

<b>APPLICATION NO</b>	<b>PA/2017/2017</b>
<b>APPLICANT</b>	Mr George Wise, Brocklesby Estate
<b>DEVELOPMENT</b>	Outline planning permission for a residential development of seven dwellings with all matters reserved for subsequent approval
<b>LOCATION</b>	Land rear of Kirmington Primary School, Main Street, Kirmington
<b>PARISH</b>	Kirmington
<b>WARD</b>	Ferry
<b>CASE OFFICER</b>	Andrew Willerton
<b>SUMMARY RECOMMENDATION</b>	<b>Grant permission subject to conditions</b>
<b>REASONS FOR REFERENCE TO COMMITTEE</b>	Departure from policy

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

Paragraph 60 states that planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.

Paragraph 61 states that planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.

Paragraph 63 states that in determining applications, great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area.

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 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 123 states that planning policies and decisions should aim to:

- avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development;
- mitigate and reduce to a minimum other adverse impacts on health and quality of life arising from noise from new development, including through the use of conditions;
- recognise that development will often create some noise and existing businesses wanting to develop in continuance of their business should not have unreasonable restrictions put on them because of changes in nearby land uses since they were established; and
- identify and protect areas of tranquillity which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason.

Paragraph 128 states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.

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. They should take this assessment 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 131 states that in determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 132 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

Paragraph 133 states that where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- the nature of the heritage asset prevents all reasonable uses of the site; and
- no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- the harm or loss is outweighed by the benefit of bringing the site back into use.

Paragraph 134 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Paragraph 135 states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect, directly or indirectly, non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Paragraph 136 states that local planning authorities should not permit loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

Paragraph 137 states that local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance.

Paragraph 139 states that non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.

Paragraph 186 states that local planning authorities should approach decision-taking in a positive way to foster the delivery of sustainable development.

Paragraph 187 states that local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible. Local planning authorities should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.

Paragraph 196 states that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

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

Paragraph 203 states that local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition.

Paragraph 206 states that planning conditions should only be imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects.

#### **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 (Spatial Distribution of Housing Sites)

CS8 (Overall Housing Provision)

CS17 (Biodiversity)

CS18 (Sustainable Resource Use and Climate Change)

CS19 (Flood Risk)

#### **Housing and Employment Land Allocations DPD:**

Inset Map for Kirmington

PS1 (Presumption in Favour of Sustainable Development)

#### **North Lincolnshire Local Plan:**

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

H8 (Housing Design and Housing Mix)

T1 (Location of Development)

T2 (Access to Development)

T19 (Car Parking Provision and Standards)

LC12 (Protection of Trees)

DS1 (General Requirements)

DS14 (Foul Sewerage and Surface Water Drainage)

DS16 (Flood Risk)

## **CONSULTATIONS**

**Highways:** No objection, but advises conditions and an informative.

**Drainage:** No objection subject to conditions.

**Environmental Health:** Does not consider the submitted Phase 1 study is adequate but has no objection to the proposal subject to conditions.

**Trees/Landscape:** No objection and considers it necessary to secure further landscaping information and tree protections measures.

**Strategic Housing:** No comments received.

**Street Lighting:** No comments received.

**S106 Officer:** Advises that there is no requirement for planning obligations.

**Spatial Planning:** No comments received.

**Street Lighting:** No comments received.

**Ecology:** Requested that a preliminary ecological survey be carried out and, following submission, has no objection subject to conditions.

**Conservation:** No comments received.

**Historic Environment Record:** Holding objection until a revised Heritage Assessment has been provided. No comments have been received on the revised assessment.

**Waste Services:** Objects to the proposal and provides requirements for access for waste refuse vehicles.

## **PARISH COUNCIL**

Supports the proposal.

## **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. No comments have been received.

## **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 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 0.46 hectares of vacant land to the rear of Kirmington Primary School, Kirmington. The site is heavily vegetated and features several mature trees. Historically the site hosted buildings associated with the nearby RAF Kirmington and some remains of buildings exist on the site. The site is also adjacent to residential properties and open fields. It is proposed to access the site off Main Street. Outline planning permission, with all matters reserved, is sought for the erection of seven dwellings.

