

APPLICATION NO	PA/2017/1208
APPLICANT	Mr Paul Nicholson, North Lincolnshire Council
DEVELOPMENT	Outline planning application for residential development with all matters reserved
LOCATION	Vacant land, Halkon Close, Luddington
PARISH	Luddington and Haldenby
WARD	Axholme North
CASE OFFICER	Andrew Willerton
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Member 'call in' (Cllr John Briggs – significant public interest)

POLICIES

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

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

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

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

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

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

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

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

Paragraph 58 states that development should function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development. Development should also respond to the local character and reflect the identity of local surrounding and materials and should be visually attractive and use appropriate landscaping.

Paragraph 64 states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Paragraph 100 states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere.

Paragraph 103 states that planning applications in areas of flood risk should only be considered by the planning authority if they are informed by a site-specific flood risk assessment following the sequential test and, if required, the exceptions test, and it can be demonstrated that the most vulnerable development is located in areas of lowest flood risk unless there are overriding reasons to prefer a different location and the development is safe from flooding and any residual risk can be safely managed.

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

Paragraph 129 states that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal including by development affecting the setting of a heritage asset taking account of the available evidence and any necessary expertise. This assessment should be taken into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

Paragraph 196 states that planning law requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise and that the National Planning Policy Framework forms a material consideration.

Paragraph 197 states that in addressing and determining development proposals local planning authorities should apply the presumption in favour of sustainable development.

North Lincolnshire Core Strategy:

CS1 (Spatial Strategy for North Lincolnshire)

CS2 (Delivering More Sustainable Development)

CS3 (Development Limits)

CS5 (Delivering Quality Design in North Lincolnshire)

CS7 (Overall Housing Provision)

CS8 (Spatial Distribution of Housing Sites)

CS17 (Biodiversity)

CS18 (Sustainable Resource Use and Climate Change)

CS19 (Flood Risk)

Housing and Employment Land Allocations DPD:

Inset Map for Luddington

North Lincolnshire Local Plan:

H5 (a-i only) (New Housing Development)

H8 (Housing Design and Housing Mix)

T1 (Location of Development)

T2 (Access to Development)

DS1 (General Requirements)

DS14 (Foul Sewerage and Surface Water Drainage)

DS16 (Flood Risk)

CONSULTATIONS

Highways: Comments that to achieve suitable access to the site it will be necessary to realign Halkon Close and that the indicative road layout is not acceptable. However, given that the proposal is outline, these form reserved matters for subsequent determination by the authority. Conditions are recommended should permission be granted.

Drainage: No objection, but advises conditions to secure a surface water drainage scheme.

S106/POS Officer: As the proposal is for 10 dwellings there is no requirement for a Section 106 Agreement given a recent High Court Decision.

Spatial Planning: Advises that:

- the proposal is within the development limit;
- the development of 10 dwellings would be less than housing density policy requirements;
- 10% affordable housing should be sought if the proposal is to be 11 dwellings or more;
- the existing site levels are around 2.3 metres AOD and would require raising by 1.85 metres to achieve a finished floor level of 4.4 metres AOD which is impractical and that the alternative is to construct 2.5 or 3-storey dwellings with no habitable accommodation at ground floor level;

- Luddington was ranked the 13th most sustainable settlement in the 2016 North Lincolnshire Sustainable Settlement Survey and has a community hall and primary school.

Strategic Housing: Advises that 10% of dwellings should be affordable should the site be developed for 11 dwellings or greater.

Education Capital: Confirms that no education contributions are to be sought.

Environment Agency: No objection, but advises conditions.

Humberside Fire: Advises Building Regulations.

Humberside Police: No comments received.

Environmental Health: No objection, but advises conditions.

IDB: No comments received.

NHS North Lincolnshire: No comments received.

NHS: No comments received.

Yorkshire Water: No comments received.

Leisure Services: No comments received.

Severn Trent Water: No objection, but advises conditions to secure a foul and surface water drainage scheme.

