

APPLICATION NO	PA/2018/1581
APPLICANT	Mr Mark Snowden, Keigar Homes Ltd
DEVELOPMENT	Outline planning permission for a residential development (with all matters reserved for subsequent approval)
LOCATION	Land off Howe Lane and Hawthorne Gardens, Goxhill
PARISH	Goxhill
WARD	Ferry
CASE OFFICER	Emma Carrington
SUMMARY RECOMMENDATION	Subject to Section 106 Agreement, grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Objection by Goxhill Parish Council Member 'call in' (Cllr Richard Hannigan – significant public interest) Departure from the adopted local plan

POLICIES

National Planning Policy Framework (2018):

Chapter 2 – Achieving sustainable development

Chapter 4 – Decision making

Chapter 5 – Delivering a sufficient supply of homes

Chapter 9 – Promoting sustainable transport

Chapter 11 – Making effective use of land

Chapter 12 – Achieving well-designed places

Chapter 14 – Meeting the challenge of climate change, flooding and coastal change

Chapter 15 – Conserving and enhancing the natural environment

Chapter 16 – Conserving and enhancing the historic environment

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 LC14 – Area of Special historic Interest

Policy DS1 – General Requirements

Policy DS14 – Foul Sewage and Surface Water Drainage

Policy DS16 – Flood Risk

North Lincolnshire Core Strategy:

Policy CS1 – Spatial Strategy for North Lincolnshire

Policy CS2 – Delivering More Sustainable Development

Policy CS3 – Development Limits

Policy CS5 – Delivering Quality Design in North Lincolnshire

Policy CS7 – Overall housing Provision

Policy CS8 – Spatial Distribution of Housing Sites

Policy CS9 – Affordable Housing

Policy CS19 – Flood Risk

Policy CS25 – Promoting Sustainable Transport

CONSULTATIONS

Highways: No objections subject to conditions and informative comments.

Environmental Protection: No objections subject to conditions in relation to contaminated land, air quality, noise, dust and light, and construction operating hours.

Anglian Water: Anglian Water will make capacity for any development granted planning permission in relation to foul flows. The lead local flood authority will offer advice in relation to surface water disposal (see LLFA comments).

LLFA Drainage: No objections subject to conditions and informative comments.

Archaeology: A heritage statement has been submitted with the application, which provides sufficient information to assess the impact of the proposed development on both known and potential heritage assets. The development will have no impact on heritage assets.

Leisure: A financial contribution of £45,500 is requested towards the gym at Baysgarth Leisure Centre.

Trees: Advice regarding retention of trees and hedges, and recommends any subsequent applications include details of the protection areas required.

North East Lindsey Drainage Board: No comments to make as the development does not affect the interests of the board.

Environment Agency: No objections subject to conditions.

Humberside Fire and Rescue Services: Advice regarding access for fire appliances and water supply.

Public Health: No objections but request that the local GP practice is consulted. The village surgery at Goxhill is part of a practice group, with the main contact being The Central Surgery in Barton. This group has been consulted, but no response received to date (consultation date being 19/10/2018).

Strategic Housing: In rural settlements, the policy requirement for affordable housing on developments over 11 dwellings is 10%. In this case, an on-site provision of 9 dwellings or 10% should be provided as part of a Section 106 Agreement.

Ecology: No objections subject to conditions.

Spatial Planning: This proposal for residential development is in the open countryside and contrary to the council's adopted development plans. As the council cannot demonstrate a five-year housing land supply, paragraph 11 of the National Planning Policy Framework (NPPF) applies and the application should consider any adverse impacts of granting permission when assessed against the policies within this framework taken as a whole or specific policies indicate development should be restricted. The applicant will need to demonstrate why the development meets the three dimensions of sustainable development.

