

APPLICATION NO	PA/2018/2447
APPLICANT	Partner Construction & Acis Group
DEVELOPMENT	Planning permission to erect 20 residential dwellings
LOCATION	Land adjacent Pumping Station, Ings Lane, Hibaldstow
PARISH	Hibaldstow
WARD	Ridge
CASE OFFICER	Scott Jackson
SUMMARY RECOMMENDATION	Subject to a S106 agreement, grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Objection by Hibaldstow Parish Council Member 'call in' (Cllr Neil Poole – significant public interest)

POLICIES

National Planning Policy Framework:

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

North Lincolnshire Local Plan:

Policy RD2 (Development in the Open Countryside)

Policy H5 (New Housing Development)

Policy H8 (Housing Design and Housing Mix)

Policy H10 (Public Open Space Provision in New Housing Development)

Policy LC5 (Species Protection)

Policy LC6 (Habitat Creation)

Policy LC7 (Landscape Protection)

Policy T1 (Location of Development)

Policy T2 (Access to Development)

Policy T19 (Car Parking Provision and Standards)

Policy T6 (Pedestrian Routes and Footpaths)

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 CS17 (Biodiversity)

Policy CS19 (Flood Risk)

Policy CS25 (Promoting Sustainable Transport)

Policy CS27 (Planning Obligations)

CONSULTATIONS

Environment Agency: The site is predominantly Flood Zone 1 but a main river runs to the west of the site (the Hibaldstow Highland Drain and Catchwater). The application states that foul sewage will be discharged to the mains network. However, the data available to the Agency indicates that Hibaldstow Water Recycling Centre does not have capacity to take additional foul flows. No evidence of agreement with Anglian Water Services has been included with the application. Capacity for foul water treatment should be secured for the housing development, by continuing to consult with Anglian Water.

No objection, but recommends a condition in respect of details of the method of foul drainage disposal.

LLFA Drainage: No objection, but recommends conditions in respect of the submission and implementation of a surface water drainage scheme, based on sustainable drainage principles.

Environmental Health: The development site has been identified as an undeveloped agricultural field. No historical potentially contaminative land uses have been identified on site or in proximity to the site. A site reconnaissance visit did not identify any visual or olfactory evidence of contamination. Recommend conditions in respect of investigation of any unexpected contamination, the installation of electric vehicle charging points, construction and site working hours and the submission of a construction environmental management plan.

Humberside Fire and Rescue: It is a requirement for domestic premises that adequate access for fire-fighting is provided to all buildings or extensions to buildings.

Shire Group of IDBs: The application lies within the IDB district and indicates that it will increase the impermeable area to the site; the applicant will therefore need to ensure that any existing or proposed surface water system has the capacity to accommodate any increase in surface water discharge from the site.

Access Officer – Capital and Buildings: Education contributions will be sought for both primary and secondary school places. The calculation per dwelling based on 2018/2019 figures is £7,152 and this will be inflated on 1st April annually.

Humberside Police: No objection.

Waste Services: Comments made in relation to road sizes, ground clearances and turning areas for refuse vehicles, highway construction and that each dwelling will be supplied and integrated into the fortnightly bin collection. Sufficient space should be made for bin collection and storage.

Historic Environment Record: The application has the potential to affect designated and non-designated heritage assets. The applicant has submitted an Archaeological Heritage Statement in accordance with paragraph 189 of the NPPF and the HER's pre-application advice. The heritage statement satisfactorily demonstrates that the proposals will not affect the setting of Hibaldstow Mill, a scheduled monument and listed building.

A geophysical survey of the site was carried out last summer and a report deposited with the HER; the survey did not identify any below-ground features of potential archaeological origin (NB Report not submitted with application). The heritage statement concludes that the site does not contain significant archaeological remains; the HER concurs with this assessment and therefore no objection and no further recommendations.

Anglian Water: Anglian Water has assets close to or crossing this site, or there are assets subject to an adoption agreement. The site layout should therefore 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. The development site is within 15 metres of a sewage pumping station. This asset requires access for

maintenance and will have sewerage infrastructure leading to it. For practical reasons, therefore, it cannot easily be relocated. Anglian Water considers that dwellings located within 15 metres of the pumping station would place them at risk of nuisance in the form of noise, odour or general disruption from maintenance work caused by the normal operation of the pumping station.

