

<b>APPLICATION NO</b>	<b>PA/2018/792</b>
<b>APPLICANT</b>	Mrs Melanie Thompson
<b>DEVELOPMENT</b>	Outline planning permission for residential development with all matters reserved
<b>LOCATION</b>	Carr Lane, Redbourne, DN21 4QZ
<b>PARISH</b>	Redbourne
<b>WARD</b>	Ridge
<b>CASE OFFICER</b>	Leanne Pogson-Wray
<b>SUMMARY RECOMMENDATION</b>	<b>Grant permission subject to conditions</b>
<b>REASONS FOR REFERENCE TO COMMITTEE</b>	Departure from the development plan Objection by Redbourne Parish Council 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 48 states that local planning authorities may make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic having regard to the Strategic Housing

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

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

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

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

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

Policy RD2 (Development in the Open Countryside)

Policy H5 (New Housing Development)

Policy H8 (Housing Design and Housing Mix)

Policy T2 (Access to Development)

Policy T19 (Car Parking Provision and Standards)

Policy LC11 (Area of Amenity Importance)

Policy DS1 (General Requirements)

#### **North Lincolnshire Core Strategy:**

Policy CS1 (Spatial Strategy for North Lincolnshire)

Policy CS2 (Delivering more Sustainable Development)

Policy CS3 (Development Limits)

Policy CS5 (Design)

Policy CS7 (Overall Housing Provision)

Policy CS8 (Spatial Distribution of Housing Sites)

#### **CONSULTATIONS**

**Highways:** No objections subject to conditions.

**Environmental Health:** Sensitive end use. Previous unknown building on site. Advise a contamination condition.

**IDB:** Advise a condition regarding surface water drainage.

**Drainage:** Initially objected to the application as insufficient information was provided regarding the number of dwellings proposed and no FRA was submitted. It should be noted that this is not a major development and an FRA is not required. Anglian Water does not have a surface water drain in the vicinity. If infiltration is not feasible an above ground or alternative solution will be required. North Lincolnshire Council has a surface water carrier drain in the highway (1 metre deep) and this could be connected into if feasible at greenfield run-off rate (Ordinary Watercourse Consent required). However, upgrades to the system may need to be carried out by the developer if that drain is found to be running to capacity currently.

A detailed condition is proposed to ensure appropriate foul and surface water drainage is achieved, this condition will include the need for feasibility of infiltration, details of SuDS, details of attenuation, discharge rates etc.

**Environment Agency:** No comments.

**Ecology:** Judging from aerial photos, the application site appears to support only commonplace and widespread habitats. It appears unlikely to support protected and priority species other than hedgehogs and nesting birds. No ecological surveys will be required with this application.

**Spatial Planning:** Redbourne is 64<sup>th</sup> in the North Lincolnshire Settlement Survey with a public house in the village. The site is outside the development boundary in an area of LC11 land. Little justification has been provided with the application with regard to the loss of LC11 and impact on character, visual amenity and wildlife, or on how it meets sustainable development.

## **PARISH COUNCIL**

Object to the proposal on the following grounds:

- foul and surface water drainage problems
- highway impacts/concerns regarding access
- no information regarding number and types of dwellings
- would like to be consulted on any section 106 agreement.

## **PUBLICITY**

A site and press notice were posted and 15 letters of representation have been received (14 letters of objection, one letter of comment). The following material issues have been raised:

- drainage/sewage issues
- the site is outside the development boundary
- lack of services and facilities (only has a pub, facilities are in Hibaldstow)
- limited/no detail regarding housing types and numbers

- increase in traffic on a narrow lane
- only conservation area in village and should remain so
- loss of trees and hedges
- limited bus service to Hibaldstow
- Redbourne is at capacity
- impact on wildlife
- impact on the character of the LC11 area.

## **ASSESSMENT**

This application was deferred at the last meeting of the Planning Committee to enable members to visit the site prior to making a decision.

The application site is an area of overgrown paddock in the centre of Redbourne. The site is surrounded on all sides by residential development. The conservation area lies to the south of the application site, but this site is outside the conservation area. There is a hedgerow to the front boundary with a field gate into the site. There is a block-built outbuilding on the site which is unused.

This application seeks outline permission for residential development. No details on numbers of dwellings or house types have been submitted and all matters are reserved for subsequent approval. There are a number of large dwellings around the site, particularly on High Street and School Lane. As such it is considered that this site would be more appropriate for a smaller number of larger dwellings. A condition is proposed for a maximum of nine dwellings on the site.