PARISH COUNCIL

Objects to the proposal quoting the following policies:

CS2:

In supporting the delivery of the spatial strategy set out in policy CS1 as well as determining how future development needs will be met in North Lincolnshire, a sequential approach will be adopted. Development should be focused on:

1. previously developed land and buildings within the Scunthorpe urban area, followed by other suitable infill opportunities within the town, then by appropriate greenfield urban expansions;
2. previously developed land and buildings within the defined development limits of Lincolnshire's Market Towns, followed by other suitable infill opportunities then appropriate small-scale greenfield extensions to meet identified local needs.

Any development that takes place outside the defined development limits of settlements or in rural settlements in the countryside will be restricted. Only development which is essential to the functioning of the countryside will be allowed to take place.

CS7: Overall Housing Provision and Policy CS8 Spatial Distribution of Housing sites.

The application for residential development is contrary to both of these policies. The principal focus for housing is within the development limits for Scunthorpe and the Market Towns of Barton, Brigg, Crowle, Kirton in Lindsey and Winterton.

In rural settlements in the countryside and in the open countryside outside development limits housing development will be strictly controlled.

CS19: Flood Risk

The site is within SFRA Flood Zone 1. The council will support development proposals that avoid areas of current or future flood risk, and which do not increase the risk of flooding elsewhere.

STATEMENT OF COMMUNITY INVOLVEMENT

In addition to meeting the parish council, a public exhibition took place in Goxhill on 31 July, 4pm to 7pm, where draft proposals were explained and displayed to the public. Fifty people attended and 31 left written comments and filled in a questionnaire. The main issues were:

- general concerns about traffic on Chapel Street, particularly with regard to parking near the junction with Howe Lane;
- surface water drainage concerns;
- general support for the development of further community facilities.

The comments received were considered, where possible due note taken, and the scheme amended accordingly.

PUBLICITY

Advertised by site and press notice. Over 100 letters have been received, including one from Goxhill Residents Action Group (GRAG) raising the following objections and issues:

- the ecology report was prepared after the site had been cleared
- the development is in the open countryside and therefore does not comply with national guidelines
- the development does not provide sufficient drainage which will make the existing dwellings susceptible to flooding
- existing schools, GP surgery and other local amenities cannot support this growth
- existing roads cannot support the increase in traffic and need upgrading, as they are already narrow and congested
- the development is too large for the village, perhaps a smaller development would be more suitable
- there will be increased noise disturbance
- detrimental impact on security of properties

- loss of outlook and open greenspace
- concerns that, once approved, the number of houses on the site will increase
- how will the open space/community land benefit the village?
- the new road will affect the public right of way
- the submitted information is inaccurate and misleading, and there is a lack of information regarding the design of the properties; five bungalows is too few
- the design of the properties will be too generic for this village location, and will turn Goxhill into a small town
- the development will have an adverse impact on wildlife and there is no evidence that biodiversity will be improved
- the development should be phased over a 20-year period so that the impact on the area is gradual
- concerns regarding the safety of children near the proposed drainage pond
- the developer should build an extension to the existing primary school, rather than provide a community building
- the project should be supported, but investment in services/infrastructure should be made
- limited bus and train services will lead to reliance on the car to access services
- the houses will not be affordable, pricing local people out of the market
- the properties should include environmentally friendly features, including solar panels
- if approved, this would set a precedence for other similar proposals
- the proposal does not constitute sustainable development as set out in the NPPF
- there is no evidence that this development will improve or sustain Goxhill's economic viability
- there are few employment opportunities in Goxhill, therefore most people drive to work elsewhere
- the site is not brownfield, but greenfield; other, better, brownfield sites are available
- the development of Goxhill should be determined through the neighbourhood plan, not a private developer
- this application is only submitted due to North Lincolnshire Council not having a five-year supply of land for housing
- boundary hedging should be retained

- if approved, Goxhill will become a dormitory village
- if approved, pedestrian crossings will be required as part of the traffic management scheme
- the community land is in the wrong place and will become a white elephant
- the development will not reduce carbon footprint
- the land used to house greenhouses and could be contaminated
- all the financial contributions should come to Goxhill, and not used for other villages.