The foul drainage from this development is in the catchment of Hibaldstow Water Recycling Centre which currently does not have capacity to treat the flows from the development site. Anglian Water is obligated to accept the foul flows from the development with the benefit of planning consent and would therefore take the necessary steps to ensure that there is sufficient treatment capacity should the planning authority grant planning permission. The sewerage system, at present, has available capacity for these flows. If the developer wishes to connect to the sewerage network they should serve notice under Section 106 of the Water Industry Act 1991. They will then be advised of the most suitable point of connection. The preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer seen as the last option.

Public Health: No objection.

Highways: No objection, but recommend 10 conditions and an informative relating to works within the highway. In addition, recommend that the speed limit be amended to accommodate the development, which should be secured through a Section 106 agreement.

Trees Officer: The trees on and adjacent to the site appear to have been considered and adjustments made to the locations of houses and gardens in relation to these trees.

PARISH COUNCIL

Objects on the following grounds:

- outside the settlement boundary
- it is questioned whether this is a rural exceptions site
- infrastructure is not considered adequate.

Comments made that the suggested conditions of consultees are supported, that a copy of the housing need be made available to the planning committee members and the housing should be made available for existing members of the community only.

PUBLICITY

The application has been advertised by press and site notices. Thirty-two letters of objection have been received raising similar issues to the parish council, together with the following issues:

- loss of agricultural land
- the motives of the developer are questioned
- the proposed development will not result in sustainable, integrated communities

- unsustainable development
- houses should be made available for local residents
- increase in crime and antisocial behaviour
- Hibaldstow is not a sustainable location and the development would result in the use of private cars
- the highway could become congested with parked cars
- increase in traffic and impact on the local highway network
- impact on amenity from the existing pumping station
- impact on foul drainage
- the exceptions test should be applied
- it will increase flooding elsewhere
- impact on local wildlife
- no more affordable housing required in Hibaldstow
- impact on the character of the village
- impact on view and the countryside
- contrary to policy CS9 as the parish council doesn't support the proposals for a rural exceptions site
- not an appropriate location for housing
- existing road is in a bad state of disrepair
- there are more appropriate locations for development within the settlement boundary
- precedent for further housing development if approved.

An objection has also been received from Nik Dakin MP on the following grounds:

- The proposal is located outside the settlement boundary and is not considered to be for exceptional circumstances.
- Local infrastructure is not considered to be adequate.
- Market dwellings are now proposed as part of the scheme.
- The residents of Hibaldstow will not benefit from the scheme.

Statement of Community Involvement

The applicant has submitted a Statement of Community Involvement document in support of this planning application. This document states that, following pre-application discussions with the local planning authority, a public consultation event was held at Hibaldstow Village Hall on 8 August 2018 and notification was undertaken in the form of a leaflet drop to 200 properties which surround the site a week in advance of the meeting.

Following the meeting the scheme was amended to include four additional properties to ensure the scheme was viable to deliver the affordable housing.

ASSESSMENT

The application site extends to 0.91 hectares in area and is located on the eastern edge of Hibaldstow, adjacent to, but outside, the settlement boundary. The site forms the south-western corner of a larger agricultural field and has a pumping station and a drain along its western boundary. The site is accessed from Ings Lane to the south and there are existing residential properties located to the west and south-west with a number of dwellings located in linear form along the southern side of Ings Lane to the south-east. The site is relatively flat and has a partial hedgerow along its southern boundary with Ings Lane. Planning permission is sought to erect a housing development with associated parking, access and garden areas; the mix of housing includes 15 affordable housing units and 5 market dwellings.

The main issues in the determination of this planning application are the principle of residential development (including viability), impact on the character and appearance of the countryside, flood risk, impact on residential amenity and highway matters.

Principle

The application site is located outside, but adjacent to, the defined settlement boundary for Hibaldstow and potentially represents a departure from the North Lincolnshire Local Plan. However, policy CS9 of the North Lincolnshire Core Strategy is concerned with affordable housing. The policy is split into two parts: firstly, it relates to the percentage of affordable units that should be provided as part of any market dwelling led schemes; and secondly, it sets out provisions for fully affordable schemes known as 'rural exception sites'. The policy states in relation to the latter (rural exception sites):

'Planning permission will be granted for the release of small rural exception sites within or adjacent to the development limits or within rural settlements for 100% affordable housing where a local need has been clearly identified. All proposals must be substantiated by evidence that the scale of development proposed meets the identified needs.'

