

<b>APPLICATION NO</b>	<b>PA/2018/1759</b>
<b>APPLICANT</b>	Partner Construction & Acis Group
<b>DEVELOPMENT</b>	Planning permission to erect 40 dwellings (including 25 affordable homes) and associated access, open space and drainage infrastructure
<b>LOCATION</b>	Land south of Coates Avenue, Winterton, DN15 9SP
<b>PARISH</b>	Winterton
<b>WARD</b>	Burton upon Stather and Winterton
<b>CASE OFFICER</b>	Andrew Willerton
<b>SUMMARY RECOMMENDATION</b>	<b>Subject to a Section 106 agreement, grant permission subject to conditions</b>
<b>REASONS FOR REFERENCE TO COMMITTEE</b>	Member 'call in' (Cllrs Ralph Ogg, Helen Rowson and Elaine Marper – significant public interest)  Significant public interest  Objection by Winterton Town Council
<b>POLICIES</b>	

**National Planning Policy Framework:** Paragraph 2 states that planning law requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise. The National Planning Framework must be taken into account and is a material consideration in planning decisions.

Paragraph 7 states that the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Paragraph 11 sets out the presumption in favour of sustainable development. For decision taking this means approving development proposals which accord with an up-to-date development plan without delay; or where there are no relevant development plan policies, or where relevant policies are out of date, granting planning permission unless policies of the Framework protect an area or assets of particular importance that provide a clear reason for refusing the development or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

Paragraph 54 states that local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition.

Paragraph 55 states that planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects.

Paragraph 59 states that to support the Government's objective of significantly boosting the supply of homes it is important that a sufficient amount and variety of land can come forward.

Paragraph 78 states that to promote sustainable development in rural areas housing should be located where it will enhance or maintain the vitality of rural communities.

Paragraph 108 states that safe and suitable access to the site should be achieved for all users with any significant impacts from the development being cost effectively mitigated to an acceptable degree.

Paragraph 109 states that development should only be prevented or refused on highway grounds where there would be an unacceptable impact on highway safety or the residual cumulative impacts on the road network would be severe.

Paragraph 117 states that planning decisions should promote an effective use of land in meeting the need for homes in a way that makes as much use as possible of previously developed or 'brownfield land'.

Paragraph 124 states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

Paragraph 127 states that decisions should ensure developments: function well and add to the overall quality of the area; are visually attractive as a result of good architecture; are sympathetic to local character and history whilst not preventing or discouraging appropriate innovation or change; establish or maintain a strong sense of place; optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development; and create places that are safe, inclusive and accessible which promote health and wellbeing with a high standard of amenity for existing and future users.

Paragraph 128 states that design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.

Paragraph 163 states that when determining planning applications, local planning authorities should ensure that flood risk is not increased elsewhere and should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate.

Paragraph 170 states that planning decisions should contribute to and enhance the natural environment by minimising impacts on and providing net gains for biodiversity.

Paragraph 175 states that when determining planning applications, local planning authorities should only refuse development where significant harm to biodiversity cannot be avoided through alternative sites, mitigation, or as a last resort, compensation.

Paragraph 178 states that planning decisions should ensure that a site is suitable for its proposed use taking account of ground conditions and any risks arising from contamination. This includes proposals for mitigation including land remediation as well as any impacts on the natural environment arising from that remediation.

Paragraph 179 states that where a site is affected by contamination, responsibility for securing safe development rests with the developer and/or landowner.

Paragraph 180 states that planning decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment.

Paragraph 189 states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.

Paragraph 192 states that in determining applications, local planning authorities should take account of: the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities, including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 193 states that, when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

Paragraph 194 states that any harm to, or total loss of, the significance of a designated heritage asset should require clear and convincing justification.

Paragraph 195 states that where a proposed development will lead to substantial harm of a designated heritage asset, local planning authorities should refuse consent unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm.

Paragraph 196 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

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

CS1 (Spatial Strategy for North Lincolnshire)

CS2 (Delivering More Sustainable Development)

CS3 (Development Limits)

CS5 (Delivering Quality Design in North Lincolnshire)

CS6 (Historic Environment)

CS7 (Overall Housing Provision)

CS8 (Spatial Distribution of Housing Sites)  
CS9 (Affordable Housing)  
CS17 (Biodiversity)  
CS18 (Sustainable Resource Use and Climate Change)  
CS19 (Flood Risk)  
CS22 (Community Facilities and Services)  
CS23 (Sport, Recreation and Open Space)  
CS24 (Health Care Provision)  
CS25 (Promoting Sustainable Transport)  
CS27 (Planning Obligations)

**Housing and Employment Land Allocations DPD:**

Inset Map for Winterton

PS1 (Presumption in Favour of Sustainable Development)

WINH-2 (Land off Coates Avenue)

**North Lincolnshire Local Plan:**

H5 (a-m only) (New Housing Development)  
H8 (Housing Design and Housing Mix)  
H10 (Public Open Space in New Housing Development)  
T1 (Location of Development)  
T2 (Access to Development)  
T6 (Pedestrian Routes and Footpaths)  
T19 (Car Parking Provision and Standards)  
LC6 (Habitat Creation)  
HE9 (Archaeological Evaluation)  
DS1 (General Requirements)  
DS13 (Groundwater Protection and Land Drainage)  
DS14 (Foul Sewerage and Surface Water Drainage)  
DS16 (Flood Risk)

## CONSULTATIONS

**Highways:** States that the preferred highway access to the site would be off Enterprise Way but confirms that the junction of Coates Avenue and Manlake Avenue would be acceptable. Highways also raise some minor concerns regarding the layout of the site, construction access and advise contributions be sought in addition to a Traffic Regulation Order. The team does not object to the proposal but advises conditions.