ASSESSMENT

This application was deferred at a previous meeting of the planning committee to enable members to visit the site prior to making a decision.

Outline planning permission is sought (with all matters reserved) on a parcel of land of approximately 3 hectares in size, on the settlement edge of Goxhill. Apart from a small section of the site which has been identified as one of the potential access points from Horsegate Field Road, the site is outside, although adjacent to, the settlement boundary as defined in the adopted Housing and Employment Land Allocations DPD. For planning purposes, therefore, the site is within the open countryside.

The site is an area of flat open land, with residential development to the west and south, and on part of the northern boundary. Open countryside lies to the east, and on part of the northern boundary. The site is not within a conservation area, is not designated for any landscape or historic interest and there are no listed buildings close to the area proposed to be developed.

Vehicular access to the site is potentially available from Howe Lane and Hawthorne Gardens.

An area to the north of the site is proposed to be dedicated to the village for community use, and it was intended to incorporate this proposal in the current application. However, it is now considered that this should be dealt with as a separate matter, and no longer forms part of this formal application. The applicant does, however, intend to pursue this matter with the local community, with a view to dedicating the land at some time in the future, with a separate planning application and possible Section 106 Agreement.

The current proposal is an outline application to erect up to 85 dwellings. All matters are reserved for subsequent approval. An indicative layout has been included in the background documents, which identifies the possible access routes, area for public open space and general layout of the site.

The main issues to consider in the determination of this application are: whether the principle of residential development is acceptable in this location; whether the proposal would have an unacceptable impact in respect of highway safety; and whether it would have an adverse impact on local services, drainage, residential amenity, landscape or wildlife.

Principle

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 saved policies of the North Lincolnshire Local Plan (NLLP), the North Lincolnshire Core Strategy (NLCS) and the Housing and Employment Land and Allocations Development Plan Document (HELADPD).

Policy CS1 of the Core Strategy 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 Goxhill.

Local plan 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, it has largely been overtaken by policies in subsequent plans addressing the same issue (such as policies CS2 and CS3 referenced above).

The afore-mentioned policies are aimed at focussing housing within settlement limits as defined in the Housing and Employment Land Allocations DPD. The application site is located exclusively in the open countryside, outside of any designated development boundary and is therefore in breach of policies CS2, CS3 and CS8 of the Core Strategy, and policy RD2 of the local plan.

Notwithstanding the development plan policies set out above, the NPPF is a material consideration when determining planning applications. Footnote 7 of paragraph 11 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.

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 policy 73 of the NPPF and they are, therefore, failing to meet short-term housing needs. As such it is considered that there is a clear and demonstrable need for housing development in the area. Accordingly the operation of footnote 7 of paragraph 11 of NPPF triggers the 'tilted balance' in paragraph 11(d) 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 overarching objectives to sustainable development as set out in paragraph 8 of the Framework. These are: economic, social and environmental. These objectives are independent and need to be pursued in mutually supportive ways.

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 as well as affordable housing (in line with policy CS27). Investment in construction and related employment would represent a benefit, as would the support which the additional population would produce for the local economy. There are local facilities within reach of the site on foot and a wide range of further services accessible by bicycle; public transport is also available.

The site is in Goxhill which is a larger rural settlement and scored 37 points in the North Lincolnshire Settlement Survey (2016) and was 12th overall out of all the settlements in North Lincolnshire on sustainability grounds. The settlement survey looks at key features which make up sustainability which are primary school, secondary school, doctors and community facilities. Goxhill is a Larger Rural Settlement and has 5 of the 7 key facilities, all except an hourly bus service and it is not within 30 minutes of an employment centre.

The application site is on the boundary of the settlement limit for Goxhill, and is immediately adjacent to the built-up area of the village. The site is close to existing services and, in some instances, is closer than other properties in the settlement. The proposal is therefore considered to accord with the need to site development in locations with accessible local services. These matters weigh heavily in favour of the proposal in terms of the economic and social dimensions of sustainability.

