

APPLICATION NO	PA/2021/1634
APPLICANT	Mr Mark Wall, NPP Properties Ltd
DEVELOPMENT	Outline planning permission to erect up to four dwellings with access (layout, scale, appearance and landscaping reserved for subsequent consideration)
LOCATION	Stanmore Lodge, Belton Road, Sandtoft, DN8 5SX
PARISH	Epworth
WARD	Axholme Central
CASE OFFICER	Jennifer Ashworth
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Departure from the development plan

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

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

Paragraph 8 states, ‘Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- (a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at

the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

- (b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural wellbeing; and
- (c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.'

Paragraph 9 states, 'Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.' It also explains that the three overarching objectives are not criteria against which every decision can or should be judged.

Paragraph 10 states that at the heart of the Framework is a presumption in favour of sustainable development.

Paragraph 11 sets out the presumption in favour of sustainable development and confirms that, for decision-taking, this means:

- (c) approving development proposals that accord with an up-to-date development plan without delay; or
- (d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting planning permission 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 the Framework as a whole.

Paragraph 38 states, 'Local planning authorities should approach decisions on proposed development in a positive and creative way...Decision-makers at every level should seek to approve applications for sustainable development where possible.

Paragraph 47 makes clear that 'Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing.'

Paragraph 130 states, 'Planning policies and decisions should ensure that developments:

- (a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- (b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- (c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- (d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- (e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- (f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

North Lincolnshire Core Strategy (2011):

CS1 (Spatial Strategy for North Lincolnshire)

CS2 (Delivering More Sustainable Development)

CS3 (Development Limits)

CS5 (Delivering Quality Design in North Lincolnshire)

CS7 (Overall Housing Provision)

CS8 (Spatial Distribution of Housing Sites)

CS17 (Biodiversity)

CS19 (Flood Risk)

CS25 (Promoting Sustainable Transport)

CS27 (Planning Obligations)

North Lincolnshire Local Plan (2003) (saved policies):

H5 (New Housing Development) (part saved)

H8 (Housing Design and Housing Mix)

H10 (Public Open Space Provision in New Housing Development)

LC5 (Species Protection)

LC7 (Landscape Protection)

LC12 (Protection of Trees, Woodland and Hedgerows)

RD2 (Development in the Open Countryside)

DS1 (General Requirements)

DS3 (Planning Out Crime)

DS14 (Foul Sewage and Surface Water Drainage)

DS16 (Flood Risk)

T1 (Location of Development)

T2 (Access to Development)

T19 (Car Parking Provision and Standards)

Appendix 2

Housing and Employment Land Allocations DPD (2016): The site is unallocated and located outside the development limits as shown on Proposals Map Inset 36 Sandtoft Airfield.

Supplementary Planning Guidance: SPG Design in the Countryside

Guidance: SuDS and Flood Risk Guidance Document

CONSULTATIONS

Drainage (Local Lead Flood Authority): No objection. A series of discussions have taken place between the applicant and the Drainage Team. The Drainage Team wish to have this application and the application to the north (PA/2021/109), which benefits from outline planning permission, linked to ensure a combined and compliant surface water drainage scheme. The developer needs to be mindful that the proposed highway drainage outfall may require improvements at their expense as this is not a public sewer and as such have no rights for connection. It is recommended a condition be included that requires detailed surface water drainage design to be provided at the reserved matters stage.

Environmental Protection: No objection. The department has received and reviewed the submitted Preliminary Investigation, is satisfied with the desk study and agrees that a robust ground investigation will need to be submitted. The department also agrees that prior to the demolition of the existing bungalow and storage building on site, an asbestos survey be undertaken. It is recommended that conditions to address contamination and asbestos materials be included.

With regard to noise, the department has reviewed the submitted Acoustic Report and recommends the inclusion of a series of planning conditions to ensure the protection of residential amenity.

Highways: No objections, but advise a series of conditions be applied to any permission granted on this site.

Severn Trent Water: No objection subject to the inclusion of an informative.

Environment Agency: No objection, but recommend a condition requiring the development to be carried out in accordance with the submitted Flood Risk Assessment, specifically that finished floor levels shall be set no lower than 4.4m above Ordnance Datum to reduce the risk and impact of flooding to the development and future occupants.

Historic Environment Record: No objection, but any permission granted should be subject to conditions securing the implementation of an agreed written scheme of investigation (WSI); pre-commencement conditions would only be necessary where a mitigation strategy and WSI are not in place.

Tree Officer: No objection. The line of conifer trees on the frontage have little visual amenity due to major works where they have been side pruned to clear the cables within this area. The removal of the trees is considered reasonable, however there would be a need for replacement trees and green infrastructure to compensate for their loss. An arboricultural survey should be required by condition.

Ecology: No objection, but if permission is ultimately granted, there will be a need to secure a net gain in biodiversity in accordance with policy CS17 of the Core Strategy, the National Planning Policy Framework and the Small Sites Metric.

TOWN COUNCIL

It was resolved that the town council should neither support nor object to the planning application, but it noted that all consultee replies raised issues which needed to be addressed prior to any planning permission being granted and the town council would recommend these are carried out.

PUBLICITY

Advertised by site and press notice. Two responses have been received, which are summarised below:

- concerns regarding lack of protection of trees on site and that they will be removed once permission is granted
- a nesting survey should be required
- concerns regarding the impacts development will have on neighbouring property, including risk of flooding, noise, access and privacy
- houses located too close to adjacent property, issues of overshadowing and loss of privacy in rear garden.

ASSESSMENT

Planning history

There is no relevant planning history for the site. The following applications relate to the adjacent site to the south:

- PA/2021/109: Outline planning permission to erect five detached dwellings with access and layout not reserved for subsequent consideration – approved 30/07/2021
- 2/1976/0278: Planning permission to erect stables and ancillary buildings – approved 09/07/1976.

Planning designations/considerations

The site is unallocated and outside the development limits as shown on Proposals Map Inset 36 Sandtoft Airfield.

The site is within Flood Zone 2/3a.

