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| APPLICATION NO | PA/2017/511 |
| APPLICANT | Gelder Ltd and Mr Barnard |
| DEVELOPMENT | Planning permission to erect sixteen three/two-bedroom houses/bungalows for affordable housing with associated hard and soft landscaping |
| LOCATION | Land adjacent to Maple Lea, Gainsborough Road, Kirton in Lindsey |
| PARISH | Kirton in Lindsey |
| WARD | Ridge |
| CASE OFFICER | Tanya Coggon |
| SUMMARY RECOMMENDATION | Subject to a Section 106 agreement, grant permission subject to conditions |
| REASONS FOR REFERENCE TO COMMITTEE | Objection by Kirton in Lindsey Town Council |

POLICIES

National Planning Policy Framework: Paragraph 14 – 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 – 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.

Paragraph 37 – 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 – 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 50 – planning authorities should ensure that appropriate provision is made for affordable housing within their area via appropriate plan-making and decision making.

Paragraph 54 – in rural areas, local planning authorities should be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing including through rural exception sites where appropriate.

Paragraph 55 – to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of local communities.

Paragraph 56 – 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 103 – when determining planning applications local planning authorities should ensure flood risk is not increased elsewhere.

North Lincolnshire Local Plan:

Policy H5 – New Housing Development

Policy H8 – Housing Design and Housing Mix

Policy H10 – Public Open Space Provision in New Housing Development

Policy RD2 – Development in the Open Countryside

Policy T2 – Access to Development

Policy T19 – Car Parking Provision and Standards

Policy LC12 – Protection of Trees, Woodlands and Hedgerows

Policy DS1 – General Requirements

Policy DS13 – Groundwater Protection and Land Drainage

Policy DS14 – Foul Sewage and Surface Water Discharge

Policy DS16 – Flood Risk

North Lincolnshire Core Strategy:

Policy CS1 – Spatial Strategy for North Lincolnshire

Policy CS2 – Delivering More Sustainable Development

Policy CS3 – Development Limits

Policy CS5 – Delivering Quality Design in North Lincolnshire

Policy CS7 – Overall Housing Provision

Policy CS8 – Spatial Distribution of Housing Sites

Policy CS9 – Affordable Housing

Policy CS17 – Biodiversity

Policy CS19 – Flood Risk

Policy CS23 – Sport, Recreation and Open Space

Policy CS27 – Planning Obligations

North Lincolnshire Housing and Employment Land Allocations Development Plan Document, May 2016

North Lincolnshire Affordable Housing Policy Interim Position Statement, August 2015

Sustainable Drainage Systems – House of Commons: Written Statement (HCWS161) (December 2014)

CONSULTATIONS

Highways: No objection subject to conditions.

Drainage Team: No objection subject to conditions.

Severn Trent Water Ltd: No response.

Environment Agency: No comments to make on this application.

Humberside Fire and Rescue: Comments in relation to adequate access for fire-fighting and adequate provision of water supplies.

Environmental Health: No objection subject to conditions in relation to contamination and construction practices.

Ecology: No objection subject to conditions.

Trees: No objection subject to conditions.

Archaeology: No objection subject to conditions.

Capital and Buildings (Education): No education contributions are required if all the dwellings are affordable.

Spatial Planning: A Section 106 agreement is required to secure affordable housing in perpetuity and an open space contribution of £7171.94 is required as an off-site contribution for play provision to upgrade and improve facilities at Barnard Meadows in Kirton in Lindsey. No public open space should be allocated within the site and any communal landscape areas need to be conveyed to the property owners to maintain in the future or an alternative arrangement needs to be set up by the developer to ensure all communal areas of the estate are managed.

Strategic Housing: As stated in the Affordable Housing Policy Interim Position Statement (August 2015) and the adopted planning policy CS9, the Rural Exception site section allows planning permission to be granted for the release of small rural exception sites within or adjacent to the development limits for 100% affordable housing where a local need has been identified. The location of this proposed development is outside (but adjacent) to the existing development limit in Kirton and therefore complies with this element of the rural exception policy of the affordable housing core strategy and therefore we have no objection to the application.

TOWN COUNCIL

Objection. The town council believes the measures proposed to address the risk of surface water flooding are unsatisfactory and inadequate given that the site has a history of drainage problems. The proposed access to the development would be via a junction with poor visibility, thereby adversely affecting highway safety. There are existing difficulties due to the proximity of the local primary school and the congestion and parking problems resulting therefrom. The application site is distant from most amenities of the town and consequently not appropriate for social housing. A similar proposal was recently refused on appeal. The town council also believes in affordable housing if it is within the building area provided and situated in the correct place.

PUBLICITY

Advertised by site and press notices. Four letters of support and twenty-four letters of objection have been received raising the following issues:

Support:

- need for affordable housing
- the site is close to facilities – the school and doctor's surgery
- safe accommodation for children to play
- the entrance is safe
- no encroachment onto farmland
- no significant increase in light pollution
- no strain on public services.

Object:

- outside development boundary
- sewers have backed up and flooded properties
- sewerage system inadequate and cannot deal with additional capacity
- development not required on a greenfield site
- land available on Station Road and should have taken place on the Windmill Plantation
- RAF site in Kirton is proposed for housing where affordable housing will be located
- will further interfere with free flow of traffic
- access unsafe
- surface water flooding problems

- loss of countryside
- loss of wildlife
- site is not accessible for the amenities/services in Kirton in Lindsey
- appeal dismissed
- affordable housing should be located within Kirton in Lindsey for better access and to meet and mix with the community
- job opportunities are limited
- public transport is limited
- no cycle paths in the area
- not a sustainable location for development
- in severe weather Gainsborough Road can be impassable
- drainage is unclear from the plans and not clear if the drainage proposed will work on the site
- it has not been demonstrated that there is a need for affordable housing in Kirton in Lindsey
- dykes overflow
- no pavements to the site
- occupiers will feel 'cut off' from the town
- no public outside space provided
- crime in the area
- insufficient infrastructure to accommodate the development
- size/number of bedrooms is not clear
- will the affordable housing be affordable?
- Section 106 can be overturned or housing sold off
- maintenance and responsibility for the dyke to the west of the properties is unclear
- standing water can lead to rats and disease
- contrary to policy
- site could be extended

- who will maintain the road
- visually development would be out of character with the area.