In terms of the environmental dimension, the development will clearly result in the loss of greenfield land and, to some extent, will have an impact on the character of the open countryside, which is an environmental disbenefit. As mentioned above, the site is located in a residential area on the settlement edge and is bounded by residential development on two/three sides (south, north and west). The site is therefore comparatively well contained. Given the fact that the site comprises an open area of land, is comparatively well enclosed, and lies directly adjacent to existing residential development, it is considered that the landscape impact would be mitigated to some degree. Further mitigation can be secured at the reserved matters stage when the layout and landscaping of the proposal are considered.

The council's ecologist has confirmed that the site comprises commonplace habitats and is currently of limited biodiversity value, and that, subject to conditions, the development is unlikely to have an adverse impact on protected species. The site is not designated as being of specific ecological importance, nor is it located adjacent to such a designation. Furthermore, the proposed development has the potential to provide biodiversity enhancement through a well-designed landscaping scheme; this will be considered at the reserved matters stage. Overall, the site is considered to be of relatively low environmental sensitivity, and although there would be some harm to the character and appearance of the open countryside, and a conflict with the development plan in this respect, the extent of harm does not weigh heavily in the balance and the environmental dimension of sustainable development would therefore be achieved.

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 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.

Ecology/trees

There are no significant trees on the site and the tree officer has advised that any further planning applications on the site should include tree protection measures for existing boundary planting. A tree report has been submitted with the application which identifies this planting. As the application is an outline, such details can be conditioned and dealt with at the reserved matters stage.

An ecological report has been submitted with the application, which reveals the presence of protected species in the area, but no evidence on the site itself. However, as some site clearance took place before the submission of this application, a precautionary approach has been recommended by the council's ecologist. Conditions are recommended to secure biodiversity enhancements for the site.

Design

Outline planning permission is sought to erect up to 85 dwellings with all matters reserved. The design and appearance of the properties, and the formal layout, will be determined at the reserved matters stage. The applicant has suggested that the dwellings will be a mix of single and two-storey dwellings, but these matters are subject to further approval. However, it is considered that an appropriate scale and design could be achieved on this site, without detriment to the residential amenity of surrounding properties, and to minimise the impact on the character of the open countryside.

Residential amenity

The submitted site plan, albeit indicative, shows that up to 85 dwellings could be provided with sufficiently sized rear garden areas. There is sufficient space to ensure that future residents would be provided with a sufficiently high standard of living environment.

Subject to a considered design at reserved matters stage it is considered that the site can accommodate up to 85 dwellings without resulting in an unacceptable degree of harm to neighbouring living conditions. It will be crucial to ensure that any reserved matters application strikes the appropriate balance between the need to protect residential amenity, the need to respectfully relate to the character of the area, and the need to provide high quality accommodation within the site.

It is accepted that there would be some disruption to local residents during the construction phase. This impact can be sufficiently mitigated by controls on construction hours, and a requirement for the provision and adherence to a construction environmental management plan. 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.

Highway safety

The submitted plan indicates that it would be possible to achieve two means of vehicular and pedestrian access to the site, one from Horsegate Field Road to the south and one from Hawthorne Gardens to the west. The applicant has suggested that a cul-de-sac could be provided from each access point, with pedestrian links and space enough to allow access for emergency vehicles. It has been suggested that the Hawthorne Gardens access would be more low key than the Horsegate Field Road access, serving perhaps up to 20 dwellings.

The highways department has considered the submitted scheme, and no objections are raised subject to conditions.

Whilst it is considered that the proposal would increase vehicular movements in this part of the settlement, it is not considered that the scale of the development would place an unacceptable strain on the highway network.