Archaeology: No objection.

Ecology: No objection, but advises conditions.

PARISH COUNCIL

No objection or comments to make.

PUBLICITY

The application has been advertised by site notice and within the local press for a period of not less than 21 days prior to the writing of this report. Seven letters of objection have been received which raise the following concerns:

- There has been no interest in developing the site in 46 years and the proposal is a shock.
- Residents were under the impression that if development were to be approved the access road would link Halkon Close to Britton Close.
- The proposal would result in less rear access to the properties on Meredyke Road than existing. If vehicular access to the properties is required now it is necessary to drive over the grassed area which will not be possible if the development were to proceed.
- If the development were to fence off the rear pathway serving the properties it would create an unsafe alleyway.

- Who will maintain any new planting on the site and will any landscaping be left to grow and block out views?
- Who will buy the site and building on the land? Will the housing be market housing or rented, or be social housing?
- ONGO homes are unable to occupy all the flats on Halkon Close as there is no demand and the new properties would be unoccupied.
- The development will not bring any positive to the village.
- Devaluation of property
- Loss of view
- Harm to wildlife
- Increase in traffic and current issues relating to vehicular parking on Halkon Close
- Emergency service vehicles would not be able to access the existing, objectors' properties if the development were to proceed.
- The objectors' properties have suffered from surface water flooding previously and the current drainage issues have not been looked into or resolved which will be worsened by the development of further properties.
- The development of 2.5 to 3-storey properties would be out of character with the area.

STATEMENT OF COMMUNITY INVOLVEMENT

No Statement of Community Involvement has been provided.

ASSESSMENT

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 instance the development plan consists of the North Lincolnshire Local Plan (NLLP) which was adopted in May 2003, the North Lincolnshire Core Strategy (NLCS) which was adopted in June 2011 and the Housing and Employment Land Allocations (HELA DPD) Development Plan Document which was adopted in March 2016. Material considerations exist in the form of national planning policy and guidance contained within the National Planning Policy Framework (NPPF) and the suite of documents comprising of the Planning Practice Guidance (PPG).

The application site comprises vacant land off Halkon Close in Luddington. The site is bound to the north by agricultural fields, to the east by properties off Halkon Close, to the south by properties on Meredyke Road and to the west by properties off Britton Close. The site is currently grassed open space without any particular use or designation. Overhead electricity lines bisect the site in a south-east to north-west direction. Outline planning permission is sought for residential development with all matters reserved.

The main issues for consideration with regard to the determination of this application are the principle of residential development on the site and whether residential development is acceptable with regard to flood risk.

Principle

Luddington is described as a rural settlement by the NLCS. Policy CS1 states that rural settlements will be supported as thriving sustainable communities and that development should be limited and take into account levels of local service provision, infrastructure capacity and accessibility. Within the Sustainable Settlement Survey (2016) Luddington is identified as a smaller rural settlement and is ranked 49th out of 79 ranked settlements in terms of sustainability. It is noted that Luddington has two key facilities and services as it has a community hall and primary school.

The application site is wholly within the development limit for Luddington as set out by the HELA DPD. Policy CS3 states that in applying development limits the council will consider the existing development pattern, capacity of the settlement in terms of infrastructure, planning consents and the character of the settlement. NLCS policy CS2 permits small-scale development within the defined development limits.

The applicant has confirmed within documentation submitted that the proposal seeks permission for the development of up to 10 dwellings. The application site has an area of 0.4 hectares. Policy CS7 states that the density requirement for rural settlements is 30 to 35 dwellings per hectare. The site therefore has a dwelling potential of 12 to 14 dwellings upon application of policy CS7 density requirements. As the proposal is for 10 dwellings it would generate a density of 25 dwellings per hectare. Whilst this is under the requirements of policy CS7 it is nonetheless considered acceptable when regard is had to the context and site's context and constraints.

It is considered that the principle of residential development in this location is acceptable given that the site is within the Luddington development limit and the level of development proposed is acceptable with regard to the sustainability of the settlement.

