

APPLICATION NO PA/2022/1410

APPLICANT Mr & Mrs R Boggis

DEVELOPMENT Outline planning permission to erect a dwelling with appearance, landscaping, layout and scale reserved for subsequent consideration

LOCATION 67 Wharf Road, Crowle, DN17 4HZ

PARISH Crowle

WARD Axholme North

CASE OFFICER Emmanuel Hiamey

SUMMARY RECOMMENDATION **Grant permission subject to conditions**

REASONS FOR REFERENCE TO COMMITTEE Objection by Crowle and Ealand Town Council

POLICIES

National Planning Policy Framework:

Chapter 2: Achieving sustainable development

Chapter 4: Decision-making

Chapter 5: Delivering a sufficient supply of homes

Chapter 9: Promoting sustainable transport

Chapter 11: Making effective use of land

Chapter 12: Achieving well-designed places

Chapter 14: Meeting the challenge of climate change, flooding and coastal change

Chapter 15: Conserving and enhancing the natural environment

North Lincolnshire Local Plan:

Policy H1: Housing Development Hierarchy

Policy H5: New Housing Development

Policy H8: Housing Design and Housing Mix

Policy T2: Access to Development

Policy T19: Car Parking Provision and Standards

Policy DS1: General Requirements

Policy DS14: Foul Sewage and Surface Water Drainage

Policy DS16: Flood Risk

North Lincolnshire Core Strategy:

Policy CS1: Spatial Strategy for North Lincolnshire

Policy CS2: Delivering more Sustainable Development

Policy CS3: Development Limits

Policy CS5: Design

Policy CS7: Overall Housing Provision

Policy CS8: Spatial Distribution of housing sites

Policy CS19: Flood Risk

New North Lincolnshire Local Plan Submission:

The new North Lincolnshire Local Plan was submitted for public examination to the Planning Inspectorate on 11 November 2022. Examination of the Plan has therefore commenced, although public hearing sessions are not anticipated until early in 2023.

The Submitted North Lincolnshire Local Plan can be given some weight as a material planning consideration in the determination of planning applications. The relevant policies concerning this application are as follows:

Policy SS1: Presumption in Favour of Sustainable Development

Policy SS2: A Spatial Strategy for North Lincolnshire

Policy SS3: Development Principles

Policy SS5: Overall Housing Provision

Policy SS10: Development Limits

Policy DQE5: Managing Flood Risk

Policy DQE6: Sustainable Drainage Systems

CONSULTATIONS

Isle of Axholme and North Nottinghamshire Water Level Management Board: Initially commented that the site is within the Board's district; however, there are no Board-maintained watercourses close to the site. As they have not responded to a re-consultation, their initial comments stand.

Northern Powergrid: No objection.

Waste & Recycling: No adverse comments to make.

Tree officer: No comments to make.

Environmental Protection: Initially had no objection to the application subject to conditions. As they have not commented on the re-submission their initial comments stand.

LLFA Drainage: No objection subject to conditions and informative comments.

Environmental Health and Housing: No comments to make initially. As they have not commented on the re-submission their initial comments stand.

Environment Agency: No objections. Following the re-submission, confirm that their initial comments and recommended conditions remain the same.

Highways: No objection subject to conditions.

TOWN COUNCIL

Object to the application, as submitted and following the amendment.

PUBLICITY

Advertised by site and press notice following the amendment to the application.

Three responses have been received from the same person, raising the following concerns:

- drainage (overflowing drains)
- the proposed access from the main road.

ASSESSMENT

Constraints

Development boundary

SFRA Flood Zone 2/3 (a) Tidal

Planning history

PA/2021/1385: Outline planning permission to erect two dwellings with appearance, landscaping, layout and scale reserved for subsequent consideration – refused 11 January 2022.

Site and proposed development

Outline planning permission is sought to erect a dwelling at 67 Wharf Road, Crowle, with appearance, landscaping, layout and scale reserved for subsequent consideration.