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

**S106 Officer:** Advises contributions be sought.

**Spatial Planning:** Advises of relevant planning policy.

**Strategic Housing:** No formal comments received.

**Education Capital:** Advises that contributions should be sought towards primary school infrastructure provision.

**Public Health:** No objection but advises contact with the local GP practice.

**Waste Services:** No comments received.

**Leisure Services:** Advises contributions be sought.

**Streetlighting:** No comments received.

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

**Trees:** Notes that third party hedgerows to the site's perimeter have been considered and protection zones have been assessed. Comments that the hedgerow to the middle of the site is to be lost and does not appear to have been considered. Notes that the submitted arboricultural report suggests the hedge is a feature and could be retained.

**Environmental Health:** No objection subject to conditions.

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

**Environment Agency:** No comments to make.

**Humberside Fire:** Advises of building regulations.

**Humberside Police:** No objection.

**Anglian Water:** No objection subject to conditions and considers that foul water infrastructure has the capacity to deal with anticipated flows.

**NHS North Lincolnshire:** No comments received.

**Winterton Medical Practice:** No comments received.

## TOWN COUNCIL

Winterton Town Council has been consulted and strongly objects to the proposal on the grounds of:

*“an inadequate assessment of the flood risk area, with reference to DS13, DS14 and DS16 of the Local Plan. Inadequate transport assessment, with reference to T2, T6 of the Local Plan. The Vehicle Movement report is based on 1 car per household only, which is not a true reflection as most households have 2 vehicles. Also in the Transport Statement the traffic numbers, although using the recognised TRICS model, did not include any real data from the junction which should be undertaken for a more accurate outcome, also the Visibility Splays example used is based on a standard T junction not the curved junction as currently exists and the one in question, which adds to concerns about access and egress to the site. Nothing is included in the documents relating to the source of the natural spring, the SUDs is mainly concerned with run-off from the site and fails to address this substantive issue.”*

Following amendment the town council has been re-consulted and maintains the objection stating:

*“Winterton Town Council strongly objects to the proposal on the grounds that it is concerned that the drainage strategy drawings indicate that the developer is to confirm the exact location of connection into the existing adopted sewer system. This suggests that the existing invert level at that point is unknown. How has the developer calculated position and depth of the attenuation pond with this information? If the depth needs to be reduced, the footprint of the pond is likely to increase.*

*The flood risk and drainage strategy originally suggests that the flow rate exiting the attenuation pond should be limited to 6.1 litres/second, with a hydro-brake installed to limit the out flow rate to predevelopment levels. The out flow rate has been amended to meet the Anglian Water requirement of a maximum flow rate of 5 litres/second to approve the connection into their sewers. This is lower than predevelopment levels. Considering ground conditions means the attenuation pond taking the surface water from the entire site, surely there is a risk in heavy and persistent rain, that the attenuation pond will overflow. This must be a concern to any resident of Plot 6 considering how close that site is.”*

## PUBLICITY

The application has been advertised by site notice and within the local press for a period of not less than 21 days prior to writing this report. Following receipt of amended plans, the application has been re-advertised by site and press notices. A petition of over 500 signatures has been received objecting to the proposal. As a result of both rounds of consultation, over 200 letters of objection have been received raising the following issues:

- impacts on local infrastructure which cannot cope with all the housing development ongoing/proposed such as schools and the doctor's surgery
- encroachment towards Roxby
- landscape impacts
- no comments have been received from Winterton Medical Practice despite this being advised by Public Health

- the level of infrastructure within Winterton is not at the same level as other market towns yet the settlement is similar in terms of population and proposed growth
- the Lincolnshire Lakes villages provide enough homes and further housing is not required in the smaller settlements
- no evidence has been provided to suggest that affordable housing is required in Winterton
- increase in traffic
- the proposal will exacerbate existing traffic issues at the Manlake Road/Coates Avenue junction
- the proposal will exacerbate existing traffic issues at the Manlake Road/Cliff Avenue junction
- there is poor visibility at the Manlake Road/Coates Avenue junction
- the proposal would lead to road traffic accidents
- no traffic monitoring has taken place or real traffic data used in reports
- Coates Avenue is not suitable for use as the only access to 40 dwellings and is not wide enough to cater for the additional traffic
- Highways has concerns with the proposal and comments on road widths and that construction access should be off Enterprise Way which is not achievable due to ownership issues
- the proposals by Highways to restrict on-road parking near to the surgery will only pass the issue further onto Manlake Drive and will not address the problem
- there is insufficient parking to serve the proposed dwellings
- no information has been provided in relation to the management of construction traffic
- noise and disturbance caused by construction
- increase in noise and light disturbance/pollution
- loss of privacy to property on Bennett Drive where land is lower than the application site
- the site regularly floods and is waterlogged, and the proposal would increase flood risk
- the response from Anglian Water states that the site is poor at absorbing surface water and there are concerns regarding the proposed surface water disposal system
- Bennett Drive has previously flooded
- there is a natural spring on site which has not been considered
- there is poor drainage of the site

- the sewerage network is at capacity
- future residents will be subject to noise and disturbance from the proposed pumping station
- future residents will be affected by odour from the Roxby landfill site
- the proposed drainage pond will be a safety hazard
- the design of the dwellings is not in keeping with the historic character of the town
- due to land level differences the proposed 1.8 metre high fence will be over 2.5 metres to properties on Bennett Drive
- loss of habitat
- loss of wildlife
- impact on bats
- loss of agricultural land
- archaeological impacts
- permission has previously been refused for the site.