STATEMENT OF COMMUNITY INVOLVEMENT

A public consultation event was held at the Town Hall in Kirton in Lindsey on 28 January 2015, prior to the submission of the previous application for the site (PA/2015/1520). Members of the public were invited to attend to discuss the proposal with representatives from North Lincolnshire Homes and North Lincolnshire Council. Eight letters of comment were received, seven expressing concerns about the development and one supporting the proposal. The majority of the concerns related to drainage and the site being 'greenfield'.

ASSESSMENT

The site

The site is located outside the development boundary for Kirton in Lindsey. It is an open grassed area that appears to have been unused for some time. It lies adjacent to residential properties to the north-east side of the site. To the south-west are open fields and paddocks. Various trees, hedgerows and bushes are located on the site. There is a ditch along its western boundary.

The proposal comprises a development of 16 affordable dwellings on the site with an associated access in a cul-de-sac form of development. These will comprise semi-detached dwellings in the form of six three-bedroom houses and ten two-bedroom bungalows. The access will be onto Gainsborough Road, with the access road leading into the site. Ten dwellings will be provided on the western side of the access road (six houses and four bungalows) and six dwellings (bungalows) on the eastern side of the access road. Two car parking spaces will be provided in front of each dwelling. A pumping station is proposed on the western side of the site and a swale on the eastern side of the site for drainage purposes.

Planning history

Members may recall that a similar application (PA/2015/1520) was submitted in January 2016 and was recommended for approval. At the Planning Committee on 27 July 2016 members decided to refuse the application due to the site being located outside the development boundary of Kirton in Lindsey and it was considered that affordable housing could be provided within the development boundary of the settlement. An appeal was lodged against this refusal but was dismissed on 20 March 2017. The sole reason for the dismissal was because the Planning Inspectorate considered that there was no robust mechanism in place to identify and secure the proposed development as one for affordable housing. It had been proposed by the council to ensure the dwellings would be affordable via a planning condition. The Inspector considered that such a scheme for affordable housing would normally be through an agreement under Section 106. The use of a negatively worded condition would be inappropriate in this case. As the proposed development would only be acceptable under policy RD2 if it consisted purely of affordable housing, and there was no mechanism to ensure such an eventuality, the appeal was dismissed. A copy of the previous committee report for PA/2015/1520 and the Inspector's appeal decision is appended at the end of this report.

The main issues in the determination of this application are the principle of the development in planning policy terms, open space, impact on the character and appearance of the area, highway issues, flood risk, drainage infrastructure, wildlife, trees and residential amenity. Each issue will be discussed in this report. The issues raised in the Inspector's appeal decision will also be discussed.

The principle of the development in planning policy terms

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise. In this case the development plan consists of the North Lincolnshire Local Plan, the North Lincolnshire Core Strategy and the Housing and Employment Land Allocations Development Plan Document. Material considerations are in the form of national planning policy guidance contained with the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance and the Sustainable Drainage Systems - House of Commons: Written Statement.

The proposal seeks full planning permission for residential development for 100% affordable housing. The site is located outside the development boundary of Kirton in Lindsey on a 'greenfield site', but does lie adjacent to the development boundary. The site is an unallocated site for housing. The main housing policy in relation to this development is CS9 (Affordable housing). This policy allows the release of small rural exception sites within or adjacent to the development limits or within rural settlements for 100% affordable housing where a local need has been clearly identified. All proposals must be substantiated by evidence that the scale of development proposed meets the identified needs.

In this particular case the applicant has submitted details of the 2009 local parish survey which revealed that there was an affordable housing need for 34 households in Kirton, all requiring family properties. Since 2009 only three new affordable housing units have been developed in Kirton. As a result, there is a need for affordable housing for 31 households in Kirton. There are currently 44 households active on the current waiting list that live in Kirton and could qualify for the local connection criteria for this proposed development. Of these 44 households, 26 of them qualify for a two- or three-bedroom property. There are a total of 26 local households which meet the criteria for this proposed development. The council does not dispute these figures. The proposal does comply with policy CS9 of the Core Strategy as the site lies adjacent to the development boundary and is for 100% affordable housing for which a clear local need for this type of development is demonstrated. This approach is also supported in the National Planning Policy Framework. Policy RD2 of the North Lincolnshire Local Plan permits affordable housing in the open countryside to meet a proven local need. A proven local need has been demonstrated and therefore the proposal complies with policy RD2 of the North Lincolnshire Local Plan and the interim affordable housing policy. The affordable housing will be obtained on this site by virtue of a Section 106 agreement.

In terms of the appeal decision for PA/2015/1520, the Inspector accepted that there was a need for affordable housing in Kirton in Lindsey, that the sites on Beechcroft and Station Road would not yield enough affordable housing to meet the need, and that the granting of permission is in any event no guarantee the site will be developed and thus affordable housing brought forward. The principle of the development under RD2 was considered to be acceptable. Since the time of this appeal decision, four affordable dwelling units have been obtained on the Beechcroft development under PA/2016/1704. To date, this development has not commenced on site. The Station Road residential development for 91

dwellings (PA/2017/389) is still being considered. Furthermore, the Inspector considered that the application site had no clear development constraints and only dismissed the appeal as they considered that the affordable housing should be provided through a Section 106 agreement and not via a planning condition, as was proposed. In this case the affordable housing will be obtained through a Section 106 agreement and therefore the proposal overcomes the reason why the previous application, PA/2015/1520, was dismissed at appeal.