This is a resubmission of PA/2021/1385: outline planning permission to erect two dwellings with appearance, landscaping, layout and scale reserved for subsequent consideration, which was refused on 11 January 2022.

The main difference between the current proposal and the previous one is the reduction of the number of dwellings from two to one and ensuring the dwelling is within the development boundary.

The site is within the development boundary of Crowle. The existing dwelling (67 Wharf Road) fronts Wharf Road and is bounded by 69 Wharf Road to the south, 65 The Gables, Wharf Road to the north and a tree belt plus a field to the west.

The proposal involves the subdivision of the existing garden of 67 Wharf Road to erect an additional dwelling to the side of the existing property. The dwelling would be a detached dwelling with two parking spaces. It would share the existing vehicular access to Wharf Road.

As this proposal is for outline planning permission, the design details of the house and the landscaping are reserved for subsequent application and consideration.

It should be noted that, as it stands, the submitted block plan is for indicative purposes only.

Planning considerations

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined under the development plan unless material considerations indicate otherwise. In this instance, the development plan consists of the saved policies of the North Lincolnshire Local Plan (NLLP) and the North Lincolnshire Core Strategy (NLCS). Material considerations exist in the form of national policy and guidance contained within the National Planning Policy Framework (NPPF) and the suite of documents comprising the National Planning Practice Guidance (NPPG).

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

- **whether the principle of development is acceptable and in line with the relevant policies of the North Lincolnshire Local Plan, the Core Strategy, the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG);**
- **whether the siting and layout of the dwelling is appropriate within the context of the site and surrounding landscape;**
- **whether any environmental impacts can be appropriately mitigated; and**
- **whether the site can be sufficiently serviced by the required infrastructure.**

Principle of development

Policy CS1 (Spatial Strategy for North Lincolnshire) supports an appropriate level and range of new housing development in market towns such as Crowle to support the market towns as sustainable communities.

Policy CS2 (Delivering more Sustainable Development) supports the development of previously developed land and buildings within the defined development limits of North Lincolnshire's market towns, followed by other suitable infill opportunities then appropriate small-scale greenfield extensions to meet identified local needs.

Policy CS3 (Development Limits) allows for appropriate development within defined development limits, provided the proposed development responds to the context of the area and the settlement has capacity to accommodate the proposed development based on existing and proposed infrastructure.

Policy CS8 (Spatial Distribution of Housing Sites) allows for housing in market towns and sets an overall provision for Crowle of 145 dwellings within the plan period.

The application site is within the development boundary of Crowle, where development is supported by policy CS3 (Development Limits) as a key tool in ensuring that future development occurs in sustainable locations. This policy also ensures that the countryside is protected from inappropriate development and no uncontrolled expansion of settlements will take place.

As this proposal involves a plot within the development boundary of Crowle, the principle of the development is acceptable.

Layout and siting

Paragraph 127 of the NPPF states that planning policies and decisions should ensure that developments:

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

Paragraph 128 of the NPPF requires that design quality should be considered throughout the evolution and assessment of individual proposals.

Policy DS1 of the North Lincolnshire Local Plan expects a high standard of design in all developments in both built-up areas and the countryside and proposals for poorly designed development will be refused. All proposals that will be considered against design quality should reflect or enhance the character, appearance and setting of the immediate area and the design and layout should respect and where possible retain and/or enhance the existing landform of the site. On amenity impact, this policy requires that 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.

Core Strategy policy CS5 requires that all new development in North Lincolnshire should be well designed and appropriate for their context. It should contribute to creating a sense of place. The council will encourage contemporary design if it is appropriate for its location and is informed by its surrounding context. A design which is inappropriate to the local area or fails to maximise opportunities for improving the character and quality of the area will not be acceptable.

Generally, policies in the North Lincolnshire development plan do not presume against the subdivision of a plot for a new residential development on garden land. However, it requires that all proposals should reflect or enhance the character, appearance and setting of the immediate area. Further, the design and layout should respect, and where possible retain and/or enhance, the existing landform of the site.