The site is not within a conservation area and there are no known listed buildings or tree preservation orders within the site or in close proximity.

Site/proposal

Outline planning permission is sought to erect up to four dwellings at Stanmore Lodge, Belton Road, Sandtoft, with all matters other than access reserved at this time. The site is currently occupied by a residential dwelling and is outside the development boundary of Sandtoft, to the south of Belton Road. The existing dwelling will be demolished as part of the development proposals. Access into the site would be via a single access off Belton Road which would lead to a private drive serving up to four residential properties. All matters relating to appearance, landscaping, layout and scale are reserved.

The land immediately south of the site comprised garden space for the existing dwelling and was granted outline planning permission for the erection of five detached dwellings in 2021.

The site is within an area comprising a mix of uses: The Trolley Bus Museum and a range of commercial/industrial units are located to the north of the site; commercial properties, including AE Wilson Commercial Vehicle Servicing, are to the south-east; and residential properties to the west. A bungalow (The Gables) is next to the site to the west.

The site is unkempt and includes the existing bungalow, a densely planted mature line of conifers along the northern boundary, a small five-brick high wall that creates the eastern boundary with the access road, and mature trees and other planting that form the western boundary with the adjacent property. A dog grooming business is operated from this property.

The application is accompanied by the following plans and documents:

- Location Plan

- Existing Layout
- Block Plan
- Proposed Layout
- Drainage Assessment
- Preliminary Investigation (Desk Study) – Contaminated Land
- Acoustic Report
- Sequential Test
- Flood Risk Assessment
- Design and Access Statement.

The proposed block plan suggests four dwellings could be accommodated on the site with adequate space for parking and private amenity/garden space. Concerns were raised by the officer in relation to the potential impact on The Gables in terms of overshadowing, privacy impacts, overbearing impacts and distance to the boundary, and the applicant agreed to only seek approval for the access point into the site at this stage, with all other matters subject to reserved matters submissions and the description of development to include 'up to four dwellings' should later assessments conclude that the impacts of four dwellings would be unacceptable.

The main issues to be considered in assessing this application are:

- the principle of development
- highway matters
- landscape and visual impact
- residential amenity
- ecology
- trees
- contamination
- noise
- flood risk and drainage
- heritage.

Principle of development

The site is outside of any defined settlement boundary and the proposal would represent a departure from the development 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).

The planning history demonstrates that an earlier application for five dwellings on land to the north of the site (former garden space) was granted outline planning permission in 2021 (PA/2021/109) which suggests the location is suitable for residential development.

Policy CS1 of the CS sets out a spatial strategy for North Lincolnshire. It states that all future growth, regardless of location, should contribute to sustainable development, in particular in respect of those criteria set out in policy CS2 as well as the other policies of the plan. Policy CS2 restricts any development that takes place outside the defined development limits of settlements or in rural settlements in the countryside. The policy goes on to say, 'A "sequential approach" will also be applied to ensure that development is, where possible, directed to those areas that have the lowest probability of flooding, taking account the vulnerability of the type of development proposed, its contribution to creating sustainable communities and achieving the sustainable development objectives of the plan. Where development does take place in the flood plain, mitigation measures should be applied to ensure that the development is safe. All future development in North Lincolnshire will be required to contribute towards achieving sustainable development.'

Policy CS3 of the Core Strategy provides that development limits will be defined in future development plan documents. Outside these boundaries, the development will be restricted to that which is essential to the functioning of the countryside. The development limits were subsequently defined in the HELAP, and the application site is located outside the designated development limit for Sandtoft.

Policy CS8 of the Core Strategy 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. In rural settlements in the countryside and in the open countryside outside development limits, housing development will be strictly limited. Consideration will be given to development which relates to agriculture, forestry or to meet a special need associated with the countryside. All development should not have an adverse impact on the environment or landscape.

Local plan 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 (policies CS2 and CS3 of the Core Strategy).

The policies above aim at focusing housing within settlement limits as defined in the Housing and Employment Land Allocations DPD. The application site is outside the nearest settlement boundary for Sandtoft and would not meet the criteria for development within the open countryside as outlined in policy RD2 of the local plan.

Whilst the site is located outside the defined development limits, it is argued that the site does not sit within the 'open' countryside. The site is surrounded on all sides by a mix of residential and commercial development and the site in visual and character terms is not typical of openness.

Whilst the proposal is thereby considered to conflict with policies CS2, CS3 and CS8 of the Core Strategy, there is a balancing exercise to be taken.

The NPPF is a material consideration when determining planning applications. Paragraph 11 (Making effective use of land) and Footnote 7 (page 6) of the NPPF states the presumption in favour of sustainable development applies for applications involving the provision of housing where the local planning authority cannot demonstrate a five-year supply of housing and that housing applications should be considered in the context of the presumption in favour of sustainable development.

The five-year housing land supply statement sets out North Lincolnshire Council's assessment of its supply of housing land from 1 April 2019 to 31 March 2024, having regard to Government guidance on how this is calculated. This report states that North Lincolnshire has a five-year housing land supply of deliverable sites for the period April 2019 to March 2024. Whilst the council can demonstrate a five-year housing land supply, each site must be viewed on its own merits and this must be recognised as a minimum figure in light of the NPPF which significantly boosts the supply of new homes.

It is considered, given the location of the site, the surrounding land uses and that it is already occupied by a residential use, that this site is suitable for residential development and would allow for an existing unkempt site to be brought forward for development and provide much needed housing within the area.

Paragraph 8 of the NPPF sets out three dimensions to sustainable development: economic, social and environmental. It is acknowledged that investment in construction and related employment would represent a benefit, as would the support that the additional population would provide for the local economy. The submitted Flood Risk Assessment addresses the social, economic and environmental benefits of the development which should weigh in favour of development:

Social

1. The construction of the new dwellings will provide employment for local tradesmen of all ages thus local skills will be enhanced, local employment created, increased opportunities for the employment of apprentices thus improving chances of longer term employability.
2. The dwellings will be designed in accordance with police guidelines to minimise possible burglaries and thus reduce crime in the area.
3. This will also accord to the NPPF in promoting rural business to provide thriving rural communities.