In terms of sustainability issues, the site is located adjacent to the development boundary of Kirton in Lindsey, which is a market town comprising a number of services such as shops, halls, churches, doctor's surgery and pubs. It has a train station and there is a circular bus service around the town, and bus services to the larger settlements of Scunthorpe, Brigg, Gainsborough and Lincoln. The site is accessible on foot and by cycle. The site is therefore a sustainable location for this development as it is so close to the development boundary of Kirton. The town council's concerns are noted in relation to the distance the site is to the centre of Kirton. However, there are no available sites within the centre of Kirton for this type of development. The site is accessible for residents by cycle, on foot, by bus and taxi. As a result, the site is considered acceptable for the development proposed and accords with policies CS1 and CS2 of the Core Strategy.

Open space

The proposed development of 16 new dwellings qualifies for a recreational commuted sum to be given back to the local community to improve facilities within Kirton in Lindsey. Under policy H10 'Public Open Space Provision in New Housing Developments' within the Planning Framework of Supplementary Planning Guidance 10 – Provision of Open Space in New Housing Developments, an off-site contribution is to be given from the development to improve existing recreational facilities on a nearby site within the catchment area of this new development within Kirton in Lindsey. An off-site contribution of £7171.94 is to be given towards the upgrade and improvement of recreational facilities at Barnard Meadows Children's Play Area. This will be obtained by a Section 106 Agreement attached to the planning permission which the applicant has agreed to. Any communal landscaped areas need to be conveyed to the property owners to maintain in the future or an alternate arrangement needs to be set up by the developer to make sure all communal areas of the estate are managed. Details of the open space maintenance within the proposed development can be dealt with via a planning condition. The proposal accords with policy H10 and SPG10 of the North Lincolnshire Local Plan.

Impact on the character and appearance of the area, and residential amenity

The surrounding dwellings are a mix of housing types, designs and ages. The proposed dwellings and associated layout will therefore not have a detrimental impact on the character and appearance of the amenity of the locality. The proposed dwellings, due to their design and siting, will not result in any demonstrated loss of amenity to adjacent dwellings. The issue raised in relation to boundary fencing can be dealt with via a planning condition. The proposal therefore accords with policies CS5 of the Core Strategy and H5, H8 and DS1 of the North Lincolnshire Local Plan, and advice given in the NPPF.

Highway issues

Residents' concerns in relation to the access, Gainsborough Road being impassable in poor weather, the development affecting the free flow of traffic in the area, lack of

pavements and maintenance of the road are noted. However, Highways have raised no objection to the proposal subject to conditions which will be imposed on the planning permission. It should be noted that a footpath link will be provided between the new housing development and the existing pedestrian facilities along Gainsborough Road. As a result the access, parking and visibility arrangements for the proposal are considered to be acceptable in highway terms and accord with policy T2 of the North Lincolnshire Local Plan.

Flood risk

Objectors have raised concerns in relation to surface water flooding problems. The site is located in Flood Zone 1 (low risk) of the council's Strategic Flood Risk Assessment. The application is a major application and, as such, a Flood Risk Assessment and SUDS has to be submitted with this application. A revised Flood Risk Assessment and Drainage Strategy has recently been submitted and any comments on this updated Flood Risk Assessment will be reported verbally to committee. The principle of residential development in Flood Zone 1 is considered to be acceptable in terms of advice given in the NPPF as all uses are considered appropriate in Flood Zone 1. The Environment Agency does not wish to comment on the proposal and the council's Drainage Team has no objection to the proposal subject to conditions. In terms of flood risk, therefore, the proposal accords with the NPPF, policy CS19 of the Core Strategy and policy DS16 of the North Lincolnshire Local Plan.

Drainage infrastructure

In terms of drainage, the applicant has submitted a drainage strategy and a drainage layout with the application. This drainage strategy has recently been revised and no objections have been received, subject to conditions being imposed. The applicant is proposing to provide a foul drainage system within the site that will be discharged to a manhole at the junction of Grayingham Road and Gainsborough Road. The foul water will need to be pumped due to land levels. The surface water drainage will include underground piped drainage to collect run-off from roofs, pervious surfacing for all of the proposed public highway, a storage swale to the north-east of the site discharging into the highway sub-base and hydro-brake flow control with run-off from the site discharging into the ditch along the western boundary of the site. Severn Trent Water has not commented on this application. The council's Drainage Team has raised no objections to the proposal subject to conditions/informatives. Concerns in relation to surface water, sewage disposal and drainage of the site from objectors and the town council are noted, but there are no objections from the statutory consultees (Environment Agency, Severn Trent Water and the council's Drainage Team). Conditions on the planning permission will ensure that the precise details of surface water and foul water disposal are submitted for approval to the council before development takes place. This aspect of the proposal accords with advice in the NPPF, policy CS19 of the Core Strategy, and policies DS13 and DS14 of the North Lincolnshire Local Plan.

Wildlife

The site has no designations in terms of wildlife imposed on the site. A walkover ecological survey has been submitted with the application to which no objections have been received from the council's ecologist. As a result it is not considered that the proposal will result in any significant harm to habitats or wildlife located on the site. Planning conditions can be

used to ensure biodiversity enhancements take place on the site in accordance with policy CS17 of the Core Strategy.

Trees

The site has a number of trees located on it. These are not covered by tree preservation orders and are therefore not protected. A tree survey has been submitted with the application to assess the quality of the trees on the application site. The majority of the trees on the site will be retained and protected during construction to ensure their long-term survival via planning conditions. The council's landscape officer has no objection to this aspect of the proposal subject to conditions which will be imposed on the planning permission. As a result the proposal accords with policy LC12 of the North Lincolnshire Local Plan.

Issues raised in the Inspector's appeal decision for PA/2015/1520

In terms of the appeal decision for PA/2015/1520, the Inspector accepted that there was a need for affordable housing in Kirton in Lindsey, that the sites on Beechcroft and Station Road would not yield enough affordable housing to meet the need, and that the granting of permission is in any event no guarantee the site will be developed and thus affordable housing brought forward. The principle of the development under RD2 was considered to be acceptable. Furthermore, the Inspector considered that the site had no clear development constraints and only dismissed the appeal as they considered that the affordable housing should be provided through a Section 106 agreement and not a planning condition, as was proposed. The affordable housing is proposed to be obtained through a Section 106 agreement and therefore the reason for the Inspector dismissing the appeal has now been overcome by the applicant agreeing to enter into a Section 106 agreement for affordable housing and off-site provision for public open space.

