

APPLICATION NO	PA/2018/1768
APPLICANT	Mr M Cartwright, Cartwright Properties Ltd
DEVELOPMENT	Planning permission for part demolition, refurbishment and extension of existing buildings for use as B2 (General Industrial) with ancillary B8 (Storage and Distribution), B1a (Offices) and vehicle showroom, together with landscaping, car parking, access and ancillary works, remediation and reprofiling of land (including removal of bunds)
LOCATION	Belton Business Park, A161 between Belton and Epworth, Belton, DN9 1NY
PARISH	Belton
WARD	Axholme Central
CASE OFFICER	Leanne Pogson-Wray
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Departure from development plan

POLICIES

National Planning Policy Framework: Paragraph 11 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 80 states that significant weight should be placed on the need to support economic growth and productivity and take into account local business needs and wider opportunities for development.

Paragraph 83 supports a prosperous rural economy and planning should enable the sustainable growth and expansion of all types of businesses in rural areas, both through the conversion of existing buildings and well-designed new buildings.

Paragraph 84 states that planning decisions should recognise that sites to meet local business and community needs in rural areas may be adjacent or beyond existing settlements, in which case it is important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunity to make a location more sustainable (for example by improving the scope of access by sustainable means).

Section 9 relates to Promoting Public Transport.

Paragraph 124 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.

North Lincolnshire Local Plan:

RD2 (Development in Open Countryside)

T2 (Access to Development)

DS1 (General Requirements)

LC14 (Area of Special Historic Landscape Interest)

DS14 (Foul Sewage and Surface Water Drainage)

DS7 (Contaminated Land)

North Lincolnshire Core Strategy:

CS3 (Development Limits)

CS5 (Delivering Quality Design in North Lincolnshire)

CS11 (Provision and Distribution of Employment Land)

CS17 (Biodiversity)

CONSULTATIONS

Highways: Advise conditions regarding travel plans and traffic management plan. Would like to see a commitment in the final travel plan to incentives to purchase cycles/cycle equipment, actively promoting car sharing and undertaking a staff travel survey. Electric vehicle charging points and cycle parking should also be provided.

Severn Trent Water Ltd: Suggest an informative.

Yorkshire Water: A water supply can be provided. Severn Trent are responsible for sewerage in this area.

Environment Agency: Advise conditions regarding contamination and remediation, and surface water drainage.

Environmental Health: Advise conditions regarding remediation of the site. Conditions are also proposed with regard to noise, hours of working, open storage, air quality mitigation and hours of construction.

Ecology: Advise conditions regarding Species Protection and biodiversity management.

Drainage: Following discussions with the drainage team and with respect to comments from the Environment Agency, advise drainage conditions.

Shire Group of IDBs: The site falls outside the drainage board district areas that the Shire Group of IDBs manage; therefore no comments to make.

HER: There is some change to the historic landscape character in the north and north-east parts of the application site but the proposed use will not result in an adverse effect and there are no reasons to object on historic landscape grounds. Further information has been submitted with regard to archaeology. Conditions are advised.

Humberside Police: No objections.

Humberside Fire & Rescue: Make comments regarding access for the fire service and water supplies for fire-fighting.

Spatial Planning: The site is located in open countryside outside of Belton. It is a former tile works which has previously been used as a dog food factory. The presumed authorised use of the site is B2. The area of agricultural land to the east of the main site is classed as grade 2. The site also falls within an Area of Special Historic Landscape Interest (LC14). Whilst the land is within the open countryside, some distance from existing development limits and within an Area of Special Historic Landscape Interest, the former factory is a brownfield site which has been derelict for a number of years and the proposal would bring it back to beneficial economic use. The renovation of the factory site is considered to be policy compliant. The extension of the site on adjacent grade 2 agricultural land is a separate policy consideration and requires substantial justification with regard to impact on the open countryside/historic landscape and demonstrable economic benefits to overcome policy constraints. Following pre-application advice, this justification and assessment of impact on the wider landscape has been submitted with the application.

PARISH COUNCIL

Supports the application but has reservations about increased traffic, light and noise pollution.

PUBLICITY

Site and press notices have been posted. Two letters have been received, one in support and one making comments. The following comments have been made:

- Thought should be given to increasing traffic flow, and the potential impact on the road network and highway safety.
- The creation of jobs and would be good for the visitor centre.