**The main issue in determining this application is whether the principle of residential development is acceptable.**

### **Principle**

The development plan for North Lincolnshire comprises three parts: those policies of the North Lincolnshire Local Plan (2003) (LP) which were saved by a direction of the Secretary of State in September 2007, the North Lincolnshire Core Strategy DPD (2011) (CS), and the Housing and Employment Land Allocations DPD (2016) (HELAP).

Policy CS1 of the CS sets out a spatial strategy for North Lincolnshire, which, amongst other matters, provides that rural settlements will be supported as thriving sustainable communities, with a strong focus on retaining and enhancing local services to meet local needs and that any development that takes place should be in keeping with the character and nature of the settlement.

Policy CS8 deals with the distribution of housing sites and prioritises development in Scunthorpe and the market towns, with brownfield sites and sites within development boundaries being the primary focus. With regard to rural settlements, the policy states that new housing will create opportunities for small-scale infill development that maintains the viability of the settlement and meets identified local needs without increasing the need to

travel. Policy CS8, whilst restricting housing outside development limits, contemplates some greenfield development as it refers to allowing development on such sites where it can be demonstrated that this would bring additional community benefits, contribute to building sustainable communities and be acceptable in terms of its impact on the high quality environment and adjoining countryside. This overall approach is supported by policy CS2 which sets out a sequential approach for development.

Policy CS3 provides that development limits will be defined in future development plan documents. Outside these boundaries, development will be restricted to that which is essential to the functioning of the countryside. The development limits were subsequently defined in the HELAP, and the application site is located outside the designated development limit for Redbourne. There are no allocated housing sites within Redbourne.

LP saved policy RD2 restricts development in the open countryside other than in exceptional circumstances. This policy only supports residential development outside defined development limits where it is to meet an essential proven need and the open countryside is the only appropriate location for the development. Whilst this policy remains part of the development plan, it has largely been overtaken by policies in subsequent plans addressing the same issue (such as policies CS2 and CS3 referenced above).

The aforementioned policies are aimed at focussing housing within settlement limits as defined in the HELAP. The application site is entirely outside the defined development boundary for Redbourne and is therefore in breach of policies CS2, CS3 and CS8 of the CS and RD2 of the LP.

Notwithstanding the development plan policies set out above, the National Planning Policy Framework (NPPF) is a material consideration when determining planning applications. Paragraph 49 of the NPPF 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 the supply of housing should not be considered up-to-date.

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

The five-year housing land supply statement sets out North Lincolnshire Council's assessment of its supply of housing land from 1 April 2016 to 31 March 2021, having regard to Government guidance on how this is calculated. This report states that North Lincolnshire has a 3.9 year housing land supply of deliverable sites during the period April 2016 to March 2021.

This statement confirms that North Lincolnshire Council does not currently have a five-year supply of deliverable housing sites. The consequence of this shortfall is to demonstrate that current policies are failing to deliver a five-year supply of housing in accordance with paragraph 47 of the NPPF and they are, therefore, failing to meet short-term housing needs. As such it is proven that there is a clear and demonstrable need for housing development in the area. Accordingly the operation of paragraph 49 of NPPF triggers the

'tilted balance' in paragraph 14 of the Framework whereby there is a presumption in favour of sustainable development and development proposals should be approved unless the adverse impacts significantly and demonstrably outweigh the benefits.

There are three dimensions to sustainable development as set out in paragraph 7 of the Framework. These are: economic, social and environmental.

The proposed development would have the social and economic benefits of addressing the current under-supply of housing land by the provision of market housing and there are some local facilities within reach of the site on foot (a public house within the village and a footpath to Hibaldstow) and a wide range of further services accessible by bicycle and public transport readily available in nearby settlements. Furthermore, paragraph 55 of the NPPF confirms that with regard to the vitality of rural communities, where there are groups of smaller settlements, development in one village may support services in a village nearby. In this instance, given its proximity and the range of services available, it is reasonable to assume that the proposed development would make use of facilities in the nearby village of Hibaldstow. The proposal therefore accords with the need to site development in locations with accessible local services and to support the vitality of rural communities. These matters weigh heavily in favour of the proposal in terms of the economic and social dimensions of sustainability. With regard to environmental impact, whilst the site is designated as LC11 land, it is a piece of private land surrounded by residential development on all sides and is considered to have limited impact or benefit in respect of visual amenity or the character of the area. Furthermore, it is considered that a development of high quality design with an appropriate landscaping scheme would have the potential to improve the appearance of the area.