## **STATEMENT OF COMMUNITY INVOLVEMENT**

The applicant has supplied a statement of community involvement to support the application. A 'drop in' event was held on 20 June 2018 between 3pm and 6.15pm at Winterton Rangers Football Club within the settlement. This event was advertised by a leaflet drop to 250 homes in close proximity to the site a week prior to the event taking place. Copies of the display material have been provided and representatives from Partner Construction, Stephenson Halliday (Planning Agent) and Ergo Projects (Architect) were present. The event register was signed by 66 individuals from 44 households but it is expected that other residents also attended but failed to sign the register. 17 forms were completed by residents representing 13 different households. Eight of the responses objected to the proposal with 5 providing no explanation of the objection. A further 7 comments identified issues to be addressed and the remaining two comments supported the scheme citing the need for affordable housing, well considered layout and approach to matters such as site drainage. The main issue raised related to parking and access and current issues regarding the doctor's surgery. The applicant comments that it cannot address this issue but its development can be designed to ensure it doesn't add to the problem through the provision of sufficient off-road parking. A Transport Statement has been provided to support the access through Coates Avenue. A further identified issue relates to flood risk and drainage. The applicant comments that through investigation the 'natural spring' referred to is a collapsed field drain and has carried out a drainage strategy to address surface water issues. Other issues raised related to matters not material to planning or have been able to be resolved through the planning process, such as obligations towards education infrastructure. The applicant considers that whilst many objections were received to the scheme, many were comforted by an explanation of the scheme and rumours were quashed. A positive outcome was that many residents found an



understanding of Acis Group maintaining management of the properties in perpetuity and that the affordable homes would be for residents who are able to demonstrate a 'local connection'.

## **ASSESSMENT**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise. In this instance the development plan consists of the North Lincolnshire Local Plan (NLLP) which was adopted in May 2003, the North Lincolnshire Core Strategy (NLCS) which was adopted in June 2011 and the Housing and Employment Land Allocations (HELA) DPD which was adopted in March 2016. Material considerations exist in the form of national planning policy and guidance contained within the National Planning Policy Framework (NPPF) and the suite of documents comprising the Planning Practice Guidance (PPG).

The application site is land off Coates Avenue, Winterton, and is within the HELA DPD defined development limit for the settlement. The site is an allocated housing site as 'Land off Coates Avenue' under policy WINH-2 within the HELA DPD. The site currently comprises agricultural land and is bound to the north and east by residential properties, to the south by the open countryside, and to the west by an industrial estate. Planning permission is sought for the erection of 40 dwellings (including 25 affordable homes) and associated access, open space and drainage infrastructure. The application has been amended to make minor changes to the layout to provide an appropriate buffer to a proposed pumping station and to alter the proposed housing mix and tenure type. Permission for the site was previously refused by the local planning authority in 2017 due to flood risk, drainage and highway safety concerns under PA/2017/917.

**The main issues for consideration with regard to the determination of this application are: whether the proposed residential development is acceptable in principle; whether the proposed development would adversely affect the safe operation of the highway; and whether the proposed development would result in significant harm to residential amenity.**

### **Principle**

The site is identified within the HELA DPD as 'Land off Coates Avenue' and is allocated for residential development under policy WINH-2. The HELA DPD was deemed to be 'sound' by an independent planning inspector subject to a series of main modifications to the plan. The main modifications proposed by the Inspector have been enacted upon within the adopted HELA DPD. The HELA DPD was adopted by Full Council on 7 March 2016 and forms part of the development plan for North Lincolnshire. 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.

Policy WINH-2 of the HELA DPD states that 1.65 hectares of land off Coates Avenue is allocated for 62 dwellings. The policy continues to set out other criteria for the residential development which form other material considerations that are to be discussed later in this report. This application seeks to deliver 40 dwellings which is less than promoted by policy WINH-2. However, the land the subject of this application is less than the total area of land that is allocated. The number of dwellings supported by policy WINH-2 equates to a density of 37 dwellings per hectare. The density generated by this application, with a site area of

1.46 hectares equates to a density of 27 dwellings per hectare. The density of 27 dwellings per hectare is under the requirement set out by both policy WINH-2 and NLCS CS7 which together seek to deliver 40 dwellings per hectare. Nevertheless, regard is had to the character of the surrounding area and the location of the site at the edge of the settlement. Consideration is also given to the need to secure public open space and drainage infrastructure on the site. It is therefore considered that the lower density proposed is acceptable.

Policy WINH-2 states that a mix of housing size and tenure should be provided on the site. It was originally proposed to erect 32 affordable homes and 8 open market homes. Following discussion with strategic housing and policy, the housing mix has been amended to reduce the number of affordable homes to 25 and provide 15 open market homes. It is now proposed to erect 12 two-bedroom, three-person bungalows; 18 three-bedroom, five-person, two-storey dwellings; 3 three-bedroom, five-person, two-storey dwellings; and 7 two-bedroom, two-storey dwellings. The proposed housing mix is in accordance with the recommendation made by strategic housing and policy, and is acceptable. It is noted that the affordable housing provision on the site exceeds that required by NLCS policy CS9 and policy WINH-2. The over-provision of affordable housing is considered to result in additional community benefit and does not weigh against the proposal.

Concern has been raised with regard to the level of services in Winterton and whether the volume of housing proposed for the town is sustainable or even required. The council has an adopted target within the NLCS to deliver 754 dwellings per annum up to 2026 which is based upon objectively assessed need. NLCS policy CS1 sets out the spatial strategy for North Lincolnshire where Winterton is described as a market town. Winterton is considered to be a sustainable settlement in the district which has good access to key facilities and services, employment opportunities and regular public transport. NLCS policy CS8 sets out a requirement for Winterton to deliver 277 dwellings which is 2.3% of the total requirement. The site the subject of this application forms part of the council's development plan to deliver this housing target.

It is noted that Winterton has recently had an application approved at appeal for the development of up to 135 dwellings on land to the rear of North Street and Cemetery Road. Comments have also been made that Lincolnshire Lakes will deliver the housing the council needs. However, it is highlighted that the council is unable to demonstrate it has a five-year land supply. Accordingly, the NPPF states that housing applications should be considered in the context of the presumption in favour of sustainable development. It is under these provisions that the appeal was determined by an inspector and subsequently allowed as it was concluded that the site constitutes sustainable development.