Having reviewed the siting and layout of the plot compared to the setting, in planning terms a development on the plot would not raise an issue. However, a dwelling on the site must be of the appropriate scale and layout. Again, it is noted that the submitted block plan is for indicative purposes only.

It is considered that, as part of any reserved matters scheme, a suitably designed dwelling could be achieved in line with the local development plan policies for residential development.

Impact on the amenity of neighbouring properties

Policies DS1 of the local plan and CS5 of the Core Strategy expect a high standard of design in all developments in both built-up areas and the countryside, and proposals for poorly designed development will be refused. They require all proposals to be considered against the quality of the design and amenities, among others. Further, the NPPF advises that planning should always seek to secure a good standard of amenities for all existing and future occupants of land and buildings.

As this application is for outline planning permission, the design details of the dwelling have not been provided. These would be considered at the reserved matters stage; therefore, any potential loss of residential amenities arising from this development would be assessed at that stage of the planning process.

Based on the above, it is considered that the proposal is acceptable and would comply with policies DS1 of the local plan and CS5 of the Core Strategy.

Highway matters

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 as well as general highway safety.

The proposal would share the existing access with 67 Wharf Road and would have two vehicle parking spaces in the foreground. Highways have no objection to the proposal subject to conditions, which will be applied to any permission granted.

Flood risk and drainage

Section 159 of chapter 14 (Meeting the challenge of climate change, flooding and coastal change) of the NPPF indicates that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary for such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere. Also, section 167 of chapter 14 indicates that when determining 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 the assessment of the sequential and exception tests, as applicable, it can be demonstrated that within the site the development would be appropriate.

Policy DS14 of the local plan requires satisfactory provision to be made for the disposal of foul and surface water from new development, either by agreeing details before planning permission is granted, or by imposing conditions on planning permission or completing planning agreements to achieve the same outcome. Policy DS16 requires that new development should not be at risk from flooding.

The site lies within SFRA Flood Zone 2/3 (a) Tidal. The applicant has submitted a flood risk assessment which includes an exception test and a separate sequential test document.

A sequential test is a planning tool that councils apply to ensure that developments in areas at risk of flooding are only approved if the applicant can successfully demonstrate that there are no reasonably available alternative sites at a lower risk of flooding and that the proposed uses are suitable in terms of their vulnerability, as specified in Table 2 of the National Planning Policy Guidance (NPPG).

The aim is to steer new development to flood zone 1 (areas with a low probability of river or sea flooding). Where there are no reasonably available sites in flood zone 1, local planning authorities in their decision-making should take into account the flood risk vulnerability of land uses and consider reasonably available sites in flood zone 2 (areas with a medium probability of river or sea flooding), applying the exception test if required.

Only where there are no reasonably available sites in flood zones 1 or 2 should the suitability of sites in flood zone 3 (areas with a high probability of river or sea flooding) be considered, taking into account the flood risk vulnerability of land uses and applying the exception test if required.

Further, within each flood zone, surface water and other sources of flooding also need to be taken into account in applying the sequential approach to the location of the development.

If the proposal is in flood zone 1, it is not usually necessary to apply the sequential test unless the Strategic Flood Risk Assessment (SFRA) or more recent information indicates there may be flooding issues from other sources. If the site is at a low probability of flooding, is not subject to flooding from other sources and is less than 1 hectare, no further action is required concerning flood risk. However, if the site is 1 hectare or greater, applicants are required to produce a site-specific flood risk assessment to accompany the planning application.

In this case, the site lies within SFRA Flood Zone 2/3 (a) Tidal and therefore the sequential test is required.

The applicant has submitted two separate reports for the sequential and exception tests. The first report contains the reason for carrying out the sequential test. It contains alternative sites and maps (see below):

- (1) Land at Eastoft Road Crowle: The site was discounted because it was not comparable in size and does not have planning permission. It is not therefore available nor deliverable.
- (2) Land at Fieldside Crowle: The site was discounted because the site is not of comparable size and does not have planning permission. It is not therefore available nor deliverable.
- (3) Land at Low Cross Street, Crowle: The site was discounted because Plots 1 and 2 are for the construction of a pair of semi-detached houses and are not comparable. They have also been sold subject to contract. It is therefore not available. Plot 3 is for a single building plot and is not therefore comparable and under offer. The site is also within Flood Zone 2/3a therefore no better than the subject site.