Policy RD2 of the North Lincolnshire Local Plan is concerned with development within the open countryside. The policy is twofold with the first part setting out in principle the types of developments which are acceptable. In this instance paragraph (iii) of RD2 is relevant; it states '...affordable housing to meet a proven local need' is considered as an acceptable form of development. The latter part of policy RD2 seeks to mitigate those development types that are considered acceptable. It states the following:

- (a) the open countryside is the only appropriate location and development cannot reasonably be accommodated within defined development boundaries

- (b) the proposed development accords with the specific requirements set out in the relevant policies of this chapter and elsewhere in this local plan
- (c) the development would not be detrimental to the character or appearance of the open countryside or a nearby settlement in terms of siting, scale, massing, design and use of materials
- (d) the development would not be detrimental to residential amenity or highway safety
- (e) account is taken of whether the site is capable of being served by public transport
- (f) the development is sited to make the best use of existing and new landscaping.

The application does not explore alternative sites; however, given the scale of the scheme and the appreciation of the existing built form of Hibaldstow, a residential development for 20 dwellings would not likely be achieved within the settlement boundary. The applicant has submitted a robust application with a full suite of accompanying documents that make up the design solution. The plans show that the green corridor along the western boundary of the site, along with the drainage ditch, will be retained; this preserves a buffer between the existing built form and the site, and the contextual analysis of the design and access statements explains how points B–F of policy RD2 are complied with.

Paragraph 77 of the NPPF is concerned with rural housing and its states that ‘In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs. Local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs, and consider whether allowing some market housing on these sites would help to facilitate this.’

North Lincolnshire Council cannot, at present, demonstrate a five-year land supply for the delivery of housing. There is a clear shortfall within the area of housing of all types. The proposal is for 15 affordable dwellings with five market dwellings required in order to make the scheme deliverable and this is supported by viability. The applicant has submitted a planning statement which includes a section on affordable dwellings. The statement explains how the tenure type and mix has been driven from dialogue with North Lincolnshire Council’s Strategic Housing officer. The proposal is also a result of pre-application advice where the location and constraints related to it were underlined and not considered unacceptable.

The planning application submission has therefore sufficiently evidenced the need for affordable housing in the area and the requirement for the specific tenure split that has been proposed through both pre-application discussion as well as the material contained within the planning statement. The proposal for a 75/25 split of affordable and market dwellings is therefore (subject to agreement with the viability information and the other sections of this report) considered to align with policy CS9 of the North Lincolnshire Local Plan and RD2 of the North Lincolnshire Core Strategy, as well as paragraph 77 of the NPPF, and is considered acceptable in principle.

The proposed development would have the social and economic benefits of addressing the current under-supply of housing land by the provision of five market houses. Investment in construction and related employment would represent a benefit, as would the support which the additional population would produce for the local economy. The North Lincolnshire Sustainable Survey ranks the settlement of Hibaldstow as 13th out of the 79

settlements scored within the survey and is classified as a Larger Rural Settlement having five of the seven key facilities. Local facilities include a public house, doctor's surgery, two convenience stores, a primary school, church, church hall and village hall within easy reach of the site on foot, and a wide range of further services accessible by bicycle and public transport readily available to access Brigg and Scunthorpe. Therefore the proposal accords 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.

Viability

Paragraph 77 of the NPPF is concerned with rural exception sites and is quoted above. It allows for a proportion of market dwellings in order to support the delivery of the wider affordable housing. Paragraph 57 is concerned with viability and it states:

'Where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force. All viability assessments, including any undertaken at the plan-making stage, should reflect the recommended approach in national planning guidance, including standardised inputs, and should be made publicly available.'

The council's Section 106 officer has reviewed the applicant's viability information and considers it correct. The council has therefore accepted the position that there is a requirement for five market dwellings in order to make the whole proposal deliverable. The timing of occupation of these units will be secured within the Section 106 agreement.