Environmental

1. The development of the proposed dwellings will make the best use of this site as it has no specific use at present other than as a large garden area for Stanmore Lodge.

2. The new proposed dwellings will be carbon efficient and have lower than average emissions thus making a contribution to the improvement of air quality .
3. The site will be bounded by hedgerows which will be retained, thus promoting and encouraging wildlife habitat which will enhance biodiversity.
4. All additional housing within rural villages will contribute to the use of public transport and thus additional demand will enhance it's long-term provision.
5. The houses will be built to Code 3 level Sustainable Housing which is above the required level of energy efficiency required by Building Regulations and thus further contribute to a reduction in the carbon footprint of new housing provision.
6. All materials used in construction of the development will be sourced locally thus promoting sustainability in the construction process.

Economic

1. Construction of these dwellings will provide much needed new jobs and play a part in small degree in the Government's stated intention to build the country out of recession.
2. All local rural villages need vibrant centres and the construction of a new family dwellings will bring additional children into the area which will promote use of the local school, shops, etc.
3. The construction of these new dwellings will not only bring jobs to local tradesmen but also have the spin-off of increased orders for building materials, kitchen fittings, ironmongery, glazing etc, thus securing employment in jobs not immediately related to the site.

Whilst the site is outside the settlement limit of a defined rural settlement, it is well connected to the surrounding locality, would encourage footfall connectivity and provide social, economic and environmental benefits. The site does not represent a typical site within the 'open' countryside and is surrounding on all sides by development, including both commercial/industrial and residential. On balance, it is considered that the site would contribute to the housing land supply for the authority. The location of the dwellings is, in general, considered a sustainable location, in line with paragraph 8 of the NPPF. There is little evidence to suggest that the proposal would result in adverse impacts that would significantly and demonstrably outweigh the benefits. Generally, it is believed that the development weighs heavily in favour of the economic, social and environmental dimensions of sustainability.

It is for these reasons that the principle of development is considered to be acceptable.

Highway matters

Policy T2 of the North Lincolnshire Local Plan states that all development should be served by satisfactory access. Policy T19 is concerned with parking provision as well as general highway safety.

The indicative layout suggests the properties (up to four) would be positioned addressing the highway frontage along Belton Road to the west and would be set back from the main highway to allow for access and parking provision. The plots (should four be considered

acceptable in layout terms at the reserved matters stage) would also include good-sized gardens to the rear.

No issues have been raised by Highways in respect of the impact of the development upon highway and pedestrian safety. The department have recommended a series of planning conditions and an informative should the application be granted permission.

Design/appearance

Paragraphs 124 and 130 of the NPPF express the importance of good design, high-quality buildings and improving the character and quality of an area.

Core Strategy policy CS5 (Delivering Quality Design in North Lincolnshire) 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. The council will encourage contemporary design if it is appropriate for its location and is informed by its surrounding context. A 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 LC7 of the local plan states, ‘where development is permitted within rural settlements or the open countryside, special attention will be given to the protection of the scenic quality and distinctive local character of the landscape. Development that does not respect the character of the local landscape will not be permitted.’

Belton Road has no overall character with regard to property styles and sizes. The wider area comprises mixed development, including commercial properties/businesses and dwellings comprising semi-detached and detached properties, two-storey dwellings and bungalows.

Accordingly, the provision of up to four dwellings on the site of Stanmore Lodge would not be out of character with the area. Having reviewed the block plan, up to four dwellings could be achieved on the site. Further investigation is needed in terms of the potential for overshadowing, impact on privacy and overbearing impacts in relation to the boundary with the property to the west and the separation distances in this location.

Access to the properties will be taken from the existing site access off Belton Road and is judged acceptable. The indicative plan shows that the proposed dwellings would be visible from Belton Road, positioned addressing the highway frontage along Belton Road to the north and set back from the main highway to allow for access and parking provision. The plots would also include good-sized gardens to the rear.

Landscaping proposals should be considered at the reserved matters stage. Any scheme on the site is not considered to raise an issue of adverse visual impact on the street scene.

Residential amenity

As this is an outline application, the design details of the dwellings would be considered at the reserved matters stage; therefore, any potential loss of residential amenity arising from this development would be assessed at that stage of the planning process. While the design details will be considered as part of a reserved matters application, the indicative site layout demonstrates that the dwellings could be accommodated within the site. Further information would be required in relation to a sunlight/shadow impact to ensure no adverse effects result in respect of the adjoining property to the west. It is unclear at this time whether the indicative layout would result in any adverse residential amenity issues. This

can be addressed at the Reserved Matters Stage. Based on the above, it is considered that the site has the potential to accommodate up to four dwellings but more detail is required to understand if the proposals would be acceptable and would comply with policies H7 and DS1 of the local plan and CS5 of the Core Strategy.

Ecology

Comments received during the consultation period raise concerns relating to nesting birds and other wildlife on the site.

The council's ecologist has reviewed the proposals and does not consider ecological surveys are required. They do advise that a net gain in biodiversity will need to be secured in accordance with policy CS17 of the Core Strategy, the National Planning Policy Framework and the Small Sites Metric.

The proposals, subject to recommended conditions, are considered acceptable in ecological terms.

Trees

The tree officer has considered the proposal and acknowledges that no arboricultural survey has been submitted which would generally be expected where trees are present.

The tree officer notes that the site is fronted onto the highway by a line of conifer trees; however, presently they have little visual amenity due to major works where they have been side-pruned to clear the cables that run along here. As the work cut back into the brown wood, these trees will not recover along the road edge and will remain unsightly. For this reason alone, removal of these is considered reasonable; however there would be an expectation for replacement trees and green infrastructure to compensate their loss.

The tree officer recommends that at the appropriate time a full survey of the site, the trees within it or affected by this proposal in adjacent properties should be requested, giving details of trees to be retained, those removed and mitigation replacement planting within a landscaping scheme. This would need to be conditioned.

