

APPLICATION NO	PA/2022/1206
APPLICANT	Mr Parker
DEVELOPMENT	Outline planning permission for up to 34 dwellings with appearance, landscaping, layout and scale reserved for subsequent consideration (including demolition of existing workshop, polytunnel, stable and 56 Station Road) (resubmission of PA/2021/715)
LOCATION	Fruit Farm, 58 Station Road, Epworth, DN9 1JZ
PARISH	Epworth
WARD	Axholme Central
CASE OFFICER	Tanya Coggon
SUMMARY RECOMMENDATION	Refuse permission
REASONS FOR REFERENCE TO COMMITTEE	Member 'call in' (Cllrs Tim Mitchell and David Robinson – significant public interest) Departure from the development plan 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 8 – Promoting healthy and safe communities

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 Framework:

The following paragraphs from the NPPF are of particular relevance in this case:

Paragraph 11 – Plans and decisions should apply a presumption in favour of sustainable development

Paragraph 12 – The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the should not be followed.

Paragraph 47 – 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 55 – Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition.

Paragraph 58 – Where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force. All viability assessments, including any undertaken at the plan-making stage, should reflect the recommended approach in national planning guidance, including standardised inputs, and be made publicly available.

Paragraph 95 – It is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:

- (a) give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications; and
- (b) work with school promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted.

Paragraph 167 – 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 the 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 located 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 such that, in the event of a flood, it could be quickly brought back into use without significant refurbishment;
- (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.

Paragraph 169 – Major developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate. The systems used should:

- (a) take account of advice from the lead local flood authority;
- (b) have appropriate proposed minimum operational standards;
- (c) have maintenance arrangements in place to ensure an acceptable standard of operation for the lifetime of the development; and
- (d) where possible, provide multifunctional benefits.

Paragraph 174 – Planning policies and decisions should contribute to and enhance the natural and local environment by:

- (a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
- (b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
- (c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;
- (d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
- (e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and
- (f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

Paragraph 185 – Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:

- (a) mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life;
- (b) identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason; and
- (c) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.

Paragraph 195 – Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

Paragraph 197 – In determining applications, local planning authorities should take account of:

- (a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- (b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- (c) the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 199 – When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 200 – Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification

Paragraph 202 – Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Paragraph 203 – The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced

judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

North Lincolnshire Local Plan:

Policy C1 (Educational Facilities)

Policy H5 (New Housing Development)

Policy H7 (Backland and Tandem Development)

Policy H8 (Housing Design and Housing Mix)

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

Policy HE5 (Development affected Listed Buildings)

Policy HE9 (Archaeological Excavation)

Policy RD2 (Development in the Open Countryside)

Policy T1 (Location of Development)

Policy T2 (Access to Development)

Policy T6 (Pedestrian Routes and Footpaths)

Policy LC5 (Species Protection)

Policy LC7 Landscape Protection

Policy LC12 (Protection of Trees, Woodland and Hedgerows)

Policy LC14 (Area of Special Historic Landscape Interest)

Policy DS1 (General Requirements)

Policy DS3 (Planning Out Crime)

Policy DS7 (Contaminated Land)

Policy DS11 (Polluting Activities)

Policy DS13 (Groundwater Protection and Land Drainage)

Policy DS14 (Foul Sewage and Surface Water Drainage)

Policy DS16 (Flood Risk)

North Lincolnshire Core Strategy:

Policy CS1 (Spatial Strategy for North Lincolnshire)

Policy CS2 (Delivering More Sustainable Development)

Policy CS3 (Development Limits)

Policy CS5 (Design)

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 CS24 (Health Care Provision)

Policy CS25 (Promoting Sustainable Transport)

Policy CS27 (Planning Obligations)

North Lincolnshire Housing and Employment DPD:

Policy PS1 (Presumption in Favour of Sustainable Development)

Inset 18 Epworth

Planning (Listed Buildings and Conservation Areas Act 1990)

Other relevant guidance

SPG8: Developer Contributions to Schools

SPG10: Provision of Open Space in New Housing Developments

SPG3: Countryside Design Summary

Parking Provision Guidelines for New and Change of Use Developments (2009)

CONSULTATIONS

Highways: Previously offered favourable comments on PA/2021/715. There is a discrepancy on the plans. The site access study states that the boundary wall will need to be removed in order to achieve the required visibility splay. This appears possible on the plan in the site access study but not on the block plan. The applicant will need to confirm

that the required visibility splays can be achieved or what can be done to ensure they can be achieved.

Updated response: The applicant has confirmed that the existing boundary wall is 850mm and therefore shouldn't affect visibility. However, they did state that the walls can be lowered or removed to facilitate visibility splays if required. Therefore recommend a condition regarding the visibility splays. In addition, the site plans appear to provide the opportunity for potential expansion into adjacent land for further residential development, which would not be supported. Therefore recommend conditions relating to access, visibility, parking and a construction management plan.

Environment Agency: The previous use of the proposed development site includes fuel storage which presents a medium risk of contamination that could be mobilised during construction to pollute controlled waters. Controlled waters are sensitive in this location because the proposed development site is located on secondary A aquifer associated with the Sutton Sand Formation.

The application's 'Phase 1 Environmental Assessment' (reference 18137 V2, July 2019) demonstrates that it will be possible to manage the risks posed to controlled waters by this development. Further detailed information will, however, be required before built development is undertaken.

An intrusive investigation has been proposed. A document titled 'Site Investigation Report – Soakaway Potential' dated 8 December 2021 has also been submitted with this application. This does not include contamination testing, therefore our previous recommendation for conditions on PA/2021/715 remains appropriate.

We believe that it would place an unreasonable burden on the developer to ask for more detailed information prior to the granting of planning permission but respect that this is a decision for the local planning authority. In light of the above, the proposed development will be acceptable if planning conditions are included requiring the submission of a remediation strategy. This should be carried out by a competent person in line with paragraph 178 of the National Planning Policy (NPPF).

Without these conditions we would object to the proposal in line with paragraph 170 of the NPPF because it cannot be guaranteed that the development will not be put at unacceptable risk from, or be adversely affected by, unacceptable levels of water pollution.

LLFA Drainage: In response to the revised submitted details, BDS data suggests impermeable mudstone at shallow depth and therefore lateral migration to the downstream properties may occur, which is unacceptable. The more detailed site investigation results confirm this, whilst also suggesting shallow groundwater exists. It must be stressed that the site investigation was carried out in November, which may not be representative of the equilibrium groundwater conditions on the site. Whilst the development currently fails to provide a suitable option B for the surface water drainage design, the LLFA Drainage Team maintain their objection to the proposed development.

Yorkshire Water:

Water supply: There is the proposed demolition of number 56 to facilitate the entrance to the site. The old supply would need to be capped off to this house as well as any existing supplies feeding the old site.

Waste water: The sewerage undertaker for this area is Severn Trent. We recommend consulting them for additional information regarding the site's drainage strategy.

Severn Trent Water: No response to the consultation.

Environmental Protection: Contamination – no objections subject to conditions. Recommend conditions in relation to the submission of a CEMP and a working hours condition in relation to construction, demolition and site clearance operations. Noise – no objections subject to conditions.

HER (Archaeology): [Summarised] The application is within the Area of Special Historic Landscape Interest of the Isle of Axholme (local plan policy LC14) .This area is designated for its unique historic landscape retaining the pattern of ancient open strip fields and enclosures surrounding the villages on the Isle. The application site is located in Ellers Field, one of the best preserved areas of the Ancient Open Strip Fields (AOSF), the core historic landscape character type of the highest significance and affects the associated listed buildings adjacent to the site and the local landmark of Maws Mill within the AOSF setting.

The proposed development would be an unacceptable extension and visual intrusion of the built environment into the AOSF historic landscape, contributing to adverse character change and affecting the setting and legibility of the core historic landscape of Ellers Field and the listed buildings that share this setting. This would result in the erosion of what makes the landscape of the Isle an area of Special Historic Landscape Interest and would encourage further inappropriate development within the open strip fields of Ellers Field. The application site also has potential for significant archaeological remains of prehistoric and Roman date that has not been adequately assessed through field evaluation.

The Historic Environment Record recommends refusal of planning permission as the development would adversely affect the character, appearance and setting of the historic landscape contrary to the NPPF, Core Strategy policies CS5 and CS6, and local plan policies LC14, LC7, RD2 and DS1, and potential archaeological significance has not been adequately assessed contrary to paragraph 189 of the NPPF and local plan policy HE9.

HER (Conservation): [Summarised] This development has a negative impact on the setting and significance of grade II listed buildings: 58 Station Road; Barn approximately 10 metres south of No. 58 Station Road; and Maws Mill. The application proposes to demolish 56 Station Road, a non-designated heritage asset which is also within the setting of the adjacent listed buildings. This development is contrary to section 199 of the NPPF, section 66.1 of the Planning (Listed Buildings and Conservation Areas Act) 1990, local plan policy HE5 and Core Strategy policy CS6, and should be refused.

Ecology: [Summarised] The application is contrary to saved policy LC14. Current proposals do not fit in with the adopted Landscape Assessment and Guidelines. The application should not be determined, except for a refusal, until the bat activity survey has been carried out and we have seen the results. The Biodiversity Metric Assessment has been carried out fairly and reveals biodiversity enhancement of >10%, which is acceptable. However, biodiversity proposals would need to be adapted to fit in with the Isle of Axholme Historic Landscape. As the application stands, I object.

Trees: I am concerned about the number of B category trees that have been identified as being good trees, and then are to be removed in order to develop the site, when B category

trees are usually those that should be considered for retention and changes made around them. I have not got the plans for the location of the houses and roads etc within these documents sent to me, but wonder if they have already been decided prior to the arboricultural report, which is not really the correct process – the idea is to do the arboricultural survey first and then move the site around to ensure that good trees are retained. The protection fencing locations indicated on the plans around those trees being retained – are they in line with the requirements of BS5837:2012, as presently this is not clear and this would be required – can they confirm this please. The protection fencing needs to be of fixed structure – the mesh orange plastic is NOT sufficient and should not be used as it doesn't prevent any plant or machinery going onto the protection areas. Overall I am concerned over the loss of trees the arboricultural report suggests should be retained. If the council is minded to allow the development of this site and the loss of these trees, very good quality mitigation replacement planting and landscaping would be required.

Public Rights of Way: Commenting here solely in respect of Public Footpath 49, which would cross the access road perpendicularly approximately 18 metres from Station Road. Public rights of way are, of course, a material consideration in planning applications; the continuation and improvement of public rights of way is part of a core strategy (CS25) within the North Lincolnshire Local Development Framework; and under paragraph 100 of the National Planning Policy Framework, 'planning policies and decisions should protect and enhance public rights of way'.

Public Footpath 49 is a pedestrian highway maintainable at the public expense, the use and enjoyment of which by the public North Lincolnshire Council as highway authority have a duty to assert and protect, and to prevent as far as possible its stopping up or obstruction. The surface is thus vested in North Lincolnshire Council, and therefore lawfully cannot be disturbed or altered without our express prior approval. It is also an offence to drive a mechanically propelled vehicle on a footpath without the driver having demonstrable lawful authority to do so, such as permission from the owner of the subsoil in the form of an easement or otherwise.

Nevertheless, the above points notwithstanding, Neighbourhood Services do not object to this proposal per se. Were it to proceed, we should wish to see adequate sightlines for walkers of the footpath on both sides of the crossing, though being so close to Station Road, we envisage the speed of passing vehicles to be minimal at this location, so do not expect barriers or similar would be necessary (although we should defer to our colleagues in Highways if the intention is that the access road be adopted and they take a different view). Adoption as a highway for all traffic would also provide the lawful authority needed to negate the offence of driving on a footpath already mentioned (as would an easement for all and sundry if the applicant owns the access road as well where Public Footpath 49 bisects it).

Education: We have carefully considered this planning application against the known and projected pupils numbers for this area. We have taken into account housing developments that have approved planning applications or pending planning applications that have been validated prior to this application. We seek secondary education contributions only for this development. The amount per eligible house for secondary places is £5,376 (this figure is valid for s106 agreements signed by 31 March 2023).