It concludes that a search of North Lincolnshire Council's planning web site did not produce any comparable, available and deliverable sites within the search area that would require them to be developed before the application site.

The sequential test report concludes that within the confines of the settlements of Crowle and Ealand the vast majority of sites are within flood zones 2/3a, except for three other sites available for sale but with extant permission. From the above, it can therefore be reasonably justified that no other sites would meet the requirements of this proposal, and the sequential test is passed; an exception test is therefore required.

The exception test has been included in the Flood Risk Assessment (FRA). It requires two conditions to be met before it can be said to have been passed: the site-specific FRA must show the development is safe from flood and the development must provide wider sustainability benefits to the community that outweigh flood risk.

- The site-specific FRA must show the development is safe from the flooding:

The Flood Risk Assessment shows that the critical flood level for the site is 4.1m AOD. This means that during a 1:100-year event with an allowance for climate change water level at the site could be expected to reach 4.1m AOD.

From the plan submitted, it can be seen that the site is at 3.45m AOD. The proposed new dwelling's finished floor level (FFL) will be set at 4.4m AOD. The Environment Agency has confirmed that providing a freeboard of 300mm is sufficient to protect the building from flood, thus the FFL of the proposed dwelling will be set at 4.4m AOD which is 300mm above the critical level of 4.1m AOD.

- Wider sustainability benefits to the community outweigh flood risk:

The applicant has indicated that this development will benefit the community of Crowle in the following ways and thus shows that it will indeed provide wider sustainability benefits to the community, although the development will be safe in terms of flood risk.

Social:

- (a) The construction of the dwellings will employ local tradesmen of all ages thus local skills will be enhanced, local employment created, and increased opportunities for the employment of apprentices thus improving chances of longer-term employability.
- (b) The new dwelling will be within walking distance of all local facilities this will thus promote a healthier community.
- (c) The dwelling will be designed following police guidelines to minimise possible burglaries and thus reduce crime in the area.
- (d) The site is closely located to schools and other local facilities and amenities including bus routes and the railway station. It will therefore help to create and utilise a thriving local community and atmosphere.
- (e) The adjacent and neighbouring housing mix varies from terraced houses to semi-detached and detached houses and bungalows; there is therefore no firm housing type.

Environmental:

- (a) There is no risk of flooding to the proposed dwelling when built under this FRA.
- (b) The new proposed dwelling will be carbon efficient and have lower than average emissions thus contributing to the improvement of air quality.
- (c) The site is within walking distance of all facilities and amenities plus local bus routes thus this will contribute to the reduction in private vehicle use and emissions.
- (d) All additional housing within rural villages will contribute to the use of public transport and thus additional demand will enhance its long-term provision.
- (e) The house will be built to Code 3 level Sustainable Housing which is above the required level of energy efficiency required by the Building Regulations and thus further contributes to a reduction in the carbon footprint of new housing provision.

All materials used in the construction of the building will be sourced locally thus promoting sustainability in the construction process.

Economic:

- (a) Construction of the new dwellings will provide much-needed new jobs and play a part to a small degree in the government's stated intention to build the country out of recession.
- (b) All local rural villages need vibrant centres, and the construction of new family dwellings will bring additional children into the village which will promote the use of the local school, shops, doctor's surgery etc.

The exception test, as set out in the NPPF, is a method to demonstrate and help ensure that flood risk to people and property will be managed satisfactorily while allowing

necessary development to go ahead in situations where suitable sites at lower risk of flooding are not available.

It is judged that for this application a pragmatic approach to the availability of alternative sites has been fully explored.