STATEMENT OF COMMUNITY INVOLVEMENT

Following initial discussions with the council, the applicant team invited local businesses and community groups to display invitations to a public consultation event. These were sent to the local primary school, post office and church as well as the parish council. A public consultation was held on 9 July at Belton Pavilion. Attendance was limited but comments were made regarding job opportunities, a boost for the local area and positivity to the development of the site. Comments were also made regarding vehicle movements, congestion and visibility. It was also intended to follow up this meeting with press and social media posts.

ASSESSMENT

The application site is a vacant commercial site at the former Belton Brickworks, off the A161 to the south of Belton. The site comprises a mixture of brick-built and steel industrial buildings of various sizes, with offices, canteen and a garage surrounded by large areas of hardstanding. There are some grass bunds of made ground on the site. The application site also includes a field in agricultural use and a pond/lake which is understood to be linked to the previous quarry use. This brownfield site has been in industrial use since the early 1900s when the Belton Brickworks and a quarry occupied the site.

This application seeks permission to renovate the site to bring it back to a viable commercial use. The proposed development comprises part demolition and refurbishment of the existing buildings for B2 use with ancillary B8 (storage and distribution), B1a (offices) and vehicle showroom, together with ancillary works such as landscaping, access, car parking, remediation and re-profiling of the land (removal of bunds). The site is intended to be used by The Cartwright Group who design and manufacture bespoke vehicle conversions. The site would provide premises for the design and manufacturing process to convert, paint and provide for internal alterations, as well as engineering design to create innovative solutions. The business currently operates from a site in Hatfield, however further space is now required to support expanding business.

The existing pond will be retained and the agricultural field is proposed to be used as future overspill car parking in association with the proposed use.

The main issues in determining this application are whether the proposed development would have any adverse impact on the character and appearance of the open countryside or on the historic landscape, particularly in respect of the use of the field for commercial use, and whether it would have an adverse impact on highway safety.

Principle

Whilst the site is located outside defined development boundaries in the open countryside, as the site is occupied by an existing, albeit redundant, general industrial use and is a brownfield site, the principle of renovating the site for commercial use is considered acceptable. It is considered that bringing the site back into viable economic use would be beneficial for the site and the creation of jobs would support the local economy. The renovation and design of the extensions and renovations would improve the appearance of the site and have a positive contribution to the area.

As outlined above, it is proposed to use part of an agricultural field, which is grade 2 agricultural land, for future parking associated with the development. This area would be covered with grasscrete, which would reduce the visual impact of developing this area. It is not intended to use this area, which is proposed as overspill parking, in the short or medium term but it has been included with this application to 'future proof' the development. The use of this land would support the proposed use and ensure long-term development and investment into the site. With proposed landscaping enhancements the principle of using this part of the site is considered acceptable.

Transport

The application site would utilise the existing vehicular access from the A161. The gates are to be repositioned further into the site to ensure that there will be no queuing vehicles on the main road.

A Transport Statement has been submitted with the application which assesses the potential impact of the proposal on the highway network. Accident data from 2012–2017 has shown that no accidents have occurred at the junction of the application site and the A161, with only one accident within this time frame which was to the north of the site access.

With regard to traffic generation, it is accepted that the proposed use would generate more traffic movements than the previous use; however, it is estimated that if the site were to be used solely for B2 or B8 use traffic generation would be slightly higher.

The site is relatively close to the M180 and from the motorway is accessed solely from the A161, a main transport route where large vehicles are expected. Sufficient car parking is provided on the site and the submitted Travel Plan includes sustainable transport options such as promoting cycling and car sharing. Whilst there will be an increase in traffic movements from the previous development it is not considered that this would lead to congestion or have any adverse impact on highway safety.

Heritage

As the site lies within the Area of Special Historic Landscape Interest, a Heritage Statement and Landscape Visual Assessment has been carried out. Policy LC14 therefore applies which allows for development that meets the social and economic needs of rural communities where this relates appropriately to the features of the historic landscape and uses materials sensitive to the locality. Policy CS6 also safeguards the open strip fields and Turbaries. The submitted information has been assessed by the Historic Environment Officer and it is accepted that there will be some change to the historic landscape character in the north and north-east parts of the application site but the proposed use would not result in an adverse effect and there are no reasons to object on historic landscape grounds.

