

<b>APPLICATION NO</b>	<b>PA/2020/603</b>
<b>APPLICANT</b>	Mr Mark Snowden, Keigar Homes Ltd
<b>DEVELOPMENT</b>	Outline planning permission for residential development and associated public open space with all matters reserved for subsequent consideration
<b>LOCATION</b>	Land off Ferry Road, Barrow upon Humber
<b>PARISH</b>	Barrow upon Humber
<b>WARD</b>	Ferry
<b>CASE OFFICER</b>	Tanya Coggon
<b>SUMMARY RECOMMENDATION</b>	<b>Subject to a Section 106 agreement, grant permission subject to conditions</b>
<b>REASONS FOR REFERENCE TO COMMITTEE</b>	Contrary to policy Significant public interest Member 'call in' (Cllr Richard Hannigan – 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

Chapter 16 – Conserving and Enhancing the Historic Environment

### **North Lincolnshire Local Plan:**

Policy RD2 (Development in the Open Countryside)

Policy H5 (New Housing Development)

Policy H8 (Housing Design and Housing Mix)

Policy HE2 (Development in Conservation Areas)

Policy HE5 (Development Affecting Listed Buildings)

Policy HE9 (Archaeological Excavation)

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

Policy C1 (Educational Facilities)

Policy LC5 (Species Protection)

Policy LC6 (Habitat Creation)

Policy LC7 (Landscape Protection)

Policy LC11 (Areas of Amenity Importance)

Policy LC12 (Protection of Trees, Woodland and Hedgerows)

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 DS7 (Contaminated Land)

Policy DS14 (Foul Sewage and Surface Water Drainage)

Policy DS16 (Flood Risk)

### **Countryside Design Summary**

### **North Lincolnshire Landscape Character Assessment and Guidelines**

### **Housing and Employment Land Allocations DPD:**

Policy PS1 (Presumption in Favour of Sustainable Development)

### **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 CS6 (Historic Environment)

Policy CS7 (Overall Housing Provision)

Policy CS8 (Spatial Distribution of Housing Sites)

Policy CS9 (Affordable Housing)

Policy CS16 (North Lincolnshire's Landscape, Greenspace and Waterscape)

Policy CS17 (Biodiversity)

Policy CS18 (Sustainable Resource Use and Climate Change)

Policy CS19 (Flood Risk)

Policy CS22 (Community Facilities and Services)

Policy CS23 (Sport, Recreation and Open Space)

Policy CS25 (Promoting Sustainable Transport)

Policy CS27 (Planning Obligations)

## **CONSULTATIONS**

**Highways:** No objection subject to conditions. No issues in principle with the proposed new access on Ferry Road. The land to the north is allocated for housing in the Local Plan Preferred Options. The preference would be for this access to be a temporary access until the land to the north is developed, at which point the main site access should be via an improved roundabout arrangement at the A1077/B1402. The original access should be retained as a pedestrian/cycle access. Consideration should be given to extending the 30mph speed limit northwards as part of these proposals.

**Public Transport:** A contribution towards developing and supporting bus use should be sought.

**Environment Agency:** Does not wish to comment on the application.

**Drainage (Lead Local Flood Authority):** No objection subject to conditions.

**Anglian Water:** Anglian Water has assets close to or crossing this site, or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. The foul drainage from this development is in the catchment of North Ferry Water Recycling Centre that will have available capacity for these flows. The sewerage system at present has available capacity for these flows. If the developer wishes to connect to our sewerage network they should serve notice under Section 106 of the Water Industry Act 1991. We will then advise them 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. Building Regulations (part H) on Drainage and Waste Disposal for England includes a surface water drainage hierarchy, with infiltration on site as the preferred disposal option, followed by discharge to watercourse and then connection to a sewer. From the details submitted to support the

planning application the proposed method of surface water management does not relate to Anglian Water operated assets. As such, we are unable to provide comments on the suitability of the surface water management. The local planning authority should seek the advice of the Lead Local Flood Authority or the Internal Drainage Board. The Environment Agency should be consulted if the drainage system directly or indirectly involves the discharge of water into a watercourse.

**Environmental Protection:** No objections subject to conditions relating to contamination, electrical vehicle charging points (ECV), restrictions on construction and operating hours, and the submission of a construction environmental management plan (CEMP).

**Historic England:** Does not wish to comment on the original or amended plans. Suggests that the views of the council's specialist conservation and archaeological advisers are sought, as relevant.

**Archaeology:** The site contains ridge and furrow earthworks and potential for buried archaeological remains. The applicant has undertaken an archaeological assessment and field evaluation in accordance with paragraph 189 of the NPPF and local planning policies. The field evaluation comprised the excavation of sample trial trenches following a geophysical survey; the results did not identify any archaeological features surviving below the ridge and furrow. As such, no further archaeological work is recommended in connection with the development of this site. The ridge and furrow in the western half of the application site contributes to the historic setting of the conservation area as tangible evidence of the former medieval open fields surrounding the village; these are the only such earthworks surviving in this part of the setting. Development would destroy the ridge and furrow, amounting to substantial harm to a non-designated heritage asset, and adversely affecting the setting of the conservation area; paragraphs 192 and 197 of the NPPF should therefore inform the planning decision together with the recommendations of the Conservation Officer.

Should the planning authority grant outline consent, opportunities to preserve the ridge and furrow within areas of open space/gardens should be explored when designing the development and proposals included with the detailed application.

**Conservation:** The NPPF describes the setting of a heritage asset as, '...the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of the asset, may affect the ability to appreciate that significance or may be neutral.'

This outline planning application is for the erection of approximately 75 dwellings and the layout of public open space on land to the east of Ferry Road, Barrow upon Humber. The application has been amended to include additional public open space and this consultation response assesses the impact of the amended application on the setting of the Barrow Conservation Area and Holy Trinity Church. Historic England have produced a document called The Setting of Heritage Assets, Historic Environment Good Practice Advice in Planning Note 3 (Second Edition) which describes an approach to assess the impact on the setting and significance of Heritage Assets (see in more detail above/legislation and policy). I have used this document to assess the impact on the setting of the Barrow Conservation Area and the Holy Trinity Church as required by council policies HE2, HE5 and CS6, and section 194 of the NPPF (see above).

### *The Barrow upon Humber conservation area*

The conservation area contains buildings dating, predominately, from the late 18th and the 19th centuries. There are a variety of building types, from small cottages to larger detached houses, farm buildings and places of worship. The majority of these buildings are small two-storey brick houses fronting the main street. The gable ends of many show them to be originally single-storey houses, with tumbled brickwork gable detail, that have been raised to two-storey and in some cases re-fronted. Another local feature found on the gable ends are small, round headed windows. A key characteristic of the Barrow conservation area are the historic buildings sat on the back edge of the public footpath with large gardens to the rear.

### *The landscape setting of Barrow and Holy Trinity Church*

The application site is important to the setting and significance of the conservation area as it encompasses the historic landscape that remains in its original form. This is the agricultural land and fields that served the historic settlement of Barrow and is a part of its character and identity. The historic connection between the village and the agricultural landscape is highlighted by the 18th century farmhouses and barns still upstanding in the conservation area. This includes the Holy Trinity Church which served Barrow and is in the heart of the conservation area, and being situated on a raised green area, is its most important historic building with its large 15th century tower. The open landscape to the north-west of the Barrow conservation area, which the application site is a part of, therefore makes an important contribution to the setting of the conservation area. It is one of the few remaining areas of open landscape, i.e. the fields formed by the enclosure of the 18th century, that has not been developed by modern housing. The relationship of the town, the church and the farmland/countryside is still discernible today, with the sense of the church as the pivotal dominating presence in the town. The application site is the agricultural land that served the town and the church and is part of its character, and provides a green rural backdrop to the historic built form.

The application has been amended to provide additional open space, which is in an area that has been designated as LC11 (an area of amenity importance). This will contribute in some part to protecting the setting of the conservation area and Holy Trinity Church as this will retain some of the original open space described above. A positive outcome from this is that the space can be used by the public allowing people to experience the openness of this part of the conservation area and have a clear buffer to the proposed adjacent development. Additionally, the properties on the High Street to the east of the application site have retained their large deep gardens and this, added to the open space in the application, will maintain the immediate setting and pattern of development of the conservation area and the church setting. In terms of the immediate setting of the conservation area, this public open space will insulate the historic core, which includes Holy Trinity Church, from the proposed development and provide an open, green setting to the buildings. Retaining the LC11 land will also provide additional justification for retaining the additional LC11 land immediately to the north, which could be subject to additional development proposals, which also contributes to the character of the conservation area and the setting of Holy Trinity Church. However, there will be harm to the wider setting and the original agricultural fields that served the historic settlement of Barrow, and form part of its character and identity. It provides historical context to the conservation area and the setting of the church, i.e. an open rural backdrop to the conservation area that has always been there and is not despoiled by modern development.