Flood risk

The application site is within land designated flood zone 2/3a by the Northern Lincolnshire Strategic Flood Risk Assessment (SFRA) (2011). Within the PPG, residential development constitutes a 'more vulnerable' land use with regard to flood risk. Accordingly it is necessary to apply the sequential test and exceptions as required by the NPPF. The aim of the sequential test is to steer development to areas at least risk of flooding. The exceptions test forms two parts: the first part requires the proposal to result in wider sustainable community benefits that outweigh flood risk and to demonstrate that the development will be safe from flooding. Objections have been received on flood risk grounds and comments have been received with particular regard to surface water drainage and the lack of maintenance of the existing drainage infrastructure.

The applicant has submitted a Flood Risk Assessment (FRA) which has applied both the sequential and exceptions tests. The entire settlement of Luddington is within flood zone 2/3a and it is noted that the vast majority of the North Axholme area is also within this flood zone. It

is therefore accepted that there are no other available sites that could host such a development of lower flood risk and the sequential test is passed.

With regard to the exceptions test, the applicant considers that to prevent development in the settlement would lead to the village stagnating. It is considered that the proposal would result in wider benefits that would increase the resident population and support the existing facilities and services offered by the settlement. Thus the proposal will assist in securing the viability and vitality of the settlement.

The second part of the exceptions test requires the development to be safe from flooding. The submitted FRA notes that existing land levels are between 1.5 metres AOD and 2.9 metres AOD. The critical flood level for the area identified within the SFRA is 4.1 metres AOD. To realise safe development the internal finished floor levels are required to be set at 4.4 metres AOD. To achieve this level, the applicant has proposed that the ground floor of any residential development on the site be restricted to non-habitable accommodation. A range of flood resilience measures are also proposed. It is noted that objections have been received that the proposed mitigation measures may require the properties to be three storeys to accommodate the non-habitable ground floor. Comments have been received in relation to this being out of character with the surrounding area. Whilst the properties within the vicinity were observed to be two storeys, the scale of the development forms a reserved matter for future consideration by the authority.

The Environment Agency has commented on the proposal and raised no objection to the scheme. The Agency has recommended conditions to secure the flood resilience measures and to restrict ground floor accommodation to non-habitable uses. The Agency also recommends a condition to prevent the construction of any habitable extensions that could be built under permitted development rights. It was also advised to include a condition to prevent the any alterations to the ground floor to habitable accommodation.

The council's Drainage Team has also been consulted on the proposal and has raised no objection subject to conditions to secure details, and the subsequent implementation, of a surface water drainage strategy. The submitted FRA has provided an assessment of surface water drainage issues and proposes that the drainage scheme will be in accordance with sustainable drainage principles.

Severn Trent Water has commented on the proposal in respect of surface water and foul drainage. Conditions are recommended by the company to secure details dealing with such and the subsequent implementation of the submitted schemes.

Other matters

Concerns have also been raised in relation to an increase in traffic, existing parking issues and access for emergency services. Objection has been received on the ground that residents of properties on Meredyke Road would lose rear access to their properties if the development were to proceed. Upon visiting the site no vehicular access was observed to the objectors' properties. Whilst residents may currently drive over the grassed area to properties, this is an informal arrangement. As the proposal is outline, the layout of the site is unknown and it may be that this informal arrangement could continue. Concerns are appreciated that if the properties were to abut the rear pedestrian pathway this would create an alleyway which may lead to

crime. It is considered that this matter should be addressed in terms of the layout of the site which is a reserved matter for future consideration.

Although the means of access is a matter reserved for subsequent determination by the authority, the indicative plans illustrate the potential for access to be achieved from Halkon Close. The Highways Team has been consulted and has advised conditions to secure improvements to this road to enable the access to be created. The team has also advised conditions to secure details of private driveway arrangements, parking, and methods of dealing with surface water, amongst other conditions, to ensure that the proposal does not result in adverse impact upon the highway.