With regard to archaeology, a geophysical survey and desk-based assessment have been carried out. The geophysical survey has not identified any anomalies likely to represent significant archaeological features. There are important Anglo-Saxon features recorded on the Historic Environment Record within 50 metres of the application site and as geophysical surveys may not detect such features there is some potential for undetected archaeology within northern and eastern parts of the site that groundworks may expose and damage. As such an archaeological mitigation strategy is advised to ensure that any such remains are identified and recorded during groundwork in these areas.

Landscape

The site is located predominantly in a rural character area, however there are elements of industrial and recreational development in close proximity to the site, including the new visitor centre south-west of the site, and Belton Household recycling centre and Belton Landfill Site Cap to the south. There is some existing woodland planting and shrub planting at various points around the site with larger woodland areas to the south of the site.

Additional woodland planting is proposed around the site to provide additional screening to the development. The Landscape Assessment submitted with the application concludes that the scheme responds to and enhances the existing landscape features and highlights the recently planted adjacent woodland, former quarry lake and existing woodland. The proposals to retain the areas of rough grassland and the introduction of shrubs are considered to retain existing biodiversity whilst enhancing potential for amenity uses in and around the proposed development.

The existing and proposed landscaping would provide adequate screening and improve the existing visual appearance of the application site within the local landscape. It is not considered that the proposal would have any adverse impact on the landscape character of the area or on the historic landscape.

Drainage

The proposal would increase the amount of surface water run-off by the extension of the buildings and by the creation of hardstanding. Discussions have been held between the Drainage Team and the Drainage consultant and it has been agreed to do some flood risk and drainage modelling to inform an appropriate drainage strategy for the site. This is proposed as a condition.

Ecology

An Ecological Appraisal and Reptile Report have been submitted with the application. No evidence of badgers, great crested newts or reptiles was found. It is, however, considered that the site is likely to be used by breeding birds and foraging bats. The proposal will affect existing habitats that are widespread, however it should be noted that the existing pond, trees and boundary hedgerows are to be retained. Appropriate landscaping and biodiversity enhancements are proposed, tying into existing features close to the site. Conditions relating to species protection and biodiversity enhancements are proposed.

Other issues

Various surveys have been undertaken with regard to noise impact, air quality and contamination. The existing bunds on the site will be removed as part of the development and some of the bund material may be used for alteration of site levels, depending on the results of further sampling. Appropriate conditions are therefore proposed.

With regard to noise there is potential for noisy operations from the site, however this can be mitigated with working practices and conditions. The closest residential property is 200 metres from the application site which is considered to be a sufficient distance. With appropriate conditions it is not considered that the proposal would have any adverse impact on the amenity of neighbouring properties or land uses.

Conclusion

The proposed development would create up to 250 jobs, apprenticeships and support a successful design and manufacturing facility, creating goods to export and producing over 2000 products annually. The redevelopment of an existing industrial brownfield site, which would be well designed and well landscaped, would be a benefit to the local economy and, with the addition of appropriate planning conditions, it is not considered that the proposal would have an adverse impact on the character and appearance of the open countryside or

historic landscape, amenity of neighbouring properties or any adverse impact on the highway network. The proposal is therefore considered to be acceptable.

RECOMMENDATION Grant permission subject to the following conditions:

1.

The development must be begun before the expiration of three years from the date of this permission.

Reason

To comply with section 91 of the Town and Country Planning Act 1990.

2.

The development hereby permitted shall be carried out in accordance with the approved plans listed in schedule ref RD450 dated 2 November 2018.

Reason

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

3.

The materials used in the hereby approved development shall be as detailed in the schedule ref RD450 received 2 November 2018 and within the submitted Design & Access Statement, 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.

4.

Prior to groundwork taking place within the two areas of archaeological interest shown on the attached plan (Archaeological Mitigation Areas, NLHER, 7 November 2018), the applicant, or their agents or successors in title, shall secure the implementation of an archaeological mitigation strategy, to be defined in a Written Scheme of Investigation that has been submitted to and approved in writing by the local planning authority. The strategy shall accord with a brief provided by North Lincolnshire Historic Environment Record and shall include details of the following:

- measures to ensure the preservation by record of archaeological features of identified importance
- methodologies for the recovery of archaeological remains, including artefacts and ecofacts
- post-fieldwork methodologies for assessment and analyses
- report content and arrangements for dissemination, and publication proposals
- archive preparation and deposition with recognised repositories
- a timetable of works in relation to the proposed development, including sufficient notification and allowance of time to ensure that the site work is undertaken and completed in accordance with the strategy

- monitoring arrangements, including the notification in writing to the North Lincolnshire Historic Environment Record of the commencement of archaeological works and the opportunity to monitor such works
- a list of all staff involved in the implementation of the strategy, including sub-contractors and specialists, their responsibilities and qualifications.