It is considered that the above report should be provided prior to informing the layout of the scheme and agreed prior to development taking place.

Environmental issues

Environmental Protection has provided comments on noise, construction and demolition, and contaminated land.

Contaminated land

The application provided a preliminary investigation which, based on the history of the site, findings of the site walkover, conceptual site modelling and preliminary risk assessment, assesses the site as a moderate risk from made ground.

The conceptual site model has concluded several potential pollutant linkages associated with the former and current site use as well as off-site sources which require further assessment and investigation.

The report recommends that an intrusive ground investigation is required to assess the ground conditions. The intrusive site investigation should include boreholes for sampling both groundwater and gas samples. Although there is no location plan indicating the number of boreholes, the report suggests they will cover the whole site and will target the area of the storage building and area of the former taxiway to the east of the site.

The report has recommended that:

‘Prior to the demolition of the existing bungalow and storage building on site, an asbestos survey should be undertaken.’

In view of the report’s comments regarding an asbestos survey, it is recommended that demolition of the buildings is undertaken prior to an intrusive investigation. This would ensure a robust assessment is undertaken of the areas to be landscaped as residential gardens. The Environmental Protection team is satisfied with the desk study and agrees that a robust intrusive ground investigation will need to be submitted and approved by them.

Therefore, considering the above, it is recommended that a condition addressing contamination be attached to any permission granted.

Asbestos

The preliminary risk assessment has recommended that an asbestos survey is undertaken. The applicant must ensure that any asbestos contained within the building structures is managed and disposed of appropriately to ensure that asbestos fibres do not present an unacceptable risk to workers or future occupants of the site. Asbestos contaminated waste must be disposed of appropriately at a licenced waste facility. The legal requirements for managing and working with asbestos are set out in the Control of Asbestos Regulations 2012.

It is recommended that the following condition be included:

‘Following removal and disposal of any asbestos materials, waste transfer notes shall be sent to the local planning authority to demonstrate correct disposal.’

Noise

In relation to noise, the proposed development is adjacent to an existing industrial business and across the road from an existing industrial estate. The applicant has provided an Acoustic Assessment which identifies daytime noise impact from the surrounding industrial and commercial premises as being ‘low impact.’ Mitigation for the garden areas has been recommended as 1.8m–2.0m high imperforate timber fences, with overlapped or tightly butted close-boarded panels.

The report has identified night-time noise impact as being ‘significant adverse impact’ due to the proximity to commercial premises and the movement of HGVs. Mitigation of this noise impact is proposed by use of high specification acoustic glazing, trickle ventilators and the recommendation to install a mechanical ventilation system.

The Environmental Protection team recommend the inclusion of the following conditions on any planning permission granted in order to protect residential amenity:

1. The development hereby permitted shall be constructed to include mitigation measures as recommended and detailed in report reference: S & D Garritt Ltd, Acoustic Report for Proposed Residential Development at Stanmore Lodge, Belton, Sandtoft dated 25 February 2022. The approved mitigation measures shall be carried out in their entirety before the use of the site commences and shall be retained thereafter.
2. Prior to the occupation of the development, an acoustic barrier or masonry wall shall be erected on boundary of the site. A detailed technical specification of the acoustic barrier or wall shall be submitted to and approved in writing by the local planning authority. The specification shall include details of the location, size and design of the barrier, with predicted noise reduction over the frequency spectrum. The approved acoustic barrier or wall shall be installed prior to commencement of the use of this site and shall be maintained thereafter.
3. Following installation of the mitigation measures in accordance with the approved technical specifications, a verification report that demonstrates the effectiveness of the mitigation measures shall be undertaken. The verification report shall be submitted to and approved in writing by the local planning authority.

A condition relating to construction hours and days is also recommended to protect residential amenity.

Flood risk and drainage

Policy CS19 of the Core Strategy is concerned with flood risk. Policy DS14 of the local plan is concerned with foul sewage and surface water drainage.

Section 14, paragraph 167 of the National Planning Policy Framework requires that when determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood risk assessment. Development should only be allowed in areas at risk of flooding where, in light of this assessment (and the sequential and exception tests, as applicable), it can be demonstrated that:

- (a) within the site, the most vulnerable development is in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;
- (b) the development is appropriately flood resistant and resilient;
- (c) it incorporates sustainable drainage systems unless there is clear evidence that this would be inappropriate;
- (d) any residual risk can be safely managed; and
- (e) safe access and escape routes are included where appropriate, as part of an agreed emergency plan.

Applications for some minor development and changes of use should not be subject to the sequential or exception tests but should still meet the requirements for site-specific flood risk assessments.

As noted earlier, the site is within SFRA Flood Zone 2/3 (a) Fluvial, which has a medium to high probability of flooding, and a flood risk assessment is therefore required.

A separate Flood Risk Assessment, Sequential Test and Drainage Assessment have been submitted. In accordance with NLC's Development and Flood Risk Guidance Note April 2013, this site must be assessed to confirm it passes the sequential test. In addition, the sites to be tested not only have to be reasonably alternative but also deliverable and comparable.

A sequential test document has been submitted, which contains photographs and maps. The applicant has indicated that the search area is limited to Sandtoft, Westgate, Carrhouse and Belton. The search was carried out using NLC's planning website to search for sites with full planning permission and conditions discharged and an internet search to show which sites are also on the market for sale.

The sequential test indicates that all areas of Sandtoft, Westgate, Carrhouse and Belton within the same flood zone of 2/3a as the proposed site have been excluded from the search as these will be no better in terms of flood risk than the application site which is in this flood zone.

The map within the sequential test document shows the green shaded area representing land included within Flood Zone 2/3a in the SFRA 2011 is excluded from the search, leaving Belton itself; this does include Bracon and Church Town.

In conclusion, there are no reasonable alternative, deliverable and available sites that could be developed by the applicants on the market and therefore the site passes the sequential test.