Having reviewed the amended plans, the LLFA Drainage Team have commented that the site lies within an area at medium risk of surface water flooding and that the finished floor levels are to be raised by approximately 1 metre. The developer needs to be mindful of raising floor levels that has the potential to remove the surface water functional flood plain, the removal of which may/will cause flood risk to the downstream and surrounding catchment unless mitigation works are carried out. They suggest a full detailed analysis of this issue be carried out before determining the application to confirm that the property can be built in this location without causing flood risk to themselves/others.

Notwithstanding the above, the LLFA Drainage Team has no objection to the proposed development subject to the imposition of pre-commencement conditions and informative comments. These would be applied to any permission granted.

The Environment Agency has also reviewed the development following re-consultation and has commented that they note a single dwelling is now proposed instead of two. However, this does not affect their position or the recommended conditions as set out in their initial comments dated 14 September 2022.

Having reviewed the submitted flood risk assessment, together with the plans and comments from the LLFA Drainage Team and the Environment Agency, while both consultees have not objected to the proposal, they have raised concerns and recommended conditions to mitigate their concerns.

Overall it is considered that the applicant has demonstrated that the exception test is acceptable and the development proposal has passed the sequential test and the exception test.

The proposed development complies with policies DS16 of the local plan and CS19 of the Core Strategy, Chapter 14: Meeting the challenge of climate change, flooding and coastal change of the NPPF and PPG guidance dated 25 August 2022, bringing it in line with the changes introduced to the National Planning Policy Framework (NPPF) in 2021 and policy as set out in the Flood Risk Practice Guide.

Other issues

The Environmental Protection officer has reviewed the proposal and recommends a condition to ensure that if contamination is found during development, no further development shall take place until the method as to how it will be dealt with has been agreed and implemented. This condition is considered suitable and proportionate given the previous use of the site as a garden.

Public comments

As indicated earlier, three responses have been received from the same person. The concerns raised relate to surface water and blockage of drains (drainage), access and public safety on the road.

The concern about surface water has been addressed under the comments from the LLFA Drainage officer and in the flood risk and drainage section above.

On the concern about access and public safety, this proposal would share the existing access and the Highways team have no adverse comments to make on the proposed access.

Crowle and Ealand Town Council comments

Crowle and Ealand Town Council have reiterated their objection to the application regardless of the revision of the drawing to remove plot 2 from the proposal reducing the number of dwellings from two to one and limiting the development to within the settlement boundary.

The town council has commented that, as per the previous objection, it still objects as the amendment hasn't dealt with concerns about access over the private drive (no access right to previous Plot 2).

Furthermore, since the new access onto the A161 appears to be a shared access for the existing bungalow and Plot 1, this leaves the problem that the new Plot 2 has no right of way or access over the private drive. Notwithstanding the above, the council has noted that the existing bungalow does have right of way or access to use the private driveway.

Given Plot 2 has been removed from the proposal, the concerns raised by the town council cannot be considered as part of the assessment of the application.

It is worth noting that the use of the private access for the existing bungalow as indicated in the comments from the town council would not change because of the application and the proposed dwelling on plot 1 would not use the private access referred to.

The matter of implementation of adequate sewage and drainage infrastructure has been addressed under the flood risk and drainage section above.

Conclusion

This is a resubmission of PA/2021/1385: outline planning permission to erect two dwellings with appearance, landscaping, layout and scale reserved for subsequent consideration, which was refused on 11 January 2022.

The main difference between the current proposal and the previous one is the reduction of the number of dwellings from two to one and ensuring the site for the dwelling is within the development boundary.

The principle of the development is acceptable because the dwelling is located within the development boundary where development is supported by policy CS3 (Development Limits) as a key tool in ensuring that future development occurs in sustainable locations.

The site can accommodate a dwelling within the terms of the development plan and is unlikely to be detrimental to neighbouring amenities. Notwithstanding the above, as this application is for outline planning permission, the design and appearance of the dwelling would be fully considered during the reserved matters stage. The proposal is therefore recommended for approval.

RECOMMENDATION Grant permission subject to the following conditions:

1.