Reason

To comply with paragraph 199 of the National Planning Policy Framework, policy CS6 of the North Lincolnshire Core Strategy and policy HE9 of the North Lincolnshire Local Plan because the site potentially contains archaeologically significant remains that the development would otherwise destroy; the archaeological mitigation strategy is required in order to preserve archaeological evidence by means of a comprehensive record and creation of a permanent archive, to advance public understanding.

5.

The applicant shall notify the planning authority in writing of the intention to commence the archaeological site works at least one week/seven days before commencement. Thereafter, the archaeological mitigation strategy shall be carried out in accordance with the approved details and timings. No variation shall take place without the prior written consent of the local planning authority.

Reason

To comply with paragraph 199 of the National Planning Policy Framework, policy CS6 of the North Lincolnshire Core Strategy and policy HE9 of the North Lincolnshire Local Plan because the site potentially contains archaeologically significant remains that the development would otherwise destroy; the archaeological mitigation strategy is required in order to preserve archaeological evidence by means of a comprehensive record and creation of a permanent archive, to advance public understanding.

6.

A copy of any analysis, reporting, publication or archiving required as part of the mitigation strategy shall be deposited at the North Lincolnshire Historic Environment Record within six months of commencement of the archaeological programme of work or such other period as may be agreed in writing by the local planning authority.

Reason

To comply with paragraph 199 of the National Planning Policy Framework, policy CS6 of the North Lincolnshire Core Strategy and policy HE9 of the North Lincolnshire Local Plan because the site potentially contains archaeologically significant remains that the development would otherwise destroy; the archaeological mitigation strategy is required in order to preserve archaeological evidence by means of a comprehensive record and creation of a permanent archive, to advance public understanding.

7.

Works shall be carried out strictly in accordance with sections 4.3–4.13 of the submitted Preliminary Ecological Appraisal report ref 7234 version 1.1 dated 14 November 2018.

Reason

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

8.

Within six months of the commencement of development, the applicant or their successor in title shall submit a biodiversity management plan to the local planning authority for approval in writing. The plan shall include:

- details of bat roosting features to be installed;
- details of nesting sites to be installed to support a variety of farmland birds;
- restrictions on lighting to avoid impacts on bat roosts, bat foraging areas, bird nesting sites and sensitive habitats;
- prescriptions for the retention, planting and aftercare of trees, shrubs, hedgerows and wildflowers of high biodiversity value;
- details of wetland habitat to be created as part of sustainable drainage;
- proposed timings for the above works in relation to the completion of the building.

Reason

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

9.

The biodiversity management and species protection plans 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 commencement of use of the approved buildings, 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 and species protection plan.

Reason

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

10.

Unless otherwise agreed by the local planning authority, no development shall commence other than Phase One works as detailed in the Crowstone Phase Works Schedule dated 29 October 2018 until parts 2 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 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.

11.

No working activities are to be undertaken on the site outside the following hours:

- 7.30am to 7.30pm Monday to Friday

- 8am to 1pm on Saturdays.

Reason

In the interest of protecting the amenity of neighbouring properties in accordance with policy DS1 of the North Lincolnshire Local Plan.

12.

No power or other tools used in connection with the conversion of vehicles, which have the potential to cause a noise disturbance, shall be used in the outside areas of the site.

Reason

In the interest of protecting the amenity of neighbouring properties in accordance with policy DS1 of the North Lincolnshire Local Plan.

13.

All doors on the north side of the buildings shall remain closed except for access and egress.

Reason

In the interest of protecting the amenity of neighbouring properties in accordance with policy DS1 of the North Lincolnshire Local Plan.

14.

No plant for extraction, ventilation or air-conditioning shall be installed until details have been submitted to and approved in writing by the local planning authority. The details shall include an assessment of likely impact of the plant on residential amenity, specifying noise output and any mitigation measures necessary. All plant shall be installed and maintained in accordance with the details approved by the local planning authority.