S106 Officer: Contributions for affordable housing, education, leisure, open space and health.

Recycling & Waste: Provides general guidance in relation to bins, pulling distances, access for refuse vehicles and highway construction for refuse vehicles.

CCG: On behalf of the NHS North Lincolnshire CCG, we would like to request consideration for Section 106 funding in relation to the proposed planning application for 34 dwellings at Fruit Farm, Station Road, Epworth. The nearby surgery, South Axholme Practice is already under pressure due to limitations with space. The practice has a total of five sites across the Isle of South Axholme, with Epworth Surgery the closest to the proposed development. Any increase in new housing is likely to impact on requests for new patient registrations, potentially increasing the list size and demand for clinical services.

Humberside Police: I would like to recommend that the applicant considers incorporating Secured by Design (SBD) features from the SBD 'Homes 2019' Design Guide into the development.

CPRE: Objection [summarised]:

- the proposed application is outside the adopted (and proposed) development limits and within the open countryside
- the site is not all brownfield land
- the detrimental impact on the historic landscape of the Isle of Axholme
- the detrimental impacts on the Epworth conservation area and adjacent heritage assets; and
- the detrimental impact on highway safety.

TOWN COUNCIL

Object. The development is outside of Epworth town's development boundary. The development falls within the North Lincolnshire Local Plan LC14 designated area of protection of historic land and its unique characteristics. The application would put added stress on the infrastructure of the town. There are already significant issues with drainage and flooding in this area and there is inadequate provision for drainage in this application. The protection of Epworth, its character and history, with particular reference to the conservation area, and that larger housing developments will ultimately spoil all that is unique and attractive about the town – Core Strategy CS7. Highway concerns to do with vehicles and pedestrians.

PUBLICITY

The application has been advertised by site and press notices. Ninety responses have been received objecting to the proposals and five have been received in support. The letters of objections raise the following material planning issues and are summarised below:

- the site is in open countryside
- further development is proposed
- adverse impact on the character of the area

- adverse impact on the adjacent listed buildings
- adverse impact on the ASHLI
- highway safety matters
- adverse impact on PROW
- loss of trees
- strain on public services
- adverse impact on drainage system
- loss of farmland
- no affordable housing
- the site is not brownfield
- loss of wildlife
- increased use of private vehicles
- fire safety concerns
- contamination
- increased noise and disturbance.

The letters of support raise the following issues:

- need for housing
- no historic value
- brownfield site
- no adverse impact on the listed buildings
- no impact on local services.

STATEMENT OF COMMUNITY INVOLVEMENT

No evidence of community involvement has been submitted with this application.

ASSESSMENT

Outline planning permission is sought to demolish the existing workshop, dwelling (56 Station Road), polytunnel and stable, and erect up to 34 dwellings with means of access to be considered also at this stage. 56 Station Road will be demolished to provide a new access from Station Road leading into the site. All other matters are reserved for future consideration. The application is supported by a number of documents and plans including

a design and access statement, heritage statement, landscape character assessment, flood risk assessment, drainage strategy, biodiversity assessment, arboriculture impact assessment, tree protection and tree removal reports, noise impact assessment, Phase 1 environmental assessments, site investigation report, preliminary ecological appraisal and site access survey.

The site is located to the north of Station Road with an existing access between numbers 56 and 60. There are two listed buildings within close proximity of the proposed access: 58 Station Road and 'Barn located 10m south of 58 Station Road'. Maws Mill is a listed building in an elevated position that is located to the west of the site adjacent to a PROW. With the exception of the access mouth, the site is wholly located both within the open countryside and the ASHLI. On site at present is a sweeping access leading to a parking area and to the front a large, corrugated building for which, in 2017, a change of use was granted for the storage of agricultural machinery. Beyond this building is a retaining wall and steps up to a manicured landscape, predominantly laid to grass with large trees. The site extends northwards in linear form away from Station Road (and so the settlement). There is a cluster of built form already to the east of this site that extends away from the settlement in linear form. The site slopes steeply upwards from Station Road northwards.

Relevant planning history

- 2/1977/0661: Change of use from livestock smallholding to smallholding and riding stables – granted with conditions 09/12/1977.
- 2/1978/0025: Erect an agricultural building to be used partly as an indoor school and partly as a fodder and implement store – granted with conditions 10/03/1978.
- PA/1998/1117: Convert listed barn to dwelling, demolish second barn and erect garage block/store, erect walls and alter access – granted with conditions 23/10/1998.
- 2/1984/0028: Construct vehicular access – granted with conditions 06/03/1984.
- 2/1983/0137: Erect lean-to gallery and spectator area – granted with conditions 29/03/1983.
- PA/1998/1178: Convert grade II listed barn into dwelling – granted with conditions 06/11/1998.
- PA/2000/0045: Continue use of part of an existing building as a timber store (for a period of 10 years) – granted with conditions 10/03/2000.
- PA/2017/1502: Change of use of building and adjacent land to an agricultural building and land for the storage of farm equipment – granted with conditions 07/12/2017.
- PA/2021/715: Outline planning permission for up to 34 dwellings with appearance, landscaping, layout and scale reserved for subsequent consideration (including demolition of existing workshop, polytunnel and stable) – refused 24/09/2021.

Principle

The combined effect of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990 is that a planning application should be determined in accordance with the development plan unless material considerations indicate otherwise. Here, the development plan comprises the North Lincolnshire Local Plan 2003, the Core Strategy 2011 and the Housing and Employment Allocations DPD.

Policy CS2 states, 'any development that takes place outside the defined development limits of settlements or in rural settlements in the countryside will be restricted. Only development which is essential to the functioning of the countryside will be allowed to take place. This might include uses such as those related to agriculture, forestry or other uses which require a countryside location or which will contribute to the sustainable development of the tourist industry.'

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 defined development limit for Epworth and therefore within the open countryside.

Policy CS8 strictly limits housing development in rural settlements in the countryside and in the open countryside outside development limits (the proposal site). Consideration will be given to development which relates to agriculture, forestry or to meet a special need associated with the countryside. Development should not have an adverse impact on the environment or landscape. Local plan saved policy RD2 restricts development in the open countryside other than in exceptional circumstances. This policy only supports residential development outside defined development limits where it is for affordable housing to meet a proven need or for the replacement, alteration or extension of an existing dwelling; and even then, strict criteria must be achieved as set out in parts a–f of the policy. 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).

Core Strategy policy CS7 requires that a density range of at least 40–45 dwellings per hectare should be achieved on residential development sites within market towns. The proposals would achieve a density of 22 dwellings per hectare, which is considerably below this density range, but which takes into account the relatively low-density nature of the surroundings and their character.

There is, therefore, a development plan presumption against housing development in this location. The proposal is not in accordance with the development plan, and so there is a clear breach of the strategic planning policies contained within the Core Strategy as outlined above.

Notwithstanding the development plan policies set out above, the NPPF is a material consideration when determining planning applications. Paragraph 10 of the NPPF states, 'So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development.' 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 were most important to determining the application should not be considered up to date.

In a recent appeal decision dated 20 July 2022 (PA/2020/554) the Inspector concluded that the council does not currently have a five-year housing land supply of deliverable sites. The council's Five Year Housing Land Supply Position Statement is awaiting an 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 which are most important for determining the application will carry reduced weight during this period.

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; (Footnote 7 of the NPPF explains that the protection of designated heritage assets falls into this category); 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 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):

Economic: Temporary small-scale employment opportunities during the construction process as well as benefits for local suppliers and businesses during that period; longer term employment benefits which a typical residential property may bring, including repairs and maintenance, as well as other works required; potential for new residents to shop locally and use local services; the dwellings will provide additional council tax which is a financial benefit.

Social: The local authority area currently has a shortfall in housing supply. The development will provide much needed housing within the area contributing to the overall land supply. Affordable housing contribution will be provided on the site in accordance with policy CS9 of the Core Strategy. Epworth as a market town, does contain a number of services and facilities and so there will be an increase in people who could shop and use other services locally. The site is within walking distance of a number of services such as shops, petrol station and community hall, and is close to employment opportunities.

Environmental: The proposal will result in harm to the ASHLI, there will be a significant change to the landscape and open countryside, there will be harm caused to the setting of the adjacent listed buildings, the proposal will result in a significant loss of trees and the impact on protected species is unknown. Biodiversity net gain can be provided on/off site.

In this case, it is considered that paragraph 11d of the NPPF is triggered and the tilted balance has to be applied to this proposal to ascertain if the development should be approved in the context of the presumption in favour of sustainable development or whether under 11d i) or ii) of the NPPF that the development should be refused.

Impact on listed buildings

Paragraph 195 of the NPPF states, ‘...Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.’

Para 199 of the NPPF states, ‘When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.’

Paragraph 202 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 including, where appropriate, securing its optimum viable use.’

Paragraph 203 states, ‘...The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.’

Policy HE5 of the local plan is concerned with development affecting listed buildings. It states (in part), ‘...Council will encourage the retention and restoration of the historic setting of listed buildings. Proposals which damage the setting of a listed building will be resisted.’

Core Strategy policy CS6 Historic Environment states, ‘The council will seek to protect, conserve and enhance North Lincolnshire’s historic environment as well as the character and setting of area of acknowledged importance including historic buildings, conservation areas, listed buildings (both statutory and locally listed).’

The conservation officer has based their assessment on the English Heritage Guidance Document ‘The Setting of Heritage Assets’ which is used to evaluate the impact on the setting and significance of listed buildings. In terms of assets that will be affected, they are:

- Barn approximately 10 metres south of No. 58 Station Road, Epworth. Threshing barn. 1780. Red-brown brick, colour-washed to front and sides. Pantile roof. 2-storey height.
- Maws Mill. This is a unique single tower that has not been extended. It is built c1820 four storeys in height with a tapered tower presently not in use. It is a landmark building and sits in a prominent position in an elevated location in the open countryside north of Epworth.
- The application proposes to demolish 56 Station Road, a 19th century townhouse which is a non-designated heritage asset which is also within and contributes to the setting of the adjacent listed buildings.

Using the Historic England guide, the officer has assessed the degree to which these settings make a contribution to the significance of the asset, and has questioned and

assessed the effects of the proposed development on that significance. The conservation officer has stated:

'All three listed buildings can be seen together from the surrounding footpaths in their green natural and historic landscape as described. Should the proposal take place this will not be the case and the rear setting of 58 Station Road and listed barn will consist of a modern housing estate which will totally change the character and appearance of the rear setting from an open agricultural setting to a modern dense built form.

This will have a negative impact on the setting and significance of the listed buildings. The housing would also totally alter the character and appearance of the rear setting which is presently an eighteenth century farm in its original agricultural rural landscape. The modern housing would be seen as a significant modern discordant feature and alter how 58 Station Road and the adjacent listed barn is experienced.

It will also negatively impact on the setting of Maws Mill which, whilst altered with some modern farm buildings, still has a strong rural character opposed to that of a modern housing estate. This will have a negative impact on the aesthetic significance, in other words the ways in which people draw sensory and intellectual stimulation from a place and its historic significance, and the ways in which past people, events and aspects of life can be connected through a place to the present (Historic England – Conservation Principles). The new development will seriously impede the appreciation of the historical, aesthetic significance of the listed buildings and the level of harm is significant. The application also proposes to demolish 56 Station Road, a non-designated heritage asset which is also within and contributes to the setting of the adjacent listed buildings.'

In terms of the impact on the listed buildings, the proposal will affect the setting of all 3 listed buildings. The LPA must have due regard to the statutory duties imposed by section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 66 (1) requires the LPA in considering whether or not to grant planning permission for development which affects a listed building or its setting ... "to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possess".'

The harm in this case is considered to be less than substantial harm to the significance of nearby heritage assets, there is still significant harm to the setting of these heritage assets. The proposal in terms of the impact on the setting of the adjacent listed buildings is contrary to policy HE5 of the North Lincolnshire Local Plan, policy CS6 of the Core Strategy, and paragraphs 195, 199 and 203 of the NPPF. This harm must be weighed up against the public benefits of the proposal which will be discussed in the planning balance section of this report.

ASHLI

The historic landscape of the Isle is a heritage asset of historic interest as defined in the NPPF and is of national importance. The site lies within the ASHLI and is covered by policy LC14 of the NLLP.

