

APPLICATION NO	PA/2019/405
APPLICANT	S H Brown Farms Ltd
DEVELOPMENT	Planning permission to erect seven dwellings including demolition of existing farm building
LOCATION	Manor Farm, North Carr Lane, Saxby All Saints, DN20 0QH
PARISH	Saxby All Saints
WARD	Brigg and Wolds
CASE OFFICER	Leanne Pogson-Wray
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Departure from the development plan Objection by Saxby All Saints Parish Council

POLICIES

National Planning Policy Framework: Paragraph 10 states that sustainable development is pursued in a positive way, and at the heart of the Framework is a presumption in favour of sustainable development.

Paragraph 11 states that housing applications should be considered in the context of the presumption in favour of sustainable development and that relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.

Paragraph 79 states that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby. Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as:

- the essential need for a rural worker to live permanently at or near their place of work in the countryside; or
- where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; or
- where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting; or
- the exceptional quality or innovative nature of the design of the dwelling.

Paragraphs 103–104 state that plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people. Therefore

developments should be located and designed, where practical, to give priority to pedestrian and cycle movements, and have access to high quality public transport facilities.

It also states that planning policies should aim for a balance of land uses within their area so that people can be encouraged to minimise journey lengths for employment, shopping, leisure, education and other activities.

Paragraph 130 states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

North Lincolnshire Local Plan: DS1, H5, H7, H8, HE2, T2, RD2, RD5, RD9

Core Strategy: CS1, CS2, CS3, CS5, CS6, CS8, CS9

CONSULTATIONS

Highways: No objection subject to conditions.

Waste Management: Make comments regarding bin/box sizes. No objection if bins are collected from the collection points shown on the plan.

Drainage: No objection subject to a condition regarding a surface water drainage scheme.

Environmental Health: Due to the use of the site for agricultural purposes, there is a potential for contamination. Conditions regarding contamination are therefore proposed. Conditions also proposed regarding CEMP and hours of construction.

HER: The site lies within an area where archaeological remains are anticipated. A Written Scheme of Investigation (WSI) is required. Holding objection until a WSI is submitted or alternatively pre-commencement conditions advised.

Conservation: No objections subject to conditions regarding materials and window drawings.

Ecology: Existing buildings showed evidence of use as a roost by barn owl, little owl and kestrel. There will be a need to secure biodiversity enhancements.

PARISH COUNCIL

Object to the proposal on the following grounds:

- the site is within the conservation area and would change the site from agricultural to residential
- Saxby is a small rural hamlet with no shop, other facilities or public transport and so would rely on the use of the car
- would change the rural character of the area
- unacceptable increase in number of vehicles using North Carr Lane
- congestion from traffic and from agricultural vehicles displaced by building on the farm

- incongruous and detrimental view on visual amenity and rural character
- Saxby is unsustainable for further development and local residents either want no development or infill development which will not impact the conservation area
- the unique historical character of the village and conservation area would be undermined and damaged by the proposed development
- loss of amenity by way of increase in houses and traffic.

PUBLICITY

The application has been publicised by site and press notice. Eight letters of objection have been received raising the following material issues:

- the proposal contradicts the conservation area appraisal, which was produced to protect the rural nature of the village
- the number of proposed dwellings is significant for the size of the village
- materials to be used within the development, particularly upvc windows
- increase in traffic
- exacerbation of parking issues
- concerns regarding wildlife/ecology
- highway safety
- impact on character of the area
- contrary to policy which restricts development in rural areas in the open countryside.

Three letters of general comment have also been received raising the following issues:

- prefer the site be used for housing rather than fall into disrepair, dereliction or be used for industrial purposes
- other areas in the village which were redundant farm/estate buildings have successfully been replaced with housing
- the CPRE supports the use of brownfield sites for rural housing development
- would prefer to see development in line with conservation area policy using traditional materials, including wooden windows rather than UPVC
- development will not affect the aesthetics of the village
- proposed development will not be an issue if individual homes have provision for car parking.