Whilst the additional open space has reduced the impact to the immediate setting of the conservation area, there is harm to the wider setting, which is afforded protection by section 72 of the Planning (Listed Building and Conservation Areas Act) 1990, council policy HE2 and section 194 of the NPPF. This needs to be taken into account by the planning officer in the planning balance. This is required by paragraph 196 of the NPPF, which directs that less than substantial harm should also be weighed against the public benefits of the proposal. This harm can be mitigated if the new housing development reflects the large open spaces or large longitudinal gardens in the final design, and incorporates a traditional design and form of buildings that reflects the built form style and appearance of the historic properties in the conservation area. Public open space is becoming ever more important these days and additional public benefits to offset the harm of the development would be for the public open space to be properly landscaped with trees, paths and seating areas for the benefit of local residents, and this could be secured by condition.

Should the planning authority grant outline consent, opportunities to preserve the ridge and furrow within areas of open space/gardens should be explored when designing the development and proposals included with the detailed application.

The addition of additional public open space has reduced the negative impact on the immediate setting of the Barrow conservation area and Holy Trinity Church and has provided amenity land for the public to experience the historic setting, an important public benefit. However, there is some harm to the wider setting of the conservation area and Holy Trinity Church and this needs to be taken into account in the planning balance with public benefits as required by section 196 of the NPPF.

**Ecology:** The proposal would erode the countryside setting of the Barrow conservation area and Holy Trinity Church. The proposal would result in a net loss of habitat, contrary to policies CS5 and CS17. If permission is ultimately granted, there will be a need to secure biodiversity enhancements in accordance with policy CS17, the National Planning Policy Framework and Biodiversity Metric 2.0. This is only likely to be achievable with off-site habitat creation. Any reserved matters application should make provision for the retention and enhancement of hedgerows along with planting of trees in copses or woodland blocks. Policies CS5, CS16, CS17, LC5, LC7, LC12 and RD2 apply.

**Trees:** In response to the original plans: This application appears to see development partly within an area of amenity value (LC11), with only part of this land remaining as open space, the remainder being incorporated into the housing scheme. There is a concern over the loss of this land to development. There are several trees and hedgerows within the site and bounding it; however, there is no indication that these have been properly considered when deciding on locations of houses etc and it is requested, in order to show they have been evaluated and assessed, that an arboricultural report be submitted which should be of BS5837:2012 standard showing locations, age, species, size, condition and retention values of all the trees/hedges on the site, and that this report form a reasoned approach to which trees/hedges should remain and have adequate protection measures, and locations of houses, services and other areas be determined from this.

There has been no further response to the submitted arboricultural report; however, it is noted that this is an outline application and that all matters (including layout) are reserved for subsequent approval.

**Education:** Education contributions will be sought for both primary and secondary places for this development.

**Recycling:** General advice in relation to bin storage, and collection and refuse vehicles. Bin collection areas will need to be created in accordance with where properties are situated, and where on or accessed by unadopted private roads, they should be provided with a refuse collection point nearest to the highway accessible by the refuse collection vehicle. This collection point should be sufficient to accommodate the number of bins likely to be placed out on a given collection day.

**S106 Officer:** Contributions are required for affordable housing (six dwellings); education: £7,736 per dwelling (excluding affordable and any over 55's products); open space: off-site LEAP contribution £54,106.00 towards Mill Lane Park and on-site informal open space £114,585.50 for 5665 square metres; leisure: £46,400 towards anticipated costs of building improvements and additional sports equipment at Baysgarth Leisure Centre; biodiversity: £44,860; transport: £2,500 to amend the Traffic Regulation Order and £2,500 towards bus 'taster' tickets.

**Humberside Police:** No objection. General advice relating to design and crime to be considered and identified at reserved matters stage.

**Humberside Fire and Rescue:** Advises that adequate access for fire-fighting will need to be provided to all buildings, and adequate water supplies provided for fire-fighting, appropriate to the proposed risk.

## **PARISH COUNCIL**

**Comments on both the original and amended plans:** Barrow upon Humber Parish Council has a number of objections to this outline planning application:

### *Open space*

Not only does the plan extend beyond the North Lincs Council development limit, it also proposes development on an area designated as important open space in the Land Use Designation section of the NLC Local Plan.

In addition, in the report on Five Year Housing Land Supply, section 3.14, no sites in Barrow upon Humber are included so it is obviously not deemed necessary to develop this site within the next five years.

### *Drainage*

Last autumn, such was the danger of severe flooding during a period of heavy rain, the North Lincs Council flood team spent three days in Barrow, setting up an emergency centre in the Methodist Chapel.

Sewage was bubbling up through manhole covers and tankers had to be employed daily for several weeks to pump out the drains, including in the Market Place which lies below the level of the proposed development. Sandbags were supplied and mobile toilets were brought into the village for those whose toilets were blocked and unusable for several days.

To allow more houses to be built before this drainage problem is properly addressed and what would presumably be major works carried out would be inviting further problems in the event of more heavy rain, which we are told is likely to become a regular occurrence.

### *Access*

This gives rise to a number of concerns, firstly with the planned access which is close to a busy roundabout. Traffic turning right out of the development (as most of it is likely to) will be cutting directly across traffic coming from the roundabout towards the village.

Secondly, creating another access off Chestnut Rise would undoubtedly create a 'rat run'. There are numerous cul-de-sacs with entrances onto Chestnut Rise and to put in a through road to the current entrance on Barton Lane would greatly increase the likelihood of accidents.

### *John Harrison School*

It is inevitable that the new development will bring more primary school-aged children into the village. The local school does not have the capacity to expand on its current site which already houses a nursery department as well as the main school. The question of how to accommodate an increased number of pupils needs looking at, therefore, before any additional large development is approved.

### *Timing of the application*

Barrow upon Humber Parish Council is very concerned about the timing of the submission of this application. Under current circumstances, council meetings cannot be held and residents cannot get together, which limits opportunities for discussion. For that reason, the parish council feels that this application should be put on hold until the situation is back to normal and residents can attend relevant meetings of both the parish council and North Lincs Council to make their comments.

In response to the amended plans, further concerns in relation to drainage have been raised due to torrential rain resulting in water bubbling through manhole covers on the main road either side of the school and ongoing problems with the drain at the Palmer Lane/Green Lane junction.

## **PUBLICITY**

The application has been advertised by site and press notice, and placed on the council's website. Over one hundred letters of objection have been received to the original and amended plans. Two letters stating no objection and three letters of support have also been received. The letters of objection raise the following issues:

- houses not required in Barrow
- increased traffic
- flooding
- inadequate sewage infrastructure

- loss of privacy
- loss of agricultural land
- no affordable housing provided
- increased noise
- increased pollution
- insufficient capacity at the school
- no doctors' surgery
- over-development
- loss of wildlife
- properties may be empty/part built due to current economic climate
- loss of community
- increased hazards to pedestrians and vehicles
- loss of habitats already occurred on the site
- loss of view of the listed church
- surface water issues
- loss of green space will impact on ground water
- a footpath and cycle path should be installed on the south side of Ferry Road, east to link the development to the primary school without crossing the road
- sewage system should be improved
- contrary to policy
- loss of landscape to Barrow
- the council has a five year land supply
- school cannot be extended to accommodate additional children
- schools in the area are oversubscribed
- access is unsafe with limited visibility
- speed limit is exceeded regularly
- access should not be linked to Millfields

- emergency vehicles need to access the site
- no industry/jobs to support the development
- loss of open space
- high levels of on-street parking already on Millfields
- a 'cut through' will be created from Ferry Road exiting off Millfields onto the A1077
- poor public transport
- contrary to LC11 policy
- out of character with the rural area and village of Barrow
- right of way across the field
- access to Millfields should be pedestrian only
- insufficient car parking on the site
- Japanese knotweed is on the site
- traffic will pass green where children play
- lack of recreational facilities in Barrow
- outside development boundary
- loss of light and privacy
- loss of hedgerows
- increased pollution to historic stone
- increased private vehicle use
- barn owls, bat roosts and amphibians are located on the site
- biodiversity management plan inaccurate
- no archaeological excavations have been carried out
- site clearance has taken place
- access should be onto the existing roundabout to create a T-junction onto Ferry Road.
- previous refusal for dwellings on an adjacent site
- loss of medieval ridge and furrow
- maintenance of open space is required

- brownfield sites in Barrow should be developed
- layout and density is not acceptable
- increased congestion from residents accessing local amenities
- further development is planned on the adjacent site
- adverse impact on the landscape
- ash tree should be protected by a tree preservation order
- land sale
- no 20mph speed limit on Millfields Way/Chestnut Rise
- increase risk of vehicular and pedestrian accidents
- open space needs to be maintained
- net loss of biodiversity rather than net gain
- site should be developed for a park or swimming pool
- if the application is approved, it should contain traffic calming and traffic measures to ensure low speeds
- low-cost homes should be built on the site
- parking on Millfields/Chestnut Rise during construction will create hazards to pedestrian and vehicle safety

The letters of support raise the following issues:

- construction traffic will not need to go through the village
- secondary entrance will help to reduce traffic for existing dwellings on Millfields estate
- infrastructure and services can support this development
- amenities are accessible walking and cycling
- bus stops provide services to neighbouring villages and towns
- the site is a preferred option in the new local plan
- financial contributions to improve existing facilities
- mix of housing sizes would be provided
- provision of dwellings for first time buyers
- improved local economy

- public open space will be provided
- additional access for emergency vehicles
- quality homes will be built.