**The main issues for consideration with regard to the determination of this application is whether the land proposed for residential development is within in a sustainable location.**

### **Principle**

The majority of the site is within the HELA DPD defined development limit for the settlement of Kirmington. A small portion of the site to the north-western corner is outside the development limit. Upon review of the indicative block plan, it is apparent that this area of land could accommodate the siting of one of the proposed dwellings. The portion of land outside the development limit is integral to the parcel of land proposed for development and is bound to the west by residential garden. The council does not have a five-year land supply and in accordance with paragraph 49 of the NPPF its policies for the delivery of housing are not considered up-to-date. On this basis, the presumption in favour of sustainable development, as defined by paragraph 14 of the NPPF, is applied. Kirmington is defined as a smaller rural settlement within the 2016 sustainable settlement survey. The village is ranked 45<sup>th</sup> out of 79 ranked settlements within the county, scoring 14 points with 2 out of the 7 key facilities. As only a small proportion of the application site is outside the development limit the site and scale of development proposed is considered sustainable. The principle of residential development on the entire application site is acceptable for residential development.

The applicant has provided an indicative layout plan which illustrates seven dwellings could be provided with sufficiently sized rear garden areas. Subject to a considered design at reserved matters stage, it is considered that the site can accommodate seven well-sized dwellings without resulting in an unacceptable degree of harm to neighbouring living

conditions. It is therefore considered that the proposal would provide a sufficiently high standard of living environment within the site without unacceptably impacting on living conditions at any neighbouring dwelling.

### **Natural environment**

The site is heavily vegetated and features several mature trees, one of which is subject to a Tree Preservation Order (TPO). The application was supported by an arboricultural report which has been reviewed by the Tree Officer. The officer welcomes the retention of the protected tree which has been considered on the indicative layout plan. It is recommended that conditions be imposed to require sensitive construction practices and tree protection measures. The officer continues to require replacement landscaping for the loss of other vegetation at the site which screens views from the open countryside. The issue of landscaping relates to a reserved matter and further details in this regard will be provided for consideration by the council at a later date.

The ecologist has been consulted on the proposal and recommended a preliminary ecological appraisal of the site be submitted for consideration. The applicant has supplied additional ecological information which has been considered by the ecologist. The ecologist has raised no objection but notes that habitat fragmentation would occur should the site be developed for multiple dwellings and recommends conditions to secure a biodiversity management plan at the site.

### **Historic environment**

The Historic Environment Record (HER) did not find the submitted Heritage Statement to be sufficient and the applicant has provided further information in this regard. No further comments have been received from the HER. It is recommended that a condition be imposed to secure a photographic record of the non-designated heritage asset prior to commencement of development at the site.

### **Other matters**

The Highways team has raised no objection to the proposal and notes that it is preferred that the site be served by a private access road and an exemption is to be applied for given the site exceeds five dwellings. The team has raised no objection to the access point onto Main Street and conditions are recommended to ensure the scheme does not result in an adverse effect on the operation of the highway. Waste Services objects to the proposal and requests further information to confirm the suitability of the access road for refuse vehicles. The application is in outline with all matters reserved and the plan viewed by Waste Services is indicative only and not for consideration.

The Drainage team has been consulted on the proposal and has raised no objection to it. The team recommends conditions to secure the provision of a surface water drainage scheme based on sustainable drainage principles where practicable.

The Environmental Health team has reviewed the submitted phase 1 contaminated land study which it considers adequate as no ground intrusive works have taken place. It is recommended that conditions are imposed to protect human health through the requirement for site remediation subject to the findings of the ground conditions.

**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.

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 vehicle parking and turning spaces within the curtilage of the site;

have been submitted to and approved in writing by the local planning authority.

Reason

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



6.

No 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.

7.

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.

8.

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.

9.

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.

10.

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.

11.

No works shall be commenced on the penultimate dwelling on the site until the access road has been completed.

Reason

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

12.

No external material shall be applied to any buildings within site until details of such materials have been submitted to, and agreed in writing by, the local planning authority. No other materials except those agreed in writing shall be used in the construction of the approved scheme or thereafter, unless otherwise agreed in writing with the local planning authority.