ASSESSMENT

The application site is an agricultural farmyard on the edge of a row of dwellings on North Carr Lane, Saxby. The site is currently developed with hardstanding, a large agricultural building of brick and asbestos construction, and some smaller outbuildings. Beyond the site to the south and west are agricultural fields and residential dwellings to the north and east. There are overhead power lines to the west of the application site. The site lies within the conservation area; however, the dwellings in the immediate vicinity are not traditional, historical buildings and are not typical of the conservation area. The character of this part of the street scene is mid 20th Century semi-detached dwellings, with a single detached dwelling to the immediate east of the application site. The site lies outside but adjacent to the development boundary for Saxby.

Planning permission is sought to demolish the farmyard and construct seven dwellings on the site: a pair of semi-detached houses to the front to the east of the access, two detached dwellings to the west of the access and three large detached houses within the site.

The main issues in determining this application are whether the proposed development is acceptable in principle, whether it would have an adverse impact on the character of the open countryside and conservation area, and whether the proposal is acceptable in terms of amenity and highway safety.

Principle

The site lies outside the development boundary for Saxby and as such is in the open countryside where development is usually restricted.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise. In this instance the development plan consists of the saved policies of the North Lincolnshire Local Plan (NLLP), the North Lincolnshire Core Strategy (NLCS) and the Housing and Employment Land and Allocations Development Plan Document (HELADPD).

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

Policy CS8 deals with the distribution of housing sites and prioritises development in Scunthorpe and the market towns, with brownfield sites and sites within development boundaries being the primary focus. With regard to rural settlements, the policy states that new housing will create opportunities for small-scale infill development that maintains the viability of the settlement and meets identified local needs without increasing the need to travel. Policy CS8, whilst restricting housing outside development limits, contemplates some greenfield development as it refers to allowing development on such sites where it can be demonstrated that this would bring additional community benefits, contribute to building sustainable communities and be acceptable in terms of its impact on the high quality environment and adjoining countryside. This overall approach is supported by policy CS2 which sets out a sequential approach for development.

Policy CS3 provides that development limits will be defined in future development plan documents. Outside these boundaries development will be restricted to that which is essential to the functioning of the countryside.

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

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

Notwithstanding the development plan policies set out above, the NPPF is a material consideration when determining planning applications. Footnote 7 of paragraph 11 of the NPPF states that housing applications should be considered in the context of the presumption in favour of sustainable development. Where the local planning authority cannot demonstrate a five-year supply of deliverable housing sites, relevant policies which guide the supply of housing should not be considered up-to-date.

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

This statement confirms that North Lincolnshire Council does not currently have a five-year supply of deliverable housing sites. The consequence of this shortfall is to demonstrate that current policies are failing to deliver a five-year supply of housing in accordance with policy 73 of the NPPF and they are, therefore, failing to meet short-term housing needs. As such it is considered that there is a clear and demonstrable need for housing development in the area. Accordingly the operation of footnote 7 of paragraph 11 of NPPF triggers the 'tilted balance' in paragraph 11(d) of the Framework whereby there is a presumption in favour of sustainable development and development proposals should be approved unless the adverse impacts significantly and demonstrably outweigh the benefits.

There are three overarching objectives to sustainable development as set out in paragraph 8 of the Framework. These are: economic, social and environmental. These objectives are independent and need to be pursued in mutually supportive ways. The proposed development would have the social and economic benefits of addressing the current under-supply of housing land by the provision of market housing. Investment in construction and related employment would represent a benefit, as would the support which the additional population would produce for the local economy.

In terms of the environmental dimension, the development would be on brownfield land which is currently all impermeable surfaces and is fully developed, and would result in the

agricultural use ceasing. It is considered that redeveloping the site, with the removal of the agricultural buildings on the site would be an environmental benefit.

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

Policy RD5 of the local plan relates to alternative uses of industrial and commercial sites in the open countryside and states that changes of use to non-employment uses in the open countryside will be permitted where it can be demonstrated that its continued use would harm the character or appearance of the open countryside or a nearby settlement, cause highway or other traffic problems or be detrimental to residential amenity or create other adverse environmental impacts. It is considered that the existing buildings have a detrimental impact on the character of the area and its use, if used at full potential, could lead to adverse environmental and highways impacts. The reduction in hardstanding and reduced levels of agricultural traffic would also be beneficial in environmental terms. It is considered that the proposal would meet the criteria of this policy and would therefore be acceptable in principle.