Impact on countryside and design

The plans show that the development is designed as an inward-facing residential cul-de-sac consisting of pairs and a terrace of hipped roof bungalows with the southern (side) elevations facing towards Ings Lane. Essentially the proposal will introduce a new residential cul-de-sac consisting of 20 houses on the northern side of Ings Lane; this is consistent with the development pattern in this part of Hibaldstow where two culs-de-sac are located to the north; this includes The Millfield and part of Ings Lane. Therefore the introduction of a residential cul-de-sac, which contains single and two-storey dwellings, is considered to be in keeping with the existing settlement pattern in Hibaldstow. The site layout plan shows that the eastern side of the development will predominantly consist of single-storey bungalows with a pair of semi-detached houses located towards the northern aspect of the scheme; this allows views of the existing built framework of Hibaldstow to be achieved. The development will not be viewed as an isolated form of development in the countryside.

The proposed development would alter the character and appearance of the countryside. However, that would apply to any greenfield site, including those allocated for housing development in the Housing and Employment Land Allocations DPD, and would be an inevitable consequence of the authority striving to meet housing need. Given the fact that the site is proposed to not extend any further northwards than the existing pattern of built

development in Hibaldstow, that the site lies directly adjacent to the defined development boundary and existing built development, and that the openness of the field would largely be retained in the wider rural landscape context, it is considered that the landscape impact would be limited in this instance. Furthermore, the plans show that the mature trees along the western boundary and towards the north-eastern boundary (those which border the drain) will be retained; this will contribute towards the natural screening of the residential development. Furthermore, any built development on this site would be viewed against the built framework of Hibaldstow to the west and south-west and not as an isolated form of residential development in the rural landscape.

Objections have been raised on the grounds that the erection of a 1.8 metre high close-boarded fence would result in the rural landscape becoming more domestic in its appearance; however, it is considered that views of the development and the eastern boundary (close-boarded fence) would be limited to travelling towards Hibaldstow in a westerly direction along Ings Lane.

In terms of the development layout, the plans show that the dwellings will be equally spaced at regular intervals with the off-street parking proposed to either the side or front. It is considered that the development has a spacious layout and the provision of the gardens to the western side of the site allows separation distance to existing properties located on the cul-de-sac to the west and for the necessary clearance to be provided for maintenance of the drainage ditch. The principal elevations of all dwellings will have an outlook onto the access road and the rear windows onto the private amenity spaces to the east and west respectively. Each dwelling will have a minimum of two off-street parking spaces and a large area of private amenity space to the rear; this is considered sufficient to meet the needs of the proposed occupants. The pairs and terrace of bungalows have been designed with a balanced appearance to both the front and rear elevations and an additional bathroom window to the side elevation which breaks up the mass of brickwork. The inclusion of an entrance canopy to the front elevation adds visual interest and the proposed external materials of construction (namely an Edenhall Leamington Wine brick and a Russell Grampian Anthracite tile) will ensure visual assimilation with the appearance of existing houses located along Ings Lane to the west and south-west. The two pairs of semi-detached houses will have a balanced appearance and will be of a gable roof design. The entrance door will be framed by an entrance canopy and the first floor windows will be in vertical alignment with ground floor openings. The plans show that all windows to both the houses and bungalows will feature a combination of brick and stone headers and cills. No issues are raised in relation to the scale/height of the proposed housing and the plot sizes are considered to be commensurate with the scale of the dwellings proposed.

Flood risk/drainage

Part of the site (along the western boundary bordering the drainage ditch) is located within flood zone 2/3a as set out in the North Lincolnshire Strategic Flood Risk Assessment. The remainder of the site is located within flood zone 1. A Flood Risk Assessment (FRA) has been submitted with the planning application; this document, at paragraph 4.7, states that the proposed plots do not encroach into the higher area of flood risk and that it is private amenity space proposed in the zone 2/3a. In addition, the FRA states the proposed finished floor levels of the dwellings would be above the 1:100 year storm event. The FRA has been assessed by the Environment Agency and no objection has been raised on flood risk grounds. In response to this matter it is considered that the dwellings are not located within the areas of highest flood risk and therefore the development is considered to be

safe from flooding without increasing flood risk elsewhere. In addition, it is not considered necessary to apply the sequential or exceptions test in this case.