Other issues raised by objectors

A large section of the former MOD site is allocated for housing. However, to date, no planning application has been submitted for this site. Nevertheless, currently there is a proven need for affordable housing in Kirton in Lindsey and therefore this rural exception site has been brought forward to fulfil part of the proven affordable housing needs in Kirton in Lindsey. No evidence has been put forward to demonstrate that the infrastructure in Kirton in Lindsey cannot accommodate the development and that the proposal will increase crime in the area. The plans show the number and size of bedrooms proposed. Residents of the proposed development will not be 'cut-off' from the town as the site is located just outside the development boundary of Kirton in Lindsey, close to other residential properties.

Conclusion

The proposed development would make a valuable contribution towards affordable housing provision in the locality and would enhance recreational facilities elsewhere in Kirton. The proposal will bring significant community benefits to Kirton. Furthermore, the proposal would not have a harmful impact on the character of the area, would not result in unacceptable harm to vehicular or pedestrian safety, has adequately addressed flood risk and drainage issues, and would not result in unacceptable harm to neighbouring living conditions. As a result the proposal is recommended for approval.

RECOMMENDATION

Subject to the completion of a formal agreement under Section 106 of the Town and Country Planning Act 1990 to ensure that all the dwellings proposed will be affordable housing and that an off-site contribution of £7171.94 is given towards the upgrade and improvement of recreational facilities at Barnard Meadows Children's Play Area, the committee resolves:

- (i) it is mindful to grant permission for the development;
- (ii) the decision be delegated to the Group Manger – Development Management and Building Control upon completion of the obligation; 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 following approved plans: A1/001, A1/001 Rev B, A1/003 and A1/002.

Reason

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

3.

No development shall take place until a tree protection plan and arboricultural method statement have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved.

Reason

To show the tree and landscape protection measures and to define the methodology for implementing development which has the potential to result in the loss of or damage to retained trees in accordance with policy LC12 of the North Lincolnshire Local Plan. Details are required prior to development commencing to ensure that trees will be protected during the construction process.

4.

No development shall take place until proposals for landscaping have been submitted to and approved by the local planning authority. The proposals shall include indications of all existing trees and hedgerows on the site, and details of any to be retained, together with measures for their protection during the course of development.

Reason

To enhance the appearance of the development in the interests of amenity. Details are required prior to development commencing as the landscaping scheme can influence the construction process.

5.

All the approved landscaping shall be carried out within twelve months of development being commenced (unless a longer period is agreed in writing by the local planning authority). Any trees or plants which die, are removed or become seriously damaged or diseased within five years from the date of planting shall be replaced in the next planting season with others of similar size and species to those originally required to be planted, unless the local planning authority agrees in writing to any variation.

Reason

To enhance the appearance of the development in the interests of amenity.

6.

Unless otherwise agreed by the local planning authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until parts 1 to 4 below have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the local planning authority in writing until part 4 has been complied with in relation to that contamination.

Part 1: Site Characteristics

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the local planning authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the local planning authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
 - human health
 - property (existing or proposed), including buildings, crops, livestock, pets, woodland and service lines and pipes
 - adjoining land
 - groundwaters and surface waters
 - ecological systems
 - archaeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and a proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Part 2: Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the local planning authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, a timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Part 3: Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the local planning authority. The local planning authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the local planning authority.

Part 4: Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the local planning authority. An investigation and risk assessment must be undertaken in accordance with the requirements of Part 1, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of Part 2, which is subject to the approval in writing of the local planning authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the local planning authority in accordance with Part 3.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with policy DS7 of the North Lincolnshire Local Plan. Compliance with this condition is required prior to development commencing in order to protect construction works from contamination during building works.

7.

No development shall take place until an archaeological mitigation strategy, as defined in a brief prepared by the North Lincolnshire Historic Environment Record, has been submitted to and approved in writing by the local planning authority. The strategy shall include details of the following:

- (i) the proper identification and assessment of the extent, character and significance of archaeological remains within the application area;

- (ii) measures to ensure the preservation by record of archaeological features of identified importance
- (iii) methodologies for the recording and recovery of archaeological remains, including artefacts and ecofacts
- (iv) post-fieldwork methodologies for assessment and analyses.
- (v) report content and arrangements for dissemination, and publication proposals
- (vi) archive preparation and deposition with recognised repositories
- (vii) 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
- (viii) monitoring arrangements, including the notification in writing to the North Lincolnshire Historic Environment Record Office of the commencement of archaeological works and the opportunity to monitor such works
- (ix) 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 policy HE9 of the North Lincolnshire Local Plan because the site lies in an area of archaeological interest. Details are required prior to construction on the site as this condition cannot be complied with once development commences.

8.

The archaeological mitigation strategy 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 policy HE9 of the North Lincolnshire Local Plan because the site lies in an area of archaeological interest.

9.

A copy of any analysis, reporting, publication or archiving required as part of the mitigation strategy shall be deposited at the North Lincolnshire Historic Environment Record within six months 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 policy HE9 of the North Lincolnshire Local Plan because the site lies in an area of archaeological interest.

10.

No development shall take place until details have been submitted to and approved in writing by the local planning authority of the make, type and colour of all external facing materials for the development and only the approved materials shall be used.

Reason

To ensure that the building is in keeping with its surroundings in the interests of visual amenity, in accordance with policy DS1 of the North Lincolnshire Local Plan. Details are required prior to commencement as materials can influence the construction processes on the site.

11.

Before the dwellings are occupied, details of the positions, design, materials and type of boundary treatment to be built shall be submitted to and approved in writing by the local planning authority. The agreed boundary treatment shall be installed before the dwellings are occupied and once built 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. Details are required prior to commencement as the details will influence the construction processes on the site.

12.

Before the development commences on site, details of the proposed maintenance plan for the communal landscape areas, including the grassed frontage to the pumping station, the planted quadrants set within the communal parking and the swale adjacent to the access road, shall be submitted to and agreed in writing by the local planning authority. Thereafter this maintenance plan shall be adhered to at all times unless otherwise agreed in writing by the local planning authority.