Reason

In the interest of protecting the amenity of neighbouring properties in accordance with policy DS1 of the North Lincolnshire Local Plan.

15.

At no time shall open storage take place on the site except for vehicles, vehicle body shells, ambulance boxes and waste skips.

Reason

In the interest of protecting the amenity of neighbouring properties in accordance with policy DS1 of the North Lincolnshire Local Plan.

16.

No refuse derived fuel shall be brought onto or stored on the site at any time unless otherwise agreed in writing by the local planning authority.

Reason

In the interest of protecting the amenity of neighbouring properties in accordance with policy DS1 of the North Lincolnshire Local Plan.

17.

The mitigation measures described in Section 7, Table 7.1 of the Air Quality Impact Assessment Reference A109528 dated August 2018, shall be implemented in full for the duration of the proposed demolition and construction works.

Reason

To protect residential amenity.

18.

Construction, demolition 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, demolition or site clearance operations shall take place on Sundays or public/bank holidays.

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

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

Reason

To protect residential amenity.

19.

A scheme for the provision of electrical vehicle charging points shall be submitted to and approved in writing by the local planning authority. The scheme shall be designed to take account of good practice guidance as set out in the Institute of Air Quality Management Land Use Planning and Development Control <http://www.iaqm.co.uk/text/guidance/air-quality-planning-guidance.pdf> and contemporaneous electrical standards including:

- Electrical Requirements of BS7671:2008

- IET Code of Practice on Electrical Vehicle Charging Equipment installation 2012 ISBN 978-1-84919-515-7.

The approved scheme shall be installed prior to commencement of the use hereby permitted in full and retained in perpetuity thereafter.

Reason

To facilitate the uptake of low emission vehicles and reduce the emission impact of traffic arising from the development in line with the National Planning Policy Framework (NPPF).

20.

No infiltration of surface water drainage into the ground is permitted other than with the written consent of the local planning authority. The development shall be carried out in accordance with the approved details.

Reason

To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants in line with paragraph 170 of the National Planning Policy Framework.

21.

The proposed development shall not be brought into operation until the electric vehicle charging points and cycle parking facilities as shown on drawing no. OPEN_002_Illustrative_Plan rev A have been provided. Once provided these facilities shall thereafter be so retained.

Reason

To ensure sustainable transport options in accordance with the provisions of the NPPF.

22.

The development shall not be brought into use until:

- the access roads to the service and customer parking area, including access control features;
- the loading, off-loading and turning areas for all vehicles; and
- the parking spaces and access aisles (including surface markings);

have been provided and all these facilities shall thereafter be so retained.

Reason

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

23.

The final travel plan shall be submitted to and approved in writing by the local planning authority within six months of the proposed development being brought into use and all conditions and requirements of the plan, once approved, shall be implemented and retained at all times.

Reason

To ensure that the proposed development operates in a safe and sustainable manner with minimal disruption to the highway network.

24.

The travel plan, once approved and in place, shall be subject to monitoring on an annual basis for a period of three years from the approval date. The final travel plan shall include a commitment to provide incentives towards purchasing cycles/cycle equipment, actively promoting car sharing and undertaking the staff travel survey within three months of the occupation of the building. The monitoring report on the impact of the travel plan shall be submitted to the local planning authority on the first of January each year following the grant of planning permission. All amendments to the approved travel plan identified as a result of the monitoring process shall be implemented and retained.

Reason

To ensure that the proposed development operates in a safe and sustainable manner with minimal disruption to the highway network.

25.

No development, other than demolition, 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.

26.

The development shall be carried out in accordance with the submitted information included in the Flood Risk Assessment, modelling data and information within emails dated 15 November 2018, and the drainage layout shown on drawing no. 30 P2, and the hereby approved buildings shall not be occupied until the drainage system is connected and shall thereafter be retained as such.

Reason

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

27.

No building shall be occupied until the drainage outfall has been fully surveyed to outfall, including the required environmental permits.

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 features in accordance with policy DS16 of the North Lincolnshire Local Plan, and policies CS18 and CS19 of the North Lincolnshire Core Strategy.

28.

The drainage scheme shall be implemented in accordance with the approved submitted details required by condition 26 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 features in accordance with policy DS16 of the North Lincolnshire Local Plan, and policies CS18 and CS19 of the North Lincolnshire Core Strategy.