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

Reason

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

2.

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

Reason

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

3.

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

Reason

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

4.

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

Reason

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

5.

No development shall take place until a detailed flood risk statement and drainage strategy has been submitted to and approved in writing by the local planning authority. This should outline all sources of flood risk (including surface water, groundwater and ordinary watercourse) and proposals to mitigate this and include preliminary drainage layout plans. SuDS should be considered. Full ground investigations must be carried out along with a feasibility assessment for infiltration. Infiltration tests should comprise full-scale tests to demonstrate long-term effectiveness and suitability. Reference should be made to North Lincolnshire Council's SuDS and Flood Risk Guidance Document. The development lies within an area identified as at risk of localised flooding.

Reason

To prevent the increased risk of flooding to themselves and others, to improve and protect water quality, and to ensure the implementation and future maintenance of the sustainable drainage structures in accordance with policy DS16 of the North Lincolnshire Local Plan,

policies CS18 and CS19 of the North Lincolnshire Core Strategy, and paragraphs 159 to 169 of the National Planning Policy Framework.

6.

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

Reason

In the interests of highway safety and to comply with policy T19 of the North Lincolnshire Local Plan, policies CS18 and CS19 of the North Lincolnshire Core Strategy, and paragraphs 159 to 169 of the National Planning Policy Framework.

7.

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

Reason

To prevent the increased risk of flooding to themselves and others, to improve and protect water quality, and to ensure the implementation and future maintenance of the sustainable drainage structures in accordance with policy DS16 of the North Lincolnshire Local Plan, policies CS18 and CS19 of the North Lincolnshire Core Strategy, and paragraphs 159 to 169 of the National Planning Policy Framework.

8.

No loose material shall be placed on any driveway or parking area within 10 metres of the adopted highway unless measures are taken in accordance with details to be submitted to and approved in writing by the local planning authority to prevent the material from spilling onto the highway. Once agreed upon and implemented these measures shall be retained.

Reason

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

9.

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

Reason

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

10.

The dwelling shall not be occupied until the vehicular access to it and the vehicle parking and turning space(s) serving it has been completed and, once provided, the vehicle parking and turning space(s) shall be retained.

Reason

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

11.

If during development any odorous, discoloured or otherwise visually contaminated material is found to be present at the site then no further development shall be carried out until a written method statement, detailing how this contamination shall be dealt with, has been submitted to and approved by the local planning authority. The approved method statement shall be implemented in full prior to development commencing on the site.

Reason

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

12.

The development shall be carried out in accordance with the submitted flood risk assessment by Howard J Wroot, dated 2 August 2022. In particular, finished floor levels shall be set no lower than 4.4 metres above Ordnance Datum (AOD). The mitigation measures shall be fully implemented prior to occupation and retained and maintained thereafter throughout the lifetime of the development.

Reason

To reduce the risk of flooding to the proposed development and future occupants, in accordance with policy CS2 of the North Lincolnshire Core Strategy.