It should also be noted that the site is fully surrounded by residential development and is within the centre of the village. Therefore, whilst it is outside the defined settlement boundary, it would not result in an extension to the outer extremities of the settlement and/or encroachment into the open countryside. As such the proposal is not considered to have an unacceptable impact on the rural character of the settlement or the surrounding landscape.

Whilst the restrictive policies of the development plan (CS2, CS3 and CS8) do still apply, the lack of a five-year supply of housing land and the scale of the shortfall limit the weight which can be attributed to these policies. Restricting development to land within development limits, if strictly applied, would severely affect the ability of the authority to address the need for housing. Overall it is considered that the proposal represents sustainable development in the context of the Framework and HELAP policy PS1, which sets a presumption in favour of sustainable development. The limited adverse impact of granting planning permission would not significantly and demonstrably outweigh the benefits of the proposal, when assessed against the policies in the Framework taken as a whole. For these reasons the principle of development is considered to be acceptable.

## **Landscape**

The site is designated as LC11 (Land of Amenity Importance) by the local plan. There are three other areas of LC11 land, all of which are in the public domain, are well landscaped and offer greater amenity benefit to Redbourne. This area of land is an overgrown paddock area with a hedge to the front boundary and is closed from the public with no access. It is not considered that this piece of land has a significant impact on the visual amenity to the area. Policy LC11 states that where development which involves the loss of such areas is

permitted, measures should be taken to minimise their impact or make a positive contribution. This can be achieved by good design with an appropriate landscaping scheme. For the reasons outlined above, it is considered that the loss of this area of open paddock land would result in adverse impact that demonstrably outweighs the benefits of the proposed development in respect of the provision of housing to meet the identified shortfall.

## **Highways**

Concerns have been raised in respect of the access and potential impact on the highway network as the road is narrow in places. No access details have been submitted with the application and the access arrangements will be detailed as part of any subsequent reserved matters application. Highways have been consulted and raise no objections to the proposal on highway safety grounds subject to conditions.

## **Drainage**

Comments have been made regarding the potential for flooding and drainage issues, with surface water and sewage problems. Having checked with Building Control, there is a main sewer which runs immediately to the north of the site along Carr Lane, which is controlled by Anglian Water. Anglian Water are obliged to accept foul water from new development, however a condition will be proposed to ensure that appropriate drainage is achieved. The Drainage team initially objected to the application on the grounds that insufficient information was submitted with regard to numbers of dwellings and flood risk information. As the application is for minor development and will be for a maximum of nine dwellings, this information is not required prior to determination and a condition is therefore proposed for both foul and surface water drainage. This condition will ensure that an acceptable drainage scheme is agreed prior to development commencing on site.

## **Other issues**

Concerns have been raised in respect of wildlife on the site. Wildlife is present in any undeveloped land which is vegetated and this, in itself, should not prevent development. The site is not designated as being of special ecological importance, nor has the presence of any protected or priority species been identified. Notwithstanding this, a biodiversity enhancement condition is proposed, together with a landscaping scheme which will be required to be submitted as part of any subsequent reserved matters application, to ensure that biodiversity features and appropriate replacement planting are secured on the site.

Comments have been made with regard to the loss of the only conservation area. It should be noted that this site sits adjacent to, but is not located within, the Redbourne conservation area. The design of the development is reserved for subsequent approval and an acceptable design will have to be provided as part of any subsequent reserved matters application, with the impact on the setting of the conservation area being one aspect that will be considered. Therefore the currently proposed (outline) development will not result in a demonstrable harmful impact on the Redbourne conservation area.

The parish council has made comments regarding section 106 agreements. As it is proposed to limit the number of dwellings to a maximum of nine, the development does not trigger the need for contributions.

## Conclusion

The site is sited within the main body of Redbourne village, albeit outside the development boundary. The site is fully surrounded by residential development and the development boundary wraps fully around the site.

Whilst there is only a public house and a church within the village, there is a public footpath which links the village to Hibaldstow, which is 1.5 miles away. Hibaldstow has a number of facilities which would be supported by this development, which is promoted by the NPPF. There are also five bus routes which run through the village to various locations. The site is close to the A15 which has excellent further transport links to Scunthorpe and Lincoln. As such it is considered that the settlement is suitable for some growth and the proposed site, being in the main body of the village, is considered an appropriate location for development.