Informative 1

Any discharge made to a watercourse during the commissioning phase will require prior authorisation from the Environment Agency. Depending on the size and duration of the

discharge, and environmental sensitivity, this may require a letter of agreement, or formal consent to discharge.

Informative 2

The treated foul effluent discharge associated with this development will require an environmental permit under the Environmental Permitting Regulations 2010, from the Environment Agency, unless an exemption applies. Information is available on their website at:

<https://www.gov.uk/guidance/discharges-to-surface-water-and-groundwater-environmental-permits>.

The applicant is advised to contact the Environment Agency on 03708 506 506 for further advice and to discuss the issues likely to be raised and should be aware that the permit may not be granted. The developer must ensure that the existing private foul drainage system can adequately accommodate the likely increase in foul flows.

Informative 3

The foul drainage system should be sited so as not to cause pollution of any watercourse, well, borehole, spring or groundwater. Foul and surface water manhole covers should be marked to enable easy recognition: convention is red for foul and blue for surface water. This is to enable water pollution incidents to be more readily traced.

Informative 4

Records indicate that the proposed development site is bounded by a watercourse on the western boundary. This would seem to be a toe drain for the disused railway. Following inspection, the watercourse may need to be cleared, replaced, protected or diverted by the landowner at their expense in accordance with their riparian responsibilities. Any other drainage feature found during excavations must be immediately reported to the LLFA Drainage Team on 01724 297522, prior to any further construction works being carried out.

Please refer to the Environment Agency's 'Living on the edge - Riverside ownership rights and responsibilities' document which can be found online for further information. Compliance with this guidance is to ensure the free flow of surface water is maintained throughout the development.

Informative 5

The proposals show a new connection into the above watercourse. This must be consented by North Lincolnshire Council's LLFA Drainage Team, in their capacity as Lead Local Flood Authority, and/or the local Internal Drainage Board through an Ordinary Watercourse Consent and appropriate discharge rates must be agreed. Please contact the LLFA Drainage team on 01724 297522 or via email for further details. Compliance with this guidance is to ensure the free flow of surface water is maintained throughout the development.

Informative 6

In determining this application, the council, as local planning authority, has taken account of the guidance in paragraph 38 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.

80 0 80 160 240 320 400 m

Church Town

CHURCHTOWN

BELGRAVE CLOSE

Brickyard Drain

Path

Track

Track

Willow Tree Cottage

Path

Path

Fearing Croft

Belton Brickworks

Belgraves Wood

Path

EPWORTH ROAD

Drain

Drain

Picnic and Amenity Area

13m

Track



PA/2018/1768

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COUNCIL

PA/2018/1768 Block plan (not to scale)



- LEGEND**
-  Core woodland
 -  Shrub mix
 -  Tarmac staff parking
 -  Electric vehicle charging
 -  Cycle parking
 -  Tarmac pre and post conversion vehicle areas
 -  Concrete
 -  Grasscrete
 -  Rough grassland
 -  Adjacent landfill site woodland
 -  Car Park trees Malus 'Rudolph'
 -  Security fence (2m high)

- NOTES**
1. This drawing is to be read in conjunction with all other drawings and specifications.
 2. Do not scale off this drawing. Written dimensions to be taken only.
 3. Any discrepancies found between this drawing and other drawings and specifications in the construction documents must be referred to the Landscape Architect prior to work commencing.
 4. This drawing must not be copied in whole or in part without prior written consent of Optimised Environments Ltd.
 5. Survey information is based upon aspect surveyors Topographical as Survey.



Issue	Revision	Initial	Date
A	Amended fence location, addition of ev and bike parking layout by Planning	HW	20/10/2018
			July 2018

open
optimised environments ltd

EDENBURGH 2nd Floor | Queensmile Twp | 2 Sand Square | Edinburgh | EH4 3JG
t: 0131 221 9600 | e: info@openenvironments.com


LONDON Westline Court | 211 Tottenham Street | London | EC2M 3AT
t: 020 7647652 | e: london@openenvironments.com

MANCHESTER 11 Swan Street | Manchester | M4 6JZ
t: 0161 276 1262 | e: manchester@openenvironments.com