For the reasons set out above, it is considered that the principle of residential development on the site is acceptable and accords with both national and local planning policy.

### **Design and amenity**

The proposed dwellings are to be served off an internal access road with a central area of public open space and drainage pond to the south-east of the site. The proposed dwellings are set within spacious plots, mostly with front gardens, side driveways and private garden to the rear. The dwellings have been carefully arranged and designed in such a fashion as to not affect the amenity afforded to each other within the site. Bungalows have been proposed in majority to boundaries with adjacent existing residential property to reduce the impacts of the proposal. Some two-storey dwellings are proposed adjacent to the eastern

boundary with Bennett Drive which will be approximately 13 metres from the boundary. It is noted that property to Bennett Drive is lower in elevation than the site and properties to the western side have small rear gardens. Despite the relatively close proximity of the proposed dwellings, the separation distances are considered sufficient. Furthermore, the proposed dwellings have been sited such that they face towards the gaps between properties on Bennett Drive which reduces their impact. It is not considered that the proposed development would adversely affect the amenity of neighbouring properties.

Objection has been received from a property on Bennett Drive which would abut the eastern boundary of the application site. The objection relates to the proposed 1.8 metre high boundary fencing which would have an apparent height of 2.5 metres from Bennett Drive due to level differences. Whilst it is accepted that there is a level difference and the apparent height of the fence would be greater when viewed from Bennett Drive, the fence itself does not need planning permission as it would be less than 2 metres high when measured from the ground level of the development site.

Concern has been raised with regard to the design of the proposed dwellings which do not reflect the historic character of Winterton. The application site is not within or adjacent to the conservation area and it is not necessary for the dwellings to reflect the historic nature of the settlement core. The majority of residential properties adjacent to the site are two-storey brick and tile dwellings likely to have been constructed in the 1960s and 1970s and the proposed dwellings are not considered to adversely affect the character of the surrounding area. The proposed dwellings are to be a mix of two-storey semi-detached properties and semi-detached bungalows to be constructed of a mix of brick type and roof tile. The proposed materials are acceptable and are not considered to result in visual harm, and are recommended to be secured by condition.

Objection has been received in relation to landscape impacts and encroachment of the urban area of Winterton towards Roxby. The site is bounded to the north, east and west by built form and ultimately infills a gap between the industrial estate to the west and residential property off Bennett Drive to the east. The proposal is not considered to result in significant harm to the landscape or views from public footpaths as the proposed housing development would ultimately be set against existing development when viewed from the south. It is not considered that the site would result in unacceptable encroachment towards Roxby to comprise the 'gap' between the two settlements. Each application must be considered on its own merits and any approval of this proposal would not prejudice any decision of the local planning authority should future applications be received for development between Winterton and Roxby.

Comments have been received from the trees and landscape officer raising concern with regard to the loss of an existing hedge running north/south through the centre of the site. The hedge is not subject to formal protection and it is noted that the site is allocated for development; its loss is therefore considered to be justified. The loss of existing vegetation is considered to be offset through the introduction of new landscaping as proposed by the applicant and conditions are recommended to ensure its successful establishment.

## **Highways**

Policy WINH-2 states that highway access is to be agreed with the highway authority, a transport statement should be provided, and good pedestrian and cycle access should be achieved to connect the site with Winterton town centre. The policy states that vehicular access to the site should be off Enterprise Way to west of the site. The policy itself does not

stipulate the location of any vehicular access but within the supporting text it is insinuated that that vehicular access should be via Enterprise Way to the west of the site.

However, it is noted that the use of Enterprise Way as a vehicular access to the site formed part of the reason for refusal of PA/2017/917 due to highway safety concerns. The applicant has highlighted land ownership issues which affect the deliverability of the Enterprise Way access. Notwithstanding the above, policy WINH-2 states that access is to be agreed with the highway authority. In this case the proposed access is via Coates Avenue and this is how the application must be considered. As policy WINH-2 does not specify any particular vehicular access itself, the fact that the application promotes the use of Coates Avenue for such is not in conflict with the policy.

Significant objection has been received in relation to the use of Coates Avenue as the vehicular access to the site. Concerns have also been raised in relation to the Coates Avenue/Manlake Road junction. A Transport Statement has been submitted with the proposal which has been reviewed by Highways who are satisfied with its findings. Highways have not objected to the development in principle or on the grounds of utilising Coates Avenue as an access. Highways state that the visibility available at the Coates Avenue/Manlake Road junction is in excess of that required by Manual for Streets. Highways has, however, highlighted a potential issue to achieve the required visibility due to existing on-road parking, likely to be generated by the adjacent medical practice, and has advised the applicant commits to a Traffic Regulation Order to prevent on-road parking to address the visibility issue.

Comments have been received in relation to the proposed level of off-street parking and existing issues regarding parking at the doctor's surgery at the Coates Avenue/Manlake Road junction. The existing parking issue relating to the doctor's surgery cannot be addressed by this proposal as it falls outside the scope of the application. However, the issue regarding parking does conflict with the proposed access point of the development. The proposal will cause an increase in traffic at the Coates Avenue/Manlake Road junction and the existing on-road parking at this location, through such intensity, has the potential to cause a highway safety issue. Highways has advised that the applicant should fund a Traffic Regulation Order, which has been agreed, to fund measures to prevent on-road parking in close proximity to the junction. It is accepted that the measures within the Order, once implemented, may cause on-road parking elsewhere on Manlake Road and surrounding streets but it would be lawful to park on the highway in such a location and on-road parking could occur at any time now.