Whilst the restrictive policies of the development plan (CS2, CS3 and CS8) do still apply, the lack of a five-year supply of housing land and the scale of the shortfall limit the weight which can be attributed to these policies. Restricting development to land within development limits, if strictly applied, would severely affect the ability of the authority to address the need for housing. Overall it is considered that the proposal represents sustainable development in the context of the Framework and HELAP policy PS1, which sets a presumption in favour of sustainable development. The limited adverse impact of granting planning permission would not significantly and demonstrably outweigh the benefits of the proposal, when assessed against the policies in the Framework taken as a whole. For these reasons the principle of development is considered to be acceptable.

## **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 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.

7.

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.

8.

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.

9.

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.

10.

No dwelling on the site shall be occupied until the access road has been completed to at least base course level and adequately lit from the junction with the adjacent highway up to the access to the dwelling.

Reason

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

11.

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

12.

No dwelling on the site shall be occupied until the footway has been constructed up to base course level from the junction with the adjacent highway to the access to the dwelling.

Reason

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

13.

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

Reason

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

14.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008 (or any order revoking and re-enacting that order with or without modification), no development shall take place within any service strip adjacent to any shared surface road, and any planting or landscaping within this service strip shall be of species which shall be agreed in writing with the local planning authority prior to planting.

Reason

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

15.

No development shall take place until a construction phase traffic management plan showing details of all associated traffic movements, including delivery vehicles and staff/construction movements, any abnormal load movements, contractor parking and welfare facilities, storage of materials and traffic management requirements on the adjacent highway, has been submitted to and approved in writing by the local planning authority. Once approved the plan shall be implemented, reviewed and updated as necessary throughout the construction period.

Reason

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

16.

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.

17.

Not more than nine dwellings shall be erected on the site.

Reason

To define the terms of the permission and to help ensure that the development is in keeping with the character of the surrounding area in accordance with policy DS1 of the North Lincolnshire Local Plan.

18.

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.

19.

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, hedgehogs and nesting birds during vegetation clearance and construction works;
- (b) details of at least three bat roosting features to be installed in new dwellings;
- (c) details of at least five nesting sites to be installed to support a variety of bird 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 planting and aftercare of native trees, shrubs and/or hedgerows of high biodiversity value;
- (g) proposed timings for the above works in relation to the completion of the buildings.

#### Reason

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

20.

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. The applicant or their successor in title shall submit photographs of the installed bat roosting and bird nesting features, within two weeks of installation, as evidence of compliance with this condition.

#### Reason

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

#### 21.

No development shall take place until a detailed surface water drainage scheme and flood risk assessment outlining all sources of flood risk (including surface water, ground water and ordinary watercourse) and proposals to mitigate this, based on SuDS principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the local planning authority. Reference should be made to North Lincolnshire Council's SuDS and Flood Risk Guidance Document. Should infiltration not be feasible at the site, alternative sustainable drainage should be used, focusing on above-ground solutions.

The applicant must:

- (a) provide details of how run-off will be safely conveyed and attenuated during storms up to and including the 1 in 100 year critical storm event, with an allowance for climate change, from all hard surfaced areas within the development into the existing local drainage infrastructure and watercourse system without exceeding the run-off rate for the undeveloped site or increasing the risk of flooding off-site;
- (b) provide principle/detailed design (surveys, ground investigations, drawings, network details, calculations and modelling showing critical storm details) in support of any surface water drainage scheme, including details on any attenuation system and its discharge rates, and investigation into the condition of the existing outfall and proposed arrangements;
- (c) provide details of how the scheme shall be maintained and managed over the lifetime of the development, including any arrangements for adoption by any public body or Statutory Undertaker and any other arrangements required to secure the operation of the drainage system throughout its lifetime;
- (d) provide details of the timetable for and any phasing of implementation for the drainage scheme.

#### Reason

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

#### 22.

The drainage scheme shall be implemented in accordance with the approved submitted details required by the above condition (condition number 21 above) and shall be completed prior to the occupation of any dwelling or building within each phase or sub

phase of the development on site, and thereafter retained and maintained in accordance with the scheme for the life of the development unless otherwise agreed in writing with the local planning authority.

**Reason**

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

23.

