with NPPF paragraph 128. These investigations demonstrate that there are no significant archaeological remains within the proposed development site. This proposal does not adversely affect any heritage assets or their settings.

**Humberside Fire and Rescue:** Adequate access for fire-fighting should be provided to all buildings and adequate provision of water supplies for fire-fighting appropriate to the proposed risk should be considered.

**Environmental Health:** The application for residential development is a sensitive end use. The site forms the rear gardens of 16 to 34 Appleby Lane, Broughton. This has the potential to give rise to contaminants such as, hydrocarbons, asbestos, and metals arising from the deposition of waste, old buildings and heating oil. It is the developer's responsibility to assess and address any potential contamination risks, however no supporting information has been provided that demonstrates potential risks can be reduced to an acceptable level. Recommend that a phase 1 assessment is submitted as a minimum requirement. In the absence of this information recommend conditions in respect of contaminated land investigation, construction operation hours and the submission of a Construction Environmental Management Plan.

**Spatial Planning Response 1:** This application is identical to that submitted under PA/2014/1178. A Section 106 agreement was agreed with the applicant in readiness for determination of the appeal last year, the obligations/requirements of which have not changed for this application. Therefore, as part of a new Section 106 agreement, the following contributions/provisions are anticipated:

*Affordable housing:* The site is proposed with 10% of units to be provided as affordable. The offer of three dwellings for affordable housing has been proposed by the developer. The council would hope for the affordable housing to be retained in some form in perpetuity

and therefore this should be requested through a planning condition or the Section 106 agreement.

*Recreation contribution:* On a development of 26 dwellings there is a need to provide a Local Area of Play (LAP) of approximately 100 square metres that would cater for the younger children (4 to 8 years of age). It should comprise a safety surface/hard area containing three pieces of varied play equipment. An area of public open space for recreational use comprising a Local Area of Play of 100 square metres together with three different pieces of equipment, an interactive toddler play panel and thermo-graphic hop scotch game, and a further 260 square metres of recreational space surrounding the Local Area of Play, is required. The sum of £33,410.00 is to be paid towards the maintenance of the Open Space for a period of ten years.

**Spatial Planning Response 2:** In line with policy CS9 and NPPG (paragraph 31), as the development is for 26 dwellings, there is a requirement to provide an element of affordable housing as the application proposes, which is 10% in this rural settlement. The planning application conforms with Core Strategy policy CS7 (Overall Housing Provision) in relation to housing density. Residential development in Broughton (a rural settlement in the countryside) should be 30 to 35 dwellings per hectare, which this application is.

**Highways:** Recommend conditions relating to the layout and location of vehicular access, method of preventing surface water run-off from hard paved areas, no loose material within 10 metres of the adopted highway, wheel-cleaning facilities, full details of the layout/drainage/construction/services/lighting of the proposed access road and vehicular parking spaces. Conditions are also recommended relating to completion of the access road and lighting, setting out of visibility splays, construction of the footway, highway planting within the service strip and a phased traffic management plan.

**Anglian Water:** The foul drainage from this development is in the catchment of Broughton (Humber) Water Recycling Centre that will have available capacity for these flows. The sewerage system at present has available capacity for these flows. If the developer wishes to connect to the sewerage network they should serve notice under Section 106 of the Water Industry Act 1991 and they will then be advised of the most suitable point of connection.

**Environment Agency:** No objection.

**Capital Team (Education):** No educational contributions are sought for this development.

**Environment Team (Ecology):** The survey methods used and the survey effort deployed are appropriate for the site in question. The surveyors found that the application site was used by commuting bats of four species, but in very low numbers. As a result, the layout of the site does not need to be modified to favour foraging or commuting bats. Recommend conditions in relation to the submission and implementation of a biodiversity management plan.

## **TOWN COUNCIL**

Objects on the following grounds:

- Highways: Any development would lead to additional traffic on a narrow road, which enters/leaves the estate at a busy junction with Brooklands Avenue, where there is speeding traffic and relocation of the post office.
- Drainage: Worries about the drainage system being able to cope with additional development.
- Character: Any development would change the character of the estate, which is mainly occupied by elderly residents.
- Wildlife: Effect on the habitat and wildlife.
- Access: This is an estate road with on-street parking issues and additional vehicular movements as a result of the proposed play area.