Client
EDEN Planning

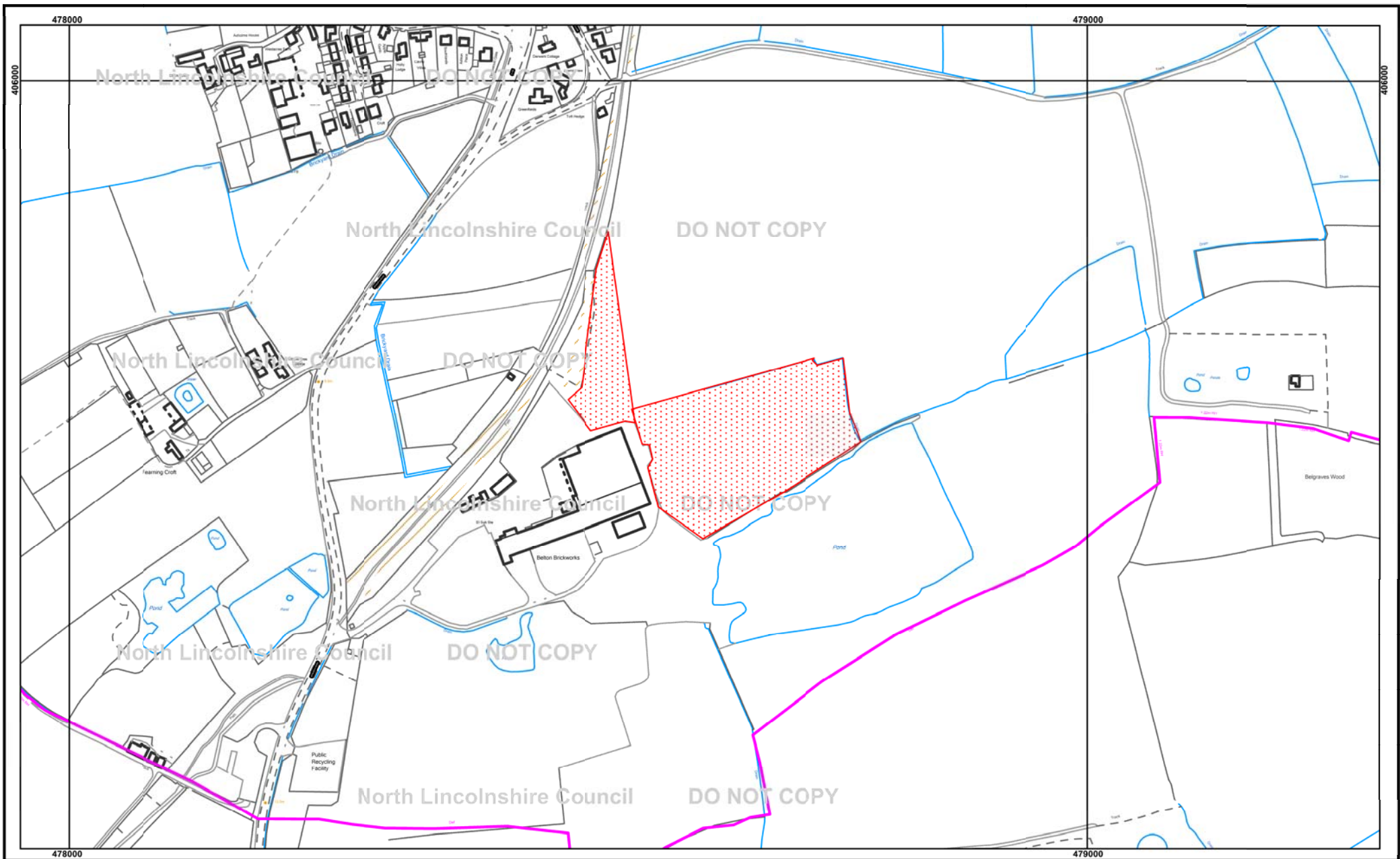
Project
**Belton Business Park
Belton, Axholme**

Drawing Title
**Landscape Proposals
Illustrative Plan**

Scale Bar North 

Scale: 1:1250@A1 Date: October 2018
By: HW Status: Planning
Checked: SM Approved: SM

Drawing Number
OPEN_002_Illustrative_Plan Rev **A**



DIRECTOR OF PLACES



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Title: Archaeological Mitigation Areas, NLHER

Date: 7 November 2018

Scale 1:5000