Highways has raised a number of concerns in relation to the layout of the site in relation to the ability of the 'Call Connect' vehicle to access the site. Although concerns have been raised, Highways has not objected to the proposal and has confirmed such issues can be addressed through conditions. Each of the proposed dwellings is to be served by its own driveway and parking area. Additional lay-by style parking bays are proposed to provide visitor spaces which will remove the need for on-road parking within the site. It is considered that the development will be served by a proportionate amount of off-road spaces with regard to the scale of dwellings proposed. Furthermore, the site will have good access by sustainable transport methods to the facilities and services on offer in Winterton.

Objection has been received in relation to the suitability of Coates Avenue to handle construction traffic and the comments made by Highways in relation to using best endeavours to use Enterprise Way for construction traffic. The use of Enterprise Way could pose problematic due to land ownership issues and it is noted that this access was

previously refused for use under PA/2017/917. Highways has advised conditions to secure a construction phase traffic management plan and has not objected to the proposal despite being aware of the issues relating to the use of Enterprise Way in this regard. It is considered that the issue of construction traffic can be addressed through conditions to secure the implementation of a construction phase traffic management plan to be submitted to and approved in writing by the local planning authority.

### **Flood risk and drainage**

The application site is within Flood Zone 1 of the Northern Lincolnshire Strategic Flood Risk Assessment (2011) (SFRA). Flood Zone 1 is identified as land that is of least probability of flooding. Land within Flood Zone 1 is therefore the most appropriate land, in principle, for residential development. The site is within an area that is at low risk of surface water flooding.

Policy WINH-2, in addition to national planning policy, requires an assessment of flood risk to be submitted with the application given the size of the application site. Furthermore, it is known that surrounding areas have suffered surface water flooding which has been highlighted by local residents and the town council during consultation. Photographic evidence of surface water flooding has been provided illustrating the situation previously faced by residents on Bennett Drive. It is paramount that flood risk issues are adequately addressed.

The applicant has submitted a flood risk assessment and surface water drainage strategy. The applicant has held discussions with the landowner and has undertaken a site walkover and site specific investigation into ground conditions. The applicant has found that the natural spring referred to by local residents is a collapsed field drain. However, upon review of the matter by the Drainage Team, further information is required to confirm whether or not this is indeed the case. Despite this issue, the Drainage Team does not object to the proposal and advises conditions to secure further assessment and any subsequent mitigation.

At present the site is fully permeable, being an agricultural field. As a result of development, the impermeable area of the site will increase which has the potential to increase surface water run-off from the site. The submitted flood risk and drainage strategy from ground investigation has found that infiltration is unlikely to be practicable at the site. Following the sustainable drainage hierarchy, the first aim of infiltration has therefore been found to be unsuitable, as has disposal into an existing watercourse due to none being present at the site. Accordingly, the proposed drainage strategy seeks to dispose of surface water into the sewer network. However, development must not cause flood risk elsewhere and the surface water discharge rate should therefore not exceed that of the existing green run-off rate. The submitted strategy indicates that the existing run-off rate would equate to 6.1 litres/second but acknowledges the response of Anglian Water who considers such a discharge rate would likely lead to localised flooding. The strategy therefore recommends the surface water drainage system be designed to restrict run-off to no more than 5 litres/second. To restrict surface water discharge to this level, it will be required to attenuate surface water through the provision of a drainage pond to the south-east corner of the site to accommodate water levels generated by the 1 in 100 year plus 40% climate change storm event. The Drainage Team has no objection to the proposal subject to conditions to obtain the detailed design of the proposed drainage solution and to ensure that the measures are taken to mitigate other risks generated by the provision of the pond in close proximity to

proposed and existing residential property. Anglian Water has also recommended conditions to secure the provision of a detailed surface water management strategy.

Anglian Water has commented on the proposal from a wastewater treatment perspective and has stated that the Winterringham Water Recycling Centre does not have capacity to treat the flows from the development site. The response continues to state that Anglian Water are obligated to accept foul flows and would take the necessary steps to ensure that there is sufficient capacity should the planning authority grant planning permission. Anglian Water has confirmed that the user water sewerage system has capacity to cater for flows generated by the development and advises the applicant to serve notice under Section 106 of the Water Industry Act 1991. On the basis of these comments it is considered that foul water impacts from the development will be addressed.

### **Other matters**

The council's ecologist has been consulted on the proposal and has considered the submitted ecological assessment which is required as part of policy WINH-2. The ecologist considers that the site has limited biodiversity value at present and that there is negligible potential for protected species. It is noted that a number of objections to the proposal have been received on ecological grounds. The ecologist has recommended conditions to secure a species protection plan and biodiversity management plan. Together these plans will secure measures to avoid harm to nesting birds during vegetation clearance and construction works, and details of new habitat to be created in addition to prescriptions for the planting of species of high biodiversity value. It is not considered, subject to the imposition of planning conditions, that the proposal would result in significant negative effects on ecological grounds and that it would ultimately lead to enhancement.

Concern has been raised with regard to the archaeological impacts of the proposal. The archaeologist has been consulted on the proposal and notes that the site lies within an area where archaeological remains of prehistoric and Roman date are anticipated. The applicant has carried out a desk-based research assessment and archaeological field evaluation which determined that there is potentially significant archaeology to the south-west of the site. The applicant has submitted a written scheme of investigation which the archaeologist considers would provide appropriate mitigation measures to adequately mitigate the loss of archaeological evidence within the site. The archaeologist advises conditions to secure the implementation of the archaeological mitigation strategy and subsequent reposting and archiving to the historic environment record.

The Environmental Health Team has been consulted on the proposal. The team has reviewed the submitted ground investigation study and does not consider that any remediation will be required. The team has advised a condition to require remediation should unexpected contamination be discovered during the course of development.