Reason

To safeguard the long-term future and appearance of the landscaping on the site in accordance with policy DS1 of the North Lincolnshire Local Plan. Details are required prior to commencement to ensure maintenance on the site is agreed before the development is commenced and completed.

13.

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, hedgehogs and any other protected or priority species present, during vegetation clearance and construction works;
- (b) details of nest boxes and bat roosting features to be installed;
- (c) restrictions on lighting to avoid impacts on bat roosts, bat foraging areas, bird nesting sites and sensitive habitats;
- (d) provision for hedgehogs to pass through any fencing installed between gardens and between areas of grassland;
- (e) prescriptions for the planting and aftercare of native trees, and shrubs of high biodiversity value;
- (f) details of wetland habitat to be created as part of a sustainable urban drainage system;

(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 Core Strategy. Details are required prior to commencement of development as biodiversity can influence the requirements of construction processes.

14.

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 Core Strategy. Details are required prior to commencement of development as biodiversity can influence the requirements of construction processes.

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. Compliance with this condition is required prior to commencement developing to ensure that highway safety is maintained.

16.

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.

17.

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. Compliance with this condition is required prior to development commencing to ensure that highway safety is maintained.

18.

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.

19.

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.

20.

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.

21.

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.

22.

No development shall take place until details of the method of providing the footway, including a suitable crossing point to the existing facilities on Gainsborough Road, 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.

23.

No dwelling on site shall be occupied until the footway connection referred to in condition 22 above has been provided in accordance with the approved details.

Reason

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

24.

No development shall take place until details of the method of constructing the vehicular access to 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.

25.

No development shall take place until a detailed surface water drainage scheme has been submitted to and agreed in writing by the local planning authority. This must be based on the submitted Flood Risk Assessment and Drainage Strategy Ref; 10/4736 Rev B dated 4 July 2017 and proposed Drainage Layout, drawing no: 10-4736, 500, Rev A dated 4 July 2017. Discharge from the site must not exceeds 3 litres/second at any time.

Reason

To prevent the increased risk of flooding to themselves and others, to improve and protect water quality, and to ensure the implementation and future maintenance of the sustainable drainage structures in accordance with policies CS18 and CS19 of the North Lincolnshire Core Strategy and DS16 of the North Lincolnshire Local Plan. Compliance with this condition is required prior to commencement of development as the drainage details will influence the construction process.

26.

The drainage scheme shall be implemented in accordance with the approved details required by condition 25 above, shall be completed prior to the occupation of any dwelling on the site, and thereafter retained and maintained in accordance with the scheme for the lifespan 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 maintenance of the sustainable drainage structures in accordance with policies CS18 and CS19 of the North Lincolnshire Core Strategy and DS16 of the North Lincolnshire Local Plan. Compliance with this condition is required prior to commencement of development as the drainage details will influence the construction process.

27.

No development shall take place until a scheme for the disposal of the foul water has been submitted to and approved in writing by the local planning authority and none 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.

28.

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

- 7am to 7pm Monday to Friday

- 7am to 1pm on Saturdays.

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

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

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

Reason

In order to safeguard residential amenity in accordance with policy DS1 of the North Lincolnshire Local Plan.

29.

No development shall commence on site until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. This shall include details of mitigation measures for the control of pollution including noise, vibration, dust and light. All construction work shall be carried out in accordance with the approved CEMP unless otherwise agreed in writing by the local planning authority.

Reason

In order to safeguard residential amenity in accordance with policy DS1 of the North Lincolnshire Local Plan.

Informative 1

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

Informative 2

Public sewers have statutory protection and may not be built close to, directly over or be diverted without consent and you are advised to contact Severn Trent Water to discuss your proposals.

Informative 3

Your attention is drawn to the attached comments made by Humberside Fire and Rescue Service.

Informative 4

Developers are advised to contact the North Lincolnshire Historic Environment Record for a discussion about the archaeological mitigation strategy at least 20 working days prior to the proposed commencement of development (email alison.williams@northlincs.gov.uk; telephone 01724 297471). The Historic Environment Officer can prepare a brief for this mitigation strategy; alternatively an archaeological contractor may prepare a specification for approval.

Informative 5

The developer's attention is drawn to the informative comments made by the Council's Drainage Team dated 5 June 2017. Commuted sums with respect to the adoption of SuDS features (permeable paving and swale) are to be agreed with North Lincolnshire Council.