Character and amenity

The proposed development is made up of one pair of semi-detached houses and five detached houses. The pair of semis is of a simple, traditional design with subservient two-storey side projections comprising an integral garage with bedroom above with dormer windows to the front and rear in the projection. A simple canopy porch is proposed over the front doors. Plots 3 and 4 on the road frontage are again of simple design with canopy porches over the front door and two-storey projections to the rear. There are detached garages proposed to the rear of these dwellings. Plots 5–7 are large detached two-storey dwellings, again all of simple design. Plot 5 has bedrooms proposed in the roof space and a sunroom to the rear. A detached double garage is proposed to the side of the dwelling. This dwelling will be rendered to give a mix in materials and a good contrast to the brick-built dwellings on the frontage. Plot 6 is sited opposite plot 5, into the site. This is an L-shaped dwelling with double garage with bedrooms over in the projection, and a sunroom and bay window to the rear. Plot 7 sits at the end of the cul-de-sac and is the largest of the plots. This is a large two-storey house with bedrooms in the roof space and a detached triple garage to the side. A sun-room is also proposed to the rear elevation. The garage has an appearance of a converted barn to add to the rural feel of the development. The plots to the front of the site will be bounded by a 1 metre high wall with hawthorn hedgerow planting; tree and shrub planting, and boundary fencing, are also proposed to retain privacy whilst being sympathetic to the rural surroundings of the site.

The dwellings are set out and designed so as not to result in overlooking or overshadowing of any neighbouring properties. The land to the south of the application site is an area of open space bounded by a buffer of trees and hedges. This area is an infilled moat and is

designated as an area of amenity importance. This site will not be affected by the proposal due to the retention of the existing landscaping.

All windows in the proposed development are to be timber to be in keeping with the conservation area. There has been some re-design of the dwellings since the original plans were submitted; however, these changes are minor, although the revised plans confirm that the windows and doors will be constructed from timber rather than UPVC.

The proposed dwellings are of a simple design and are, in the majority, set in good-sized plots. Plots 1 and 2 have relatively small, but still usable, gardens. The layout of the site is considered to be acceptable and not out of character with the area. The redevelopment of the site is considered to be a benefit to the character and appearance of the area, improving the visual appearance of the existing agricultural buildings and areas of hardstanding, and would give an improved entrance and exit to the village from North Carr Lane. The scheme has been designed to take account of the conservation area and designs found in the village. It is proposed to remove permitted development rights from the dwellings in order to control future alterations/additions. The proposal is considered to improve and enhance the character of the area and is considered to comply with the above policies.

Highways

The site will be accessed by a new access road which is relatively central to the site. The four frontage plots will be accessed directly off North Carr Lane. There will be a minimum of two spaces proposed to each of the dwellings. This section of North Carr Lane is slightly wider opposite the application site, which was intended whilst the farm was fully operational. There are no parking restrictions along this road; however, with the ample parking provision, it is not considered that there would be any parking issues as a result of the proposed development. It is not considered that seven dwellings would create any significant increase in traffic and would be considered to improve traffic potential to if the farm were to be in full active use. This reduction in farm traffic would also be considered to be beneficial to the locality. Highways have been consulted on the application and raise no objections subject to conditions.

Other issues

A preliminary ecological appraisal was submitted with the application. No evidence of bat roosts were found and the building has negligible potential for bats. However, parts of the existing buildings showed evidence of use as a roost by barn owl, little owl and kestrel. Conditions relating to biodiversity enhancements are therefore proposed.

The application site lies within an area where archaeological remains of medieval date are anticipated. Proposals to offset harm to remains should be set out in a Written Scheme of Investigation, ideally prior to determination. However, this can be secured through pre-commencement conditions which the applicant has agreed to.