The site-specific FRA addresses the following:

- identify and address flood risk issues associated with the development
- assess if the project is likely to be affected by flooding from all relevant sources both now and in the future
- assess whether the project will increase the flood risk elsewhere
- demonstrate that the project is safe and where possible, reduces flood risk
- propose measures to deal with the identified effects and risks.

Turning to the exception test, the policy requires the following criteria to be met before it can be safely assessed as being passed:

- (i) the development must be shown to be safe from flood
- (ii) the development provides wider sustainability benefits to the community that outweigh flood risk.

Criteria (i): the development must be safe from flood

The applicant has indicated that the North Lincolnshire SFRA contains critical flood levels for this area and site; therefore, this critical flood level is a fluvial 1 in 100 return period and a tidal 1 in 200 return period with allowances for climate change. Table 1 of the Flood Risk Assessment report shows the critical flood level for the area is 4.1m AOD. This means that

during a 1:100 year event with an allowance for climate change water levels at the site could be expected to reach 4.1m AOD.

The proposed drainage strategy shows that surface water flows generated by the development which cannot drain via infiltration would drain into the culverted watercourse via a new connection adjacent to the site.

In addition, the FRA indicates that the site has an average height of 3.2m AOD, therefore to raise the FFL (finished floor level) to 4.4m AOD, which is the safe and acceptable level for residential accommodation set out by the Environment Agency, the level of the site will be raised. In addition to raising the land by 600mm to 3.8m AOD above this, there will be three 200mm high steps to each dwelling to reach an FFL of 4.4m AOD.

On flood resilience, the Flood Risk Assessment report indicates that, in accordance with good practice within flood risk areas, a suite of mitigation measures will be undertaken in the construction process, together with the installation of flood barriers to door openings.

Criteria (ii): the development provides wider sustainability benefits to the community that outweigh flood risk

The sustainability test has been outlined under the principle of development and is therefore not repeated here. As outlined under the principle of the development, the development provides wider sustainability benefits to the community that outweigh flood risk.

Whilst the site is located within Flood Zone 2/3a the Environment Agency have been consulted, have reviewed the submitted Flood Risk Assessment and have no objection to the scheme. They recommend that the development be carried out in accordance with the approved Flood Risk Assessment (FRA) dated 12 September 2021 by Howard J Wroot: specifically, finished floor levels shall be set no lower than 4.4m above Ordnance Datum.

The Drainage Team initially requested further information from the applicant to provide further clarity in respect of surface water drainage and aspects of the drainage report. This information was provided and reviewed by the team.

The LLFA Drainage Team have been consulted on the additional information and are happy for conditions to be imposed, but would expect to see a combined drainage strategy achieved for the application site and the site to the north which already benefits from outline planning permission. The case officer has confirmed with the Drainage Team that, given the schemes are separate, there is no way of linking the two, as each can come forward independent of the other. Given the sites are within the same ownership, this will be provided as advice to the agent and applicant as the preferred way of working. Planning conditions will be imposed to ensure an appropriate drainage solution is available for the site.

Heritage

The council's archaeologist has raised some concerns, commenting that the applicant has not provided a heritage statement and that mitigation proposals to offset the harm to the historic remains are required and should be set out in a Written Scheme of Investigation (WSI) submitted prior to determination of the application. The concerns raised include destruction of the visible airfield remains, and that the extension of the residential environment will erode the legibility of the airfield, adversely affecting its historic character,

appearance and setting. In addition, this would not accord with paragraphs 192 or 200 of the National Planning Policy Framework as the proposed development would not make a positive contribution to local character and distinctiveness and would detract from the significance of the historic landscape at this location.

The proposed development would destroy any surviving WWII structures and any earlier archaeological remains resulting in substantial harm to the archaeological, historic and communal interest of the site; as non-designated heritage assets, paragraph 197 of the NPPF should therefore inform the planning decision.

Where the planning authority accepts that loss of non-designated heritage assets and erosion of historic character and local distinctiveness is unavoidable and outweighed by any public benefits of the proposed development, mitigation measures will be required to offset the harm to the assets in accordance with paragraph 199 of the NPPF and local planning policies CS6 and HE9.

Having reviewed the comments from the archaeologist, the recommended pre-commencement condition would be applied to any permission granted to ensure that any non-designated heritage assets and erosion of historic character are protected.

Conclusion

Whilst the proposal is located outside the development limits, it would not potentially harm the existing site context, and it is considered that the benefit of the proposal does outweigh the harm, subject to conditions. On balance, the proposal is a justified departure from the development plan and is considered to comply with the overarching paragraph 11(d) of the NPPF.

The principle of the development is acceptable, and the proposed dwellings will provide an opportunity for residential accommodation in this location. The site has the potential to accommodate up to four dwellings within the terms of the development plan and is unlikely to be detrimental to neighbouring amenities (subject to further assessment at the reserved matters stage). It would have safe and visually acceptable access.

Notwithstanding the above, it is worth noting that this is an outline application, and therefore the layout, design and appearance of the dwellings, and landscaping of the site, would be fully considered at the reserved matters stage.

The proposal is therefore recommended for approval.

Pre-commencement conditions

All pre-commencement conditions attached to this recommendation have been agreed with the applicant.

RECOMMENDATION Grant permission subject to the following conditions:

1.

Approval of the details of the layout, scale and appearance of the building(s), 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, 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:

- Location Plan - 1045-21 (dwg 3 of 3)
- Illustrative Layout - 1045-21.

Reason

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

6.

The details to be submitted in respect of reserved matters for any phase of development shall include a scheme for the provision of surface water drainage for the site and shall include the following criteria:

- (a) any proposal to discharge surface water to a watercourse from the redevelopment of a brownfield site should first establish the extent of any existing discharge to that watercourse
- (b) peak run-off from a brownfield site should be attenuated to a minimum of 70% of any existing discharge rate (existing rate taken as 1.4 litres/sec/ha or the established rate, whichever is the lesser, for the connected impermeable area)

- (c) discharge from 'greenfield sites' taken as 1.4 lit/sec/ha (1:1yr storm)
- (d) no above-ground flooding to occur up to the 100-year plus climate change critical flood event (based on current national guidance)
- (e) a range of durations should be used to establish the worst-case scenario
- (f) the suitability of soakaways, as a means of surface water disposal, should be ascertained in accordance with BRE Digest 365 or other approved methodology
- (g) scheme for the provision of a positive outlet of surface water from the site
- (h) adoption and maintenance agreements for all surface water and SuDS drainage features.