## **PUBLICITY**

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

- additional traffic
- impact on the character of the area
- devaluation of property prices
- an alternative means of access should be explored
- overlooking and loss of privacy
- additional noise
- existing issue with cars parked along Burnside
- the means of access is inappropriate
- impact on drainage
- impact on the wider highway network
- there is no need for affordable housing
- relocation of the post office to the corner of Brooklands Avenue and High Street has resulted in further localised parking issues
- large vehicles will not be able to easily access the site
- impact on pedestrian safety
- loss of wildlife habitat
- each of the properties will have two vehicles

- increase in pollution
- overshadowing
- the red edge site plan and the boundary with Southfield House is incorrectly drawn
- estimated car movements are incorrect
- increase in pedestrian footfall through Beech Close
- nuisance and pollution throughout the construction period
- removal of hedge and impact on wildlife.

## **STATEMENT OF COMMUNITY INVOLVEMENT**

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

## **ASSESSMENT**

This application is a resubmission of planning application PA/2014/1478 which was refused at planning committee. The application was subsequently dismissed at appeal but only on the grounds that, in the absence of a dated and effective planning obligation, the proposal could not secure the delivery and future retention of affordable housing in the manner required by the development plan. In light of the Planning Inspector's decision on a technical reason (that the section 106 agreement required to secure affordable housing and recreation contributions) the applicant has opted to resubmit the planning application for the same number of dwellings and with the same level of supporting information.

Therefore this application seeks outline planning permission for residential development up to 26 dwelling and associated works with all matters, other than access, reserved for subsequent approval. The proposed point of access is from Burnside located in the south-western corner of the site. The application site comprises an area of garden land to the rear of properties located along Appleby Lane (nine properties in total). The majority of the gardens are laid to lawn and the site is bordered by a line of trees and two bungalows along its southern boundary and residential properties to the north, west and north-east. The site is bordered by the deep gardens of residential properties located along Brooklands Avenue to the east. The site is located within the settlement boundary for Broughton within walking distance of the High Street; this is where the main concentration of local community services is located.

**The main issues to consider in the determination of this planning application are the principle of development, impact on character and appearance of the area, highway issues, impact on residential amenity and other issues.**

### **Principle of development**

The application site is garden land within the defined settlement boundary for Broughton, in a sustainable, central location within easy walking and cycling distance of a range of local facilities, including a school, doctor's surgery, shops, post office, public house and convenience store. In terms of sustainability it is within walking distance of bus stops. The proposal therefore accords with the principles of sustainable development as set out within

the policies of the local plan, Core Strategy and the National Planning Policy Framework on delivering residential development in appropriate locations.

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 Broughton, in a sustainable location therefore there is a presumption in favour of residential development.

Policy CS9 (Affordable Housing) of the adopted Core Strategy applies and states that new residential development of three or more dwellings in rural settlements must make provision for an element of affordable housing. This policy seeks to ensure that 10% of housing on schemes of three or more dwellings in rural settlements is provided. The indicative layout shows 26 dwellings so this equates to three dwellings in this case. The provision of this affordable housing will be secured by a Section 106 legal agreement. It is a policy preference for this affordable housing to be provided on the site and this has been offered by the applicant. Strategic Housing has previously commented that there is a high demand for affordable housing in Broughton. This scheme will provide three affordable units.

Policy H10 (Public Open Space Provision in New Housing Development) of the North Lincolnshire Local Plan applies and states that new housing developments on windfall sites of 0.5 hectares or more will be required to provide recreational open space on a scale and in a form appropriate to serve the needs of residents. The site area is 0.82 hectares and constitutes a windfall site for residential development in Broughton. The council's CIL/S106 officer has commented that a Local Area of Play, measuring 100 square metres in area and containing three items of play equipment, together with casual open space of 260 square metres, should be provided on the site. This open space provision would be secured through a Section 106 legal agreement. This element is not shown in the indicative layout but can be secured at reserved matters stage.