## **STATEMENT OF COMMUNITY INVOLVEMENT**

No statement of community involvement has been submitted with the application.

## **ASSESSMENT**

### **The proposal**

Outline planning permission is sought for a residential development and associated public open space, with all matters reserved for subsequent consideration. The number of dwellings is not specified in the description, however the supporting information and application form originally stated 75 dwellings on the site. The application has subsequently been amended to form additional public open space and the supporting statement submitted for the amended indicative masterplan suggests 64 dwellings can be accommodated on the site. The indicative master plan was amended once again to illustrate no vehicular access to the site from Chestnut Rise, only a pedestrian link. The indicative plan shows access from Ferry Road and Millfields Way. As access is a reserved matter, these arrangements are indicative only and the actual access point(s) will be determined at reserved matters stage.

### **Planning history**

There is no relevant planning history for the site.

### **The site**

The site is located outside but adjacent to the development boundary of Barrow upon Humber. Part of the eastern side of the site is located within an LC11 area (Area of Amenity Importance). To the southern and eastern boundaries are residential properties. Barrow conservation area adjoins the site to the eastern boundary. In the vicinity of the site are a number of listed buildings including The Old Vicarage and Holy Trinity Church. To the north the site is bounded by the LC11 area, with the bowling green located within the LC11 and open fields. There is a small cul-de-sac development leading from Thorngarth Lane which adjoins part of the northern boundary. To the west is Ferry Road where there is a ribbon pattern of housing development. The site is not level and is surrounded by some hedgerows and trees on the boundaries, with some trees and hedging within the site.

It must be noted that part of the site is a preferred option site in the emerging New Local Plan (Land off Ferry Road/Chestnut Rise) (H1P-16p) for residential development of 59 dwellings. Immediately adjacent to the site to the north is another preferred option site for residential development for 54 dwellings (Land off Ferry Road) (H1P-17p). Land on eastern side of the application site is proposed as Important Open Space. Little weight can be given to these matters as the New Local Plan is in its early stages of the process to adoption with the preferred options consultation stage completed earlier this year.

### **The main issues in the determination of this application are:**

- **the principle of residential development and its impact on the open countryside;**
- **impact on the listed building, the conservation area and on the LC11 site;**
- **impact on the highway;**
- **flood risk/drainage issues;**
- **impact on archaeology;**
- **impact on biodiversity, trees and hedgerows; and**
- **impact on the amenity of residents.**

## **Principle**

The site is located outside the defined settlement boundary for Barrow upon Humber and the proposal would represent a departure from the North Lincolnshire Local Plan. In determining whether the principle of residential development outside the settlement boundary is acceptable in this instance, it is necessary to consider whether the proposed development is sustainable in planning policy terms.

The development plan for North Lincolnshire comprises three parts: those policies of the North Lincolnshire Local Plan (2003) (LP) which were saved by a direction of the Secretary of State in September 2007, the North Lincolnshire Core Strategy DPD (2011) (CS), and the Housing and Employment Land Allocations DPD (2016) (HELAP).

Policy CS1 of the CS 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. 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.

The overall strategy for North Lincolnshire, as set out by policy CS2, sets out a sequential approach for development: firstly in Scunthorpe, followed by the market towns and then rural settlements. The bulk of housing requirement for North Lincolnshire under this strategy is allocated for Scunthorpe at 82% of the total housing requirement with 18% in the market towns of Barton upon Humber, Brigg, Crowle, Kirton in Lindsey and Winterton. There are no allocated housing sites within the rural settlements.

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

defined in the HELAP, and the application site is primarily outside the designated development limit for Barrow upon Humber.

LP 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 focusing housing within settlement limits as defined in the Housing and Employment Land Allocations DPD. The application site is primarily outside the defined development boundary for Barrow upon Humber and is therefore considered to be in breach of policies CS2, CS3 and CS8 of the Core Strategy, and RD2 of the North Lincolnshire Local Plan.

Notwithstanding the development plan policies set out above, the NPPF is a material consideration when determining planning applications. Paragraph 11(d) 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.

A recent review of the of the Five Year Housing Land Position Statement has identified that the council's housing land supply has reduced from five years and six dwellings, to four years. The council has prepared a Housing Delivery Action Plan in accordance with the National Planning Policy Framework and Planning Policy Guidance. The Action Plan will assist in securing a five-year land supply; some of the actions include reviewing the windfall allowance calculation, and working with developers to bring forward outline planning applications and other residential schemes that have been granted planning permission.

The revised Five Year Housing Land Supply Position Statement is still awaiting update and as such any decisions made by the planning authority will take account of the presumption in favour of sustainable development as set out in paragraph 11 of the NPPF. The current local policies relating to housing will carry reduced weight during this period.

National Planning Practice Guidance paragraph 008 states that, in decision-taking, if an authority cannot demonstrate a five-year housing land supply, including any appropriate buffer, the presumption in favour of sustainable development will apply, as set out in paragraph 11d of the National Planning Policy Framework.

Given the current five-year land supply deficit, it is considered that there is a clear and demonstrable need for housing development in the area. Accordingly the 'tilted balance' in paragraph 11 of the NPPF is triggered, whereby there is a presumption in favour of sustainable development and development proposals should be approved unless:

- (i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- (ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

There are three dimensions to sustainable development as set out in paragraph 8 of the Framework: economic, social and environmental.

### *Economic*

Investment in construction and related employment would represent a benefit whilst the dwellings and associated infrastructure were being constructed. The additional population would provide support to the local economy in terms of residents using the facilities, businesses and services located in Barrow upon Humber. The proposed dwellings would also generate council tax revenue.

### *Social*

In terms of the social benefits, the proposal would contribute to the council's housing land supply, and affordable housing would be provided on the site. A contribution towards upgrading leisure facilities in Barton upon Humber would be required, which would also be a benefit, and LEAP and a significant level of public open space would be provided on the site.

### *Environmental*

In terms of the environmental dimension, the proposal would result in landscaping and biodiversity enhancements on the site. The Japanese knotweed on the site will be treated and removed. An off-site contribution for biodiversity is required in order to provide biodiversity net gain in accordance with the NPPF and policy CS17 of the Core Strategy. Pedestrian and cycle paths would be provided within the development and pedestrian links can be provided from the site into the central area of Barrow upon Humber. SuDs would be incorporated into the development. These are all benefits of the scheme. However, the application, whilst in outline form, would significantly alter the character and appearance of the countryside in this area, particularly given the scale of development proposed, and result in the loss of some hedgerows and trees.

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. In determining the sustainability of the proposed development, an assessment not only relies upon planning principle but also whether the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed or if any adverse impacts exist that would significantly and demonstrably outweigh the benefits of the proposal.

Barrow upon Humber itself is identified as a rural settlement by the Core Strategy and ranks 12th in the Sustainability Survey 2019. It contains five (the maximum is seven) key facilities, which include a primary school, convenience shops, public houses, playgrounds, and a community hall. It has good public transport links with a number of bus services providing services to the larger settlements of Barton, Hull and Scunthorpe, for example. It is a larger rural settlement and is considered to be a sustainable settlement due to the facilities and access to facilities it has. These material factors, along with the holistic assessment, including technical analysis, will allow an assessment to be made of the sustainability of this proposed development.

## **Impact on the listed building and conservation area**

Adjacent to the site lies Barrow upon Humber conservation area and a number of listed buildings, including the Holy Trinity Church, which is a grade I listed building close to the site. The conservation area and listed buildings are designated heritage assets. An assessment has to be made on the impact the proposal will have on the conservation area and listed buildings, particularly the Holy Trinity Church.

Following concerns from HER, the indicative scheme has been amended to provide additional open space on the eastern side of the site. This will be used as public open space. This proposed open space will contribute in some part to protecting the setting of the conservation area and Holy Trinity Church as it will retain some of the original open space on the site. A positive outcome from this is that the space can be used by the public, allowing people to experience the openness of this part of the conservation area, and there will be a clear buffer to the proposed adjacent development. Additionally, the properties on the High Street to the east of the application site have retained their large deep gardens and this, added to the open space in the application, will maintain the immediate setting, form and pattern of development of the conservation area and the church setting. The proposed public open space will insulate and protect the historic core, which includes Holy Trinity Church, from the proposed development and provide an open, green setting to the buildings.

It is acknowledged that some harm will be caused by the proposed development to the wider setting and the original agricultural fields that served the historic settlement of Barrow and form part of its character and identity. This provides the historical context to the conservation area and the setting of the church – an open rural backdrop to the conservation area that has always been there, not despoiled by modern development. Whilst the additional open space has reduced the impact to the immediate setting of the conservation area, there is still some harm to its wider setting. However, the harm to the wider setting of the conservation area and Holy Trinity Church is not considered to be substantial, a view which is endorsed by the council's conservation officer. It must also be noted that Historic England do not wish to comment on the proposal. The harm is identified as less than substantial and, as such, paragraph 196 of the NPPF must be applied to the proposal, together with policy CS6 of the Core Strategy, and policies HE2 and HE5 of the North Lincolnshire Local Plan.