The applicant has submitted a heritage statement (HS) with the application. The HER was not directly consulted during the preparation of this document and the spatial data relating to the historic landscape character areas forming the Special Area was not obtained. The author of the statement obtained some North Lincolnshire HER information from the

Heritage Gateway website, however, as the website itself cautions, it is not comprehensive enough for use for planning-related purposes and advises users to contact the local HER.

The submitted the heritage statement has been considered and does not describe the significance of the historic landscape in this location, nor does it assess the impacts of the proposals on the character or setting of the 'Special Historic Landscape'. As such, the heritage statement is fundamentally flawed and it does not adequately justify how the proposal could, if at all, accord with the requirements of local plan policy LC14.

The application site lies within the core historic landscape type of the Ancient Open Strip Fields (AOSF) within the large open field to the northwest of the town known as Ellers Field. Ellers Field is a wide expanse of unenclosed agricultural land containing evidence of former strip divisions as well as two windmills and other heritage assets. This is one of the best preserved open areas in the Isle, with Maws Mill standing out near the top of the ridge as a major landmark. There is extensive public access within and around the field along public footpaths and the former railway line, as well as along tracks that provide access to all parts of the field, including to the Mill. There are wide open views from within and across the landscape heritage asset of the application site.

From Station Road the openness of the historic landscape and the application site is visible to the rear of the two listed buildings adjacent to the proposed site entrance with the listed Maws Mill also visible on the skyline beyond. The listed farmhouse, threshing barn and windmill all contribute to the character and setting of this part of the historic landscape. The relationship of the farm and the windmill to the historic farmland can be readily appreciated from within the landscape to the north of the proposed development site and from within the rear setting of the listed buildings, looking towards and out from the application site.

58 Station Road was one of the few farms to be established on Ellers Open Field in the late 18th/early 19th century. It is apparent from the historic map evidence that a number of adjacent strips running north to south from the field top down to Station Road were amalgamated and the farmstead erected and boundaries established round the holding. Rather than detract from the openness this early evolution of the landscape change is readily legible within the site and the historic landscape beyond.

This legibility is important to the understanding of the character and setting of the historic landscape, and of the role of the listed farm house, barn and the mill to the agricultural landscape history of the Isle. The modern industrial units on the former railway depot site and housing estates to the east of the application site has resulted in some loss of character and setting to this part of the AOSF historic landscape along Station Road; this makes the surviving character and setting surrounding the application site more important to preserve the legibility.

The application site forms part of the AOSF character zone. It is rectangular in shape, long and narrow, extending over 300 metres from the Station Road frontage, and reaching deep into the surrounding AOSF with the northern end level with Maws Mill along the field top trackway. The site is adjacent to the two listed buildings and includes 56 Station Road, a 19th century farmhouse and barn which contributes to their setting.

A large agricultural building constructed in the late 1970s and used variously as a riding school, vehicle workshop and latterly for agricultural use (PA/2017/1502) is located to the rear of the roadside. Beyond the agricultural building the northern half of the application is a well-kept grassed area with ornamental trees bounded by mature trees and hedging. The

proposed development is for 34 dwellings and entails the demolition of 56 Station Road and its barn to form the access, with an area of public open space at the north end of the site. The tree report indicates that the vast majority of the existing vegetation would be removed exposing the site to the surrounding open countryside.

The effects on the historic landscape of introducing a housing estate on this land are multiple. Looking from within the AOSF historic landscape towards the site, the new dwellings would be highly visible and dominant, presenting a solid mass extending the built environment into the heart of the historic landscape of the ancient open strip fields. From Station Road, the new dwellings would be visible behind the existing properties occupying the skyline to the open countryside beyond, with the similar effect of extending the residential envelope, as well as potentially blocking views of the Maws Mill landmark from the west.

The proposed residential use would introduce and increase the prevalence of other domestic elements with an urbanising effect into this part of the AOSF zone, such as brick walls, boundary fencing, garages and outbuildings, garden structures and other permitted development, as well as lighting, vehicles and other sources of noise. Attempts to screen the site would add further inappropriate features into the open character of the historic landscape.

The change of use from an agricultural to residential use clearly changes the character of the historic landscape. The effect of this application therefore would be to extend the built form of Station Road deep into the historic landscape of the ancient open strip field. The legibility of the landscape, and the views that allow an appreciation of this character and setting would be lost. The listed farm and barn at the southern end of the site would be largely cut off from the historic landscape that forms their setting. These effects would erode and damage the existing character and legibility of the AOSF as well as the setting of the listed buildings that together form part of the nationally important historic landscape in this location.

The proposed development would therefore be an unacceptable visual intrusion and extension of the built environment into the historic landscape. This intrusion, including the cumulative intrusion of further development the application could give rise to, would contribute to adverse character change and cause harm to the setting of the core historic landscape of Ellers Field as well as the listed buildings that share this setting, thus adversely affecting the ability to appreciate these heritage assets, further harming their significance.

The proposed development would be an unacceptable encroachment into the ASHLI. The proposal is contrary to local plan policies LC14, LC7 and HE5, and Core Strategy policy CS6, and the proposal would not accord with paragraphs 192 and 203 of the National Planning Policy Framework

Archaeology

In terms of archaeology, the application site also has potential to contain buried archaeological remains as the North Lincolnshire HER records material of prehistoric and Roman date within this area of Ellers Field. The applicant's heritage statement references the HER archaeological data from the Heritage Gateway website but is not informed by the results of any archaeological field surveys of the application site.

The site has the potential to include heritage assets of archaeological interest and adequate information is required about the presence and significance of any such assets to properly assess the impact of the proposed development, and thereby to inform the decision-making process in accordance with the NPPF and local planning policies. In this case, the lack of archaeology information submitted by the applicant was not a reason for refusal for PA/2021/715. In light of this fact, as the application site and development proposed is essentially the same as PA/2021/715, it would be unreasonable to recommend a reason for refusal on lack of information with regard to archaeological remains. After careful consideration, the council is satisfied that this matter can be dealt with through planning conditions. As a result, the proposal is considered to be acceptable in terms of archaeology subject to conditions to align with policy HE9 of the NLLP and policy CS6 of the Core Strategy.

Character

The site would change to a modern housing estate comprising a backland form of development that would extend northwards into the open countryside. This backland form of development would be out of character with the existing ribbon and frontage development of this part of Station Road. The site rises sharply to the north and will be highly visible from Station Road and on the landscape and from the adjacent PROWs. The development will result in urban encroachment into the open countryside and extend the built environment onto the historic landscape (ASHLI) which would result in a harsh and harmful impact on the character and appearance of this part of Station Road. Even though all matters are reserved save for access, the 'indicative layout' and the long linear, rectangular shape of the site would create a development that would bear little relationship with Station Road and would be an incongruous form of development when viewed in context with Station Road and the surrounding area. It is noted that some trees on the site are to be retained and the orchard but these trees will not mitigate the impact of the development on this site. Accordingly, the proposal would be contrary to LC7, RD2 and DS1 of the NLLP and policies CS1, CS5 and CS16 of the Core Strategy.

Trees

In terms of trees, there are a number of trees to be felled on the site to facilitate the development. It must be noted that these trees can be felled without consent as they are not in a conservation area or protected by a tree preservation order. A high number of these trees are category B (good) trees. However, at reserved matters stage the actual loss of trees can be assessed as the details of the layout will be known. At this stage the fact remains that many good quality trees are likely to be felled as a consequence of the development. However, in light of the fact this is an outline application, planning conditions can be used to safeguard existing trees on the site to be retained and through the reserved matters (landscaping and layout) the council will seek to retain existing trees as far as possible and to ensure a robust landscaping scheme is submitted to mitigate the impacts of tree felling on the site. Therefore, on balance, subject to conditions and an acceptable landscaping scheme, the proposal could align with policy LC12 of the NLLP and policy CS5 of the Core Strategy.

Ecology and biodiversity

In terms of ecology and biodiversity, the council's ecologist has been consulted on the proposals. The application site supports old buildings (to be demolished), fruit trees, hedgerows and grassland. The preliminary ecological appraisal found no evidence of

badgers and low likelihood of great crested newts being affected. Various bird species are likely to nest on site, and the dwelling and garage have low potential for roosting bats. The site habitats offer moderate potential for foraging bats. The report noted, 'Further survey work on the dwelling and garage will therefore be required in accordance with the Good Practice Guidelines (2016), to ascertain the presence/absence of roosting bats. This will involve a minimum of one evening emergence survey during the active season for bats (May–September). If the presence of bats is confirmed during this survey, then further work will be required.' No bat survey has been submitted and the proposal is therefore contrary to LC5 of the NLLP as the impact the development will have on protected species cannot be assessed by the council.

If permission were to be granted, biodiversity enhancement and biodiversity net gain (BNG) will need to be provided on/off site. The submitted biodiversity assessment appears to be a fair assessment of the baseline value of the site and makes appropriate biodiversity enhancement proposals. The BNG habitat would need to be delivered in a south-south-west to the north-north-east strip in order to preserve the form of the AOSF rather than the area of land shown in the submitted biodiversity assessment (Fig 2). No form of boundary or enclosure should be erected around the BNG grassland as this would be inappropriate in this part of the open strip fields. A biodiversity management plan would be required, securing positive management for at least 30 years. This could be conditioned as this area of land is also within the applicant's ownership. In terms of biodiversity enhancements and BNG the proposal is acceptable subject to conditions securing enhancements and off-site BNG (within the applicant's ownership). This aspect of the proposal would align with CS17 and CS5, and paragraphs 174 (d) and 180 (d) of the NPPF.

Flood risk and drainage

Policy CS19 of the Core Strategy and policy DS16 of the NLLP are both concerned with flood risk, whilst policy CS18 of the Core Strategy relates to sustainable resource use and climate change, and policy DS14 of the NLLP is concerned with foul sewage and surface water drainage. The application site is within flood zone 1 and therefore is a preferred place for development in terms of flood risk. The EA have been consulted on the proposals and raise no objections in terms of flood risk.

The LLFA, Yorkshire Water, Several Trent and the Internal Drainage Boards have all been consulted on the proposals. After assessing all the information submitted with the application, the LLFA raised an initial objection as infiltration was proposed (storage crates) but the submitted information did not support this method of surface water disposal. Following this initial response, the applicant has submitted further information including an option for a balancing pond to replace buried storage crates. However, due to the high groundwater presence within the proximity of the pond/buried storage crates these schemes are not considered to be feasible. The development does not currently provide a suitable surface water drainage design. As a result, the proposal does not comply with CS18 and CS19 of the Core Strategy, and policy DS14 of the NLLP.

Highways

Policy T2 of the North Lincolnshire Local Plan states that all development should be served by a satisfactory access. Parking Provision Guidelines for New and Change of Use Developments (2009) sets out parking provision for residential developments. This policy and guidance are both considered relevant.

The applicant seeks to create a new access from Station Road that would involve the demolition of a dwelling. Highways have been consulted and have no objections to the access arrangement although they initially queried visibility for the access. The applicant has responded that, 'the existing boundary wall is 850mm high which would allow the visibility splays to be achieved as noted on the drawings. These can be lowered or removed to facilitate the visibility splays as part of the full planning application if required.' It is considered that planning conditions could be used to ensure satisfactory visibility for the access and to mitigate the development from a highway safety perspective and during the construction process. Highways have updated their response in light of the new information from the applicant and raise no objections subject to conditions. Therefore, the proposal, in highway terms, is considered to be acceptable and could, subject to conditions, align with T2 of the NLLP.

Public Rights of Way

Public Footpath 49 crosses the access road perpendicularly by approximately 18 metres from Station Road. Paragraph 100 of the NPPF states that planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users and policy CS25 of the Core Strategy is also relevant. The development will be visible from this PROW and adjacent PROW. The PROW officer is not objecting to the proposal but would like to see adequate sightlines for walkers of the footpath on both sides of the crossing which could be conditioned. It is considered that although views from the PROW would obviously change if the development were approved, the development will not result in harm to the PROW itself and therefore the impact the development will have on the PROW is considered to be acceptable.