Drainage/flood risk

The application site is not located within an area known to be at risk of flooding according to national flood risk maps and is within Flood Zone 1. The Environment Agency (EA) has offered no objections to the scheme subject to conditions. The Lead Local Flood Authority has also recommended conditions and informative comments. Anglian Water has offered advice on the capacity of the existing systems, and that capacity will be found if necessary. It is considered, therefore, that appropriate conditions can be attached to any approval to ensure further details are adequately controlled at reserved matters stage.

It is therefore considered that the type/scale of development would not place unacceptable strain on existing drainage infrastructure. Furthermore, the proposal would not be at unacceptable risk from flooding and would not give rise to an increase in flood risk in the locality.

Land contamination

The proposal would introduce a sensitive receptor (residential dwellings) to the site. Evidence suggests that the site may have some level of contamination due to its former use with commercial greenhouses. A contaminated land report has been submitted with the application, concluding that, due to low levels of contaminants, no remediation work is necessary. The council's environmental health department has reviewed the submitted

information and is satisfied that no further reports are required, but any found contamination must be reported accordingly. A condition is therefore suggested to this effect.

Section 106 contributions

Following receipt of relevant consultation responses and discussions with the applicant, it has been agreed that the following contributions would be secured by a section 106 agreement:

- on-site provision of 13 dwellings for affordable housing (15% equivalent). The initial policy request was for a 10% provision or 9 dwellings, but the applicant wishes to increase this figure from 10% to 15%
- education – a sum of £4299 per dwelling for secondary education (excluding the affordable units), and a sum of £2853 per dwelling for primary education (excluding the affordable units)
- open space and play area provision – a sum of £34,023.20 for on-site provision, and an off-site provision of £40,876 for the North End Play area
- leisure – a sum of £45,500 to be spent at Baysgarth Leisure Centre.

Conclusion

The proposed development conflicts with some of the restrictive policies of the development plan due to the site being located outside of defined development limits where residential development is not normally supported. However, the proposal is considered to constitute sustainable development which would make an important contribution towards meeting a proven shortfall in the provision of housing land within North Lincolnshire. Given the lack of a demonstrable five-year supply of deliverable housing sites, it is considered that the benefits of the proposed development with regard to the delivery of housing must be given significant weight in the planning balance. The adverse impacts of the development are considered to not significantly and demonstrably outweigh the benefits and as such, in line with the 'tilted balance' set out in paragraph 11 of the NPPF, the development must be considered acceptable and should be approved.

RECOMMENDATION

Subject to the completion of a formal agreement under Section 106 of the Town and Country Planning Act 1990 providing for:

- **on-site provision of 13 dwellings for affordable housing (15% of total development);**
- **an off-site recreation contribution of £40,876 towards North End play area (index linked);**
- **an on-site recreation contribution of £34,023.20; and**
- **an off-site recreation contribution of £45,500 for Baysgarth Leisure Centre;**

the committee resolves:

- (i) **it is mindful to grant permission for the development;**
- (ii) **the decision be delegated to the Group Manager – Development Management and Building Control upon completion of the obligation;**
- (iii) **if the obligation is not completed by 14 August 2019 the Group Manager – Development Management and Building Control be authorised to refuse the application on grounds of non-compliance with policy CS9 of the North Lincolnshire Core Strategy, and policies H8 and DS1 of the North Lincolnshire Local Plan; and**
- (iv) **the permission so granted be 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 and the landscaping of the site, shall be submitted in writing to the local planning authority and shall be carried out as approved.

Reason

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

3.

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

Reason

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

4.

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

Reason

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

5.

The development hereby permitted shall be carried out in accordance with the following approved plans: HH/147/02 A.

Reason

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

6.

No above-ground works 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 buildings are in keeping with their surroundings in the interests of visual amenity, in accordance with policy DS1 of the North Lincolnshire Local Plan.

7.

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

Reason

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

8.

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

Reason

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

9.