With regard to drainage, there is an existing surface water drain that passes the site. Currently both private and public surface water arising from the village are catered for by this drain, which also serves the farmyard. This drain accommodates run-off from more than 3500 square metres of impermeable construction without causing any known flooding elsewhere. The proposed scheme would see a reduction of impermeable area discharging into the drain to approximately 1100 square metres, which represents just 30% of the

current run-off which requires drainage. The application proposes just over 900 square metres of SuDS permeable drainage in the form of the private access road and private driveways for each dwelling which will also serve to aid the recovery of ground water. Whilst the drainage team has requested further information or a condition relating to the 1:100 year flood event, as the site is not in a high flood risk area and significantly decreases surface water run-off on the site, the submitted drainage information is considered acceptable and it is not considered necessary or reasonable to request further information.

Conclusion

Whilst the site is situated outside the development boundary for Saxby, it is adjacent to it. Consideration must be given to the benefits of redeveloping the site from what could be a disruptive use, which is somewhat of an eyesore, within the conservation area to a well-designed residential scheme which enhances the character of the area, and brings jobs and new people to the local area. The development will also support services in neighbouring settlements and contribute to village life. It is considered that the proposal does not detract from rural nature of the site as it is redevelopment of an agricultural site which contributes negatively to the character of area. Due to a change in farming methods since the buildings were constructed, the buildings can no longer accommodate modern farming machinery, and the farming enterprise has adequate storage and provision elsewhere. This farmyard is therefore surplus to requirements and its redevelopment for a less disruptive and visually more aesthetic use is considered to be beneficial to the locality and an acceptable, sustainable development on a brownfield site.

RECOMMENDATION Grant permission subject to the following conditions:

1.

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

Reason

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

2.

The development hereby permitted shall be carried out in accordance with the following approved plans: A0001 rev A, A0003 rev A, A0004 rev A, A0005 rev A, A00106 rev A, A0007 rev A, A0008 rev A, A0009 rev A, A0010 rev A, A0011 rev A, A0012 rev A.

Reason

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

3.

No above-ground development shall take place until samples of the external facing materials to be used have been submitted to and approved in writing by the local planning authority and only the approved materials shall be used.

Reason

To ensure that the building is in keeping with its surroundings in the interests of visual amenity, in accordance with policy DS1 of the North Lincolnshire Local Plan.

4.

Prior to the insertion of any windows and doors, detailed scaled drawings at a scale of 1:10 (including cross-sections) of the windows and doors shall be submitted to and approved in writing by the local planning authority. The windows and doors shall be constructed from timber in accordance with the agreed details.

Reason

To ensure that the building is in keeping with its surroundings in the interests of visual amenity, in accordance with policy DS1 of the North Lincolnshire Local Plan.

5.

No dwelling served by the private driveway shall be occupied until it has been constructed in accordance with details including:

- the proposed method of forming access from the highway (which shall be by means of a footway dropped crossing), 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 the bin collection facility; and
- the provision of street name plates that shall include the words 'Private Drive'.

Reason

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

6.

Plots 3 and 4 shall not be occupied until the footway has been provided across the whole of their frontage and no other plot fronting North Carr Lane shall be occupied until the remainder of the footway fronting the site has been improved (including the removal of any redundant access) in accordance with details to be 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.

7.

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.

8.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that order with or without modification), nothing shall at any time be erected, retained, planted or allowed to grow over 1.05 metres in height above the level of the adjoining carriageway for a distance of 2 metres from the highway boundary across the site frontage.

Reason

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

9.

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.

10.

No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of an archaeological strategy for pre-commencement evaluation and mitigation, to be defined in a Written Scheme of Investigation that has been submitted to and approved in writing by the local planning authority. The strategy shall include details of the following:

- the proper identification and evaluation of the extent, character and significance of archaeological remains within the application area in accordance with a brief provided by the North Lincolnshire Historic Environment Record
- an assessment of the impact of the proposed development on the archaeological remains
- the submission of an updated Written Scheme of Investigation for the approval in writing of the local planning authority setting out mitigation proposals that include the following:
 - measures to ensure the preservation in situ or by record of archaeological features of identified importance
 - methodologies for the recording and recovery of archaeological remains, including artefacts and ecofacts
 - post-fieldwork methodologies for assessment and analyses
 - report content and arrangements for dissemination, and publication proposals
 - archive preparation and deposition with recognised repositories
 - a timetable of works in relation to the proposed development, including sufficient notification and allowance of time to ensure that the site work is undertaken and completed in accordance with the strategy