Paragraph 196 of the NPPF states, 'where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.' The harm in this case can be mitigated through design by ensuring that the new housing development will reflect the large open spaces or large longitudinal gardens in the final design, and by a traditional design and form of buildings that reflects the built form style and appearance of the historic properties in the conservation area. This matter will be addressed through any reserved matters application. The area of public open space adjacent to the conservation area will allow all residents of Barrow the opportunity to enjoy, explore, comprehend and understand the historic character and setting of Barrow. Planning conditions will seek to ensure the public open space is laid out to provide benefits to the community by the provision of acceptable landscaping, paths and seating, for example. The public benefits to the proposal are also specified in the earlier section of this report and include the provision of housing (including affordable housing) to meet local needs, contributions to extend the local school, the provision of a LEAP and increased employment opportunities, for example. It is considered

that the public benefits of the scheme outweigh the less than substantial harm that would be caused to the wider setting of the conservation area and the church.

In terms of policies HE2 and HE5 of the North Lincolnshire Local Plan, it is considered that the proposal will preserve and enhance the conservation area by the provision of the public open space on the site. The actual detailed design of the scheme will be submitted at reserved matters stages and the proposal will be assessed once again against policy HE2 to ensure that the scheme will preserve/enhance the character, appearance and setting of the conservation area. In terms of policy HE5, it is considered that the development will not create substantial harm to the setting of Holy Trinity Church and other adjacent listed buildings. The proposal therefore aligns with the NPPF, policy CS6 of the Core Strategy, and policies HE2 and HE5 of the North Lincolnshire Local Plan.

### **Impact on the LC11**

Part of the site lies within LC11, an Area of Amenity Importance. Policy LC11 of the North Lincolnshire Local Plan states, 'Within important amenity areas, development will only be permitted where it would not adversely affect their open character, visual amenity or wildlife value, or compromise the gap between conflicting land uses. Where development is permitted, measures shall be taken to minimise their impact or, where necessary, make a positive contribution to such areas.'

In this case the application site includes a large area of the LC11 site. This area of the LC11 is not public land and therefore the public do not have the right to access this area of the LC11 site. In order to mitigate and compensate the loss of the LC11, the applicant's indicative master plan shows a large area of open space that will be public open space. This will allow public access to the site and will be a substantial benefit of the proposal. The public open space on this area of the site will be secured by a S106 contribution, and planning conditions will ensure an acceptable layout so that the public can enjoy and use it. Biodiversity enhancements can also be provided in this location to improve wildlife value. The public open space will provide a green buffer area between the conservation area and the proposed residential scheme, thereby safeguarding the setting of the conservation area. The setting of Holy Trinity Church will also be safeguarded by the provision of this green open space on the site. As a result of the S106 and the planning conditions proposed, it is considered that the open character and visual amenity of the LC11 will be retained alongside the additional benefit of the public accessing this open space which will make a contribution to the area. The proposal will therefore accord with policy LC11 of the North Lincolnshire Local Plan.

### **Archaeology**

In terms of archaeology, concerns were raised that an archaeological assessment and field evaluation had not been carried out. However, this work has now been done. The field evaluation comprised the excavation of sample trial trenches following a geophysical survey; the results did not identify any archaeological features surviving below the ridge and furrow. The ridge and furrow is an archaeological pattern of ridges and troughs created by a system of ploughing used in Europe during the middle ages, typical of the open field system.

The ridge and furrow in the western half of the application site contributes to the historic setting of the conservation area as tangible evidence of the former medieval open fields surrounding the village; these are the only such earthworks surviving in this part of the

setting. The proposal would destroy the ridge and furrow, amounting to harm to a non-designated heritage asset, and it would have some adverse affect on the setting of the conservation area. However, the ridge and furrow is a non-designated heritage asset. The loss of the ridge and furrow is regrettable, but it is has been subject to some ploughing and is not overly prominent on the site. The ridge and furrow is located on the western side of the site and not within the area of public open space. Unfortunately it is not possible to retain the ridge and furrow as part of this scheme. However, the applicant has agreed to provide a notice board in the public open space which will provide information in relation to the historic and archaeological features on the site. The content and design of this notice board will be agreed by the local planning authority and this will allow for greater public understanding of this archaeological feature. This matter can be dealt with by planning condition. Subject to the imposition of this condition the proposal would accord with Chapter 16 of the NPPF, policy CS6 of the Core Strategy and policy HE9 of the North Lincolnshire Local Plan.

### **Character impacts**

Policy RD2 of the North Lincolnshire Local Plan is concerned with development within the open countryside. The policy is in two parts: firstly, it sets out, in principle, those development types that are acceptable; and secondly, it sets out a criteria-based approach to assessing those developments. The second part is of interest here in that it seeks to ensure that the visual amenity of the countryside is not compromised by poor development. Paragraph 'c' of the policy states, '...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;'

Policy CS5 of the North Lincolnshire Core Strategy is also relevant. It states, '...All new development in North Lincolnshire should be well designed and appropriate for their context. It should contribute to creating a sense of place' and 'Design which is inappropriate to the local area or fails to maximise opportunities for improving the character and quality of the area will not be acceptable.' Policy H5 of the local plan, which is concerned with new housing development, and paragraph 127 of the NPPF, are also relevant, though the criteria-based nature of policy H5 lends itself better to the assessment of any subsequent reserved matters application.

The proposal, in scale terms, would clearly represent a significant addition to the existing settlement and would alter the character and appearance of the site. The applicant has submitted a landscape assessment with the proposal. Whilst the site has no formal landscape designation, the site falls within the Lincolnshire Drift Landscape within the North Lincolnshire Landscape Character Assessment and Guidelines and the North Lincolnshire Countryside Design Summary (CDS). Barrow falls within a sub-area characterised as 'Open Undulating Farmland'. The western part of the site is grassland surrounded by hedgerows with the existing housing development to the south. The eastern area is fairly overgrown by trees, shrubs, grassland and some hedgerows. This assessment concluded that, *'the site is not a valued landscape and nor might it reasonably be described as being part of an intrinsically beautiful area of countryside and that the LCA considers the wider agricultural landscape around it to be unexceptional, with urban elements often degrading its character. The visual envelope of the site is very limited due to its semi-enclosure by mature hedgerows alongside existing development. A large part of the site is also a degraded landscape in urgent need of clearance and regeneration.'*

The CDS identifies Barrow as a springline village, and within the design guidance for springline villages, refers to *retaining existing views to church towers and spires at both a local level within the village and in distant views from surrounding landscape*. This can be achieved by the provision of the public open space and the retention of hedgerows and landscaping on the site. A residential scheme could be designed to retain existing views of the church tower. It is considered that the visual impact of the scheme would be significant for neighbouring properties; the visual impacts would be less significant from wider areas with retained hedgerows providing some screening. An extensive landscaping scheme for the site, once established, would mitigate some of the visual impacts on the landscape. The proposed development could effectively be integrated into the landscape and create a new edge of settlement consistent with the surrounding landscape setting. It is considered that a scheme could be achieved that would retain the sense of place in this area of Barrow, whilst also not giving rise to any unacceptable impingement upon future and existing amenity rights. As a result, the impact the development would have on the character of this area of Barrow is considered to be acceptable and would accord with part of policy RD2 of the North Lincolnshire Local Plan, as well as policy CS5 of the Core Strategy.

## Highways

In terms of highways, the access to the site is a reserved matter; it is not for consideration within this outline application, which is establishing the principle of residential development on this site. The access points shown on the indicative masterplan are indicative only. It is also noted that the applicant has amended the indicative master plan to show only a pedestrian link to the application site from Chestnut Rise.

The comments made by the parish council and residents in relation to highway issues, such as the accesses being dangerous, congestion, parking, danger to children playing, speeding, visibility issues, and that a 'rat run' will be created through the site are all noted.

Highways have stated that they have no issues in principle with the proposed new access on Ferry Road, and they notice that the land to the north is allocated for housing in the new Local Plan Preferred Options. The preference would be for this access to be temporary until the land to the north is developed, at which point the main site access should be via an improved roundabout arrangement at the A1077/B1402. The original access should be retained as a pedestrian/cycle access. Consideration should be given to extending the 30mph speed limit northwards as part of these proposals. In response to these comments, the land to the north is a preferred option site in the New Local Plan. As specified earlier in this report, little weight can be given to this matter as the new local plan is in its early stages. Each application must be determined on its merits and, to date, there has been no application for residential development submitted for the land to the north. The access to the site is a reserved matter and the location, layout and design of the access will be submitted within any reserved matters application, which Highways and the public will have the opportunity to comment on.