Residential amenity

In terms of residential amenity, appearance, layout, scale and landscaping are all reserved matters and impact on residential amenity would be assessed at reserved matters stage (should planning permission be granted). However, when assessing the site and its relationship with surrounding properties it is considered that a scheme could be designed on the site that would not adversely affect the residential amenity of neighbouring properties. In this regard the proposal, subject to an acceptable design, could align with CS5 of the Core Strategy and policies H5, H8 and DS1 of the NLLP.

Noise

The proposed development is in close proximity to commercial/industrial premises on Station Road. These premises have the potential to cause adverse noise impact. A noise assessment has been submitted with the application.

Policy DS11 of the North Lincolnshire Local Plan is concerned with polluting activities. It states that planning permission for development, including extensions to existing premises and changes of use, will only be permitted where it can be demonstrated that the levels of potentially polluting emissions, including effluent, leachates, smoke, fumes, gases, dust, steam, smell or noise, do not pose a danger by way of toxic release, result in land contamination, pose a threat to current and future surface or underground water resources, or create adverse environmental conditions likely to affect nearby developments and adjacent areas. Paragraph 185 'a' of the NPPF states, '...mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development, and avoid noise giving rise to significant adverse impacts on health and the quality of life'. Both are relevant to this application.

The submitted noise assessment concludes that, ' Since the current average daytime noise level satisfies all relevant criteria, it is predicted that current noise levels in the vicinity of the proposed development are such that the internal and external amenity of the proposed development will not suffer a noise-related loss of amenity. This being the case, no specific noise attenuation recommendations are proposed.' The report goes on to suggest that windows of all habitable rooms are fitted with glazing to a specific specification and glazing must incorporate sufficient ventilation to prevent overheating. The report also recommends a CEMP is submitted.

Environmental Protection agree with the conclusion of this report and recommend conditions relating to the installation of window glazing works. The proposal, subject to the aforementioned conditions, is acceptable in terms of noise and aligns with the NPPF and DS11 in this regard.

Land contamination

Policy DS7 of the North Lincolnshire Local Plan is concerned with contaminated land. It states that permission will only be granted on contaminated sites where a detailed site survey has been submitted, and a suitable scheme of remedial measures has been agreed to overcome any existing contamination.

The previous use of the proposed development site includes fuel storage which presents a medium risk of contamination. The environmental protection officer and the Environment Agency have both assessed the site investigation reports and recommend that planning conditions are used for the submission of remediation and verification reports to be agreed with the local planning authority prior to works commencing on site. Given the aforementioned mitigation, the proposed development is considered to accord with policy DS7 of the North Lincolnshire Local Plan.

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 57 of the National Planning Policy Framework 2021. The heads of terms for the developer contributions are set out below:

Affordable housing

Policy CS9 is concerned with affordable housing and requires schemes for new residential housing in market towns to contribute 20% of the scheme for affordable tenure. The housing should be provided on site, but an off-site contribution may be acceptable.

Public open space and leisure

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 0.5ha 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.

Leisure Services has requested a total contribution of £15,051. This is broken down to £10,188 towards the cost of improvements to sports hall improvements and additional equipment to improve the offer, £387 for improvements to indoor bowling facilities and £4,476 for improvements towards natural grass pitches and facilities.

For open space a contribution of £215,672.00 is required for North Lincolnshire Council to adopt and maintain the 5,410 square metres of on-site open space and orchard. No contribution will be requested if the open space is adopted and maintained by a management company.

Under council policy for a development of this size, a local area of play is not required. Instead, a financial contribution of £33,668 towards the maintenance and improvement of play parks in Epworth is required.

Health

A contribution towards health facilities is required to improve the doctor's surgery in Epworth. A financial contribution of £19,525.32 is required to mitigate the impacts of the development on health services as set out in Core Strategy CS24.

Education

Education Policy C1 of the Core Strategy 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. A response from the education team is that there is a requirement for contributions to secondary school places for eligible dwellings which equates to £5,376 per dwelling, excluding affordable dwellings

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, CS22 and CS24 of the North Lincolnshire Core Strategy, C1 and H10 of the North Lincolnshire Local Plan, and paragraph 57 of the NPPF.

The heads of terms have been put to the applicant in respect of education, public open space, leisure, off-site contribution to play facilities, health and affordable housing.

At the time of drafting this report, the applicant has not confirmed they agree the S106 contributions and a verbal update will be provided at planning committee on this matter.

The planning balance and conclusion

Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires planning decisions to be made in accordance with the development plan unless material considerations indicate otherwise. This is reflected in paragraphs 2 and 12 of the Framework. The site is primarily located in the open countryside and the site will harm the setting of heritage assets, and have a harmful effect on the character, appearance and setting of the ASHLI and on local character. The impact on protection species cannot be assessed due to lack of information and there is no acceptable surface water disposal drainage strategy for the site. This proposal is therefore in conflict the development plan as a whole.

The council cannot demonstrate a five-year housing land supply. This means that for the purposes of national policy, the policies for the provision of housing are out of date. Paragraph 11d of the Framework states that in this context, permission should be granted unless the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed. Footnote 7 of the NPPF explains that the protection of heritage assets falls into this category.

In this case, whilst there is less than substantial harm to the significance of nearby heritage assets, this harm must be weighed against the public benefits of the proposal. The public benefits (refer to Principle section of this report) are essentially the provision of new homes, including additional support for local businesses, services and facilities. The development would also provide short-term economic benefits in relation to the construction industry. The S106 heads of terms requires 20% of the dwellings to be provided as affordable homes, financial contributions to be made toward education, health and leisure, and ensures the provision of open space in any subsequent reserved matters applications, and provisions for its management, including the potential for financial contributions. The S106 heads of terms are currently awaiting agreement by the applicant and a verbal update will be provided on this matter at planning committee.

Based on an assumed yield of 34 dwellings, the obligation would secure 7 affordable homes. This is a public benefit which weighs in favour of the proposal. However, given the numbers involved, it is considered this only provides moderate additional benefits over and above those of the general housing provision. The other obligations are required for mitigation only and thus are generally neutral in the planning balance. While on-site open space and improvements to leisure, health, play facilities and education provision might also benefit existing residents, these would primarily be required for mitigation thus any wider benefits would be extremely limited in nature. There are no other public benefits resulting from the development.

Given the nature and severity of harm that would be caused to the setting of the 3 listed buildings, the public benefits of the development would not outweigh the less than substantial harm caused to the significance and the setting of the heritage assets in the area. The development would therefore conflict with the provisions of the Framework with regard to heritage assets. Paragraph 11d(i) is therefore engaged; consequently, the policies of the Framework (NPPF) provide a clear reason for refusal and planning permission should not be granted for this proposal.

It should be noted that if this application is refused and the applicant appeals the decision, and the Inspector finds that the tilted balance set out in paragraph 11d is engaged and that paragraph 11d(i) does not apply, but paragraph 11d(ii) applies to the proposal instead, the harm caused to the heritage assets, harm to the ASHLI and character of the countryside, potential harm to protected species and the lack of an acceptable surface water drainage strategy for the site fail to comply with local and national planning policies. It is still considered by the council that planning permission should not be granted for the proposal. This is because the benefits of the proposal (set out above) do not significantly and demonstrably outweigh the dis-benefits of the proposal as set out above.

When the planning balance is applied to the proposal, the benefits of development do not outweigh the harm that would be caused by the development. There is no other justification for setting aside the conflict with the development plan and there are no material considerations that justify departing from the development plan in this case.

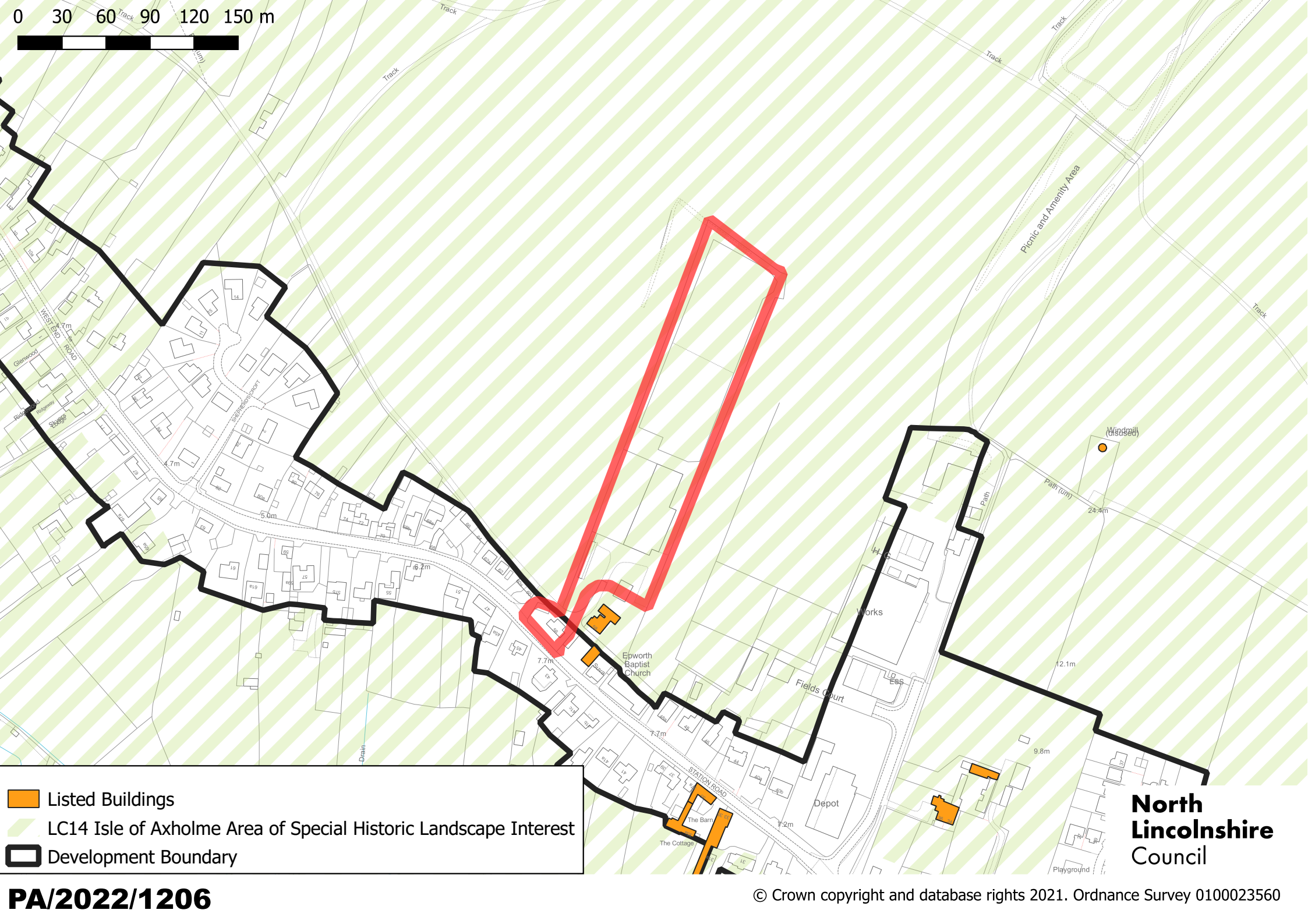
RECOMMENDATION Refuse permission for the following reasons:




1.
The proposed development would have significant and irreversible impacts upon the setting of designated and non-designated historic assets. The proposal is therefore contrary to policy HE5 of the North Lincolnshire Local Plan, policy CS6 of the Core Strategy, and paragraphs 195 and 203 of the National Planning Policy Framework.
2.
The proposal would erode and damage the existing character and legibility of the ancient open field strips as well as the setting of the listed buildings that together form part of the nationally important historic landscape in this location. The proposed development would therefore be an unacceptable visual intrusion and extension of the built environment into the historic landscape and open countryside and would contribute to irreversible character change of this part of the ASHLI. This proposal is therefore considered contrary to policies DS1, LC7, LC14 and RD2 of the North Lincolnshire Local Plan, and policies CS5 and CS6 of the Core Strategy.
3.
Insufficient information has been provided to determine the impact upon protected species. The proposal is therefore considered contrary to policy LC5 of the North Lincolnshire Local Plan.
4.
The proposal does not provide an acceptable principle drainage and SuDs strategy and is therefore contrary to policy DS16 of the North Lincolnshire Local Plan, policies CS18 and CS19 of the Core Strategy, and paragraphs 167 and 169 of the National Planning Policy Framework.