The team has also advised conditions to secure electric vehicle charging points at the site which would assist the aim of reducing carbon emissions and the use of electric vehicles. Whilst the provision of electric vehicle charging points could be requested under policy, most notably the revised National Planning Policy Framework (NPPF) published in July 2018, the applicant has put forward a viability issue at the site and the provision of electric vehicle charging points are not to be sought in this instance.

The site is within close proximity to an established industrial estate off Enterprise Way to the west. The application was supported by a noise impact assessment which has been

reviewed by the Environmental Health team. The team highlights its response to the previous application (PA/2017/917) where it was stated that the proposed development would not bring residential uses closer to the estate than existing housing to the north and therefore did not object on noise grounds. The team notes the application for consideration by this report has a greater separation distance to the industrial estate to the west and therefore has no objection to the proposed development on noise grounds. It is noted that objection has been received in relation to the potential for disturbances to occur to proposed dwellings to the north-west of the site due to the development of a pumping station. The layout of the proposal has been amended to ensure that dwellings are a minimum of 15 metres from the proposed pumping station to prevent adverse impacts.

A number of concerns have been raised in relation to construction noise and other disturbances. It is accepted that during development there will be some element of disruption and noise, however this should be mitigated to reduce potential impacts. The Environmental Health team has advised conditions to secure the provision of a construction environmental management plan and to limit construction hours to address potential adverse impacts.

Objection has been received in relation to the fact that planning permission for the site has previously been refused (PA/2017/917). Each application is required to be considered on its own merits in accordance with the development plan and the fact that outline planning permission for the residential development of the site has been refused does not justify refusal of the application for consideration by this report.

Objection has been received in relation to the loss of agricultural land which forms grade 2 land. This issue has been tested through the examination process of the Housing and Employment Land Allocations DPD which allocated the site for residential development. As this document was deemed 'sound' by a planning inspector, the loss of agricultural land is therefore acceptable.

### **Planning obligations**

Planning policy permits the council to ask the developer to enter into a section 106 agreement to secure financial or other obligations that are proportionate, justified and necessary as a result of the development to provide infrastructure. Responses have been received from a number of consultees who have requested a number of obligations, which have been sought.

A number of objections have been raised with regard to the impacts of the proposal upon existing infrastructure in Winterton such as local schools and the GP's surgery. The purpose of planning obligations is to address such impacts. The Education Capital Team within the authority has advised contributions be sought for primary education infrastructure only and does not require secondary education contributions. The NHS has been consulted on the proposal and has not responded at any stage to consultation. Following receipt of comments from the Director of Public Health, Winterton Medical Practice has been consulted but no comments have been received. Leisure Services has requested obligations towards improvement to leisure facilities in Winterton as has the public open space co-ordinator. Public Transport has also requested contributions.

The applicant has been requested to provide the above financial contributions in addition to securing the proposed affordable housing. As the scheme is primarily for affordable housing, the applicant has stated that there would be a viability issue if all the above

contributions were to be sought. A viability appraisal has been submitted which at the time of writing this report is being considered by the Section 106 Officer. The submitted appraisal indicates that the scheme would be viable only if the Section 106 Agreement secured the following:

- 25 affordable units in perpetuity
- on-site open space to be maintained by a private management company
- £36,000 towards the provision of leisure facilities in Winterton
- £42,795 towards primary education infrastructure in Winterton
- the provision of a Traffic Regulation Order to the junction of Coates Avenue with Manlake Road.

A verbal update will be provided to Members of the Planning Committee at the meeting regarding the findings of the assessment of the submitted viability appraisal. At the time of writing this report the recommendation has been based upon the assumption that the viability appraisal has been verified by the Section 106 Officer.

## **RECOMMENDATION**

**Subject to the completion of a formal agreement under Section 106 of the Town and County Planning Act 1990 to secure 25 affordable housing units on the site, £36,000 towards leisure infrastructure in Winterton, £42,795 to fund education infrastructure at Winterton Primary school and the provision of a Traffic Regulation Order, 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 13 September 2019 the Group Manager – Development Management and Building Control be authorised to refuse the application on grounds of inadequate provision of essential infrastructure; and**
- (iv) the permission so granted be 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 following approved plans: 001, 002 revision H, 003 revision B, 004 revision C, 005 revision A, F112-1, F113-1, F114-1, F136-1, SK01 issue P2 and R/2131/1C.



#### Reason

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

3.

No development shall take place until a scheme for the management of surface water drainage, that includes the implementation of sustainable drainage, and their adoption and maintenance arrangements, has been submitted to and approved in writing by the local planning authority. The scheme shall be based on the submitted flood risk assessment and drainage strategy, dated 26th October 2018, prepared by Richard Hall, report no: 1859-FRA-01 Revision B. The scheme shall include:

- (a) investigation and subsequent mitigation, where necessary, into natural springs within the site as detailed in section 4.06 of the report;
- (b) details of how run-off will be safely conveyed and attenuated during storms up to and including the 1 in 100 years critical storm event within climate change allowance from all hard surfaced areas within the development into the existing local drainage infrastructure and watercourse system without exceeding the run-off rate for the undeveloped site and without increasing the risk of flooding elsewhere;
- (c) detailed designs in support of the surface water drainage scheme, inclusive of attenuation systems, discharge rates and proposed outfall arrangements;
- (d) details of how the scheme shall be maintained and managed over the lifetime of the development, including any arrangements for adoption by a public body or statutory undertaker;
- (e) details of timings for the implementation of the scheme during the course of development, inclusive of any phasing arrangements where necessary.

#### 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.

4.

The drainage scheme approved pursuant to condition 3 above shall be implemented in accordance with the approved details and timings as set out by the approved scheme, and retained and maintained thereafter in accordance with the approved scheme for the lifetime of the development.

#### 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.

5.

No hard surfacing shall be installed until details showing an effective method of preventing surface water run-off from hard paved areas within the site onto the highway have been submitted to and approved in writing by the local planning authority. These facilities shall be implemented prior to the access and parking facilities being brought into use.