The Environmental Health Team has been consulted and has raised no objection to the proposal. The team has noted that the applicant has not supplied any information with regard to the potential for contamination at the site. The team has recommended a condition to require the developer to carry out a phase 1 contaminated land survey. It is not considered reasonable or necessary to impose such a condition in the absence of any information to suggest the site is contaminated and the site is currently grassed open space. It is nonetheless considered pertinent to address the issue of contaminated land through the imposition of a watching condition to require development to cease in the event unexpected contamination is discovered.

The Environmental Health Team has advised a condition to require a Construction Environmental Management Plan (CEMP). The CEMP will secure mitigation measures to address any significant impacts associated with construction. The team has also advised a condition to restrict construction hours. The Highways Team has suggested a condition to secure a Construction Phase Traffic Management Plan. It is considered that these conditions will address issues associated with the construction period.

The Section 106 Officer has commented on the proposal and has stated that there is no requirement for any planning obligations given that the scheme is for 10 dwellings. Whilst locally adopted planning policy would indicate that obligations in terms of affordable housing should be sought, a recent high court decision indicates that local authorities should not impose tariff style obligations on schemes of 10 dwellings or less.

Objection has been received on the lack of information with regard to housing type and tenure. The proposal is outline with all matters reserved and as such the appearance, layout, scale, landscaping and access for the development are reserved for subsequent determination and, should outline permission be granted, a further application would be submitted for consideration by the authority.

Comments have also been received as to who is buying the site and whether the properties are to be bought by ONGO homes, or be bought or rented. Concern has been raised that there are a number of vacant properties in the current ONGO block and there is not the demand for more residential development. The final owner of any dwelling on the site is unknown to the local planning authority and does not form a material consideration for the purposes of planning. For the reasons set out previously, no affordable housing is to be sought at the site, however, on the basis of the current number of dwellings proposed.

The council's ecologist has been consulted and has raised no objection to the proposal, and considers that biodiversity enhancement at the site should be sought in addition to sensitive construction practices which can be secured by planning condition.

Whilst concerns are appreciated in terms of loss of view and devaluation of property, these matters cannot be considered as they do not form material considerations.

RECOMMENDATION Grant permission subject to the following conditions:

1.

Approval of the details of the layout, scale, and appearance of the building(s), the means of access thereto and the landscaping of the site (hereinafter called 'the reserved matters') shall be obtained from the local planning authority in writing before any development is commenced.

Reason

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

2.

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

Reason

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

3.

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

Reason

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

4.

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

Reason

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

5.

The development hereby permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) compiled by George Shuttleworth Ltd dated 3 August 2017, including the following mitigation measures detailed within the FRA:

- the ground floor of all dwellings to be constructed to include non-habitable accommodation only (undercroft garage/parking, utility room, toilet) and to be reserved for these uses over the lifetime of the development
- the ground floor to be constructed using the flood resilient design methods as highlighted in section 5.18 of the FRA

- finished floor levels of all habitable accommodation to be no lower than 4.4 metres above Ordnance Datum (AOD)

The mitigation measures shall be fully implemented prior to occupation and subsequently remain in place.

Reason

To reduce the risk of flooding to the proposed development and future occupants in accordance with policy CS19 of the North Lincolnshire Core Strategy and policy DS16 of the North Lincolnshire Local Plan.

6.

Notwithstanding the provisions of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) Order (2015), or any order revoking or re-enacting that Order with or without modification, no extensions to provide additional habitable/living accommodation shall be erected to any residential dwelling at the site.

Reason

To reduce the risk and impact of flooding in accordance with policy CS19 of the North Lincolnshire Core Strategy and policy DS16 of the North Lincolnshire Local Plan.

7.

At no time shall any of the ground floor non-habitable accommodation of the approved residential dwellings be converted or used to provide habitable accommodation.

Reason

To reduce the risk and impact of flooding in accordance with policy CS19 of the North Lincolnshire Core Strategy and policy DS16 of the North Lincolnshire Local Plan.