Informative 6

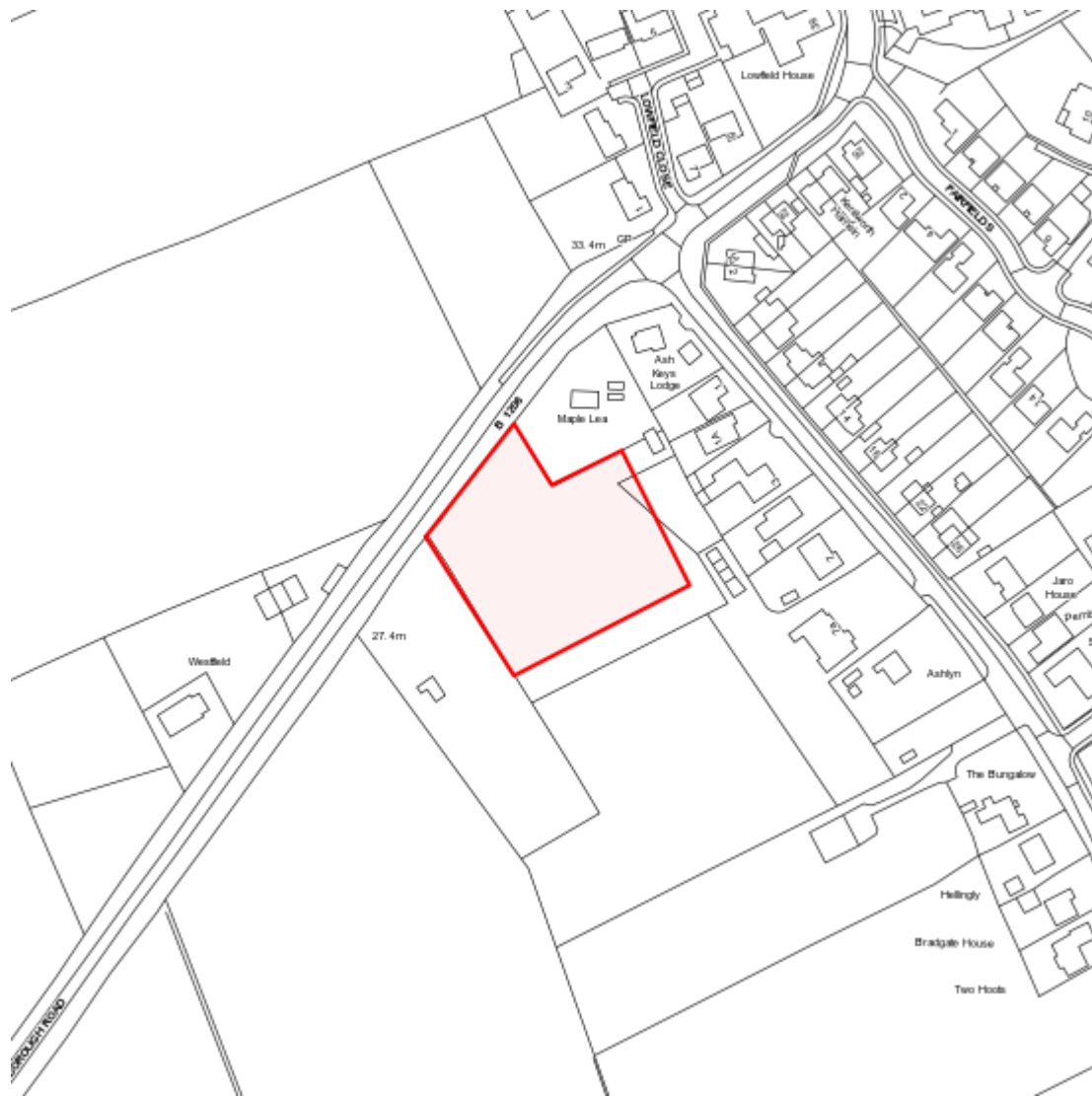
The development hereby granted planning permission requires works to be carried out within the limits of the adopted (public) highway. Therefore:

- 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.

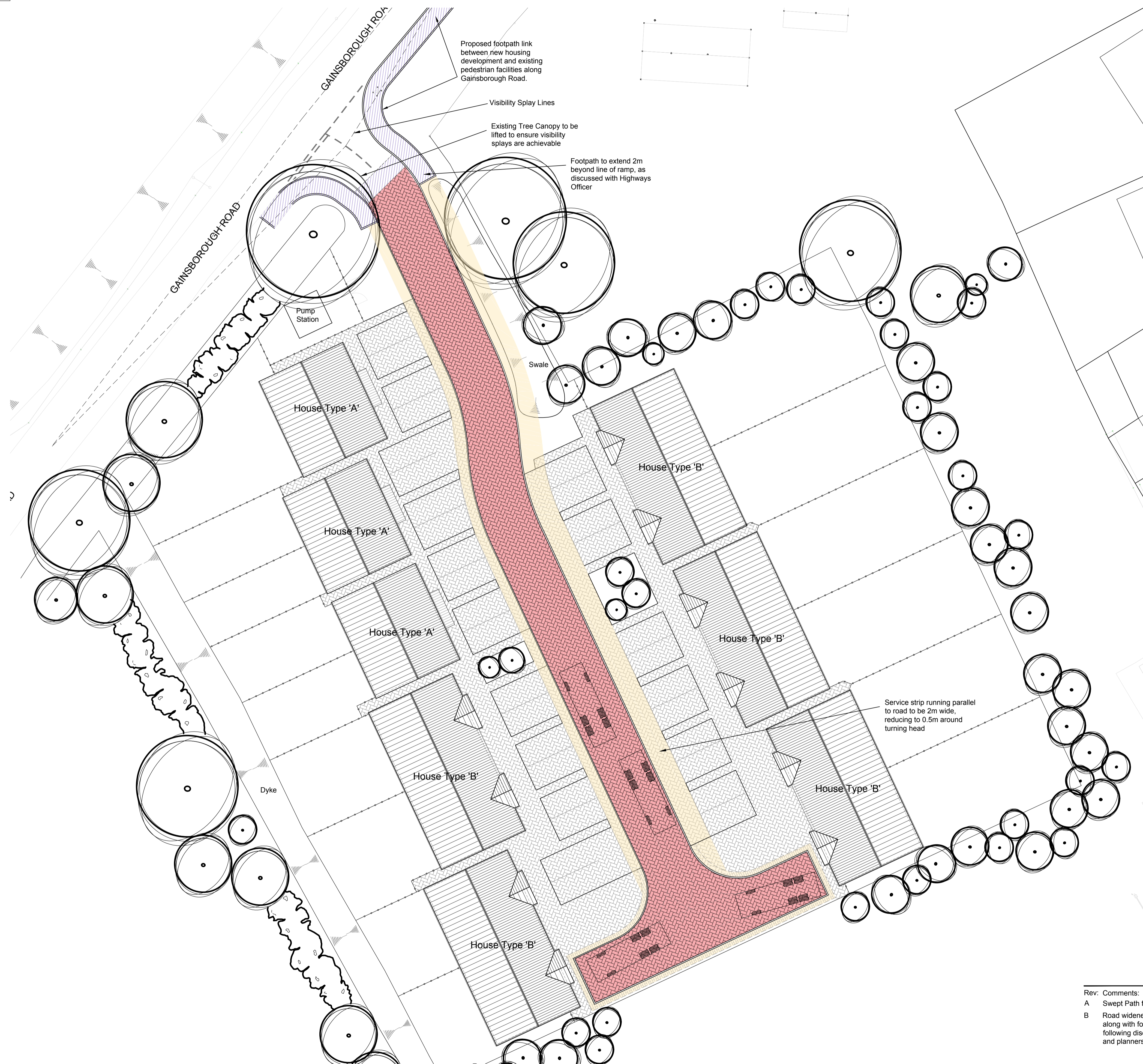
Informative 7

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/2017/511 – Site Location



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Site Location Plan (1:1250)