### **Street scene and settlement character**

The pattern of residential development around which development is proposed is characterised by a mix of semi-detached and detached properties set back from the highway with deep rear gardens, some of which extend to 170 metres. The pattern of development to the south of the site changes to one of modern detached properties set within smaller (albeit spacious) plots. To the east of the site are examples of properties located to the rear of dwellings on Brooklands Avenue, on backland plots. The prevailing height of dwellings to the north, east and west of the site is two-storey; the height of the dwellings to the south (on the modern residential estates) is a mix of two-storey and bungalows.

Given the depth of these rear gardens (particularly along Appleby Lane) and the distance from existing properties, it is considered that the development will result in an appropriate scale of residential development which infills a section of garden land between Burnside and South View/Trinity Court. The development will not be viewed in isolation, it will be viewed against the built context of a modern housing estate located directly to the south. Therefore the introduction of a modern housing development immediately to the north of a modern housing estate is considered to assimilate with the character and appearance of

neighbouring residential properties. There is sufficient separation distance from neighbouring residential properties and space within the site for a development of this scale (26 dwellings) to be provided and which could be considered as being in keeping with the character and appearance of the area.

An illustrative plan has been submitted by the applicant's agent. This plan, whilst only indicative, provides an overview of the potential layout of the site and demonstrates that 26 dwellings, with associated parking and gardens, can be accommodated on the site, together with space for an access road and turning areas. Although no scale parameters have been submitted with the planning application, it is considered that the introduction of two-storey dwellings will be consistent with the prevailing height of existing properties close to the site.

### Highway issues

The proposed means of access to the site is from Burnside. This is an estate road which has the capacity for one vehicle to safely pass another. The proposal shows that the access road will be 5 metres wide, which is consistent with the width of the approach road along Burnside. In addition the indicative plan shows that the footway will continue from Burnside into the site, thereby providing pedestrian permeability and a safe means of accessing the site on foot. Highways have raised no objection to the proposal on highway safety grounds or on grounds of additional traffic movements being generated along local roads in Broughton. A number of the objections, including that submitted by Broughton Town Council, allude to the relocation of the post office from further up the High Street. Whilst it is acknowledged that the post office has relocated closer to the junction of Burnside with Brooklands Avenue, this facility is located over 100 metres from the junction and there is restricted parking in the carriageway immediately surrounding the post office. The issue of vehicles being parked within the carriageway along Burnside and the obstruction of traffic is as a result of local residents choosing to park their vehicles in this location.

The previous application was partly refused on concerns over highway safety. However the Planning Inspector, when assessing highway safety, concluded that the width of the carriageway was sufficient to allow vehicles to pass one another, that most of the dwellings along Burnside have adequate space for car parking available within their plots and the existing layout of Burnside is not designed in a way which seriously impedes the free flow of traffic. In addition, the Planning Inspector considered the issue of additional traffic movements generated from the proposed development and concluded that the evidence did not demonstrate that Burnside or the junction with Brooklands Avenue operated in an unsafe manner, that the additional traffic movements from the proposed development would not be sufficient to cause material harm to highway safety on Burnside or at its junction with Brooklands Avenue and, following its completion, any additional movements of large vehicles to and from the site along Burnside that would result from the appeal proposal, for example delivery vehicles to the proposed dwellings, would be limited in frequency. In conclusion, the Planning Inspector stated in their report **‘that the proposed development would not cause material harm to highway safety. The proposal would therefore accord with the provisions of saved policy T2 of the North Lincolnshire Local Plan 2003 (NLLP) and the Framework related to this matter’**.

Given the content of the planning inspector's report, and no objection from highways, it is considered that the proposal would not cause material harm to highway or pedestrian safety in this case.

## Residential amenity

This is an outline planning application with all matters (other than means of access) reserved for subsequent consideration. Issues relating to the layout, scale, height, window arrangement and potential for loss of residential amenity would be assessed as part of any subsequent reserved matters planning application. As stated previously, the indicative plan shows that 26 dwellings can be constructed on the site and have sufficient separation distance to the nearest residential properties located on Burnside to the south. The majority of the objections submitted relate to highway and pedestrian safety concerns.