8.

Prior to or concurrent with the submission of the reserved matters, a surface water drainage scheme shall be submitted for the approval in writing of the local planning authority. The scheme shall be based upon the submitted Flood Risk and Drainage Report prepared by George Shuttleworth Ltd, Issue 03, dated August 2017 and shall include the implementation of sustainable drainage systems (SuDS) and details of future adoption and maintenance arrangements.

Reason

To prevent the increased risk of flooding to themselves and others, to improve and protect, and to ensure the future adoption and maintenance of the sustainable drainage features in accordance with policies CS18 and CS19 of the North Lincolnshire Core Strategy and policies DS14 and DS16 of the North Lincolnshire Local Plan.

9.

The approved drainage scheme submitted pursuant to condition 8 shall be implemented in accordance with the approved details, shall be completed prior to the occupation of any dwelling on the site and shall be thereafter retained and maintained in accordance with the approved scheme for the life of the development unless otherwise agreed in writing by the local planning authority.

Reason

To prevent the increased risk of flooding to themselves and others, to improve and protect, and to ensure the future adoption and maintenance of the sustainable drainage features in accordance with policies CS18 and CS19 of the North Lincolnshire Core Strategy and policies DS14 and DS16 of the North Lincolnshire Local Plan.

10.

No development shall commence until drainage plans for the disposal of surface water and foul sewerage have been submitted to and approved in writing by the local planning authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use.

Reason

To ensure that the development is provided with a satisfactory means of drainage as well to reduce the risk of creating or exacerbating a flooding problem, and to minimise the risk of pollution, in accordance with policies CS18 and CS19 of the North Lincolnshire Core Strategy and policies DS14 and DS16 of the North Lincolnshire Local Plan.

11.

No development shall take place until details showing the method of providing adequate access to the site, including the accommodation of the existing access points and relocation of existing street furniture on Halkon Close, have been submitted to and approved in writing by the local planning authority.

Reason

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

12.

No 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.

13.

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.

14.

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.

15.

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.

16.

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

Reason

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

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.

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 dwelling shall be occupied on the site until the access road junction with the adjacent highway, including the required alterations to Halkon Close, 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 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.

21.

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.

22.

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.

23.

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.

24.

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 the prior written approval of the local planning authority.

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

Reason

For the protection of residential amenity.

25.

No development shall take place 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

For the protection of residential amenity.

26.

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.

27.

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 hedgehogs and nesting birds during vegetation clearance and construction works;
- (b) details of bat roosting features to be installed in at least three new dwellings;
- (c) details of at least five bird nesting features to be installed to support a variety of species, including house sparrow;
- (d) restrictions on lighting to avoid impacts on bat roosts, bat foraging areas, bird nesting sites and sensitive habitats;
- (e) provision for hedgehogs to pass through any fencing installed between gardens and between areas of grassland;
- (f) prescriptions for the planting and aftercare of native trees and shrubs of high biodiversity value;
- (g) prescriptions for biodiversity enhancement in drainage features;
- (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.

28.

The biodiversity management plan shall be carried out in accordance with the approved details and timings, and the approved features shall be retained thereafter, unless otherwise approved in writing by the local planning authority. Prior to the occupation of the eighth dwelling hereby approved, the applicant or their successor in title shall submit a report to the local planning authority providing evidence of compliance with the biodiversity management plan.

Reason

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

Informative 1

The applicant is advised to discuss with the Lead Local Flood Authority and the Internal Drainage Board their proposals for surface water drainage prior to submission and obtain the necessary consents.

Informative 2

The applicant is advised to informally discuss proposals relating to the Halkon Close access with the highway authority prior to submission of the reserved matters.