Informative

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.

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-  Listed Buildings
-  LC14 Isle of Axholme Area of Special Historic Landscape Interest
-  Development Boundary

**North
Lincolnshire
Council**

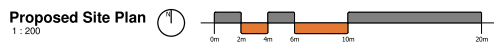
PA/2022/1206



Existing Boundary Hedge/rows and Trees to remain in place and act as proposed boundary and to retain the existing external characteristics of the site.

Additional trees and shrubs to be planted in this area to increase the site local biodiversity.

Existing Boundary Hedge/rows and Trees to remain in place and act as proposed boundary and to retain the existing external characteristics of the site.



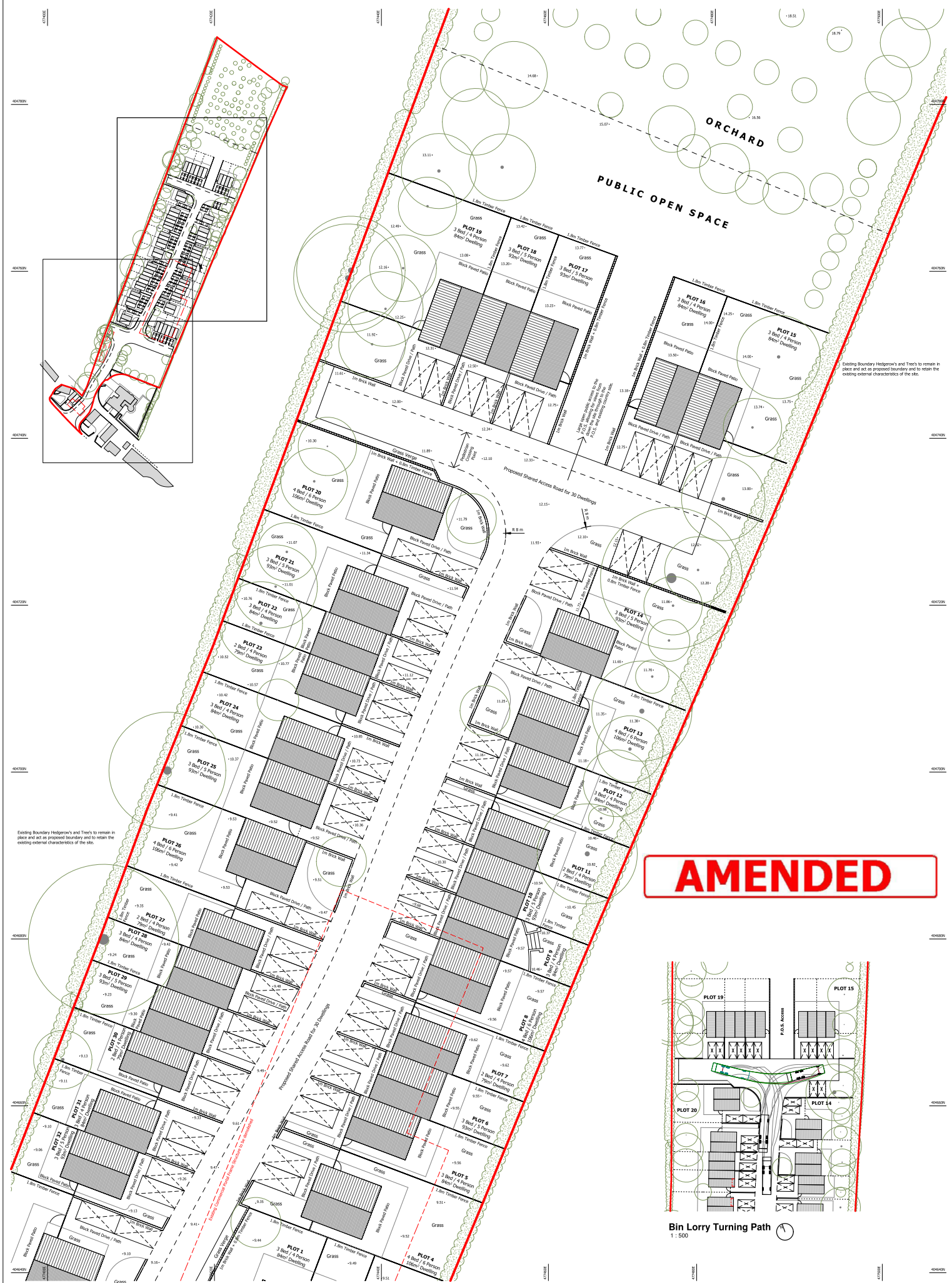
PA/2022/1206 Indicative layout (sheet 1)

(not to scale)

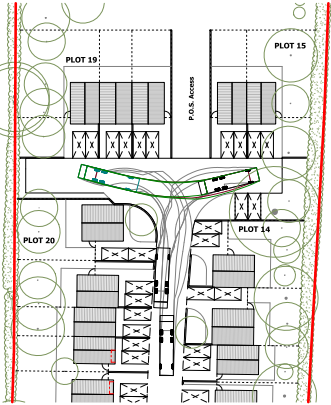
Date	By	Rev	Description

Address: Station Road, Epworth, N.E. Lincolnshire DN9 1JY	Project: Proposed Housing Development
E: info@designandinnovate.co.uk	Station Road Epworth - DN9 1JY
T: 01507 400212	Site: Proposed Site Plan - Sheet 1
W: designandinnovate.co.uk	Drawings No: PL(A)050
Copyright: DESIGN & INNOVATE LTD	Revision:
Scale: As indicated	Project No: D18-016
Drawn: A1	Project No: D18-016
Project No: D18-016	Drawings No: PL(A)050





AMENDED



Proposed Site Plan
1:200



PA/2022/1206 Indicative layout (sheet 2)
(not to scale)

Client	As indicated	Date	24/06/2022 11:12:36	Project	Proposed Housing Development
Drawn	As indicated	Scale	1:200	Site	Station Road Epworth - DN9 1JY
Original Size	A1	Project No.	D18-016	Drawing No.	PL(A)051
Copyright: DESIGN & INNOVATE LTD All dimensions are to be checked on site. The contractor must report any discrepancies to the engineer before commencing work. Work under The Construction (Design and Management) Regulations must not start until a Health and Safety Plan has been produced.				Project Station Road Epworth - DN9 1JY Site Proposed Site Plan - Sheet 2 Drawing No. PL(A)051	



PA/2022/1206 Committee report for PA/2021/715

APPLICATION NO	PA/2021/715
APPLICANT	Mr Colin Parker
DEVELOPMENT	Outline planning permission for up to 34 dwellings with appearance, landscaping, layout and scale reserved for subsequent consideration (including demolition of existing workshop, polytunnel and stable)
LOCATION	Fruit Farm, 58 Station Road, Epworth, DN9 1JZ
PARISH	Epworth
WARD	Axholme Central
CASE OFFICER	Mark Niland
SUMMARY RECOMMENDATION	Refuse permission
REASONS FOR REFERENCE TO COMMITTEE	Member 'call in' (Cllrs Tim Mitchell and David Robinson – significant public interest) Significant public interest

POLICIES

National Planning Policy Framework:

Paragraph 12 – The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

Paragraph 47 – 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 55 – Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition.

Paragraph 58 – Where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability

assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force. All viability assessments, including any undertaken at the plan-making stage, should reflect the recommended approach in national planning guidance, including standardised inputs, and should be made publicly available.

Paragraph 95 – It is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:

- (a) give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications; and
- (b) work with school promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted.

Paragraph 167 – 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 the 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 located 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 such that, in the event of a flood, it could be quickly brought back into use without significant refurbishment;
- (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.

Paragraph 169 – Major developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate. The systems used should:

- (a) take account of advice from the lead local flood authority;
- (b) have appropriate proposed minimum operational standards;
- (c) have maintenance arrangements in place to ensure an acceptable standard of operation for the lifetime of the development; and
- (d) where possible, provide multifunctional benefits.

Paragraph 174 – Planning policies and decisions should contribute to and enhance the natural and local environment by:

- (a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
- (b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
- (c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;
- (d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
- (e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and
- (f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

Paragraph 185 – Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:

- (a) mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life;
- (b) identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason; and
- (c) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.

Paragraph 195 – Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.

Paragraph 197 – In determining applications, local planning authorities should take account of:

- (a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- (b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- (c) the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 199 – When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 203 – The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

North Lincolnshire Local Plan:

DS1, DS3, DS7, DS11, DS14, DS16, T1, T2, T19, RD2, HE9, LC5, HE5, C1, H10

North Lincolnshire Core Strategy:

CS1, CS2, CS3, CS5, CS6, CS7, CS8, CS17, CS18, CS19, CS22, CS23, CS25, CS26

CONSULTATIONS

Highways: The existing boundary wall to the east of the access needs to be removed for visibility splays to be achieved. This is possible in drawing 0200-SK01 but does not appear possible in PL(A)150. These comments are therefore based on drawing 0200-SK01. Recommend conditions relating to access, splays, footways, internal layouts, driveways and surfacing materials, amongst other conditions to mitigate construction and those related to sustainable transport. Ultimately, and subject to this mitigation, Highways would not object to the proposal.

Environment Agency: The previous use of the proposed development site includes fuel storage, which presents a medium risk of contamination that could be mobilised during construction to pollute controlled waters. Controlled waters are sensitive in this location because the proposed development site is located on secondary A aquifer associated with the Sutton Sand Formation.

The application's 'Phase 1 Environmental Assessment' (reference 18137 V2, July 2019) demonstrates that it will be possible to manage the risks posed to controlled waters by this development. Further detailed information will, however, be required before built development is undertaken. An intrusive investigation has been proposed. We believe that it would place an unreasonable burden on the developer to ask for more detailed information prior to the granting of planning permission but respect that this is a decision for the local planning authority.

In light of the above, the proposed development will be acceptable if a planning condition is included requiring the submission of a remediation strategy. This should be carried out by a competent person in line with paragraph 178 of the National Planning Policy Framework.

Without these conditions we would object to the proposal in line with paragraph 170 of the National Planning Policy Framework because it cannot be guaranteed that the development will not be put at unacceptable risk from, or be adversely affected by, unacceptable levels of water pollution.

Drainage (Lead Local Flood Authority): Object to the proposed development for the following reasons:

The outline planning application does not provide an acceptable principle drainage and SuDS strategy. This should include preliminary drainage layout plans, topographical survey and outline hydraulic calculations for a 1 in 100 year storm event plus CC based on SuDS principles, including adoption/maintenance proposals. The proposals also indicate a new (restricted discharge) connection into the highway drainage system on Station Road. This is not a public sewer and therefore the developer has no 'as of rights' connection into this drain. Any additional flows into this drain must be fully modelled by the developer and upgrades to this drainage system may be required to facilitate the connection (at the developer's expense).

This must be consented by North Lincolnshire Council's LLFA Drainage Team, in their capacity as Lead Local Flood Authority through an Ordinary Watercourse Consent and appropriate discharge rates must be agreed.

Compliance with this guidance is to ensure the free flow of surface water is maintained throughout the development.

Consequently the proposal fails to comply 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 NPPF.

CPRE: The Northern Lincolnshire local group of CPRE, The Countryside Charity ('CPRENL') objects to this proposal which does not conform with local or national planning policies, on the following grounds:

1. the proposal is outside the adopted (and proposed) development limits within the open countryside
2. the site is not all brownfield land
3. the detrimental impact on the historic landscape of the Isle of Axholme
4. the detrimental impacts on the Epworth conservation area
5. the detrimental impact on highway safety.

Public Health:

- Consultations should take place with local primary care services to assess the impact of the development on local services.

- Notice should be taken of the 10 principles of active design developed by Sport England and considered in the layout of the development.
- Houses should be built to be energy efficient and affordable to run.
- Electrical charging points should be included.
- Support the comments made by Environmental Protection.
- Support the recommendations made by the Environment Agency.
- Support the comments made by the LLFA.
- If this proceeds to a full planning permission, the stated 20% allocation to affordable housing should be adhered to.