Reason

In the interests of visual amenity and to accord with policy DS1 of the North Lincolnshire Local Plan.

13.

No development shall take place until a comprehensive Arboricultural Impact Assessment (AIA) has been submitted to and approved in writing by the local planning authority. The AIA shall set out comprehensive measures to ensure the health of trees to be retained within the site is not adversely affected during the development process. The development shall be carried out in strict accordance with the approved AIA.

Reason

In the interests of protecting the health of mature trees within the site.

14.

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 bats, badgers, hedgehogs, reptiles and nesting birds during demolition, vegetation clearance and construction works;
- (b) details of at least five bat roosting features to be installed in new buildings and on retained trees;
- (c) details of nesting sites to be installed to support a variety of birds species;
- (d) restrictions on lighting to avoid impacts on bat roosts, bat foraging areas, bird nesting sites and sensitive habitats;
- (e) provision for hedgehogs to pass through any fencing installed between gardens and between areas of grassland;
- (f) prescriptions for the retention, planting and aftercare of native trees, shrubs, hedgerows and wildflowers of high biodiversity value to maintain and enhance habitat networks;

- (g) details of wetland habitat to be created and maintained as part of sustainable urban drainage;
- (h) proposed timings for the above works in relation to the completion of the buildings.

Reason

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

15.

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

Reason

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

16.

No development shall take place until a scheme for the surface water has been agreed in writing by the local planning authority and none of the dwellings shall be occupied until it is connected to the approved drainage system. The surface water drainage scheme shall be based on sustainable drainage systems where practicable following ground investigation to investigate the feasibility for infiltration.

Reason

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

17.

No demolition shall take place until the applicant, or their agents or successors in title, has produced an historic building record in accordance with a written specification, including a timetable for the recording, which has been submitted by the applicant and approved in writing by the local planning authority.

Reason

To comply with policy HE9 of the North Lincolnshire Local Plan because the buildings are of local historic importance.

18.

The historic building recording 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 buildings are of local historic importance.

19.

The historic building archive shall be deposited at the North Lincolnshire Historic Environment Record within six months of the date of commencement 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 buildings are of local historic importance.

20.

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.

## Informative 1

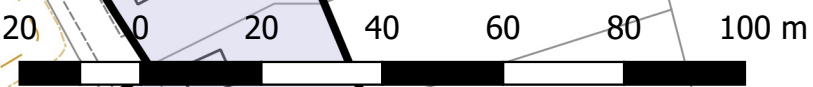
The development hereby granted planning permission requires works to be carried out within the limits of the adopted (public) highway. Therefore:

- 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.