Highways have requested that a contribution be made to promote and encourage sustainable travel to/from the site as a practical and realistic alternative to the private car. This could include the provision of maps showing walking/cycling routes to key local facilities and some form of financial incentive to travel by public transport. As a result, a financial contribution towards 'taster' bus tickets for occupiers of the dwellings has been requested and agreed by the applicant. Highways have requested that extending the 30mph speed northwards be considered. The extension of the 30mph speed limit will be

addressed through an S106 contribution in order to make the proposal acceptable in terms of highway safety. These aspects of the proposal would accord with policies CS5 and CS25 of the Core Strategy, policy T2 of the North Lincolnshire Local Plan and Chapter 9 of the NPPF.

Highways have raised no objections to the proposal and it is considered to be acceptable in highway and parking terms, subject to the S106 contributions and conditions which will be imposed on any planning permission granted. The proposal therefore aligns with policies T2 and T19 of the North Lincolnshire Local Plan.

### **Flood risk and drainage**

The site is located within Flood Zone 1 of the council's SFRA 2011 and is therefore at low risk of flooding. The SFRA is the most up-to-date flood risk assessment for North Lincolnshire. The applicant has submitted a Flood Risk Assessment and Drainage Management Strategy with the application. The Environment Agency does not wish to comment on this application. As the site lies within an area at low risk of flooding, the proposal is considered to be acceptable in terms of flood risk and aligns with the NPPF, policy CS19 of the Core Strategy and policy DS16 of the North Lincolnshire Local Plan.

In terms of drainage, concerns from residents are noted. In terms of the disposal of foul water, Anglian Water have confirmed that the foul drainage from this development is in the catchment of North Ferry Water Recycling Centre that will have available capacity for these flows. The sewerage system at present has available capacity for these flows. If the developer wishes to connect to this sewerage network they would need to serve notice under Section 106 of the Water Industry Act 1991. A planning condition will be used to ensure that the details of the disposal of foul water from the site are submitted for approval to the council and Anglian Water would be consulted on this scheme. The proposal would therefore accord with policies CS18 and CS19 of the Core Strategy, and policies DS14 and DS16 of the North Lincolnshire Local Plan.

In terms of surface water disposal, concerns from residents are noted. The LLFA, Anglian Water and the Environment Agency have all been consulted on the proposal. The Environment Agency does not wish to comment. Anglian Water has stated that 'from the details submitted to support the planning application the proposed method of surface water management does not relate to Anglian Water operated assets. As such, we are unable to provide comments on the suitability of the surface water management. The local planning authority should seek the advice of the Lead Local Flood Authority.' The LLFA raises no objection to the proposal subject to a number of planning conditions, including requiring the submission of an acceptable drainage strategy prior to works commencing. This aspect of the proposal, subject to conditions, would therefore accord with policies CS18 and CS19 of the Core Strategy, and policies DS14 and DS16 of the North Lincolnshire Local Plan.

### **Biodiversity**

In terms of biodiversity, the proposal will result in a net loss of habitat on the site which is contrary to policies CS5 and CS17 of the Core Strategy. The proposal would result in the loss of improved grassland, bramble scrub and potentially moderately species-rich hedgerows. A number of biodiversity enhancements are proposed as part of the scheme and will be conditioned accordingly. These include the provision of public open space on the site, an open area of wildflower meadows, bat and bird boxes, and landscaping will be

provided on the site. In addition, the applicant will ensure the removal of Japanese knotweed that has been found on the site.

In order to compensate for the net loss of habitat on the site, an S106 contribution is requested. The net loss in habitats units, taking into account on-site enhancements, is 4.44 biodiversity units when Defra's Biodiversity Metric Version 2.0 is applied to the site. In order to compensate for this, an off-site contribution is required in order to provide compensatory off-site habitat creation. This will secure measurable net gains for biodiversity. Planning conditions will also be used to secure biodiversity enhancements on the site. This will align with paragraphs 170, 174 and 175 of the NPPF, and policies CS5 and CS17 of the Core Strategy.

### **Hedgerows and Trees**

There will be some loss of hedgerows and trees on the site. The site can be divided into two distinct areas: the western area is agricultural grassland and the eastern area is overgrown, comprising grassland, trees, hedges and shrubs. Significant hedgerows are located on the site boundaries. There are no tree preservation orders on the site and the site itself is not within a conservation area. The applicant has submitted a tree survey and arboricultural assessments. A small number of trees would be removed from the site as they are of poor quality. It is considered that a residential scheme could be designed with a number of existing trees and hedgerows being retained on the site. Planning conditions can be used to ensure the retention of the hedgerows and trees on the site as far as possible, and a timeline and method statements for the protection fencing on the site can be achieved by planning conditions. The landscaping, which is a reserved matter, will need to ensure that the hedgerows and trees are retained as far as possible to safeguard them, in order to retain the character and appearance of the site. Extensive additional planting and green infrastructure will also need to be submitted within the reserved matters application. The proposal, subject to conditions, is acceptable in terms of hedgerows and trees and would accord with policy LC12 of the North Lincolnshire Local Plan, and policies CS5 and CS16 of the Core Strategy.

### **Residential amenity**

In terms of residential amenity, it is considered that a scheme could be designed and laid out on the site to ensure that overlooking and privacy issues were avoided. This matter would be assessed at reserved matters stage. As the site is not level, planning conditions would be used to secure details of the levels the dwellings would be constructed at to ensure that they would not result in loss of amenity to adjoining dwellings. The proposal would accord with policy CS5 of the Core Strategy, and policies RD2, H5 and DS1 of the North Lincolnshire Local Plan.

### **Contamination and environmental issues**

Policy DS7 of the North Lincolnshire Local Plan is concerned with contaminated land. The site comprises agricultural land that is currently not in active production. The site's agricultural use has the potential to have introduced contaminants such as PAHs, metals, petroleum hydrocarbons and asbestos to site, from the over-application of slurry and the illegal deposition of waste, which are harmful to human health. No contamination survey has been submitted with the application. Environmental Health have been consulted on the proposal and propose a contamination condition requiring a Phase 1 site investigation, and remediation and verification reports to be submitted before development commences on

the site. This condition would be imposed on any forthcoming planning permission and the proposal, in terms of contamination, would align with policy DS7 of the North Lincolnshire Local Plan.

Policy CS18 of the Core Strategy is concerned with sustainable resource use and climate change. Its purpose is to promote development that utilises natural resources as efficiently and sustainably as possible. Two points of this policy are relevant:

- (10) ensuring development and land use helps to protect people and the environment from unsafe, unhealthy and polluted environments, by protecting and improving the quality of the air, land and water
- (12) supporting new technology and development for carbon capture and the best available clean and efficient energy technology, particularly in relation to the heavy industrial users in North Lincolnshire, to help reduce CO<sub>2</sub> emissions.

Environmental Health has assessed the proposal in relation to the Institute of Air Quality Management Land Use Planning and Development Control: Planning for Air Quality January 2017 and proposes a condition that, prior to development, a scheme for electric vehicle charging points shall be submitted to and agreed in writing with the local planning authority. The request is considered to be in accordance with the above policy requirements and will be attached to any forthcoming permission to mitigate the impact upon air quality generated by the development. This condition will be imposed on any planning permission granted and would accord with Chapter 9 of the NPPF, policy CS18 of the Core Strategy and DS11 of the local plan by making a positive impact upon the reduction of polluting activities.

A condition to manage construction working hours is considered necessary to mitigate unacceptable impacts upon neighbouring amenity, and will be imposed on any planning permission granted. The applicant has requested a start time of 7.30am, rather than 8am as requested by Environmental Health, as this is the developer's standard start time and due to the implications of Covid-19 on the construction industry. It is considered that this request is reasonable and a 7.30am start time will be imposed on any planning permission. The submission of a construction environmental management plan is also required to safeguard residents' amenity during construction. Subject to these conditions, it is considered that the proposal would accord with policies DS1 and DS11 of the North Lincolnshire Local Plan.

### **Deliverability**

The applicant has submitted a delivery statement to demonstrate that the site is deliverable and, should planning permission be granted, there is a realistic possibility of the site being developed. The applicant has stated that if this application is approved it will be followed by a reserved matters application in March 2021, followed by a discharge of conditions application, with works commencing on site in October 2021. Whilst the delivery statement is, in a sense, just a statement, which is not legally binding, there does appear to be a clear intention for the scheme to be developed for housing, should permission be granted. There is a need for housing and this development would provide a significant contribution towards the council's five year land supply.

### **Planning obligations**

Policy CS27 is concerned with planning obligations and states that where a development proposal generates an identified need for additional infrastructure, North Lincolnshire Council will, through the negotiation of planning obligations pursuant to Section 106 of the Town & Country Planning Act 1990 and in accordance with guidance set out in Circular 05/2005, seek obligations that are necessary to make proposals acceptable in planning terms. The tests for planning obligations are set out in Part 11, section 122 of the Community Infrastructure Levy Regulations 2010 (as amended). It states: (2) A planning obligation may only constitute a reason for granting planning permission for the development if the obligation is:

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.