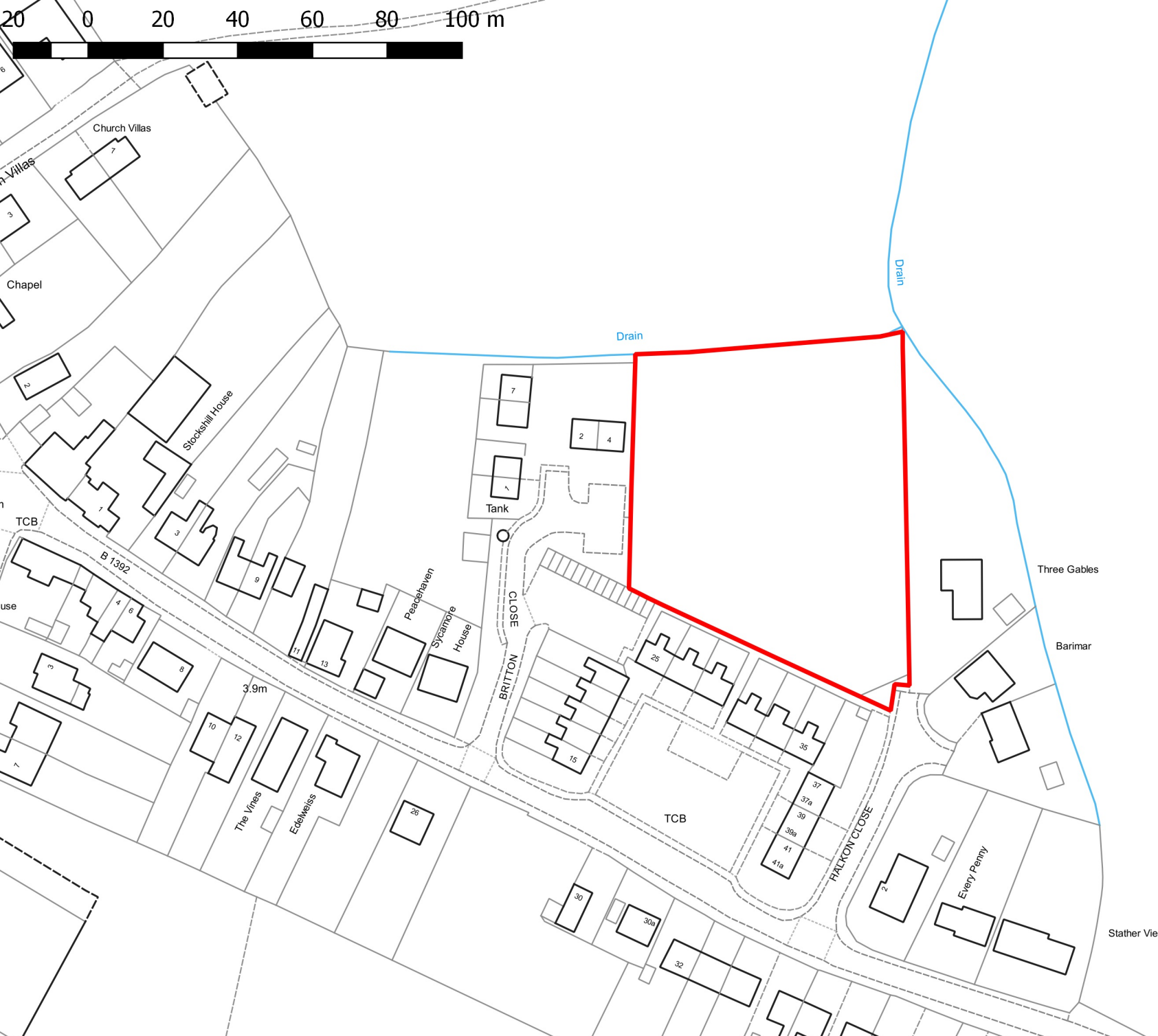
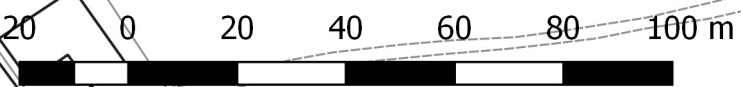
Informative 3

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 4

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/2017/1208

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