In terms of surface water drainage it is proposed that ground infiltration or discharge to a watercourse may be suitable. In order to ascertain whether ground filtration is suitable, the FRA identifies that further investigative work may be required. In its conclusion, it is proposed to dispose of surface water via soakaways into the watercourse as a preferred option with an attenuation pond proposed in the northern part of the site designed to accommodate a 1:30 year up to 1:100 year flood event. Given the requirement for further investigation, it is considered reasonable to recommend conditions in respect of the submission and implementation of a method of surface water drainage disposal. With regard to foul drainage disposal, it is proposed to connect to the existing foul sewer; Anglian Water are obligated to accept the additional foul drainage flows from the proposed development.

Residential amenity

The proposed site layout shows a spacious development and the proposal is not considered to result in loss of amenity to either existing houses to the west or between the dwellings to be sited within the development site itself. It is considered that the level of off-street parking provision and private amenity space is sufficient to meet the needs of the occupants of each proposed dwelling. Issues have been raised in relation to disturbance from the construction period and the movement of vehicles during the construction period. It is considered that there is sufficient space within the site to accommodate construction vehicles and materials during the construction period, and the conditions recommended by Environmental Health, in respect of construction/site clearance working hours and the submission of a construction environmental management plan (CEMP), are considered sufficient to safeguard residential amenity in this case. It is inevitable that there will be some disturbance to existing residential properties during the construction period; however, this noise and disturbance will be short-term and will not harm the long-term amenity of these residents.

Issues have been raised in respect of the proximity of the existing pumping station and the potential for noise disturbance to proposed occupants of the development scheme. It is considered that any potential purchaser of a dwelling on this site would be acutely aware of this existing building and its proximity to the development site. In addition, no objection or comments have been received from Environmental Health in respect of the potential for noise disturbance from the existing pumping station.

Highways

The proposal has been considered by Highways and no objections have been received on grounds of impact on highway and pedestrian safety. The site is considered to be well connected to the main settlement of Hibaldstow with an existing highway footpath located to the front of the site which provides access on foot along Ings Road into the settlement and its range of local facilities/services. In addition, there are no dwellings proposed to face onto Ings Lane and there is sufficient parking provision proposed within the site; therefore, the potential for vehicles to be parked within the public highway is considered to be negligible in this case.

The proposal is for the erection of 20 dwellings. The Transport Statement submitted with the planning application concludes that the development proposals may generate a

maximum of nine movements in and out during peak hours and that this is below the 30 movements threshold set out in the technical data. This documents states that the proposed development would, in highway terms, have no material impact on the highway network in terms of its capacity or safety.

It is recommended by Highways that improvements may be required to the width of the existing section of highway (Ings Lane) and for hedge clearance to achieve the necessary visibility splays. In addition, it is recommended by Highways that the speed limit should be reduced outside the site (from 60mph to 30mph) and this would be secured through a Section 106 agreement.

There is no requirement for the applicant to be responsible for improvements to the existing road surface along Ings Lane and it is considered that the proposed development would not generate traffic movements over and above a limit which would be deleterious to its existing condition.

Planning obligations

An education contribution is required; this is expressed per dwelling, excluding affordable units. The financial contribution is £7,453 per dwelling. However, this figure is due to change as the fee is inflated annually on 1 April. The price per dwelling will therefore be increased accordingly. The contribution is required to increase both primary and secondary school capacity within the area. This contribution is secured in accordance with policy CS27 of the adopted Core Strategy and SPG8 'Developer Contributions to Schools'.

Under the guidance of policy H10 of the North Lincolnshire Local Plan, for sites of 0.5 hectares or more (as is the case here) the developer is expected to provide open space on a scale and form appropriate to serve the needs of residents or alternatively to provide commuted payments towards off-site recreational open space provision within the catchment area. In this case a financial contribution towards open space improvements in the catchment of £5,292.60 will be sought; this would be secured through a Section 106 agreement.

Fifteen dwellings are proposed to be affordable houses on this scheme. In this case the affordable housing will be obtained through a Section 106 agreement. A traffic regulation order will need to be made along Ings Lane to ensure the speed limit is reduced from 60mph to 30mph to the front of the site; this is a requirement in respect of highway safety and would be secured through a Section 106 agreement.

Other issues

Issues have been raised in relation to impact of the development upon protected species and wildlife. An ecology report and water vole survey has been submitted with the planning application; these documents conclude that no evidence of water vole activity was identified along the western boundary and recommendations are made within the ecology report to ensure biodiversity enhancement across the site which consists of the following:

- The retained section of hedge could be diversified through 'beating up' and any gaps filled in.
- A strategy for encouraging invertebrates should be incorporated.