Reason

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

6.

No loose material shall be placed on any driveway or parking area within 10 metres of the adopted highway unless measures are taken in accordance with details to be submitted to and approved in writing by the local planning authority to prevent the material from spilling onto the highway. Once agreed and implemented these measures shall be retained.

Reason

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

7.

No dwelling on the site shall be occupied until the vehicular access to it and the vehicle parking spaces serving it have been completed and, once provided, the vehicle parking spaces shall be retained.

Reason

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

8.

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

Reason

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

9.

No development shall begin until details of:

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

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

Reason

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

10.

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

Reason

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

11.

No 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.

12.

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.

13.

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.

14.

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.

15.

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.

16.

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 residential amenity in accordance with policy DS1 of the North Lincolnshire Local Plan.

17.

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) location of potential temporary floodlights;
- (c) identification of sensitive receptors likely to be impacted upon by light nuisance;
- (d) 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 residential amenity in accordance with policy DS1 of the North Lincolnshire Local Plan.

18.

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 nesting birds and hedgehogs during vegetation clearance and construction works.

Reason

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

19.

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 eight bat roosting features to be installed in new buildings;
- (b) details of nesting sites to be installed to support a variety of garden birds;
- (c) restrictions on lighting to avoid impacts on bat roosts, bat foraging areas, bird nesting sites and sensitive habitats;
- (d) provision for hedgehogs to pass through any fencing installed between gardens and between areas of grassland;
- (e) prescriptions for the planting and aftercare of native trees, shrubs, hedgerows and wildflowers of high biodiversity value;
- (f) details of wetland habitat to be created as part of sustainable drainage;
- (g) proposed timings for the above works in relation to the completion of the buildings.

**Reason**

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

20.

The biodiversity management plan 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 35th 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.

**Reason**

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

21.

No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of the programme of archaeological work in accordance with the document 'Written Scheme of Investigation for Archaeological Mitigation Excavation, Land off Coates Avenue, Winterton, North Lincolnshire, Lanpro Services, July 2018' and until the following details have been submitted to, and approved in writing by, the local planning authority including:

- (i) 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;

- (ii) 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;
- (iii) 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, policy HE9 of the North Lincolnshire Local Plan and WINH-2 of the Housing and Employment Land Allocations DPD because the site contains archaeological 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 the public understanding of the heritage interest.

#### 22.

The archaeological mitigation strategy shall be carried out in accordance with the approved details and timings, subject to any variations to be agreed in writing by the local planning authority prior to implementation.

#### Reason

To comply with paragraph 199 of the National Planning Policy Framework, policy CS6 of the North Lincolnshire Core Strategy, policy HE9 of the North Lincolnshire Local Plan and WINH-2 of the Housing and Employment Land Allocations DPD because the site contains archaeological 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 the public understanding of the heritage interest.

#### 23.

The final dwelling hereby approved by this permission shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the approved written scheme of investigation, and provision made for analysis, publication and dissemination of results and archive deposition has been secured.

#### Reason

To comply with paragraph 199 of the National Planning Policy Framework, policy CS6 of the North Lincolnshire Core Strategy, policy HE9 of the North Lincolnshire Local Plan and WINH-2 of the Housing and Employment Land Allocations DPD because the site contains archaeological 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 the public understanding of the heritage interest.

#### 24.

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 the date of completion of the development hereby approved by this permission or such other period as may be agreed in writing by the local planning authority.

Reason

To comply with paragraph 199 of the National Planning Policy Framework, policy CS6 of the North Lincolnshire Core Strategy, policy HE9 of the North Lincolnshire Local Plan and WINH-2 of the Housing and Employment Land Allocations DPD because the site contains archaeological 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 the public understanding of the heritage interest.

25.

No dwelling shall be occupied until the agreed boundary treatment serving that dwelling has been installed in accordance with the approved boundary treatments plan as shown on drawing number 003 revision B.

Reason

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

26.

All tree protection measures as described within the approved Arboricultural Method Statement and as shown on drawings AMS-TPP and AIA-TPP shall be carried out before development is commenced, and maintained until completion of the development. None of the trees so protected shall be wilfully damaged or destroyed, uprooted, felled, lopped or topped, nor any other works carried out which would cause damage to the root systems or otherwise threaten the lives of the trees during the period of construction without the previous written consent of the local planning authority. Any trees removed without such consent or dying or being severely damaged or becoming seriously diseased during that period shall be replaced with trees of such size and species as may be agreed with the local planning authority.

Reason

To protect existing trees in accordance with policy LC12 of the North Lincolnshire Local Plan.

27.

The scheme of landscaping and tree planting shown on drawing no. R/2131/1C shall be carried out in its entirety within a period of twelve months beginning with the date on which development is commenced or within such extended time period as may be agreed in writing with the local planning authority. Any trees, shrubs or bushes removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced with trees, shrubs or bushes of similar size and species to those originally required to be planted unless the local planning authority have given written consent to any variation.

Reason

To ensure the successful establishment of the approved landscaping in accordance with policy CS5 of the North Lincolnshire Core Strategy.

28.

The bin collection points shown on drawing 002 revision H shall be provided in accordance with the approved details prior to the occupation of the dwellings that they serve.



### **Reason**

To ensure an appropriate method of waste collection in accordance with policy DS1 of the North Lincolnshire Local Plan.

### **Informative 1**

This application must be read in conjunction with the relevant Section 106 Agreement.