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

Reason

To comply with paragraph 199 of the National Planning Policy Framework, policy CS6 of the Core Strategy and policy HE9 of the North Lincolnshire Local Plan because the site has the potential to contain significant archaeological remains, including human remains, that the development would otherwise destroy. The archaeological evaluation strategy is required in order to assess this potential and the impact of the proposals, and to inform a subsequent archaeological mitigation strategy to preserve archaeological evidence *in situ* or by means of a comprehensive record and creation of a permanent archive, to advance public understanding. The archaeological evaluation and mitigation strategy must be prepared and approved for implementation prior to the commencement of any groundwork within the application site that would otherwise result in destruction without record.

11.

The applicant, or their agents or successors in title, shall provide written confirmation to the local planning authority that they have secured the implementation of the archaeological evaluation and mitigation strategies as defined in the Written Schemes of Investigation, in accordance with the approved details and timings. No variation shall take place without the prior written consent of the planning.

Reason

To comply with paragraph 199 of the National Planning Policy Framework, policy CS6 of the Core Strategy and policy HE9 of the North Lincolnshire Local Plan because the site has the potential to contain significant archaeological remains, including human remains, that the development would otherwise destroy. The archaeological evaluation strategy is required in order to assess this potential and the impact of the proposals, and to inform a subsequent archaeological mitigation strategy to preserve archaeological evidence *in situ* or by means of a comprehensive record and creation of a permanent archive, to advance public understanding. The archaeological evaluation and mitigation strategy must be prepared and approved for implementation prior to the commencement of any groundwork within the application site that would otherwise result in destruction without record.

12.

The development shall not be occupied until any archaeological mitigation 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 Core Strategy and policy HE9 of the North Lincolnshire Local Plan because the site has the potential to contain significant archaeological remains, including human remains, that the development would otherwise destroy. The archaeological evaluation strategy is required in order to assess this potential and the impact of the proposals, and to inform a subsequent archaeological mitigation strategy to preserve archaeological evidence *in situ*

or by means of a comprehensive record and creation of a permanent archive, to advance public understanding. The archaeological evaluation and mitigation strategy must be prepared and approved for implementation prior to the commencement of any groundwork within the application site that would otherwise result in destruction without record.

13.

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

Reason

To comply with 199 of the National Planning Policy Framework, policy CS6 of the Core Strategy and policy HE9 of the North Lincolnshire Local Plan because the site has the potential to contain significant archaeological remains, including human remains, that the development would otherwise destroy. The archaeological evaluation strategy is required in order to assess this potential and the impact of the proposals, and to inform a subsequent archaeological mitigation strategy to preserve archaeological evidence *in situ* or by means of a comprehensive record and creation of a permanent archive, to advance public understanding. The archaeological evaluation and mitigation strategy must be prepared and approved for implementation prior to the commencement of any groundwork within the application site that would otherwise result in destruction without record.

14.

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

- 8am to 7pm Monday to Friday

- 8am to 1pm on Saturdays.

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

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

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

Reason

To protect residential amenity.

15.

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

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

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.

Reason

To protect residential amenity.

16.

Unless otherwise agreed by the local planning authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until parts 1 to 4 below have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the local planning authority in writing until part 4 has been complied with in relation to that contamination.

Part 1: Site Characteristics

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the local planning authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the local planning authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
 - human health;
 - property (existing or proposed), including buildings, crops, livestock, pets, woodland and service lines and pipes;
 - adjoining land;
 - groundwaters and surface waters;
 - ecological systems;
 - archaeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and a proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Part 2: Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the local planning authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, a timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Part 3: Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the local planning authority. The local planning authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the

effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the local planning authority.

Part 4: Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the local planning authority. An investigation and risk assessment must be undertaken in accordance with the requirements of Part 1, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of Part 2, which is subject to the approval in writing of the local planning authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the local planning authority in accordance with Part 3.

Reason

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

17.

Works shall be carried out strictly in accordance with section 5 of the submitted document 'Ecology and Protected Species Survey Manor Farm, North Carr Lane, Saxby All Saints, North Lincolnshire' dated November 2018.