- Bird and bat boxes could be installed into a number of suitable new builds, aimed at attracting declining garden birds such as house sparrow, starling and swift, and crevice dwelling bats.

Based on the above, it is considered that biodiversity enhancement can be secured through a planning condition. Impact on view is not a material planning issue and will not be assessed in this case.

RECOMMENDATION

Subject to the completion of a formal agreement under Section 106 of the Town and Country Planning Act 1990, a contribution of £5,292.60 towards the improvement of open space in the local catchment, provision of 15 on-site affordable houses, a commuted sum of £7,453 per eligible dwelling towards primary and secondary school improvements, and highway improvements to reduce the speed limit along Ings Lane, the committee resolves:

- (i) it is mindful to grant permission for the development;**
- (ii) the decision be delegated to the Head of Development Management and Building Control upon completion of the obligation;**
- (iii) if the obligation is not completed by 31 January 2020, the Head of Development Management and Building Control be authorised to refuse the application on grounds of inadequate provision of essential community benefits and highway improvements; 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: AIATPP B, 001A, 002 P, 003B, 004A, 005, F112-1, F136-1, R/2172/1B and R/2172/3.

Reason

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

3.

No development shall take place until a detailed surface water drainage scheme for the site has been submitted to and agreed in writing by the local planning authority. The scheme shall be based on sustainable drainage principles and include an assessment of the hydrological and hydrogeological context of the development. This should be based on the Flood Risk Assessment and Drainage Strategy produced by Patrick Parsons Engineering Consultancy dated December 2018. Additional ground investigations will be required to account for the 12 month seasonal fluctuations for the presence of groundwater.

The drainage scheme shall demonstrate that surface water run-off generated up to and including the 1:100 year critical storm (including allowance for climate change) will not exceed the run-off from the existing site and include details of how the approved scheme is to be maintained and managed for the lifetime of the development. SuDS must be considered.

Reason

To establish an appropriate method of surface water drainage disposal and to prevent the increased risk of flooding to the site, and to ensure the implementation and future adoption/maintenance of sustainable drainage features in accordance with policies DS16 of the North Lincolnshire Local Plan and CS19 of the Core Strategy.

4.

The drainage scheme shall be implemented in accordance with the approved details, completed prior to the occupation of any dwelling on the site, and thereafter retained and maintained for the lifetime of the development unless otherwise agreed in writing by the local planning authority.

Reason

To establish an appropriate method of surface water drainage disposal and to prevent the increased risk of flooding to the site, and to ensure the implementation and future adoption/maintenance of sustainable drainage features in accordance with policies DS16 of the North Lincolnshire Local Plan and CS19 of the Core Strategy.

5.

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.

6.

No above-ground works shall take place until a scheme for the provision of electrical vehicle charging points 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-planning-guidance.pdf> and contemporaneous electrical standards including:

- Electrical Requirements of BS7671:2008;
- IET Code of Practice on Electrical Vehicle Charging Equipment installation 2012 ISBN 978-1-84919-515-7.

The approved scheme shall be installed 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.

7.

Construction operations shall be limited to the following hours:

- 7am to 7pm Monday to Friday

- 7am to 1pm on Saturdays.

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

HGV movements shall not be permitted outside these hours during the construction and demolition 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 define the terms of the permission and in the interests of safeguarding residential amenity in accordance with policy DS1 of the North Lincolnshire Local Plan.

8.

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 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;
- (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 define the terms of the permission and in the interests of safeguarding residential amenity in accordance with policy DS1 of the North Lincolnshire Local Plan.

9.

No above-ground works shall take place until details of all within-highway works required to widen/improve the existing carriageway on Ings Lane and provide an appropriate footway connection to the site has been submitted to and agreed in writing by the local planning authority.

Reason

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

10.

No more than 10 dwellings shall be occupied on the site until such time as all within-highway works agreed under condition 9 above have been completed.

Reason

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

11.

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.

12.

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.

13.

No dwelling served by the private driveway shall be occupied until it has been constructed in accordance with details, including the following, to be submitted to and agreed in writing by the local planning authority:

- the proposed method of forming access from the highway, including the required visibility splays
- the method of constructing/paving the drive
- the provision of adequate drainage features;
- the provision of suitable lighting arrangements
- the provision of a suitable bin collection facility
- the provision of street name plates that include the words 'Private Drive'.