Environmental Protection: Extensive comments have been made, including that a full suite of conditions is required in terms of land contamination, requiring a phase desk top study, remediation report, verification report and monitoring. In respect of air quality, a condition is recommended requiring electrical vehicle charging points to be provided. Conditions are also put forward requiring a construction environmental management plan to be submitted, and setting out construction hours to mitigate impacts during the construction phase.

A noise impact assessment should be submitted prior to the application being determined.

Historic Environment Record: Recommends refusal as the development would adversely affect the character, appearance and setting of the historic landscape contrary to the NPPF, Core Strategy policies CS5 and CS6, and local plan policies LC14, LC7, RD2 and DS1. Potential archaeological significance has not been adequately assessed contrary to paragraph 189 of the NPPF and local plan policy HE9.

Education: Primary and secondary education contributions are sought in respect of this development. The amount per eligible house for both is £8,049.

Conservation: In accordance with paragraph 196 of the NPPF, the harm to the significance of the listed buildings 58 Station Road and Barn 10 metres to the south and Maws Mill should be weighed against the public benefits of the proposal.

Special regard to the desirability of preserving the setting of the listed buildings has not taken place contrary to section 66.1 ('the Listed Buildings Act') and council policies HE5 and CS6.

The application should therefore be refused.

Ecology: Given current indicative proposals, biodiversity net gain does not appear likely to be achievable on site. In that case the application should be refused as being contrary to policy CS17 of the Core Strategy. If there are overriding reasons why the development should go ahead, then on- and off-site biodiversity enhancements will be required in line with the mitigation hierarchy.

Section 106 Officer:

Affordable Housing – As the site falls within Epworth, current policy states that 20% of the development should be provided for affordable housing, which, on this proposed development, equates to seven dwellings. This should be secured through a section 106 agreement to have some form of perpetuity.

Education – The education department is seeking primary and secondary contributions which equate to £8,049 per dwelling, excluding affordable products.

Recreation – To maximum development on site, the recreation department have requested a contribution of £15,894 towards the cost of improvements to football changing facilities and £14,483 for natural turf pitch improvements. £12,217 towards the cost of the proposed fitness studio at Epworth Leisure Centre and £2,182 for improvements to indoor bowling facilities at Scunthorpe would be required if this application is successful.

Open space – Under council policy for a development of this size, the council would not request the provision of a local area of play on site; instead, it would request the contribution in financial form with spending of the monies at an area of recreation off site, within close proximity of the application site. The off-site financial contribution towards the improvements of an existing area of play amounts to £33,668.00. The council would, however, request on-site informal open space of 10sqm per dwelling. Confirmation is required from the council's neighbourhood services team as to whether they would take open space in this area.

Highways have yet to respond but may seek a contribution – to be confirmed once a response has been received.

Biodiversity – If biodiversity net gain cannot be secured on site by condition, this may have to be secured through a section 106 agreement as an off-site contribution. This will be confirmed by the ecologist.

Spatial Planning: The policy team have provided comments though these are now dated (and this is expanded upon within the report). The comments provided concluded:

Epworth contains six out of the seven key facilities and services. This proposal for residential development is in the open countryside and contrary to the council's adopted development plans. As the council cannot demonstrate a five-year housing land supply, paragraph 11 of NPPF applies and the application should be considered taking into account any adverse impacts of granting permission when assessed against the policies within this framework taken as a whole or specific policies indicate development should be restricted. It must be demonstrated why the development meets the three dimensions of sustainable development.

Neighbourhood Services: Public Footpath 49 (FP49) runs parallel to the north side of Station Road, thus cutting across the proposed access to the development perpendicularly. The NPPF states at paragraph 98 that 'planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails.' That said, there is no particular reason why FP49 should prevent this development from proceeding, providing the crossing at the access road is designed with pedestrian safety in mind. Other than crossing the access road, FP49 appears not to be much affected physically.

However, on page 41 of the Design and Access Statement, under the heading 'Vehicle Access', it states that 'the existing public footpath will be closed off to the rear of the Chapel with the new footpath used as an alternative. This will improve safety and security to people currently accessing the footpath.' But the chapel lies outside the application site, according to the location plan and figure 1 on page seven of the Design and Access Statement. Moreover, the legal maxim is 'once a highway, always a highway', so FP49 can be neither diverted nor stopped up other than by order. Diverting or stopping up under the Town and Country Planning Act 1990 would be necessary for implementation of the permission, not merely desirable, (the noted potential for future development referred to for the land either side of the current site notwithstanding).

Tree Officer: There is concern that this submission would see a net loss of green infrastructure through the removal of lots of trees, many of which have been identified within the arboricultural information submitted as being worthy of retention. However, this information as to which trees are in such a condition that they should be retained is not then considered with regard to the location of dwellings and built environment. This application is also within the LC14 historic landscape.

Waste and recycling: Set outs guidance with regard to distances from bins to kerb sides, space standards and where service vehicles need to cross a highway/footway. Surfacing guidance, relevant to the weight of refuse vehicles, has also been provided.

TOWN COUNCIL

Objects to the application, stating:

- the development is outside the development boundary for Epworth;
- the development falls within the North Lincolnshire Local Plan LC14 designated area of protection of historic land and its unique characteristics;
- the application would put added stress on the infrastructure of the town;
- there are already significant issues with drainage and flooding in this area and there is inadequate provision for drainage in this application;
- concern over the protection of Epworth, its character and history, with particular reference to the conservation area, and that larger housing developments will ultimately spoil all that is unique and attractive about the town (Core Strategy CS7).

PUBLICITY

Advertised by site and press notice.

A large number of representations have been received which express concerns over the proposed development. The material issues raised in the third party responses received are listed below:

Objections:

- impact upon the existing services of the town
- impact upon the historic landscape

- urbanisation of the open countryside
- biodiversity and ecology concerns
- impact on drainage infrastructure
- highway safety
- impact upon the built historic environment
- impact upon the natural environment
- impact upon existing amenity.

Support:

- more homes for residents and families
- support of local business
- support for services.

STATEMENT OF COMMUNITY INVOLVEMENT

The applicant has not provided any evidence of recent public consultation on this proposal. Emails have been received which refer to a sample study taken some time ago relating to parking provision within the town, however this does not relate to this planning assessment.

ASSESSMENT

Relevant planning history

- 2/1977/0661: Change of use from livestock smallholding to smallholding and riding stables – granted with conditions 09/12/1977.
- 2/1978/0025: Erect an agricultural building to be used partly as an indoor school and partly as a fodder and implement store – granted with conditions 10/03/1978.
- PA/1998/1117: Convert listed barn to dwelling, demolish second barn and erect garage block/store, erect walls and alter access – granted with conditions 23/10/1998.
- 2/1984/0028: Construct vehicular access – granted with conditions 06/03/1984.
- 2/1983/0137: Erect lean-to gallery and spectator area – granted with conditions 29/03/1983.
- PA/1998/1178: Convert grade II listed barn into dwelling – granted with conditions 06/11/1998.
- PA/2000/0045: Continue use of part of an existing building as a timber store (for a period of 10 years) – granted with conditions 10/03/2000.

PA/2017/1502: Change of use of building and adjacent land to an agricultural building and land for the storage of farm equipment – granted with conditions 07/12/2017.

Site constraints:

Open countryside HELA DPD 2016

Setting of listed buildings

Area of Special Historic Landscape Interest of the Isle of Axholme (ASHLI)

Site characteristics

The site is located to the north of Station Road with an existing access between numbers 56 and 60. There are two listed buildings within close proximity of the proposed access: 58 Station Road and 'Barn located 10m south of 58 Station Road'. With the exception of the access mouth, the site is wholly located both within the open countryside and the ASHLI.

On site at present is a sweeping access leading to a parking area and to the front a large, corrugated building for which, in 2017, a change of use was granted for the storage of agricultural machinery. Beyond this building is a retaining wall and steps up to a manicured landscape, predominantly laid to grass with large trees. The site extends northwards in linear form away from Station Road (and so the settlement). There is a cluster of built form already to the east of this site that extends away from the settlement in linear form. The site slopes upwards from Station Road northwards.

Proposal

Planning permission is sought to demolish the existing workshop, polytunnel and stable and erect up to 34 dwellings with means of access to be considered also at this stage. The application is supported by a Design and Access Statement as well as indicative plans. Given the proposal and the site constraints, **the following issues are relevant to this assessment:**

- **principle of development**
- **planning obligations**
- **historic landscape**
- **impact on listed buildings**
- **noise**
- **flood risk and drainage**
- **highway safety**
- **environmental issues**
- **air quality**

- **land contamination**
- **ecology.**

Principle of development

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). There is no adopted neighbourhood plan for Epworth.

Policy CS1 of the Core Strategy sets out a spatial strategy for North Lincolnshire, which, amongst other matters, states that in the countryside, support will be given to development that promotes rural economic diversification and small-scale employment opportunities, particularly on previously used land or in existing rural buildings. Tourism development will also be supported, in particular the development of green tourism making the most of the area's important natural and built environments.

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. It goes on to state that 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. Development should not have an adverse impact on the environment or landscape.

Policy CS8, whilst restricting housing outside development limits, contemplates some greenfield development as it refers to allowing development on such sites where it can be demonstrated that this would bring additional community benefits, contribute to building sustainable communities and be acceptable in terms of its impact on the high quality environment and adjoining countryside. This overall approach is supported by policy CS2 which sets out a sequential approach for development.

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

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

The aforementioned policies are aimed at focusing housing within settlement limits as defined in the Housing and Employment Land Allocations DPD. The application site is entirely outside the defined development boundary for Epworth with the exception of the access point. The site has in part been previously developed, however the proposal does extend significantly beyond the limits of this brownfield land. Furthermore, the proposed use

is not essential to the functioning of the open countryside. The proposal is therefore contrary to policies CS1, CS2, CS3 and CS8 of the Core Strategy and RD2 and DS1 of the local plan and is considered unacceptable in principle.

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. Ideally 70% of affordable housing supplied should be for rent and, where possible, the housing should be provided on site, but an off-site contribution may be acceptable.

Public open space and leisure

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 recreation department has requested a contribution of £15,894 towards the cost of improvements to football changing facilities and £14,483 for natural turf pitch improvements. £12,217 towards the cost of the proposed fitness studio at Epworth Leisure Centre and £2,182 for improvements to indoor bowling facilities at Scunthorpe would be required towards the anticipated costs if this application is successful.

With regard to open space, under council policy for a development of this size, the council would not request the provision of a local area of play on site; instead, it would request the contribution in financial form with the money being spent on an area of recreation off site, within close proximity of the application site. The off-site financial contribution towards the

improvements of an existing area of play amounts to £33,668.00. The council would, however, request on-site informal open space of 10sqm per dwelling; confirmation is required from the council's neighbourhood services team as to whether they would take open space in this area.

Education

Policy C1 of the Core Strategy 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.

A response from the education team is that there is a requirement for contributions to both primary and secondary places for eligible dwellings.

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 and CS22 of the North Lincolnshire Core Strategy, C1 and HC10 of the North Lincolnshire Local Plan, and paragraph 56 of the NPPF.

The heads of terms have been put to the applicant in respect of education, public open space, leisure, recreation, and affordable housing. The applicant has not agreed the requested contributions required to mitigate the impacts of the development and make it policy compliant; nor have they submitted a viability statement to demonstrate that the contributions would make the proposed residential development financially unviable. The proposal is therefore considered contrary to policies CS22, CS23 and CS7 of the Core Strategy, as well as paragraph 58 of the NPPF and policies C1 and H10 of the local plan.

Historic landscape

Core Strategy policy CS6 Historic Environment states, 'The council will seek to protect, conserve and enhance North Lincolnshire's historic environment as well as the character and setting of areas of acknowledged importance, including historic buildings, conservation areas, listed buildings (both statutory and locally listed), registered parks and gardens, scheduled ancient monuments and archaeological remains...' and 'Development proposals should provide archaeological assessments where appropriate.'