No building works which comprise the erection of a building requiring to be served by water services shall be undertaken until full details of a scheme (including phasing if appropriate) for the provision of mains foul sewage infrastructure on and off site has been submitted to and approved in writing by the local planning authority. No dwelling shall be occupied until the works for the relevant phase have been carried out in accordance with the approved scheme.

Reason

To prevent flooding and detriment to public amenity through the provision of suitable water infrastructure in accordance with policy DS16 of the North Lincolnshire Local Plan.

10.

If, during development, any odorous, discoloured or otherwise visually contaminated material is found to be present at the site then no further development shall be carried out until a written method statement detailing how this contamination shall be dealt with has been submitted to and approved in writing by the local planning authority.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with policy DS7 of the North Lincolnshire Local Plan.

11.

Before the dwellings are first occupied electrical vehicle charging points shall be installed at the development in accordance with a written scheme which has been 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-planningguidance.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 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.

12.

No stage of the development hereby permitted shall commence until a construction environmental management plan (CEMP) has been submitted to and approved in writing by the local planning authority. The CEMP shall include the following:

Noise and vibration: The CEMP shall set out the particulars of:

- (a) the works, and the method by which they are to be carried out;
- (b) the noise and vibration attenuation measures to be taken to minimise noise and vibration resulting from the works, including any noise limits; and
- (c) a scheme for monitoring the noise and vibration during the works to ensure compliance with the noise limits and the effectiveness of the attenuation measures;

Light: The CEMP shall set out the particulars of:

- (a) specified locations for contractors' compounds and materials storage areas;
- (b) areas where lighting will be required for health and safety purposes;
- (c) the location of potential temporary floodlights;
- (d) identification of sensitive receptors likely to be impacted upon by light nuisance;

- (e) proposed methods of mitigation against potential light nuisance, including potential glare and light spill, on sensitive receptors.

Dust: The CEMP shall set out the particulars of:

- (a) site dust monitoring, recording and complaint investigation procedures;
- (b) identification of receptors and the related risk of dust impact at all phases of the development, including when buildings and properties start to be occupied;
- (c) provision of water to the site
- (d) dust mitigation techniques at all stages of development;
- (e) prevention of dust trackout;
- (f) communication with residents and other receptors
- (g) a commitment to cease the relevant operation if dust emissions are identified either by regular site monitoring or by the local authority;
- (h) a 'no burning of waste' policy.

Reason

To protect the amenity of the locality for people living nearby in accordance with policy DS1 of the North Lincolnshire Local Plan.

13.

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

- 7am to 7pm Monday to Friday

- 7am to 1pm on Saturdays.

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

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

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

Reason

To protect the amenity of the locality for people living nearby in accordance with policy DS1 of the North Lincolnshire Local Plan.

14.

No dwelling on the site shall be occupied until the vehicular access point to it and the vehicle parking facilities serving it (including electrical vehicle parking points) have been

completed in accordance with the details submitted to and approved in writing with the local planning authority and, once provided, the vehicle parking facilities shall be retained.

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 details showing the provision of a footway along the Horesgate Field Road frontage, including suitable pedestrian crossing facilities, have been submitted to and approved in writing by the local planning authority. Once approved, the footway facilities shall be completed prior to the occupation of the 10th dwelling served by this access point.

Reason

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

16.

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

Reason

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

17.

No development shall begin until details of:

- (i) the layout, drainage, construction, services and lighting of the proposed access road, including the junction with the adjacent highway; and
- (ii) the number and location of vehicle parking space(s) on the site;

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

Reason

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

18.

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

Reason

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

19.

No other works shall be commenced on the site until the access road junction with the adjacent highway, including the required visibility splays, has been set out and established.

Reason

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

20.

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

Reason

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

21.

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

Reason

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

22.

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.

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 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 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.

No above-ground works shall take place until details of the positions, design, materials and type of boundary treatment to be built/planted have been agreed in writing by the local planning authority. The agreed boundary treatment shall be built/planted before the dwellings are first occupied in accordance with a programme to be submitted to and agreed in writing by the local planning authority before first occupation, and once built/planted it shall be retained.