The development shall be constructed in accordance with the agreed details and once constructed it shall thereafter be retained.

Reason

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

14.

No development shall take place until details of the drainage, construction, services and lighting of the proposed access road, including the junction with the adjacent highway, 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.

15.

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.

16.

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.

17.

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.

18.

The penultimate dwelling on the site shall not be occupied until the access road has been completed in accordance with the agreed details.

Reason

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

19.

The scheme of landscaping and tree planting shown on drawings R/2172/1B and R/2172/3 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 secure the timely completion and successful establishment of the approved scheme of landscaping for the site.

20.

Within three months of the commencement of development, a biodiversity management plan shall be submitted to the local planning authority for approval in writing. The plan shall include:

- (a) details of measures to avoid harm to nesting birds and hedgehogs during demolition, vegetation clearance and construction works;

- (b) details of at least three bat roosting features to be installed in new dwellings;
- (c) details of nest boxes to be installed to support house sparrow, starling and other 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) prescriptions for the retention and improvement of existing hedgerows;
- (g) a scheme for the provision of invertebrate habitats;
- (h) prescriptions for the planting and aftercare of native trees and shrubs of high biodiversity value;
- (i) a commitment to provide each new dwelling with a wildlife gardening advice pack to be approved in writing by the local planning authority;
- (j) proposed timings for the above works in relation to the completion of the dwellings.

Reason

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

21.

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

Reason

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

Informative 1

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

Informative 2

Under the Environmental Permitting (England and Wales) Regulations 2016, permission must be obtained from the Environment Agency for any proposed activities which will take place:

- in, over, under or within 8 metres of a main river (16 metres if tidal);
- on or within 8 metres of a flood defence structure or culvert (16 metres if tidal);

- on or within 16 metres of a sea defence;
- within 16 metres of any main river, flood defence (including a remote defence) or culvert for quarrying or excavation;
- in a flood plain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if tidal) if planning permission has not already been granted for the works.

The Environment Agency may not accept development within 8 metres of the landward toe of the embankment as they need to ensure they are able to access and maintain the channel in accordance with their flood risk management powers.

Informative 3

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 4

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



**North
Lincolnshire
Council**

PA/2018/2447

PA/2018/2447 Site layout (not to scale)

CODE	TYPE	STOREY	NO	SQM	TOTAL SQM	SQFT	TOTAL SQFT
F136	2 BED 3P	1	16	62.3	996.8	670	10720
F112	3 BED 5P	2	4	83.7	334.8	901	3604
			20		1331.6		14324

Note:
Do not scale from this drawing.
This drawing is copyright of Ergo Projects Ltd.
All dimensions to be checked prior to any work commencing. Any discrepancies to be reported to Ergo Projects immediately.



TOTAL SITE AREA
= 2.26 Acres - 0.91 Hectares

ALLOCATED PARKING BAY

VISITOR PARKING BAY

- P private drive extended to northern boundary following meeting on 26.11.18 26.11.18
- O Subs basin added following receipt of engineers drawing 09.11.18
- N 4no. F136 added 04.10.18
- M Bell mouth radius amended to 10m 12.07.18
- L Visitor parking bays omitted as requested by NLC Highways 11.07.18
- K 2 storey house types moved further to email received from MS on 11.07.18 11.07.18
- J Alteration to northern boundary following email from MS on 3.7.18 03.07.18
- I Further minor alts following Clients Request 22.06.18
- H Ings Lane road width amended to 5.5m 07.06.18
- G F104 replaced with the F136. 23.05.18
- F SUDs added and private drive omitted. 22.05.18
- E Minor alts to allow for less square site area. 20.03.18
- D Unit numbers increased to 16 as requested by MS 15.03.18
- C Unit numbers increased to 14 as requested by BC on 30.01.18 30.01.18
- B 2no 3 bed houses added as requested my ME on 25.1.18 30.01.18
- A Easement and additional VP bays added following email from MS on 4.10.17 10.10.17

ergo

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Azure Business Centre, High Street,
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PROJECT:
Land off Ings Lane
Hibaldstow

TITLE:
Proposed
Site Layout

DRAWING PURPOSE: Planning	DATE OF DRAWING: 10.2017	DRAWN BY: ME
SCALE: 1:500	SHEET SIZE: A3	REVISION: P

PROJECT NO:
406

DRAWING NO:
002



Drainage Ditch along western boundary

Drainage Ditch along western boundary

Note: Approx length of road increased to a minimum of 5.5m wide

Note: Hedge to be removed to allow for access and required site lines.