It is inevitable that the construction period will result in some level of disruption to nearby residential properties through noise and other disturbance, however this will be relatively short-term without harming the long-term amenity of residents. In addition, a condition is recommended by Environmental Health that construction operations only take place between the hours of 8am to 6pm Monday to Friday, 8am to 1pm on Saturdays and at no time on Sundays or public/bank holidays. The imposition of this condition is considered sufficient to protect residential amenity, particularly during the construction period.

The previous planning application was also partly refused on grounds of loss of residential amenity. In considering the impact on residential amenity, the Planning Inspector, within their report, stated that the noise from the construction works would be temporary in nature, that the increase in traffic would be limited in its amount and frequency and the **proposed development would not cause material harm to the living conditions of occupiers of existing dwellings alongside the proposed access route to the site.**

## Other issues

The width of the proposed access road and the approach road (Burnside) is considered sufficient to allow emergency and larger vehicles to enter and leave the site. The local planning authority can only consider the point of access which is proposed from Burnside in this case. Highways have raised no objection to the means of access proposed to serve the site. Therefore there is no requirement to consider an alternative means of access to the site. A condition is recommended by Highways which requests wheel-cleaning facilities. This will reduce the potential for mud to be deposited onto local roads.

Devaluation of property prices is not a material planning issue and will not be assessed in this case. In addition the impact of the proposed residential development upon a particular demographic profile of residents in this part of Broughton is not a material planning issue, therefore it will not be assessed.

Anglian Water has confirmed there is sufficient capacity within the foul sewer to accommodate the additional foul drainage flows from the proposed development. This is an outline planning application and there is scope within any subsequent reserved matters application for a surface water drainage scheme to be submitted for consideration. In addition it is acknowledged that LLFA Drainage has objected to the scheme citing a lack of a flood risk assessment and surface water drainage strategy. However, given the concerns raised by local residents in respect of existing infrastructure, and in light of the objection from LLFA Drainage, it is considered prudent to recommend a condition in relation to the submission of a surface water drainage scheme. This will allow the local planning authority to assess whether SuDs can be incorporated on the site in full. The site is located in flood zone 1 and is less than 1 hectare in area, therefore a flood risk assessment is not required in this case.



Environmental Health has recommended that a full contaminated land investigation be undertaken. However, in their response to the previous application in 2014 no such request was made. For reason of consistency it is considered prudent to recommend a condition that any unexpected contamination found during construction works is fully investigated.

A bat survey dated June 2017 has been submitted in support of this application. This report concludes that there was no pattern of activity indicative of significant numbers of bats emerging or returning from/to a roost and the surveys revealed that the site is used by low numbers of individual bats that pass through it rather than use it for foraging purposes. In light of these conclusions it is considered prudent to recommend conditions for the submission and implementation of a biodiversity management plan; this will secure opportunities for biodiversity gain across the site and is consistent with both the response from the council's ecologist and with guidance in the NPPF.

### **Community involvement**

The applicant has not undertaken any community involvement prior to the submission of this major planning application. All representations received in response to this planning application were as a result of notifying the public, advertising the proposed development in the local newspaper and displaying a site notice.

### **RECOMMENDATION**

**Subject to completion of a formal agreement under Section 106 of the Town and Country Planning Act 1990 providing for three on-site affordable houses, the provision of open space and a maintenance contribution of £33,410.00, the committee resolves:**

- (i) it is mindful to grant permission for the development;**
- (ii) the decision be delegated to the Group Manager – Development Management and Building Control upon completion of the obligation;**
- (iii) if the obligation is not completed by 26 January 2018 the Group Manager – Development Management and Building Control be authorised to refuse the application on grounds of inadequate provision of essential community benefits; and**
- (iv) the permission so granted be subject to the following conditions:**

1.

Approval of the details of the layout, scale and appearance of the building(s), 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, 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.

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.

7.

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.

8.

Works shall not commence on site until wheel cleaning facilities, in accordance with details to be submitted to and approved in writing by the local planning authority, have been provided within the curtilage of the site, and this facility shall be retained for the duration of the works.