The legal test is also set out in planning policy under paragraph 56 of the National Planning Policy Framework 2018.

#### *Affordable housing*

Policy CS9 is concerned with affordable housing and requires schemes for new residential housing in rural settlements to contribute 10% of the scheme for affordable tenure.

The applicant has agreed to provide 10% of affordable housing on site; this is therefore policy compliant. The affordable housing will be provided by affordable rent, shared ownership for example.

#### *Public open space and leisure contribution*

Policy H10 of the North Lincolnshire Local Plan is concerned with public open space. It states, '(i) ...New housing developments on allocated and windfall sites of 0.5 ha or more will be required to provide recreational open space on a scale, and in a form, appropriate to serve the needs of residents.' This is reinforced by policy CS22 of the North Lincolnshire Core Strategy; both are considered relevant. The applicant has agreed to provide on-site public open space in order to comply with policy CS22 but also to ensure adequate mitigation is provided to protect the setting of the listed church and the conservation area. The location and size of the open space to be provided on the site will be secured within the S106 agreement by attaching the illustrative masterplan to the agreement which clearly identifies the area of open space on the site. A contribution towards an existing local equipped area for play (LEAP) off site, which will be Mill Lane Park, will also be provided. The applicant has also agreed that the public open space will be either cared for by a management company or an amount paid for the on-site maintenance of the on-site informal public open space. This will be made explicit in the Section 106 agreement.

A leisure contribution has also been requested that would contribute £46,400 towards anticipated costs of building improvements and additional sports equipment at Baysgarth Leisure Centre in Barton. The applicant is willing to agree this contribution. This accords with policy CS23 of the Core Strategy.

#### *Biodiversity*

A contribution is requested as the proposal will result in a net loss of habitat, although a number of biodiversity enhancements will take place on the site. The net loss in habitats units, taking into account on-site enhancements, is 4.44 biodiversity units when Defra's Biodiversity Metric Version 2.0 is applied. In order to compensate for this, an off-site contribution is required in order to provide compensatory off-site habitat creation. This will secure measurable net gains for biodiversity. This will align with paragraphs 174 and 175 of the NPPF, and policies CS5 and CS17 of the Core Strategy, which seek to ensure that proposals will secure net gains in terms of biodiversity.

### *Education*

Policy C1 states that where major new housing proposals would result in an increased demand for education facilities, which cannot be met by existing schools and colleges, a developer may be required to enter into a planning obligation under Section 106 of the Town and Country Planning Act 1990, to secure the provision of, or contribution towards, new or extended facilities. The response from the education department to this application is that primary and secondary contributions are required, which are calculated as £7,736 per dwelling (excluding affordable, one bed and over 55 dwellings). The issue of school capacity raised by objectors is noted. It is accepted that the primary school is near to capacity. The S106 contribution requested by education will enable the school to be expanded. The applicant has agreed to the financial contribution for education.

### *Public transport (bus tickets)*

A financial contribution of £2,500 is required towards bus tickets for occupiers of the dwellings to allow a week of free travel on the new Demand Responsive Travel Service. This aligns with policy CS25 of the Core Strategy and the NPPF which seek to ensure new developments reduce the need to travel by private vehicle. This will give occupiers of the development a free trial of public transport and it is hoped that occupiers would then be encouraged to continue to use this public transport service. The applicant has agreed to this.

### *Traffic Regulation Order*

A financial contribution of £2,500 towards amending the existing traffic regulation order and provide appropriate signage to extend the 30mph speed limit restrictions northwards on Ferry Road is requested in the interests of highway safety. The applicant has agreed to this.

### *Obligations summary*

The proposed on and off-site contributions are considered to be CIL compliant as well as policy compliant. The proposal would therefore align with policies CS9, CS17, CS22, CS23 and CS25 of the North Lincolnshire Core Strategy, C1 and HC10 of the North Lincolnshire Local Plan, and paragraph 56 of the NPPF. It should be noted that the application is flexible, as, although the additional planning statement submitted with the application contemplates 64 dwellings on the site, the exact number of dwellings has not been specified by the applicant.

### **Other issues raised**

In terms of access to the GP surgery, no evidence has been submitted to demonstrate health services are over-subscribed. Speeding and obstructive parking is a matter for the

police. Land sales are not a planning matter. The site has been subject to some site clearance, but consent was not required. Issues of further development are noted, but are not material to this application. The loss of agricultural land is noted, but the land is not in active agricultural production and is not grade 1 agricultural land. It is acceptable that there are other permissions for residential development in Barrow, and the council does work with developers to bring approved sites forward for delivery. However, there is still a shortfall of housing in the area and this application will assist in addressing some of the shortfall.

### Pre-commencement conditions

All pre-commencement conditions attached to this recommendation have been agreed with the applicant and therefore accord with the requirements set out by the Planning Pre-commencement Regulations 2018.

### Conclusion

The proposal has been subject to a full assessment, giving due consideration to responses from technical consultees and third parties. The applicant has also agreed to the heads of terms set out below, which are required to make the development acceptable in planning terms, as well as meeting the other tests for obligations. There has been substantial local opposition to the proposal and the material points have been considered under the relevant sections within this report, whilst other issues raised may be more pertinent to be considered at the reserved matters stage when the actual access, appearance, landscaping, scale and layout of the scheme can be assessed in more detail. It is considered, given the assessment above, that no adverse impacts related to the development exist that would significantly and demonstrably outweigh the benefits that would follow from a well-executed residential scheme in this location. Overall, it is considered that the proposal does represent sustainable development in the context of the NPPF and Housing and Employment Land Allocations DPD policy PS1, which sets a presumption in favour of sustainable development.

### Heads of terms

<b>S106 contributions</b>	
Affordable housing	10% of the development
Off-site recreation	Off-site LEAP contribution of £54,106.00 towards Mill Lane Park
On-site public open space	On-site informal public open space with a maintenance fee of £114,585.50 for 5665 square metres or an estate management company set up – financial no contribution required. The submission of a detailed scheme for the public open space will be a condition and subject to the reserved matters application.
Education	£7,736 for primary and secondary places per dwelling excluding affordable and any over 55's products

Leisure: off-site contribution and location	£46,400 towards anticipated costs of building improvements and additional sports equipment at Baysgarth Leisure Centre
Biodiversity: off-site contribution	£44,860 off-site contribution to compensate for the net loss in habitat units
Public transport (bus tickets)	A financial contribution of £2,500 for bus 'taster tickets'
Highways	A financial contribution of £2,500 towards amending the existing traffic regulation order and providing appropriate signage to extend the 30mph speed limit restrictions on Ferry Road, Barrow

## RECOMMENDATION

**Subject to the completion of a formal agreement under Section 106 of the Town and Country Planning Act 1990 providing for the contributions set out in the 'Heads of terms' specified above, the committee resolves:**

- (i) it is mindful to grant permission for the development;**
- (ii) the decision be delegated to the Group Manager – Development Management and Building Control upon completion of the obligation;**
- (iii) if the obligation is not completed by April 2021 the Group Manager – Development Management and Building Control be authorised to refuse the application on grounds of inadequate provision of essential community benefits; and**
- (iv) the permission so granted be subject to the following conditions:**

1.

Approval of the details of the layout, scale and appearance of the building(s), the means of access thereto, and the landscaping of the site, (hereinafter called 'the reserved matters') shall be obtained from the local planning authority in writing before any development is commenced.

Reason

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

2.

Plans and particulars of the reserved matters referred to in condition 1 above, relating to the layout, scale and appearance of any buildings to be erected, the means of access thereto, and the landscaping of the site, shall be submitted in writing to the local planning authority and shall be carried out as approved.

Reason

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

3.

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

Reason

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

4.

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

Reason

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

5.

The development hereby permitted shall be carried out in accordance with the following approved plans: FR/171/01.

Reason

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

6.

No development shall take place until details of:

- (i) the location and layout of the vehicular access; and
- (ii) the number, location and layout of the vehicle parking space(s) within the curtilage of the site;

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

Reason

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

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.

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.

9.

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

- (i) the proposed method of forming access from the highway, including the required visibility splays;
- (ii) the method of constructing/paving the drive;
- (iii) the provision of adequate drainage features;
- (iv) the provision of suitable bin collection facilities adjacent to the highway;
- (v) the provision of suitable lighting arrangements; and
- (vi) the provision of street name plates that shall include the words 'Private Drive';

which have been agreed in writing by the local planning authority. Once constructed the private driveway shall be retained.

Reason

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

10.

No development shall begin until details of:

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

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

Reason

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

11.

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.

12.

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.

13.

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.

14.

The penultimate dwelling on site shall not be occupied until the access roads have been completed.

Reason

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

15.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008 (or any order revoking and re-enacting that order with or without modification), no development shall take place within any service strip adjacent to any shared surface road, and any planting or landscaping within this service strip shall be of species which shall be agreed in writing with the local planning authority prior to planting.

Reason

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

16.

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

Reason

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

17.