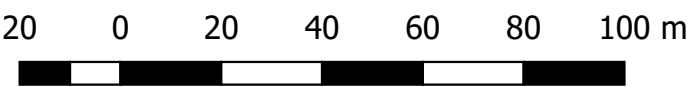
No development shall take place until a scheme for the disposal of foul water has been agreed in writing by the local planning authority and none of the dwellings shall be occupied until it is connected to the approved drainage system.

**Reason**

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

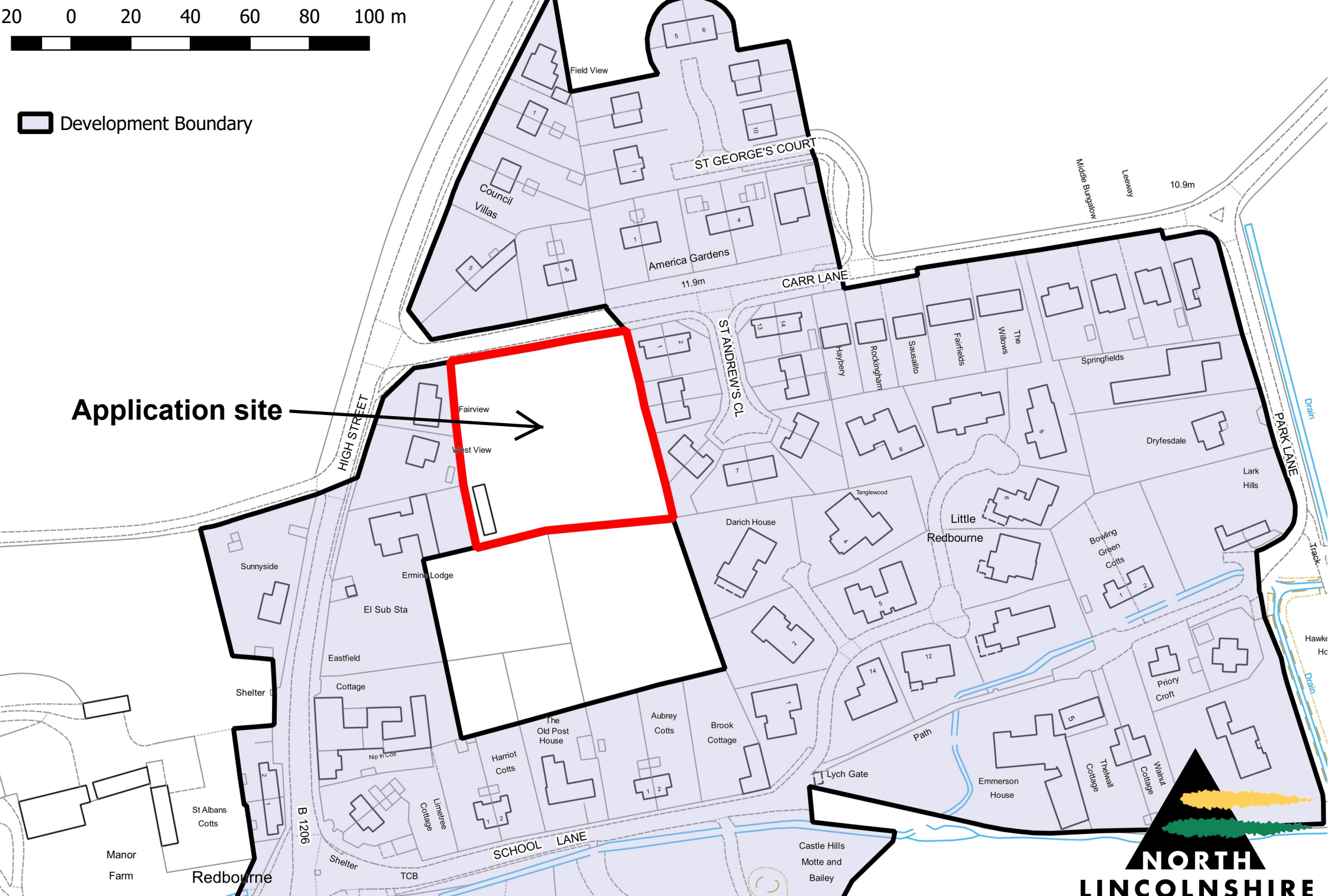
**Informative**

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.



Development Boundary

Application site



PA/2018/792

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