Policy HE9 states, 'Where development proposals affect sites of known or suspected archaeological importance, an archaeological assessment to be submitted prior to the determination of a planning application will be required. Planning permission will not be granted without adequate assessment of the nature, extent and significance of the remains present and the degree to which the proposed development is likely to affect them.'

Policy LC14 is also relevant, its states, '...within this area, development will not be permitted which would destroy, damage or adversely affect the character, appearance or setting of the historic landscape, or any of its features.'

Development required to meet the social and economic needs of rural communities and small-scale tourist and outdoor sport and recreational development will be permitted provided such development is related to the historic landscape and its features.

A high standard of design and siting in new development will be required reflecting the traditional character of buildings in the area and the character of the historic landscape, and using materials sympathetic to the locality.

Schemes to improve, restore or manage the historic landscape will be sought in connection with, and commensurate with the scale of, any new development affecting the area of Special Historic Landscape Interest.

Local plan policies LC7 and RD2 will also apply as the development is within the open countryside. Policy LC7 Landscape Protection states, 'Development which does not respect the character of the local landscape will not be permitted'. Policy RD2 Development in the Open Countryside requires that such development is strictly controlled, stating that only certain essential development that meets very specific criteria will be permitted.

The design objectives of Core Strategy CS5 and local plan policy DS1 are also relevant. Core Strategy CS5 Delivering Quality Design requires new development in North Lincolnshire to 'ensure it takes account of the existing built heritage from the earliest stages in the design process, in particular terms of scale, density, layout and access.' With regard to design, local plan policy DS1 General Requirements, Quality of Design criteria sets out. 'The design and external appearance of the proposal should reflect or enhance the character, appearance and setting of the immediate area.'

The HER have been consulted and offer a reading of the area, describing the historical relationship that this site has (close to Ellers Field) with the wider ASHLI. The HER also point out the importance of 58 Station Road and its role in historic open strip farming. The officer states, 'This legibility is important to the understanding of the character and setting of the historic landscape, and of the role of the listed farm house, barn and the mill to the agricultural landscape history of the Isle. The modern industrial units on the former railway depot site and housing estates to the east of the application site has resulted in some loss of character and setting to this part of the AOSF historic landscape along Station Road; this makes the surviving character and setting surrounding the application site more important to preserve the legibility.'

and

'The legibility of the historic landscape in this part of Ellers Field along Station Road was highlighted as an important contribution to an appreciation of the historic setting in an appeal decision at 14 West End Road to the west of the current application site (ref: APP/Y2003/W/18/3211573).'

The Historic Environment officer ultimately recommends refusal of the application and comments within the assessment of the application:

'The effect of this application therefore would be to extend the built form of Station Road deep into the historic landscape of the ancient open strip field. The legibility of the landscape, and the views that allow an appreciation of this character and setting would be lost. The listed farm and barn at the southern end of the site would be largely cut off from the historic landscape that forms their setting. These effects would erode and damage the existing character and legibility of the AOSF as well as the setting of the listed buildings that together form part of the nationally important historic landscape in this location.

The proposed development would therefore be an unacceptable visual intrusion and extension of the built environment into the historic landscape. This intrusion, including the

cumulative intrusion of further development the application could give rise to, would contribute to adverse character change and cause harm to the setting of the core historic landscape of Ellers Field as well as the listed buildings that share this setting, thus adversely affecting the ability to appreciate these heritage assets, further harming their significance.'

This proposal then is considered contrary to local plan policies LC14, LC7, RD2 and DS1, and Core Strategy policies CS5 and CS6, and would adversely affect the historic landscape of the Isle of Axholme, a heritage asset of national significance. The proposed development would extend the residential built environment beyond the development limit where it would introduce a major change to the use and appearance within the historic landscape.

Impact on the setting of listed buildings

Paragraph 195 of the NPPF states, '...Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.'

Paragraph 203 states, '...The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.'

Policy HE5 of the local plan is concerned with development affecting listed buildings. It states (in part), '...Council will encourage the retention and restoration of the historic setting of listed buildings. Proposals which damage the setting of a listed building will be resisted.'

Core Strategy policy CS6 Historic Environment states, 'The council will seek to protect, conserve and enhance North Lincolnshire's historic environment as well as the character and setting of area of acknowledged importance including historic buildings, conservation areas, listed buildings (both statutory and locally listed).'

The conservation officer has based their assessment on the English Heritage Guidance Document 'The Setting of Heritage Assets is used to evaluate the impact on the setting and significance of the listed buildings'. In terms of assets that will be affected, they are:

- Barn approximately 10 metres south of No. 58 Station Road, Epworth. Threshing barn. 1780. Red-brown brick, colour-washed to front and sides. Pantile roof. 2-storey height.
- Maws Mill. This is a unique single tower that has not been extended. It is built c1820 four storeys in height with a tapered tower presently not in use. It is a landmark building and sits in a prominent position in an elevated location in the open countryside north of Epworth.
- The application proposes to demolish 56 Station Road, a 19th century townhouse and a non-designated heritage asset which is also within and contributes to the setting of the adjacent listed buildings.

Using the Historic England guide, the officer has assessed the degree to which these settings make a contribution to the significance of the asset, and has questioned and assessed the effects of the proposed development on that significance. The conservation officer has stated:

‘All three listed buildings [the officer designates the non-designated asset in error here] can be seen together from the surrounding footpaths in their green natural and historic landscape as described.

Should the proposal take place this will not be the case and the rear setting of 58 Station Road and listed barn will consist of a modern housing estate which will totally change the character and appearance of the rear setting from an open agricultural setting to a modern dense built form. This will have a negative impact on the setting and significance of the listed buildings.

The housing would also totally alter the character and appearance of the rear setting which is presently an eighteenth century farm in its original agricultural rural landscape. The modern housing would be seen as a significant modern discordant feature and alter how 58 Station Road and the adjacent listed barn is experienced.

It will also negatively impact on the setting of Maws Mill which, whilst altered with some modern farm buildings, still has a strong rural character opposed to that of a modern housing estate.

This will have a negative impact on the aesthetic significance, in other words the ways in which people draw sensory and intellectual stimulation from a place and its historic significance, and the ways in which past people, events and aspects of life can be connected through a place to the present (Historic England – Conservation Principles).

The new development will seriously impede the appreciation of the historical, aesthetic significance of the listed buildings and the level of harm is significant.

The application proposes to demolish 56 Station Road, a non-designated heritage asset which is also within and contributes to the setting of the adjacent listed buildings.’

Ultimately, and given the officer’s reading of the setting, the proposed development would be contrary to policy HE5 of the North Lincolnshire Local Plan, policy CS6 of the Core Strategy, and paragraphs 195 and 203 of the NPPF.

Noise

Policy DS11 of the North Lincolnshire Local Plan is concerned with polluting activities. It states that planning permission for development, including extensions to existing premises and changes of use, will only be permitted where it can be demonstrated that the levels of potentially polluting emissions, including effluent, leachates, smoke, fumes, gases, dust, steam, smell or noise, do not pose a danger by way of toxic release, result in land contamination, pose a threat to current and future surface or underground water resources, or create adverse environmental conditions likely to affect nearby developments and adjacent areas.

Paragraph 185 ‘a’ of the NPPF states, ‘...mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development, and avoid noise giving rise to significant adverse impacts on health and the quality of life’.

All are considered relevant.

Environmental Protection have been consulted and have stated in relation to noise, ‘...The proposed development is in close proximity to commercial/industrial premises on Station Road. These premises have the potential to cause adverse noise impact. This department therefore recommends a noise impact assessment is undertaken prior to determination.’

The applicant has been made aware of the comments and no information on noise has been received. Therefore, at present, insufficient information has been submitted in relation to noise to demonstrate that the scheme will not cause adverse impacts upon both local business and residents that would be unacceptable. The proposal is therefore contrary to policy DS11 of the North Lincolnshire Local Plan and paragraph 185 of the National Planning Policy Framework.

Flood risk and drainage

Policy CS19 of the Core Strategy is concerned with flood risk, whilst policy DS14 of the local plan is concerned with foul sewage and surface water drainage. The application site is located within flood zone 1 and therefore is a preferred place for development in terms of flood risk.

The LLFA Drainage Team has been consulted and objects to the proposed development for the following reasons:

- The outline planning application does not provide an acceptable principle drainage and SuDS strategy. This should include preliminary drainage layout plans, topographical survey and outline hydraulic calculations for a 1 in 100 year storm event plus CC based on SuDS principles, including adoption/maintenance proposals.
- The proposals also indicate a new (restricted discharge) connection into the highway drainage system on Station Road. This is not a public sewer and therefore the developer has no ‘as of rights’ connection into this drain. Any additional flows into this drain must be fully modelled by the developer and upgrades to this drainage system may be required to facilitate the connection (at the developer’s expense). This must be consented by North Lincolnshire Council’s LLFA Drainage Team, in their capacity as Lead Local Flood Authority through an Ordinary Watercourse Consent and appropriate discharge rates must be agreed.

The Environment Agency has also been consulted and no objections have been raised. The Internal Drainage Board and sewerage undertakers have not responded to consultation.

It is considered, given the LLFA’s comments, that insufficient information has been provided to demonstrate that the proposed development can be served by an acceptable drainage strategy and that it will not result in increased risk of flooding to the site and/or adjacent land. The proposal is therefore contrary to policy DS16 of the North Lincolnshire Local Plan, policies CS18 and CS19 of the Core Strategy, and paragraphs 167 and 169 of the NPPF.

Highways

Policy T2 of the North Lincolnshire Local Plan states that all development should be served by a satisfactory access. Policy T19 is concerned with parking provision and general highway safety. Both policies are considered relevant.

The applicant seeks to create a new access from Station Road that would involve the demolition of a dwelling. Highways have been consulted and have no objections to the access arrangement and have proposed conditions they feel are required to mitigate the development from a highway safety perspective and during the construction process.

In terms of sustainable transport, the only commentary received is that there would be no objections. The site is in an accessible area close to paths that link the site to the centre of Epworth; it is also served by public transport though the frequency is unclear. It is likely, however, that the proposal would still rely on motorised transport to access larger service centres and employment zones. However, it should be noted that neither Highways Development Control nor Sustainable Transport have raised any objection.

It is therefore considered, subject to the aforementioned mitigation, that the proposal would align with policies T2 and T19 of the North Lincolnshire Local Plan.

Environmental issues/amenity

Policy DS1 of the local plan is partly concerned with impacts upon residential amenity. It states, '...No unacceptable loss of amenity to neighbouring land uses should result in terms of noise, smell, fumes, dust or other nuisance, or through the effects of overlooking or overshadowing.' Policy DS11 is also concerned with pollution control and is considered acceptable.

The Environmental Protection team have been consulted and have no objections to the proposal in terms of environmental issues in relation to the operational phase of the development other requiring electrical vehicle charging points to improve air quality. In terms of mitigating the construction phase, they have requested a condition be attached requiring a construction environmental management plan to be submitted, as well as one controlling noise and dust. These conditions are considered to meet the tests for conditions set out within planning policy and would be attached to any permission.

It is therefore considered that the proposal would be in accordance with policy DS1 of the North Lincolnshire Local Plan.

Air quality

Policy CS18 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 CO₂ emissions.

The council's Environmental Health Department have made an assessment of the proposal and have proposed a condition that, prior to development, a scheme for electric 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 permission to mitigate the impact upon air quality generated by the

development. It is considered that the imposition of this condition would not only satisfy policy CS18 of the Core Strategy, but also DS11 of the local plan by making a positive impact upon the reduction of polluting activities.

Land contamination

Policy DS7 of the North Lincolnshire Local Plan is concerned with contaminated land. It states that permission will only be granted on contaminated sites where a detailed site survey has been submitted, and a suitable scheme of remedial measures has been agreed to overcome any existing contamination.

The environmental protection officer has recommended a phase 1 site investigation, including remediation and verification reports, be submitted to and agreed with the local planning authority, the remediation strategy being prior to works commencing. Given the aforementioned mitigation, the proposed development is considered to accord with policy DS7 of the North Lincolnshire Local Plan.

Ecology

Policy CS17 of the Core Strategy, as well as paragraph 174 of the NPPF, relates to biodiversity. Paragraph 174 'd' states, in part, that a net gain for biodiversity should be achieved, '...minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;' Policy LC7 is also considered relevant.