Reason

To conserve biodiversity in accordance with policy LC5 of the North Lincolnshire Local Plan and policy CS17 of the Core Strategy.

18.

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

- details of at least two bat roosting features to be installed in the new dwellings;
- details of nesting sites to be installed to support barn owls, house sparrows and common garden birds;
- restrictions on lighting to avoid impacts on bat roosts, bat foraging areas, bird nesting sites and sensitive habitats;
- provision for hedgehogs to pass through any fencing installed between gardens and between areas of grassland;
- prescriptions for the planting and aftercare of trees and shrubs of high biodiversity value;
- details of a wildlife gardening leaflet to be provided to each new resident;

- proposed timings for the above works in relation to the completion of the buildings.

Reason

To conserve biodiversity in accordance with policy LC5 of the North Lincolnshire Local Plan and policy CS17 of the Core Strategy.

19.

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 occupation of the seventh 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 Core Strategy.

20.

Notwithstanding the provisions of Classes A, B, C and E Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order (2015), or any order re-enacting that order with or without modification, no extensions, alterations or outbuildings shall be installed in the building or erected on the site other than those expressly authorised by this permission.

Reason

To regulate and control development on the site which lies in the open countryside and within a conservation area, in accordance with saved policies RD10 and HE2 of the North Lincolnshire Local Plan (2003).

21.

None of the dwellings shall be occupied until the sewage disposal/drainage works to serve these dwellings have been completed in accordance with the submitted plans.

Reason

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

Informative 1

The development hereby granted planning permission requires works to be carried out within the limits of the adopted (public) highway. Therefore:

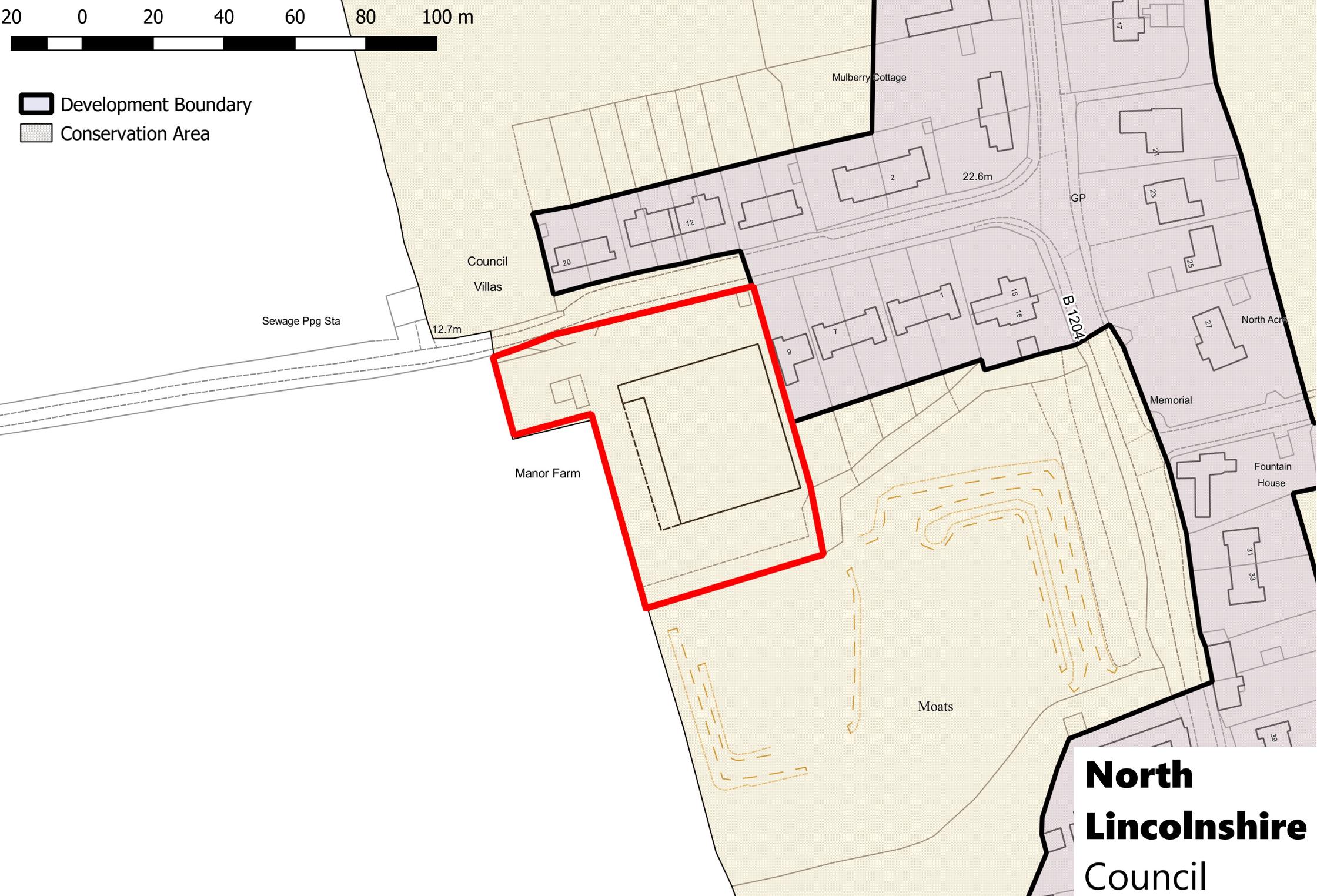
- before ANY construction works take place within the limits of the highway you **MUST** contact the highway authority on telephone number 01724 297000 to arrange for the relevant permissions/licenses to be issued;
- before ANY service (utility) connections take place within the limits of the highway you **MUST** contact the highway authority on telephone number 01724 297319 to arrange for the relevant permissions/licenses to be issued.