The travel plan, once approved and in place, shall be subject to monitoring on an annual basis for a period of three years from the approval date. The monitoring report on the impact of the travel plan shall be submitted to the local planning authority on the first of

January each year following the grant of planning permission. All amendments to the approved travel plan identified as a result of the monitoring process shall be implemented and retained.

#### Reason

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

18.

No development shall take place until a construction phase traffic management plan showing details of:

- all associated traffic movement, including delivery vehicles and staff/construction movements;
- any abnormal load movements;
- contractor parking and welfare facilities;
- storage of materials; and
- traffic management requirements, including the means of controlling the deposition of mud onto the adjacent highway, along with appropriate methods of cleaning the highway, as may be required;

has been submitted and approved in writing by the local planning authority. Once approved the plan shall be implemented, reviewed and updated as necessary throughout the construction period.

#### Reason

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

19.

No development shall take place until a detailed surface water drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The scheme shall be based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development. This must be based upon the submitted Flood Risk Assessment, prepared by EWE Associates Ltd, Draft Rev0, dated March 2020. The drainage scheme shall demonstrate that surface water run-off generated up to and including the 1 in 100 year critical storm (including an allowance for climate change) will not exceed the run-off from the existing site. It shall also include details of how the resulting completed scheme is to be maintained and managed for the lifetime of the development so that flood risk, both on and off the site, is not increased. SuDS must be considered. Reference should be made to North Lincolnshire Council's SuDS and Flood Risk Guidance Document. Should infiltration not be feasible at the site, alternative sustainable drainage should be used, focusing on above-ground solutions.

#### Reason

To prevent the increased risk of flooding to themselves and others, to improve and protect water quality, and to ensure the implementation and future maintenance of the sustainable

drainage structures in accordance with policy DS16 of the North Lincolnshire Local Plan, policies CS18 and CS19 of the North Lincolnshire Core Strategy, and paragraphs 155, 157, 163 and 165 of the National Planning Policy Framework.

20.

The drainage scheme shall be implemented in accordance with the approved submitted details required by condition 19 above, shall be completed prior to the occupation of any dwelling or building within each phase or sub-phase of the development on site, and thereafter retained and maintained in accordance with the scheme for the life of the development unless otherwise agreed in writing with the local planning authority.

Reason

To prevent the increased risk of flooding to themselves and others, to improve and protect water quality, and to ensure the implementation and future maintenance of the sustainable drainage structures in accordance with policy DS16 of the North Lincolnshire Local Plan, policies CS18 and CS19 of the North Lincolnshire Core Strategy, and paragraphs 155, 157, 163 and 165 of the National Planning Policy Framework.

21.

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

Reason

In the interests of highway safety and to comply with policy T19 of the North Lincolnshire Local Plan, policies CS18 and CS19 of the North Lincolnshire Core Strategy, and paragraph 163 of the National Planning Policy Framework.

22.

No development shall take place until a scheme for the disposal of foul water has been agreed in writing by the local planning authority and none of the dwellings shall be occupied until it is connected to the approved drainage system.

Reason

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

23.

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.

24.

A scheme for the provision of electrical vehicle charging points shall be submitted to and approved in writing by the local planning authority. The scheme shall be designed to take account of good practice guidance as set out in the Institute of Air Quality Management Land Use Planning and Development Control (<http://www.iaqm.co.uk/text/guidance/air-quality-planning-guidance.pdf>) and contemporaneous electrical standards, including Electrical Requirements of BS7671:2008 and 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 prior to the occupation of any dwelling 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.

25.

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

- 7.30am to 6pm Monday to Friday

- 7.30am to 1pm on Saturdays.

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

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

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

#### Reason

To safeguard the amenity of neighbouring residents in accordance with policy DS1 of the North Lincolnshire Local Plan.

26.

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:

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

Light: The CEMP shall set out the particulars of:

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

- site dust monitoring, recording and complaint investigation procedures;
- 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;
- provision of water to the site;
- dust mitigation techniques at all stages of development;
- prevention of dust trackout;
- communication with residents and other receptors;
- a commitment to cease the relevant operation if dust emissions are identified, either by regular site monitoring or by the local authority;
- a 'no burning of waste' policy.

Reason

To safeguard the amenity of neighbouring residents in accordance with policy DS1 of the North Lincolnshire Local Plan.

27.

No development shall take place until the applicant or their successor in title has submitted a biodiversity metric assessment and biodiversity management plan to the local planning authority for approval in writing. The document shall include:

- details of measures required to provide more than 0% biodiversity net gain in accordance with the Defra biodiversity metric 2.0 compared to the baseline assessment described in section 5.0 of 'Keigar Homes Ltd Ferry Road, Barrow Upon Humber Extended Phase 1 Habitat Survey And Biodiversity Management Plan' dated July 2020;
- details of sensitive working practices to avoid harm to bats, hedgehogs, badgers and nesting birds;
- details of bat boxes and bat bricks to be installed on at least 15% of houses;
- details of swift boxes and sparrow terraces to be installed on at least 15% of houses combined;
- details of nesting sites to be installed to support a variety of other species, including house mart
- 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 retention, planting and aftercare of native trees, shrubs, hedgerows and wildflowers of high biodiversity value;
- details of wetland habitat to be created and managed as part of sustainable drainage;
- appropriate phasing mechanisms to ensure that significant areas of habitat are created and are becoming properly established before each phase of construction;
- procedures for monitoring and ongoing management of created habitats;
- measures to avoid light, noise and water pollution, fly-tipping and other factors that would harm habitats and specie
- prescriptions for the provision of a wildlife gardening leaflet for each new resident;
- proposed timings for the above works in relation to the completion of the dwellings.

Biodiversity units should be delivered on site, within the red line boundaries shown on submitted Location Plan number FR/171/01. Those that cannot viably be delivered on site should be delivered off site according to the S106 agreement attached to this permission.

Reason

To conserve and enhance biodiversity in accordance with policies CS5 and CS17 of the North Lincolnshire Core Strategy, and paragraphs 170, 174 and 175 of the National Planning Policy Framework.

28.

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 60th dwelling hereby approved, 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.

29.

Before development commences on site, details of the timeline and method statement for the protection fencing and any other tree protection measures shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented on site. All hedges, hedgerows and trees on and immediately adjoining the site to be retained shall be protected from damage for the duration of works on the site. This shall be to the satisfaction of the local planning authority in accordance with relevant British Standards (BS5837:2012). Any parts of hedges or hedgerows, or trees, removed without the local planning authority's consent or which die, or become, in the opinion of the local planning authority, seriously diseased or otherwise damaged within five years following contractual practical completion of the approved development shall be replaced as soon as is reasonably practicable and, in any case, not later than the end of the first available planting season, with plants of such size and species, and in such positions, as may be agreed with the local planning authority.

Reason

To protect the existing trees, hedges and hedgerows on the site in accordance with policy CS16 of the North Lincolnshire Core Strategy and policy LC12 of the North Lincolnshire Local Plan.

30.

Before development commences on site, details of all the finished floor levels at which all the dwellings will be constructed shall be submitted to and approved in writing by the local planning authority. Only the approved scheme shall be implemented on the site.

Reason

To ensure the dwellings are in character with the area, and to safeguard the amenity of adjoining dwellings and the visual amenity of the conservation area, in accordance with policies CS5 and CS6 of the North Lincolnshire Core Strategy, and policies H5, RD2, HE2 and DS1 of the North Lincolnshire Local Plan.

31.

No development shall take place on the area shown as public open space on the illustrative masterplan (drawing number FR/171/02 Rev B) until details of the layout, design, biodiversity enhancements, the hard and soft landscaping for this open space, and the

provision of a notice board within the public open space which provides details and information of the historical and archaeological features of the site, have been submitted to and agreed in writing by the local planning authority. Thereafter only the approved scheme shall be implemented on the site at all times.

#### Reason

To mitigate the development in planning terms by ensuring that an acceptable scheme for the public open space is provided on the site in accordance with policies CS5 of the North Lincolnshire Core Strategy, and policies H10, HE2, HE5 and DS1 of the North Lincolnshire Local Plan.

32.

No above-ground works shall take place until a full schedule of the external materials for all the dwellings to be constructed on the site have been submitted to and approved in writing by the local planning authority. Thereafter only the approved materials shall be used on the dwellings.

#### Reason

To ensure the dwellings are in character with the area, and to safeguard the amenity of adjoining dwellings and the visual amenity of the conservation area, in accordance with policies CS5 and CS6 of the North Lincolnshire Core Strategy, and policies H5, RD2, HE2 and DS1 of the North Lincolnshire Local Plan.

#### **Informative 1**

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

#### **Informative 2**

The applicant's attention is drawn to the comments made by the LLFA and Anglian Water.

#### **Informative 3**

The applicant's attention is drawn to the comments made by the council's Recycling team, Humberside Police and Humberside Fire and Rescue Service.