75.0

5.5

INGS LANE

INGS LANE

PA/2018/2447 Landscape masterplan (not to scale)



NOTES:

PROTECTION OF EXISTING VEGETATION

Existing vegetation to be retained on site shall be protected where necessary during works by a tree protective barrier, secured to a scaffold tubing framework with fluorescent tape to the top rail. Protective fencing shall be erected on the canopy drip line wherever possible. Laminated, waterproof A4 signs shall be fixed to the fence posts at 10m intervals bearing the words 'PROTECTED TREE ZONE - NO STORAGE OR OPERATIONS WITHIN FENCED AREA'.

Tracking of machinery, storage of chemicals and building materials shall not be permitted within the protected area. Leaks or spills should be removed immediately and the contaminated soil replaced. No bonfires shall be lit within 5m of the canopy spread. Any excavation work beneath the canopy spread shall be carried out by hand.

All works affecting trees within the development shall be subject to BS 5837:2012.

TREE PLANTING

Tree planting to the front gardens of selected plots will break up the hard lines of the buildings and create focal points within the development. The tree species selected will maximise food and nectar sources for birds and invertebrates. Trees will be planted as Select and Heavy Standards to provide a reasonable degree of instant maturity to the development. Foundation design of new buildings shall accommodate proposed tree planting in accordance with NHBC guidelines.

Species to be selected from but not limited to:

- Acer campestre 'Elsrijk' (ACE)
- Betula pendula (Bp)
- Pyrus calleryana 'Chanticleer' (PCC)
- Sorbus aucuparia (Sau)

SHRUB PLANTING

A mix of evergreen and deciduous shrubs that have a known wildlife value, will be planted in selected front gardens to soften the development and to provide valuable wildlife foraging and nesting opportunities. A mix of medium/low shrubs will be planted to shrub beds.

Species to be selected from: () density/m2

- Berberis frikartii 'Amstelveen'(5), Berberis thunbergii 'Atropurpurea Nana'(5), Berberis cordifolia 'Silberlicht'(6), Buddleia davidii 'Lochinch'(2), Ceanothus thrysiflorus repens(4), Chaenomeles superba 'Jet Trill'(4), Cornus alba 'Spaethii'(2), Cornus stolonifera 'Flaviramea'(2), Cotoneaster conspicuus 'Decorus'(6), Cotoneaster lacteus(2), Cyrtisus 'Allgold'(4), Elaeagnus pungens 'Maculata'(3), Escallonia 'Apple Blossom'(4), Euonymus fortunei 'Emerald Gaiety'(6), Festuca spp(6), Geranium 'Johnson's Blue'(4), Hebe albens 'Red Edge'(4), Hebe 'Autumn Glory'(4), Hypericum x moserianum(4), Juniperus sabina 'Tamariscifolia'(3), Lavandula 'Hidcote'(6), Lonicera 'Maygreen'(4), Lonicera 'Silver Beauty'(4), Nepeta faassenii(4), Perovskia 'Blue Spire'(6), Phormium var, Potentilla 'Red Ace'(5), Prunus laurocerasus 'Zabellana'(3), Pyracantha 'Orange Charmer'(3), Rubus x 'Betty Ashburner'(4), Spiraea 'Gold Flame'(4), Spiraea 'Shirobana'(4), Viburnum tinus 'Eve Price'(3)

Rev A: Amended in line with client comments (SEL)

Dec 18

<p>Sue Farmer BA MALD MLI Landscape Architect</p> <p>fdalandscape</p> <p>Westleigh Hall Wakefield Road Denby Dale Huddersfield HD8 8QJ telephone 01484 861611 fax 01484 861616 isdn 01484 866900 email info@fdalandscape.co.uk www.fdalandscape.co.uk</p>	client	Partner Construction Ltd.
	project	Residential Development INGS LANE, HILBALDSTOW
	drawing title	LANDSCAPE MASTERPLAN
scale	date	drwn by
1:500 @A2	Nov 18	SEL
	drawing no	R/2172/1B