Accommodation Schedule

| | |
|--------------------|---------------------|
| 1 - 3 bed House | 10 - 2 bed Bungalow |
| 2 - 3 bed House | 11 - 2 bed Bungalow |
| 3 - 3 bed House | 12 - 2 bed Bungalow |
| 4 - 3 bed House | 13 - 2 bed Bungalow |
| 5 - 3 bed House | 14 - 2 bed Bungalow |
| 6 - 3 bed House | 15 - 2 bed Bungalow |
| 7 - 2 bed Bungalow | 16 - 2 bed Bungalow |
| 8 - 2 bed Bungalow | |
| 9 - 2 bed Bungalow | |

- Proposed Footpath
- Proposed Service Strip. (Stretcher bond block paving, on concrete bed)
- Proposed Permeable block paving (Parking bays and road to be delineated using block paving)
- Proposed 5m wide Permeable block paved road

Proposed Site Plan, incorporating Roof Plan (1:200)

| | | | |
|------|--|-----|---------|
| Rev: | Comments: | By: | Date: |
| A | Swept Path for Refuse Lorry added | JR | 15.6.16 |
| B | Road widened, service strip added along with footpath amendments following discussions with highways and planners. | JR | 23.6.16 |

Client:
Gelder Living

Project Title:
16no New Dwellings
Grayingham Road, Kirton in Lindsey

Drawing Title:
Site Plans

P L A N N I N G

Tillbridge Lane
Sturton by Stow
Lincoln
LN1 2DS
T: 01427 788637
E: design@gelder.co.uk
W: www.gelder.co.uk

Do not scale this drawing. All dimensions must be checked on site. All rights reserved. No reproduction in any material form is permitted without consent.

Scale: as stated Date: Dec '15 Drawn: JR Checked:

Project No. DD396 Drawing No. A1/001 Revision: B

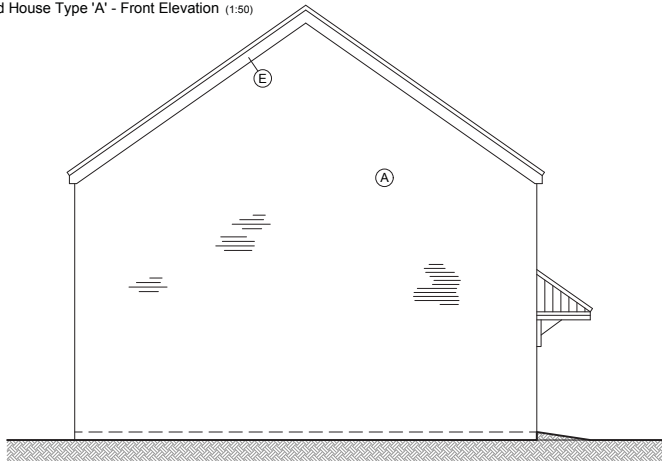
Do not scale this drawing. All dimensions must be checked on site. All rights reserved. No reproduction in any material form is permitted without consent.



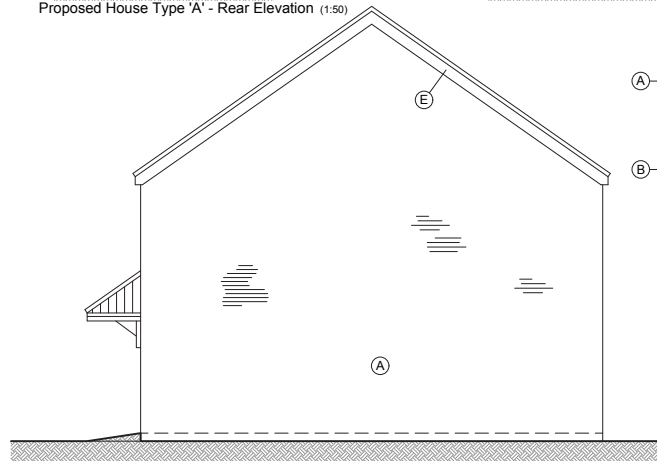
Proposed House Type 'A' - Front Elevation (1:50)



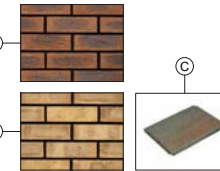
Proposed House Type 'A' - Rear Elevation (1:50)



Proposed House Type 'A' - Side Elevation (1:50)

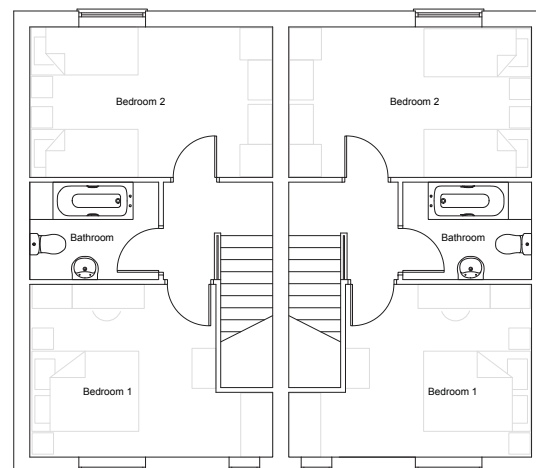
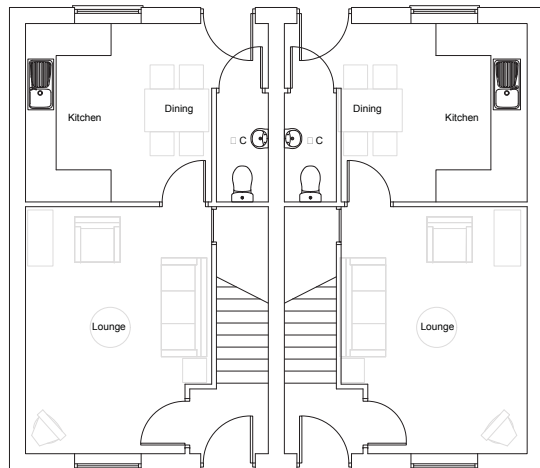