If a full sustainable urban drainage system (SuDS) scheme is incapable of being delivered, then comprehensive justification of this must be submitted.

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 159 to 169 of the National Planning Policy Framework.

7.

The drainage scheme shall be implemented in accordance with the approved submitted details required by condition 6 above, 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.

8.

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.

9.

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

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.

10.

No dwelling on the site shall be occupied until the vehicular access to it and the vehicle parking and turning facilities serving it have been completed in accordance with details to be submitted to and approved in writing beforehand with the local planning authority and once provided, the vehicle parking and turning facilities shall be retained.

Reason

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

11.

Any redundant access to the site shall be removed and the area reinstated to footway/verge (including the provision of full height kerbs) in accordance with details to be submitted to and approved in writing by the local planning authority.

Reason

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

12.

The existing vehicular access to the site shall be improved within highway limits in accordance with details to be submitted to and approved in writing by the local planning authority.

Reason

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

13.

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

Reason

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

14.

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

Reason

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

15.

The details submitted in pursuance of the outline planning permission shall be accompanied or preceded by the submission to the planning authority of an archaeological mitigation strategy, to be defined in a written scheme of investigation (WSI). The strategy shall accord with a brief provided by North Lincolnshire Historic Environment Record and shall include details of the following:

- (i) measures to ensure the identification and preservation by record of all structures and features associated with RAF Sandtoft within the site
- (ii) methodologies for the recording of structural remains and the recording and recovery of archaeological remains, including artefacts and ecofacts
- (iii) post-fieldwork methodologies for assessment and analyses
- (iv) report content and arrangements for dissemination, and publication proposals
- (v) archive preparation and deposition with recognised repositories, including the ADS
- (vi) a timetable of works in relation to the proposed development, including sufficient notification and allowance of time to ensure that the site work is undertaken and completed in accordance with the strategy
- (vii) monitoring arrangements, including the notification in writing to the North Lincolnshire Historic Environment Record of the commencement of archaeological works and the opportunity to monitor such works
- (viii) a list of all staff involved in the implementation of the strategy, including sub-contractors and specialists, their responsibilities and qualifications.

Reason

To comply with paragraph 205 of the National Planning Policy Framework, policy CS6 of the Core Strategy and policy HE9 of the North Lincolnshire Local Plan because the site potentially contains significant remains of historic and archaeological interest that the development would otherwise destroy; the archaeological mitigation strategy is required in order to preserve archaeological evidence by means of a comprehensive record and creation of a permanent archive, to advance public understanding. The archaeological mitigation strategy must be prepared and approved for implementation prior to the commencement of any groundwork within the application site that would otherwise result in destruction without record.

16.

No demolition or development shall take place until the applicant, or their agents or successors in title, has secured the implementation of the archaeological mitigation strategy that has been submitted to and approved in writing by the local planning authority. The applicant shall notify the planning authority in writing of the intention to commence the recording archaeological site works at least one week/seven days before commencement. Thereafter, the archaeological mitigation strategy shall be carried out in accordance with the approved details and timings.

Reason

To comply with paragraph 205 of the National Planning Policy Framework, policy CS6 of the Core Strategy and policy HE9 of the North Lincolnshire Local Plan because the site potentially contains significant remains of historic and archaeological interest that the development would otherwise destroy; the archaeological mitigation strategy is required in order to preserve archaeological evidence by means of a comprehensive record and creation of a permanent archive, to advance public understanding. The archaeological mitigation strategy must be prepared and approved for implementation prior to the commencement of any groundwork within the application site that would otherwise result in destruction without record.

17.

A copy of any analysis, reporting, publication or archiving required as part of the mitigation strategy (as set out in condition 16 above) shall be deposited at the North Lincolnshire Historic Environment Record within six months of the date of completion of the development hereby approved by this permission or such other period as may be agreed in writing by the local planning authority.

Reason

To comply with paragraph 205 of the National Planning Policy Framework, policy CS6 of the Core Strategy and policy HE9 of the North Lincolnshire Local Plan because the site potentially contains significant remains of historic and archaeological interest that the development would otherwise destroy; the archaeological mitigation strategy is required in order to preserve archaeological evidence by means of a comprehensive record and creation of a permanent archive, to advance public understanding. The archaeological mitigation strategy must be prepared and approved for implementation prior to the commencement of any groundwork within the application site that would otherwise result in destruction without record.

18.

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

A Phase 1 desk study shall be carried out to identify and evaluate all potential sources of contamination and the impacts on land and/or controlled waters, relevant to the site. The desk study shall establish a 'conceptual model' of the site and identify all plausible pollutant linkages. Furthermore, the assessment shall set objectives for intrusive site investigation

works/Quantitative Risk Assessment (or state if none required). Two full copies of the desk study and a non-technical summary shall be submitted to the local planning authority for approval prior to proceeding to further site investigation.

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 Environment Agency's Land Contamination Risk Management (LCRM) guidance October 2020.

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, 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 the site is safe for future users and construction workers.

19.

Following removal and disposal of any asbestos materials, waste transfer notes shall be sent to the local planning authority to demonstrate correct disposal.

Reason

To ensure that risks from asbestos to highways, the environment, future users of the land and neighbouring land are minimised, to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors, and to avoid conflict with policy DS7 of the North Lincolnshire Local Plan.

20.

The development hereby permitted shall be constructed to include mitigation measures as recommended and detailed in report reference: S & D Garritt Ltd, Acoustic Report for Proposed Residential Development at Stanmore Lodge, Belton, Sandtoft dated 25 February 2022. The approved mitigation measures shall be carried out in their entirety before the use of the site commences and shall be retained thereafter.