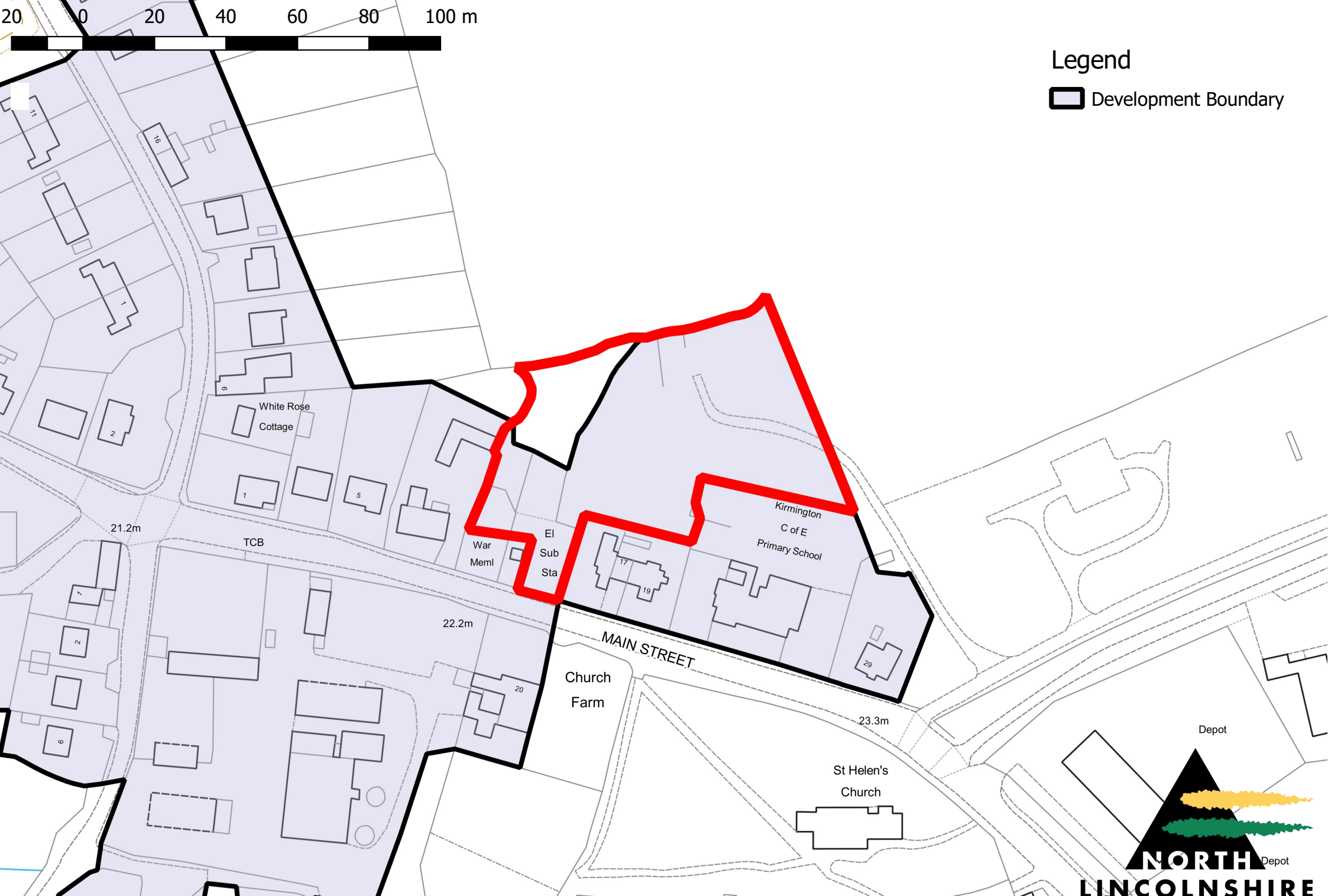
**Informative 2**

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.