Proposed House Type 'A' - Side Elevation (1:50)



Materials Schedule

- (A) Ibstock Hardwicke elbeck Autumn Antique (Contrasting cill header bricks in type B brick)
- (B) Ibstock Hardwicke Minster Sandstone Mixture (Contrasting cill header bricks in type A brick)
- (C) Cemex Russell Roof Tiles - Grampian concrete tile (Slate Grey)
- (D) Black Upvc Rainwater Goods
- (E) hite Upvc fascia soffits
- (F) Composite door (white)
- (G) hite Upvc windows



Client:
Gelder Living

Project Title:
16no New Dwellings
Grayingham Road, Kirton in Lindsey

Drawing Title:
House Type 'A' - Plans & Elevations

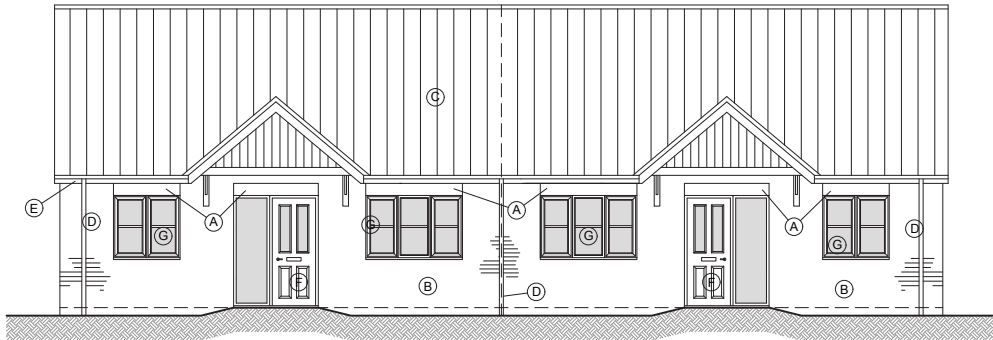
Scale: as stated Date: Dec 15 Drawn: J.R Checked:

PLANNING

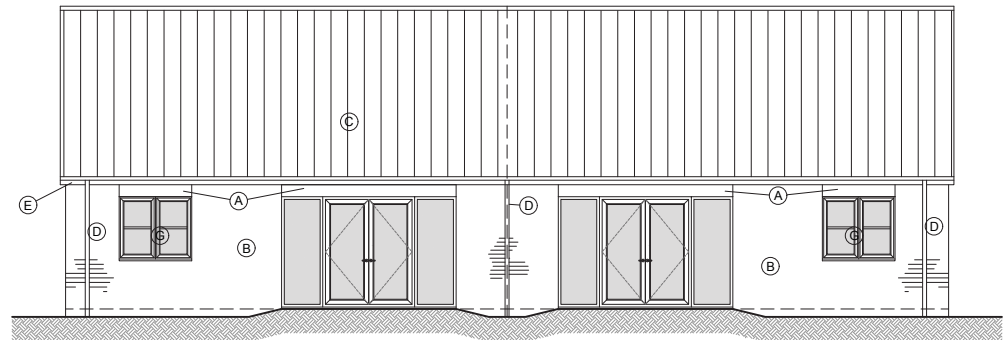
Tilbridge Lane
Station by Show
Lincun
LN1 2DS

Gelder
DESIGN

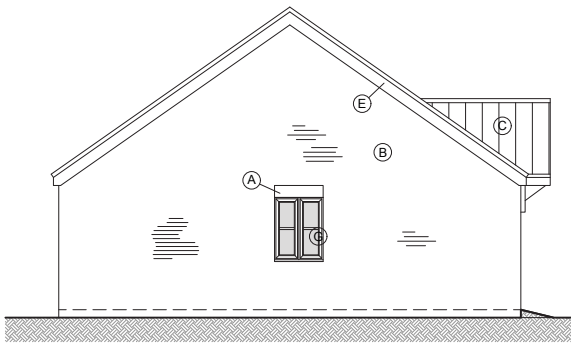
Project No: PD366 Drawing No: A1/002 Revision:



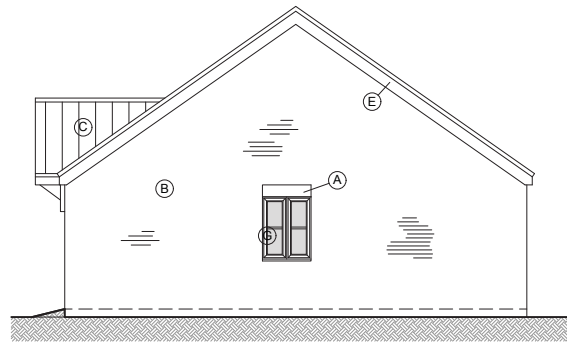
Proposed House Type 'B' - Front Elevation (1:50)



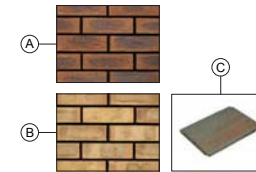
Proposed House Type 'B' - Rear Elevation (1:50)



Proposed House Type 'B' - Side Elevation (1:50)



Proposed House Type 'B' - Side Elevation (1:50)



Materials Schedule

- (A) Ibstock Hardwicke elbeck Autumn Antique (Contrasting cill header bricks in type B brick)
- (B) Ibstock Hardwicke Minster Sandstone Mixture (Contrasting cill header bricks in type A brick)
- (C) Cemex Russell Roof Tiles - Grampian concrete tile (Slate Grey)
- (D) Black Upvc Rainwater Goods
- (E) hite Upvc fascia soffits
- (F) Composite door (white)
- (G) hite Upvc windows