Informative 2

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
- Conservation Area



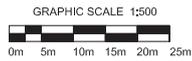
**North
Lincolnshire
Council**

PA/2019/405

AMENDED



Proposed Block Plan
Scale 1:500



DO NOT SCALE

SPECIFICATION & CONSTRUCTION NOTES:

GENERAL

1. These notes are intended to augment drawings and specifications. Where conflict of requirements exists the order of precedence shall be as shown in the specifications. Otherwise the strictest provision shall govern.
2. This drawing is to be read in conjunction with all other relevant Engineering and Architectural drawings.
3. Drawings not to be scaled. All dimensions to be checked on site by the Contractor. Any discrepancies to be notified to the Building Designer and further instructions obtained before work is commenced.
4. The structure is designed to be self-supporting and stable after the building is fully complete. It is the Contractor's sole responsibility to determine the erection procedure and sequence and ensure that the building and its components are safe during erection. This includes the addition of whatever temporary bracing, guys or tie-downs which may be necessary, such material remaining the property of the Contractor upon completion.
5. This drawing represents a detailed dimensional measurement survey of the physical dimensions of the existing property. This drawing does not and is not intended to express any opinion on the physical, superficial or structural condition of the premises depicted.
6. This drawing is to be read in conjunction with all other relevant drawings.

REV	DATE	BY	DESCRIPTION	CHK	APP
A	28.06.19	TAS	Conservation Amendments	TAS	TAS
0	02.12.18	TAS	Initial Issue	TAS	TAS

DRAWING STATUS: **INITIAL ISSUE**

<p>TAS Building Design</p>	FF2/2A School Court Wrawby Street Brigg North Lincolnshire DN20 8JW
	t: +44(0)1652 659467 f: +44(0)1652 659467 e: tasbuildingdesign@hotmail.co.uk

CLIENT: **S H BROWN FARMS LTD**

PROJECT: **MANOR FARM
NORTH CARR LANE, SAXBY ALL SAINTS**

TITLE: **SITE LOCATION, EXISTING
&
PROPOSED BLOCK PLANS**

SCALE: AS SHOWN @ A1	CHECKED: TAS	APPROVED: TAS
CAD FILE: 12109/Drg/Arch	DESIGN/DRAWN: TAS/ts	DATE: DEC 2018

PROJECT No: 14009	DRAWING No: A0001	REV: A
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ORIGINAL
IF
RED