Reason

To protect residential amenity.

21.

Prior to the occupation of the development, an acoustic barrier or masonry wall shall be erected on boundary of the site. A detailed technical specification of the acoustic barrier or wall shall be submitted to and approved in writing by the local planning authority. The specification shall include details of the location, size and design of the barrier, with predicted noise reduction over the frequency spectrum. The approved acoustic barrier or wall shall be installed prior to commencement of the use of this site and shall be maintained thereafter.

Reason

To protect residential amenity.

22.

Following installation of the mitigation measures in accordance with the approved technical specifications (as set out in condition 21 above), a verification report that demonstrates the effectiveness of the mitigation measures shall be undertaken. The verification report shall be submitted to and approved in writing by the local planning authority.

Reason

To protect residential amenity.

23.

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

- 8am to 6pm Monday to Friday
- 8am to 1pm on Saturdays.

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

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

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

Reason

To protect residential amenity.

24.

The development shall be carried out in accordance with the approved Flood Risk Assessment (FRA) dated 12 September 2021 by Howard J Wroot: specifically, finished floor levels shall be set no lower than 4.4m above Ordnance Datum.

Reason

To reduce the risk and impact of flooding to the development and future occupants, in accordance with the North and North East Lincolnshire Strategic Flood Risk Assessment, November 2011.

25.

As part of any subsequent reserved matters submission, a full arboricultural survey shall be undertaken, submitted to and approved in writing by the local planning authority. These details shall include a full survey of the site, the trees within it or affected by this proposal in adjacent properties, giving details of trees to be retained, those removed and mitigation replacement planting within a landscaping scheme.

Reason

To allow the proper consideration of the impact of the proposed development on the amenity value of the existing site.

26.

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

- (a) an assessment of biodiversity loss based on the habitat and hedgerow baseline within the red line boundary of the submitted location plan drawing dated 12/9/21;
- (b) details of measures required to provide at least 1% biodiversity net gain in accordance with the Defra Small Sites metric;
- (c) details of bat boxes and nest boxes to be installed;
- (d) restrictions on lighting to avoid impacts on bat roosts, bat foraging areas, bird nesting sites and sensitive habitats;
- (e) provision for hedgehogs to pass through any fencing installed between gardens and between areas of grassland;
- (f) prescriptions for the planting and aftercare of native trees and shrubs of high biodiversity value;
- (g) 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 and blue line boundaries shown on the submitted location plan. Those that cannot viably be delivered on site should be delivered locally, according to a local plan or strategy.

Reason

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

27.

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 third dwelling, the applicant or their successor in title shall submit a report to the local planning authority, providing evidence of compliance with the biodiversity management plan.

Reason

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

Informative 1

- It is advised that the developer proposes a combined surface water drainage strategy for this development and previously approved development on this site (PA/2021/109).
- Surface water drainage systems exist on the site and watercourses exist south of this development which may pass through this development and need further investigation and consideration.

- There is an existing watercourse beyond the south-eastern boundary that requires further investigation with respect to proposed outfall.
- Updated Drainage Strategy states that the site is underlain by peat with a water table regularly less than 1m BGL. BGS indicates the site to be underlain by Blown Sands. A SI would detail this.
- The Drainage Strategy states that the design is based upon 1:100 + 40%CC. The submitted calculations indicates 30%.
- There are no SUDS features proposed. This requires further consideration.
- Maintenance of the control manhole is critical. Set out who inspects and maintains this. This needs to be in a more accessible location.