Reason

To provide an appropriate level of screening in accordance with policies H8 and DS1 of the North Lincolnshire Local Plan.

27.

No development shall take place until a species protection plan has been submitted to and approved in writing by the local planning authority. The plan shall include details of measures to avoid harm to great crested newts, reptiles, hedgehogs, badgers, bats and nesting birds during vegetation clearance and construction works.

Reason

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

28.

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:

- (a) details of at least one bat loft and at least 15 bat roosting features to be installed;

- (b) details of swift bricks and sparrow terraces to be installed on at least 15 dwellings combined;
- (c) proposals for the installation of a variety of other nest boxes or nesting features for species, including barn owl, house martin and common garden birds;
- (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) details of the retention, enhancement and ongoing management of mixed native hedgerows;
- (g) prescriptions for the planting and aftercare of native trees, shrubs, hedgerows and wildflowers of high biodiversity value;
- (h) details of wetland habitat to be created as part of sustainable drainage;
- (i) procedures for monitoring and ongoing management of created habitats;
- (j) measures to avoid light, noise and water pollution, fly-tipping and other factors that would harm habitats and species;
- (k) details of a wildlife gardening leaflet to be provided to each new resident;
- (l) 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.

29.

The biodiversity management plan and species protection plan shall be carried out in accordance with the approved details and timings, and the approved features shall be retained thereafter, unless otherwise approved in writing by the local planning authority. Prior to the occupation of the 60th dwelling, 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 policy CS5 and CS17 of the North Lincolnshire Core Strategy.

30.

No on-site drainage works shall commence until a strategy for the management of surface water drainage that includes the implementation of SuDS, and their adoption and maintenance arrangements, has been submitted to and agreed in writing by the local planning authority. Reference should be made to North Lincolnshire Council's SuDS and Flood Risk Guidance Document. This must be based upon the submitted Flood Risk

Assessment, prepared by EWE Associates Ltd, Final Report, Revision B, August 2018 (Ref:2018/2235). Discharge from the site shall be restricted to greenfield run-off rates and the downstream watercourse network shall be investigated with respect to outfall suitability.

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.

31.

The drainage scheme shall be implemented in accordance with the approved details required by condition 30, 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.

Informative 1

Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developer's cost under Section 185 of the Water Industry Act 1991 or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.

Informative 2

Records indicate that the proposed development site is bounded by, or has running through it, a watercourse. Following inspection, the watercourse may need to be cleared, protected or diverted by the landowner at their expense in accordance with their riparian responsibilities. An easement adjacent to the watercourse may need to be provided for future maintenance. 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.

All new connections/build overs into the watercourse 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. Please contact the LLFA Drainage Team on 01724 297522 or via email to llfadrainageteam@northlincs.gov.uk for further details. Compliance with this guidance is to ensure the free flow of surface water is maintained throughout the development.

Informative 4

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 5

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.