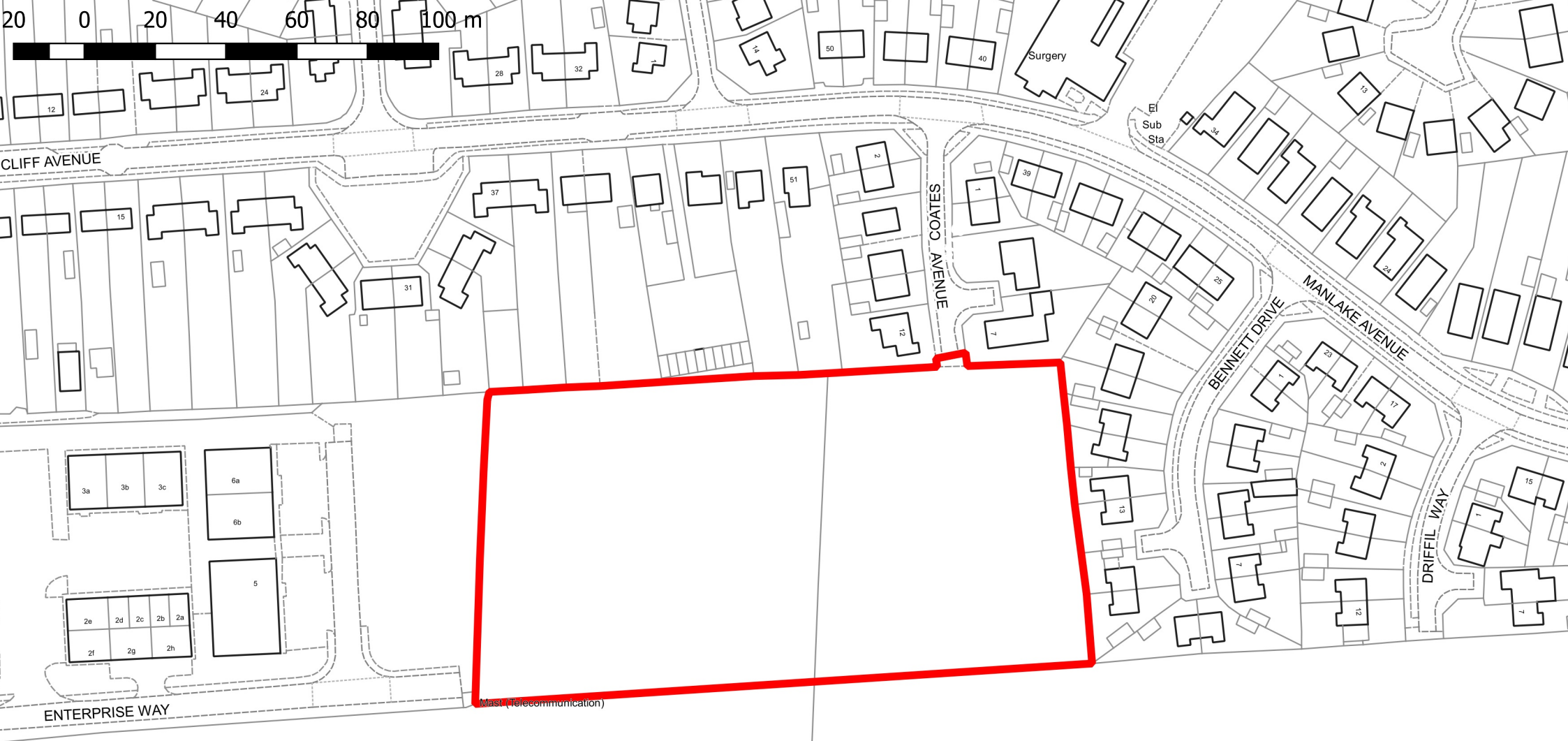
### **Informative 2**

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 3**

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.



Industrial Estate

**PA/2018/1759**

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**AMENDED**

Note:  
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All dimensions to be checked prior to any work commencing. Any discrepancies to be reported to Ergo Projects immediately.



BIN COLLECTION POINT

VISITOR PARKING BAY

**TOTAL SITE AREA**  
≈ 3.62 ACRES - 1.46 HECTARES

H	Site layout amended due to the location of the pumping station	22.10.18
G	F136 house block and associated paths & driveways amended	25.09.18
F	F136 bungalow roof amended	21.09.18
E	Plots 35-40 moved south to due to existing hedge on northern boundary	03.07.18
D	Highway amendments further to email from AWH on 26.05.18	26.05.18
C	F104 replaced with the F136.	23.05.18
B	SUDs pond added and mix amended	20.05.18
A	Unit number reduced to 40 following email from MS on 18.10.17	18.10.17

**ergo** PROJECT  
Land Agency - Planning - Architecture  
Project Management - Design  
Azure Business Centre  
High Street  
Newburn  
Newcastle upon Tyne  
NE15 8LN  
0191 229 0231  
info@ergoprojects.co.uk  
www.ergoprojects.co.uk

PROJECT:  
**LAND OFF COATES AVENUE  
WINTERTON**

TITLE:  
**PROPOSED  
SITE LAYOUT**

DRAWING PURPOSE: PLANNING	DATE OF DRAWING 10.2017	DATE OF ISSUE: —
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SCALE <b>1:500</b>	SHEET SIZE: <b>A2</b>	REVISION: <b>H</b>
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PROJECT NO: <b>446</b>	DRAWING NO: <b>002</b>
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Indicates approx 15m  
offset from Pumping  
Station

Mast (Telecommunication)

Indicates approx 20m  
offset from Mast

CODE	TYPE	NO	Type %	SQM	TOTAL SQM	SQFT	TOTAL SQFT
F136	2 BED 3P	12	30.00	62.3	747.6	670	8040
F114	2 BED 4P	7	17.50	72.6	508.2	781	5467
F113	3 BED 5P	3	7.50	84.3	252.9	907	2721
F112	3 BED 5P	18	45.00	83.7	1506.6	901	16218
		<b>40</b>	<b>100.00</b>		<b>3015.3</b>		<b>32446</b>