The council's ecologist has been consulted and has stated that a preliminary ecological survey is required as well as further information on biodiversity enhancement prior to determination. The applicant is aware of the comments and has not provided any additional information at this stage. It is therefore considered that insufficient information has been submitted to be able to determine the likely impacts upon protected species. The proposal is therefore considered contrary to policy LC7 of the North Lincolnshire Local Plan.

Conclusion

The proposed development, which seeks to erect market dwellings in the open countryside, is considered unacceptable in principle. Furthermore, the site is located within the Historic Landscape of the Isle of Axholme and represents an unacceptable scheme that would erode its special designated character. The applicant has provided insufficient information as regards both ecology and noise and so potential impacts are unknown and cannot be mitigated. The LLFA also objects to the proposal on flooding grounds, whilst the applicant has also failed to agree to the heads of terms which are required to mitigate the strain on services, provision and infrastructure caused by the development. The proposal is therefore not acceptable and is recommended for refusal for these reasons.

RECOMMENDATION Refuse permission for the following reasons:

1.

The proposal to erect up to 34 market dwellings within this location, outside the defined development boundary, would have an urbanising effect that is out of keeping with the traditional ribbon development along Station Road. The proposal not only fails to understand the intrinsic beauty of the open countryside but also conflicts with the strategic aims of the development plan. The proposal is therefore contrary to policies CS1, CS2, CS3 and CS8 of the Core Strategy, and DS1 and RD2 of the North Lincolnshire Local Plan, as

well as paragraphs 12, 47 and 180 of the National Planning Policy Framework, and is considered unacceptable in principle.

2.

The proposal would place demands on local schools and leisure facilities, affordable housing requirements, and public open space and recreational activities. These demands could not be absorbed without securing obligations that would mitigate the strain placed upon existing infrastructure by the development. The proposal is therefore considered contrary to policies CS7, CS22 and CS23 of the Core Strategy, C1 and H10 of the North Lincolnshire Local Plan, and paragraph 58 of the National Planning Policy Framework.

3.

The proposed development would have significant and irreversible impacts upon the setting of designated and non-designated historic assets. The proposal is therefore contrary to policy HE5 of the North Lincolnshire Local Plan, policy CS6 of the Core Strategy and paragraphs 195 and 203 of the National Planning Policy Framework.

4.

The proposal would erode and damage the existing character and legibility of the ancient open field strips as well as the setting of the listed buildings that together form part of the nationally important historic landscape in this location. The proposed development would therefore be an unacceptable visual intrusion and extension of the built environment into the historic landscape and would contribute to irreversible character change of this part of the ASHLI. This proposal is therefore considered contrary to policies DS1, LC7, LC14 and RD2 of the North Lincolnshire Local Plan, and policies CS5 and CS6 of the Core Strategy.

5.

Insufficient information has been provided to determine the impact upon protected species. The proposal is therefore considered contrary to policy LC5 of the North Lincolnshire Local Plan.

6.

Insufficient information has been submitted in relation to noise to demonstrate that the scheme would not cause unacceptable adverse impacts upon both local business and residents. The proposal is therefore contrary to policy DS11 of the North Lincolnshire Local Plan and paragraph 185 of the National Planning Policy Framework.

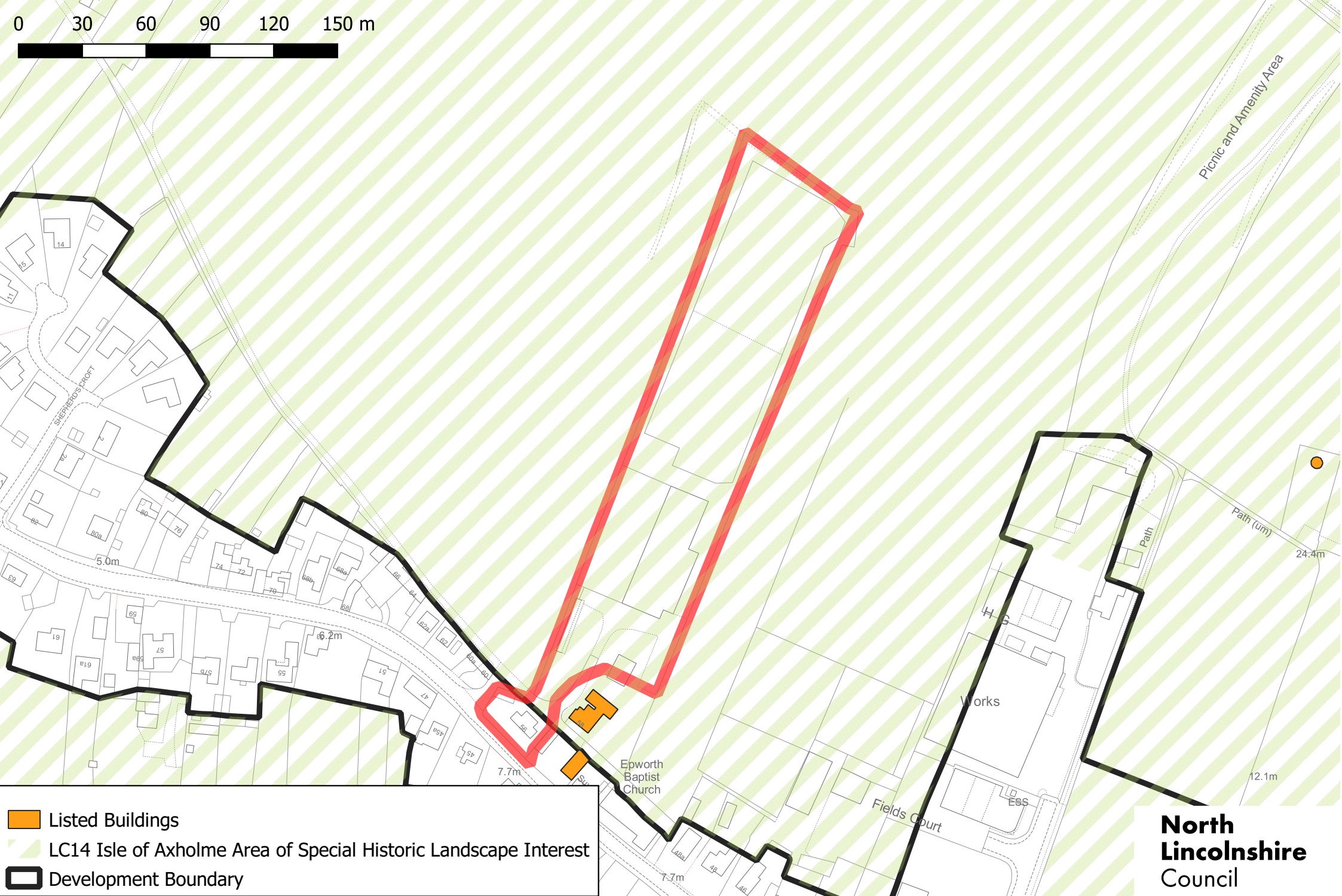
7.




The proposal does not provide an acceptable principle drainage and SuDs strategy and is therefore contrary to policy DS16 of the North Lincolnshire Local Plan, policies CS18 and CS19 of the Core Strategy, and paragraphs 167 and 169 of the National Planning Policy Framework.

Informative

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.

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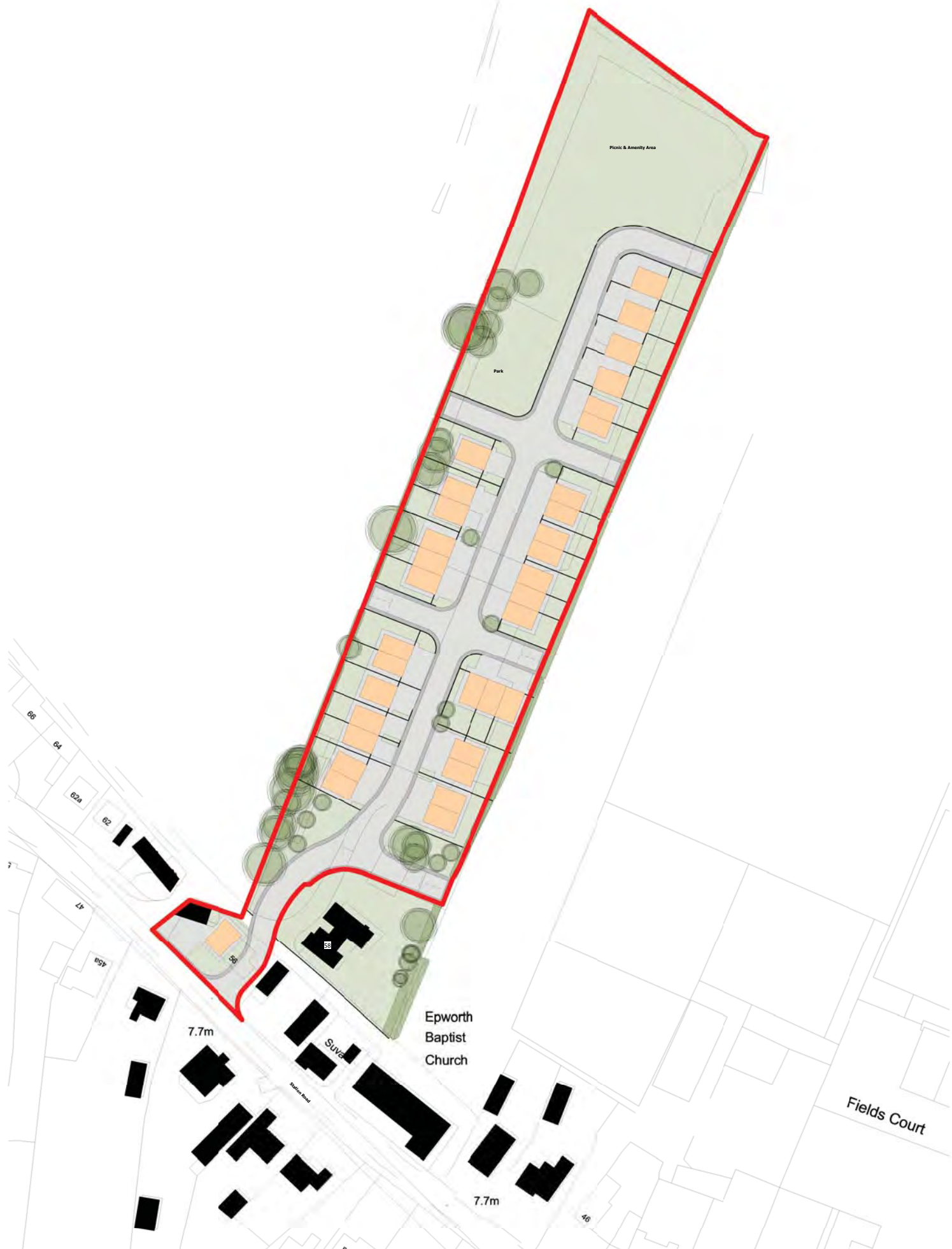
-  Listed Buildings
-  LC14 Isle of Axholme Area of Special Historic Landscape Interest
-  Development Boundary

**North
Lincolnshire
Council**

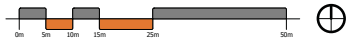
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PA/2021/715 Indicative layout (not to scale)



Proposed Site Plan
1:500



Name	Date	Rev.	Author	Project
			Alwynna Street, Corsham, Wiltshire SN13 4JZ Tel: 01297 40212 E: info@designandinnovate.co.uk W: designandinnovate.co.uk	Proposed Housing Development
<small>Do not scale dimensions from this drawing. Use figured dimensions only. All dimensions are to be checked on site. The contractor must report any discrepancies to the designer before commencing work. Mark within The Construction Change and Management Regulations do not to start until a Health and Safety Plan has been produced.</small>				Station Road Epworth - DN9 1JY
<small>Copyright: DESIGN & INNOVATE LTD</small>				Title Proposed Site Plan
Scale	1:500	1/200	09/06/2021 22:28:47	Drawing No. PL(A)150
Original Size	A1	Project No.	D18-016	Revision