Development Boundary

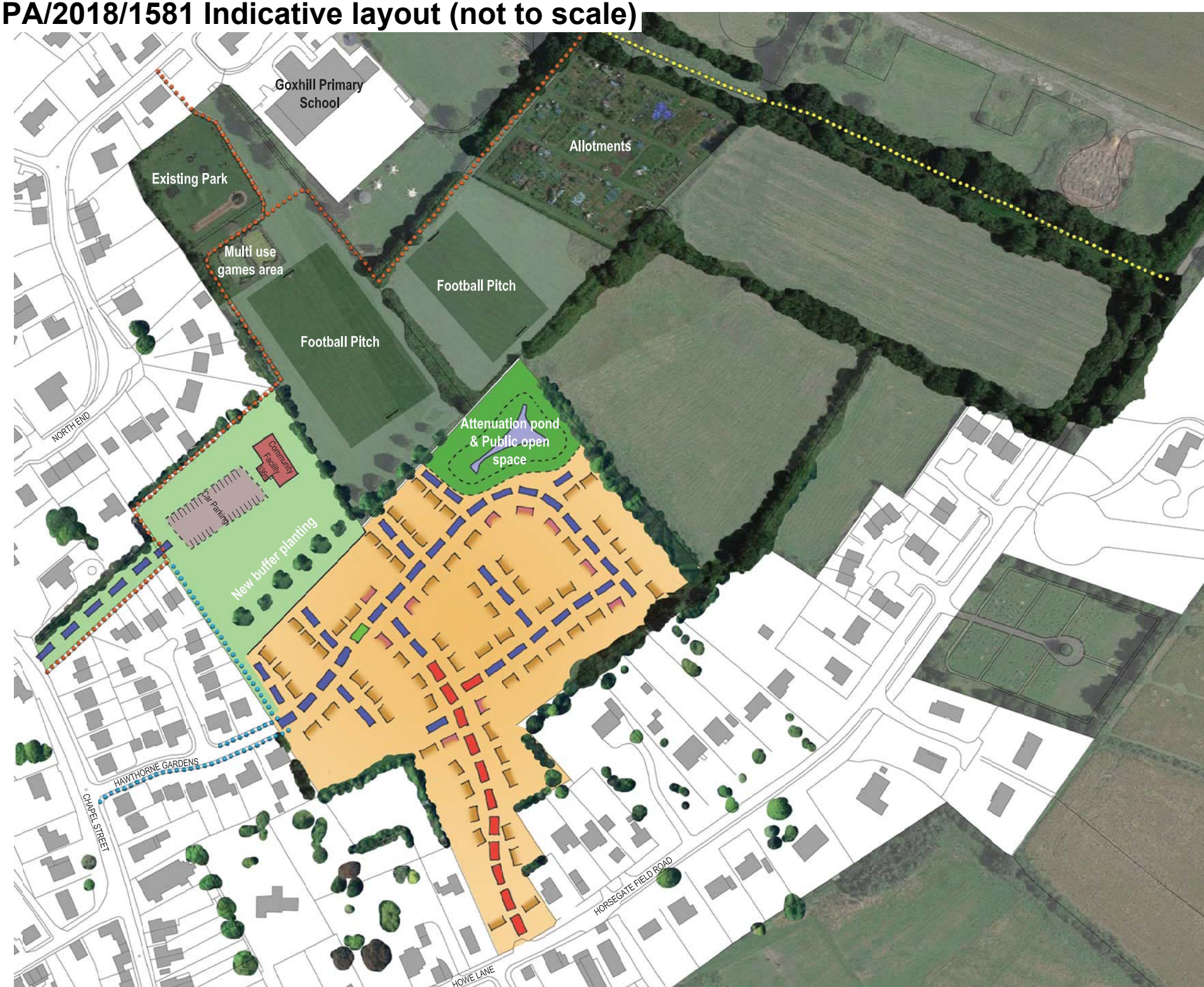


PA/2018/1581

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PA/2018/1581 Indicative layout (not to scale)



- Key:**
- Existing Trees
 - Existing Public Footpath (no. 62)
 - Restricted byway
 - Developable Area
 - Indicative Building Frontages
 - Potential Focal Building
 - Proposed Primary Road
 - Proposed Secondary/Tertiary Road
 - Pedestrian Link
 - Proposed Footpath Connections

Rev: 000001		Drawn by: 000001	
KEIGAR HOMES LTD KEIGAR LODGE CAMBERVIEW BARTON-UPON-HUMBER NORTH LINCOLNSHIRE DN15 5GR Tel: 01652 631939 Fax: 01652 631938			
Proposed Development off HOWE LANE & HAWTHORNE GARDENS GOXHILL, N. Lincs.			
Illustrative Masterplan Scheme v3			
Drawn by: HJU	Date: 02.08.18	Scale: 1/1250 @ A2	Sheet: HH / 147 / 03