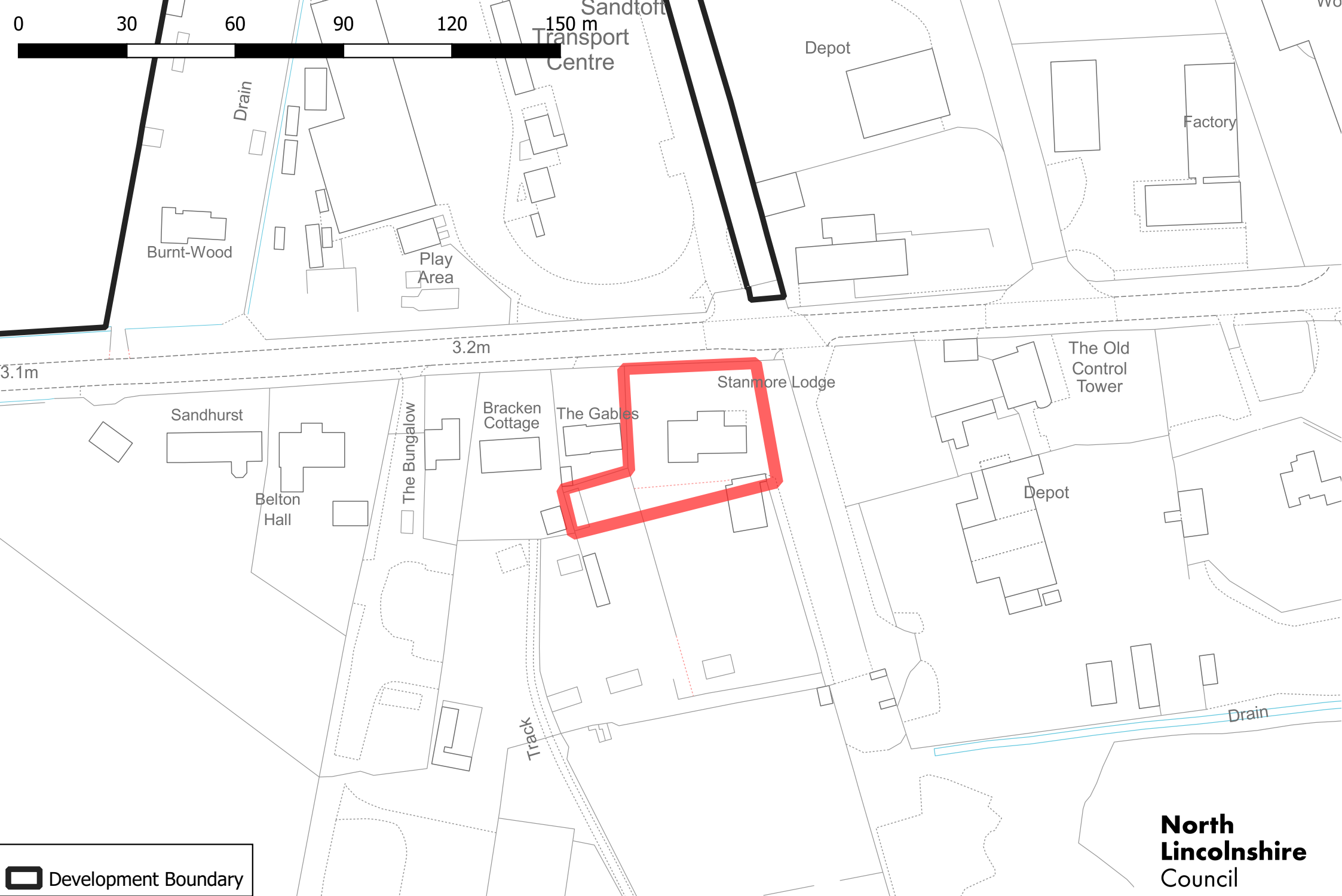
Informative 2

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

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

Informative 3

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

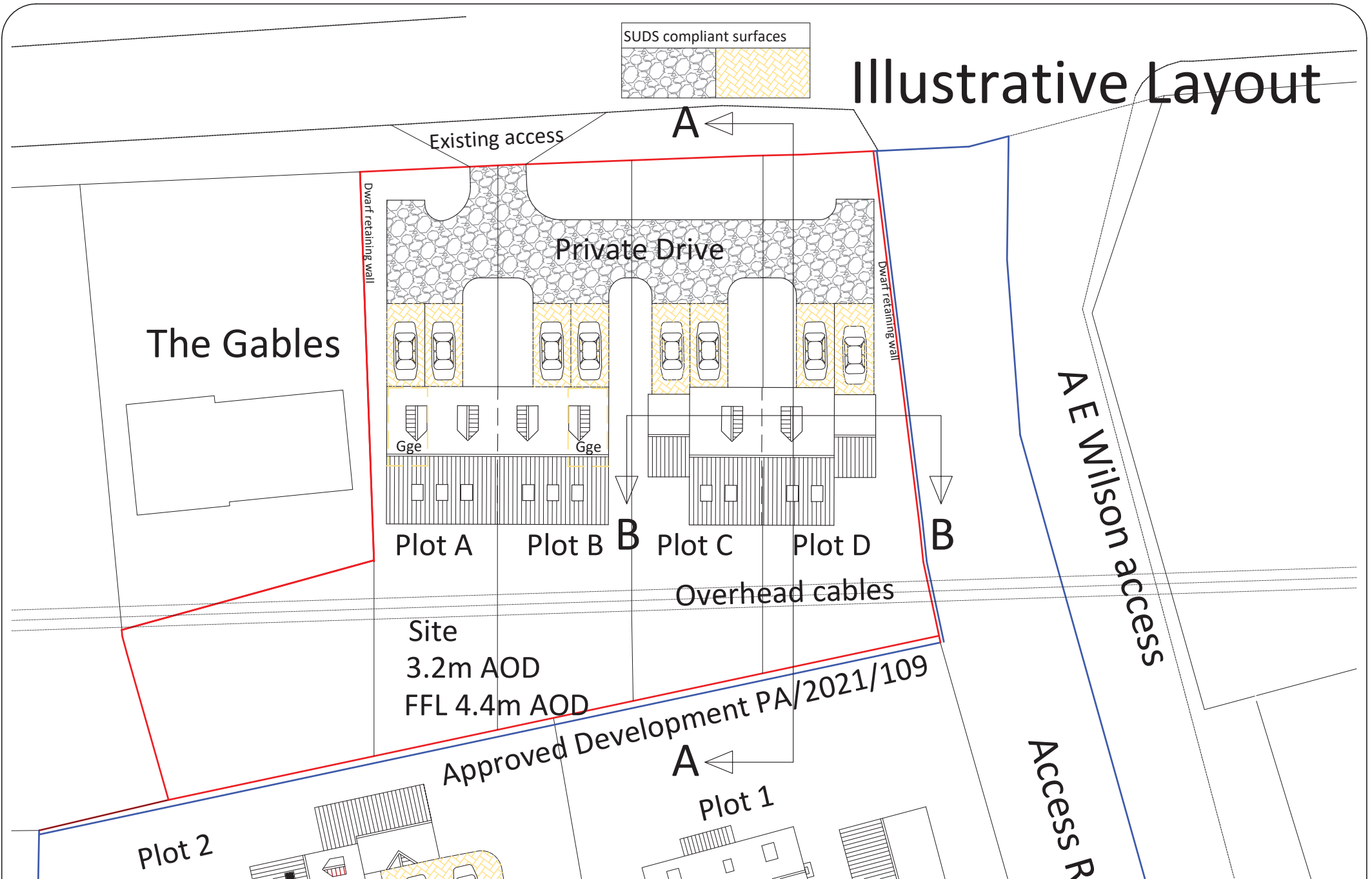


 Development Boundary

PA/2021/1634

**North
Lincolnshire
Council**

Illustrative Layout



Howard J Wroot BSc MRICS
Chartered Surveyor
240 Wharf Road, Ealand
Scunthorpe DN17 4JN

Tel 01724 711068
Fax 01724 710174
Mob 07947 226577

Client	NPP Properties Ltd		
Date	23/5/22	Dwg No	2 of 3
Scale	1:250	Ref No	1045-21

Proposal	2 Pairs of semi-detached houses at Stanmore Lodge, Belton Road, Sandtoft, DN8 5SX.
Drawing	