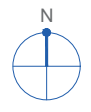
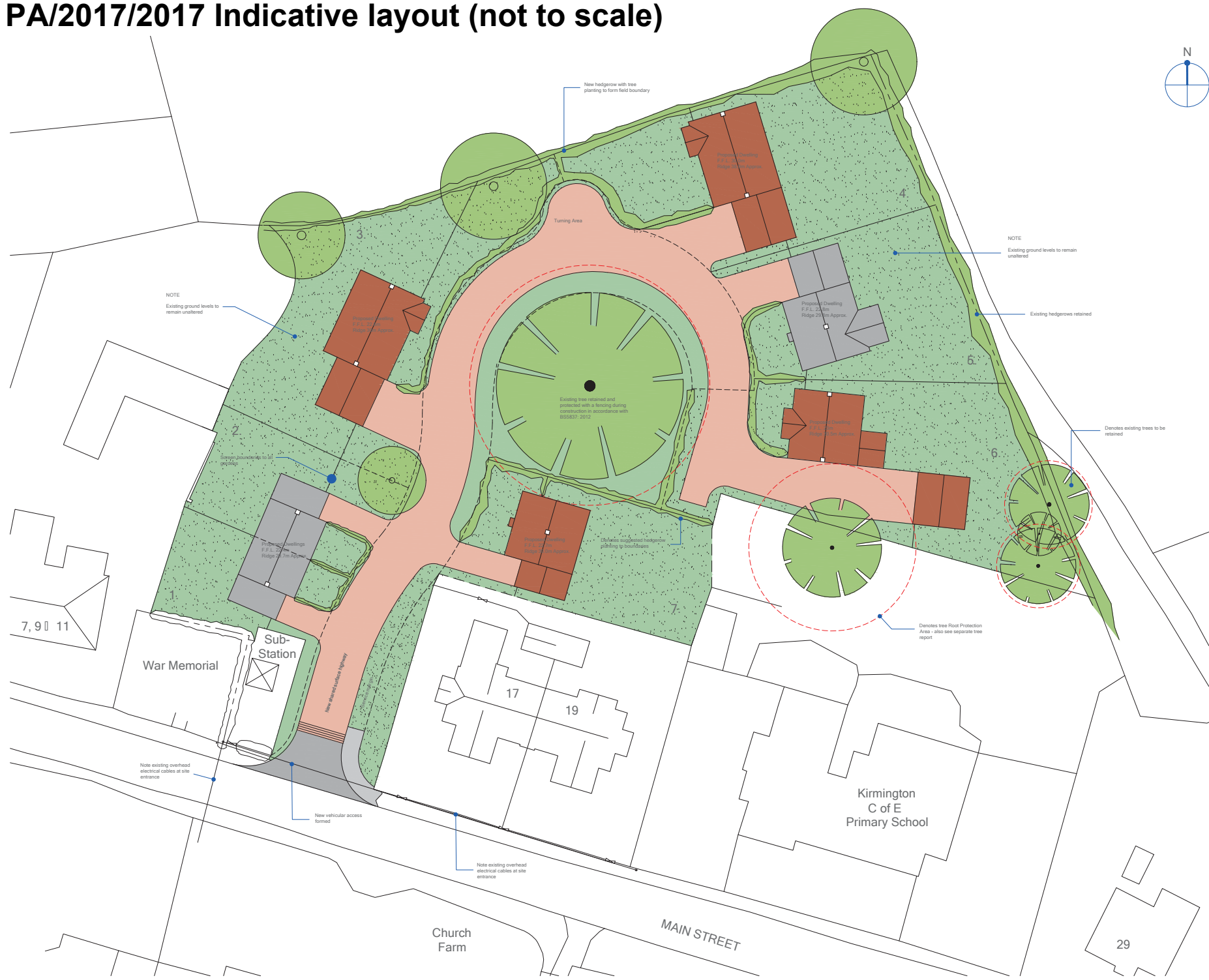
### Legend

 Development Boundary



**PA/2017/2017**

# PA/2017/2017 Indicative layout (not to scale)



**Notes**

1. All Rights reserved to the client.

2. An assumed condition for the use of this drawing and construction without consultation and current status of public and private rights.

3. The design is based on the scope of the E.U. City Act, Part 4 and also on the OLS Regulation in the European Community.

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**Drawing Revisions**

E	28-09-17	Finalised for planning application
F	03-10-17	West boundary amended
G	28-11-17	Plot 1 revised to semi-detached and plot numbers revised to suit
H	05-12-17	Plot 4, 5 & 6 revised

- Key**
- Features**
- Denotes Existing Tree Retained
  - Denotes Suggested Tree Planting
  - Tarmac Surfacing
  - Block Paved Surfacing
  - Denotes proposed hedgerow

- Notes**
- Site boundaries to be confirmed where noted, due to limited access for surveys.
  - Highway subject to North Lincolnshire Highways approval.

**Accommodation**

Plot 1 - Three Bedroom Semi-Detached  
 Plot 2 - Three Bedroom Semi-Detached  
 Plot 3 - Four Bedroom Detached  
 Plot 4 - Four Bedroom Detached  
 Plot 5 - Four Bedroom Detached  
 Plot 6 - Four Bedroom Detached  
 Plot 7 - Four Bedroom Detached

Total Seven  $\square$  nits

Fifteen Dwellings per Hectare

**Density**

**Ross Davy Associates**  
 Pelham House, 1 Grosvenor Street,  
 Gillingham, N.E. Lincolnshire, DN32 2DH

**Project** Proposed Development at Land off Main Street, Kirmington, North Lincolnshire

**Drawing Title** Feasibility Study

**Drawn** MD **Scale** 1:200

**Date** Sept 17 **Size** A1

**Drawing No.** RD:3768 - 02 **H**

APPROVAL