#### **Informative 4**

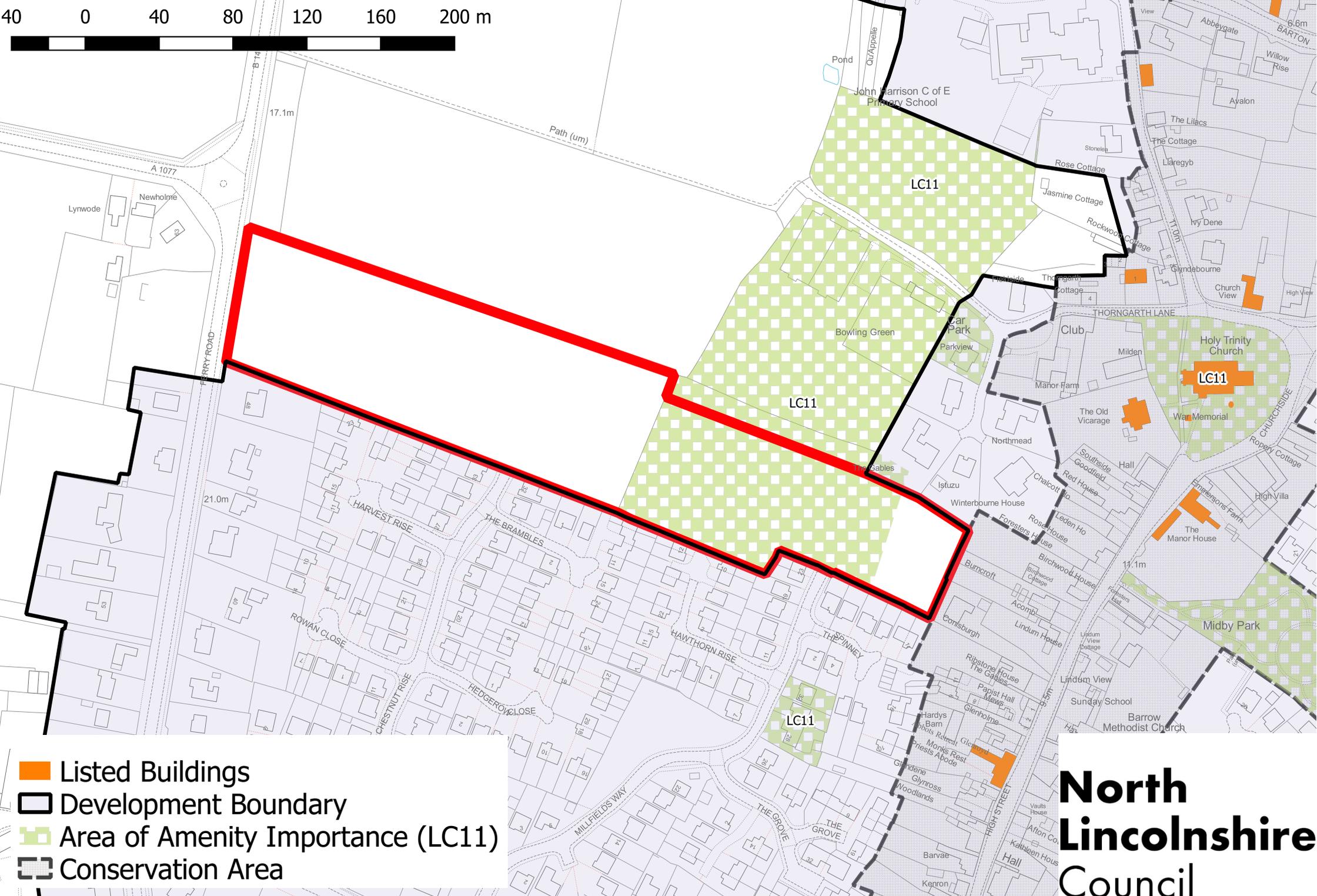
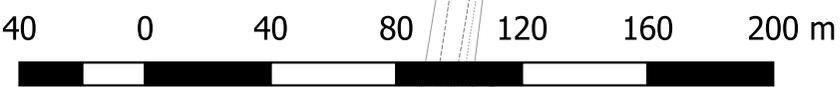
The development hereby granted planning permission requires works to be carried out within the limits of the adopted (public) highway. Therefore:

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

#### **Informative 5**

In determining this application, the council, as local planning authority, has taken account of the guidance in paragraph 38 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.



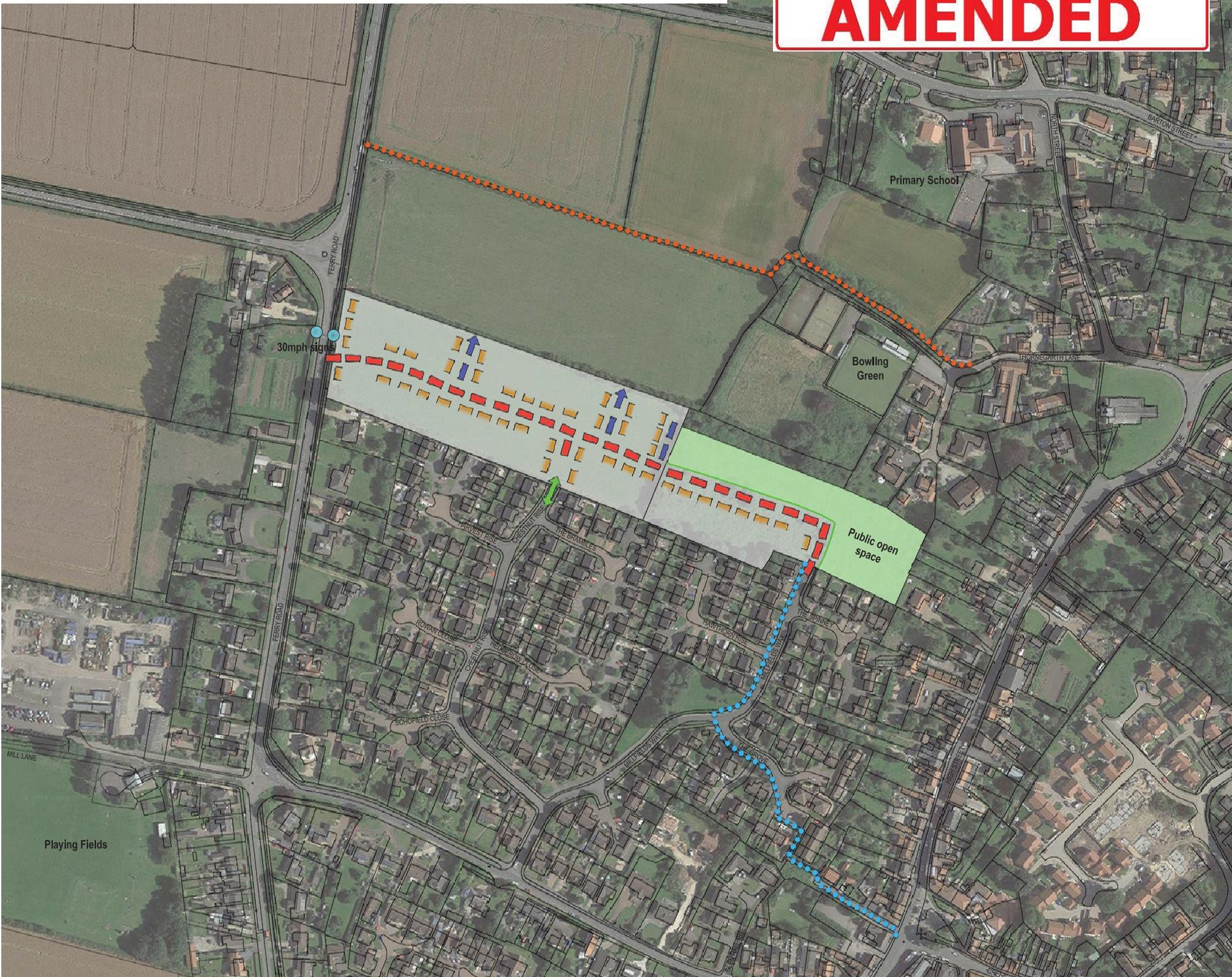


- Listed Buildings
- Development Boundary
- Area of Amenity Importance (LC11)
- Conservation Area

**North  
Lincolnshire  
Council**

**PA/2020/603**

# AMENDED



- Key:**
-  Existing Public Footpath (no. 62)
  -  Existing Public Footpath to village center
  -  Developable Area
  -  Indicative Building Frontages
  -  Proposed Primary Road
  -  Proposed Secondary/Tertiary Road
  -  Proposed Pedestrian Link
  -  Public open space

B Vehicular link removed. NwP 15.07.20  
 A Scheme updated. NwP 08.06.20  
(Drawn to Scale Approval)

**KEIGAR HOMES LTD**  
 KEIGAR LODGE  
 CAMBERVA VIEW  
 BARTON-UPON-HUMBER  
 NORTH LINCOLNSHIRE  
 DN15 5QR  
 Tel: 01652 631939 Fax: 01652 631938



Residential Development at  
 FERRY ROAD,  
 BARROW, N. LINCS.

Illustrative Masterplan Scheme

NwP	16.03.20	NTS
FR / 171 / 02		B