Reason

To prevent material being deposited on the highway and creating unsafe road conditions.

9.

No development shall begin until details of the layout, 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.

10.

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.

11.

No other works shall be commenced on the site until the access road junction with the adjacent highway 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.

12.

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.

13.

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.

14.

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.

15.

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.

16.

Construction operations shall be limited to the following hours:

- 8am to 6pm Monday to Friday

- 8am to 1pm on Saturdays.

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

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

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

Reason

To maintain the living standards of the adjoining residential property/the surrounding residential area and to enable any alternative use to be assessed against the criteria in policy DS4 of the North Lincolnshire Local Plan.

17.

If, during development, any odorous, discoloured or otherwise visually contaminated material is found to be present at the site then no further development shall be carried out until a written method statement detailing how this contamination shall be dealt with has been submitted to and approved in writing by the local planning authority.

Reason

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

18.

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

Reason

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

19.

No development shall take place until a scheme for the disposal of surface water, including consideration for Sustainable Urban Drainage Systems (SuDS) has been submitted to and agreed in writing by the local planning authority and none of the of the dwellings shall be occupied until it is connected to the approved drainage system.

Reason

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

20.

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 and hedgehogs during demolition, vegetation clearance and construction works;
- (b) details of at least eight bat roosting features to be installed in new dwellings;
- (c) details of nest boxes to be installed to support house sparrow, starling and other garden birds;

- (d) restrictions on lighting to avoid impacts on bat roosts, bat foraging areas, bird nesting sites and sensitive habitats;
- (e) provision for hedgehogs to pass through any fencing installed between gardens and between areas of grassland;
- (f) prescriptions for the retention of existing hedgerows;
- (g) prescriptions for the planting and aftercare of native trees and shrubs of high biodiversity value;
- (h) a commitment to provide each new dwelling with a wildlife gardening advice pack to be approved in writing by the local planning authority;
- (i) proposed timings for the above works in relation to the completion of the dwellings.

**Reason**

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

21.

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 completion of the approved development, 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.

**Informative 1**

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

**Informative 2**

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 3**

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/2016/2009 – Site Location



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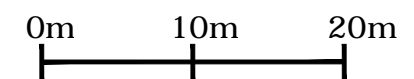
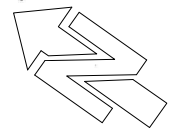
**note**  
 © This drawing is the copyright of Fusilier Design and may not be reproduced or amended without written permission. No liability will be accepted for amendments made by other persons.  
 The contractor is to check and verify all dimensions and levels prior to work commencing. The contractor is to comply with all current Building Legislation whether or not specifically stated on this drawing.  
 This drawing must be read with and checked against all relevant Engineers and Architects drawings and all other specialist information provided.

Sketch proposals are for illustrative purposes only and as such are subject to detailed site investigation. Sketch proposals may be based on enlargements of OS Sheets and estimations of existing site features and will therefore need to be verified by survey.

Do not scale. Only figured dimensions to be worked to. Any discrepancies are to be reported to Fusilier Design via named client.

PA/2016/2009 Indicative Layout Plan Not To Scale

HOUSE TYPE SCHEDULE			
Type	Description	Approx Size	No.
A	2 Bed House	780ft <sup>2</sup>	3
B	3 Bed House	875ft <sup>2</sup>	4
C	3 Bed House	1000ft <sup>2</sup>	5
D	3 Bed House	1000ft <sup>2</sup>	3
E	3 Bed House	990ft <sup>2</sup>	3
F	4 Bed House	1200ft <sup>2</sup>	1
G	4 Bed House	1300ft <sup>2</sup>	2
H	4 Bed House	1450ft <sup>2</sup>	3
J	4 Bed House	1600ft <sup>2</sup>	1
K	5 Bed House	1975ft <sup>2</sup>	1
Total			26



rev.	date	by	detail

client  
**Wilbraham Associates**

site  
**Land off Burnside  
 Broughton  
 Northampton**

drawing title  
**Proposed Layout**

scale  
**1:500 @A3**

date  
**22.08.14**

drawing number  
**983-BR-01**

revision  
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