Informative 1

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

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

Informative 2

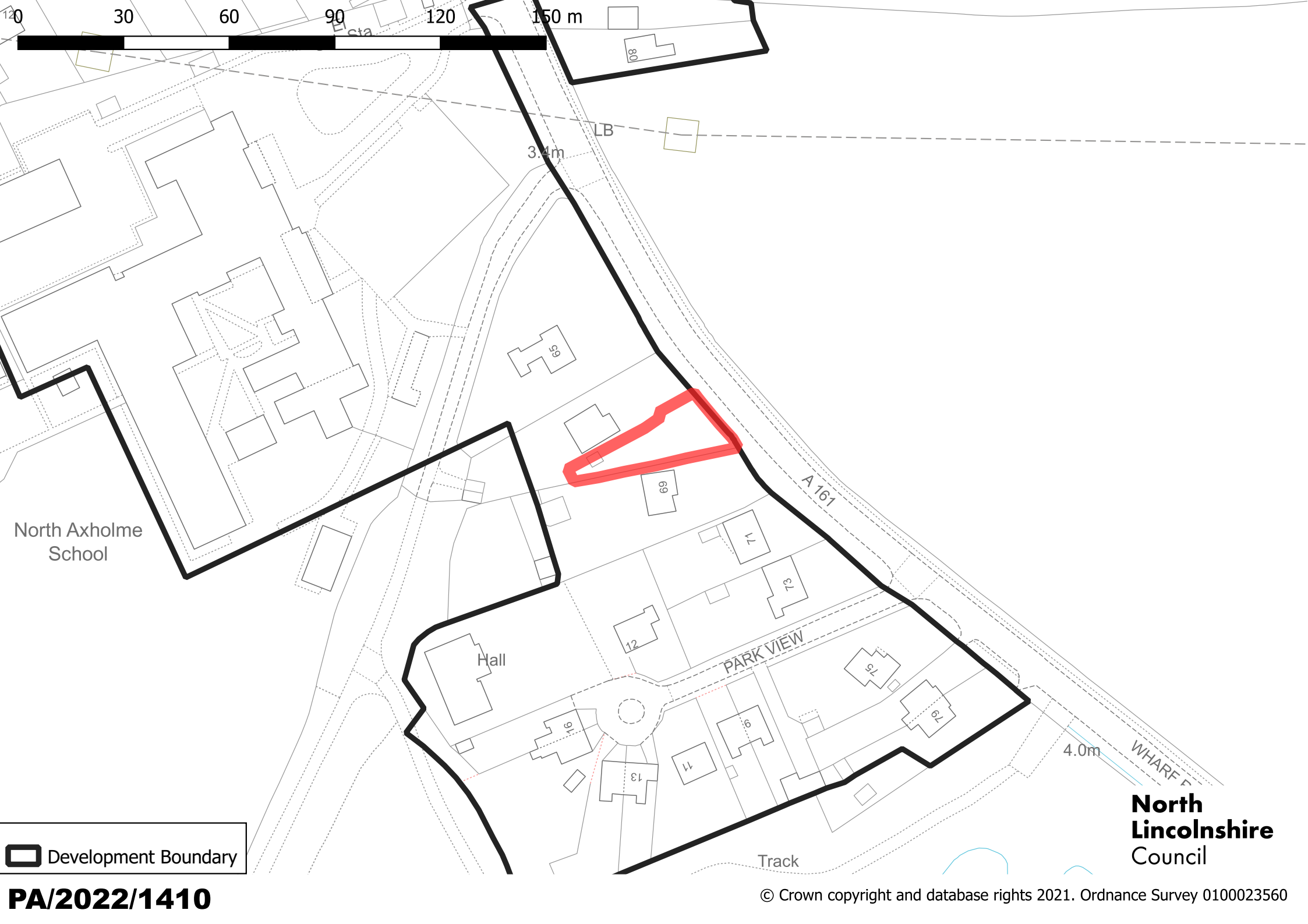
In determining this application, the council, as local planning authority, has taken account of the guidance in paragraph 38 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.

Informative 3

The development lies within an area identified as at risk of localised flooding and as such the proposed development's surface water drainage system also needs to include this loss of functional floodplain area in the detailed surface water drainage design and this needs to include increased capacity in the proposed surface water drainage system.

For minor developments, it is suggested you consider upsizing the pipe network and increasing storage around the development to cater for more intense storm conditions. Although this is not a requirement in terms of surface water flood risk compliance, it would be good practice on your behalf to ensure an increased level of resilience for the development and its future occupiers and we would ask that you fully explore all Source Control SuDS techniques that can store and allow water reuse.

The site lies within an area at medium risk of surface water flooding and we note finished floor levels are to be raised by approximately 1 metre. The developer needs to be mindful of raising floor levels that has the potential to remove the surface water functional flood plain, the removal of which may/will cause flood risk to the downstream and surrounding catchment unless mitigation works are carried out.



North Axholme School

Hall

PARK VIEW

A 161

WHARF F

Track

 Development Boundary

**North
Lincolnshire
Council**

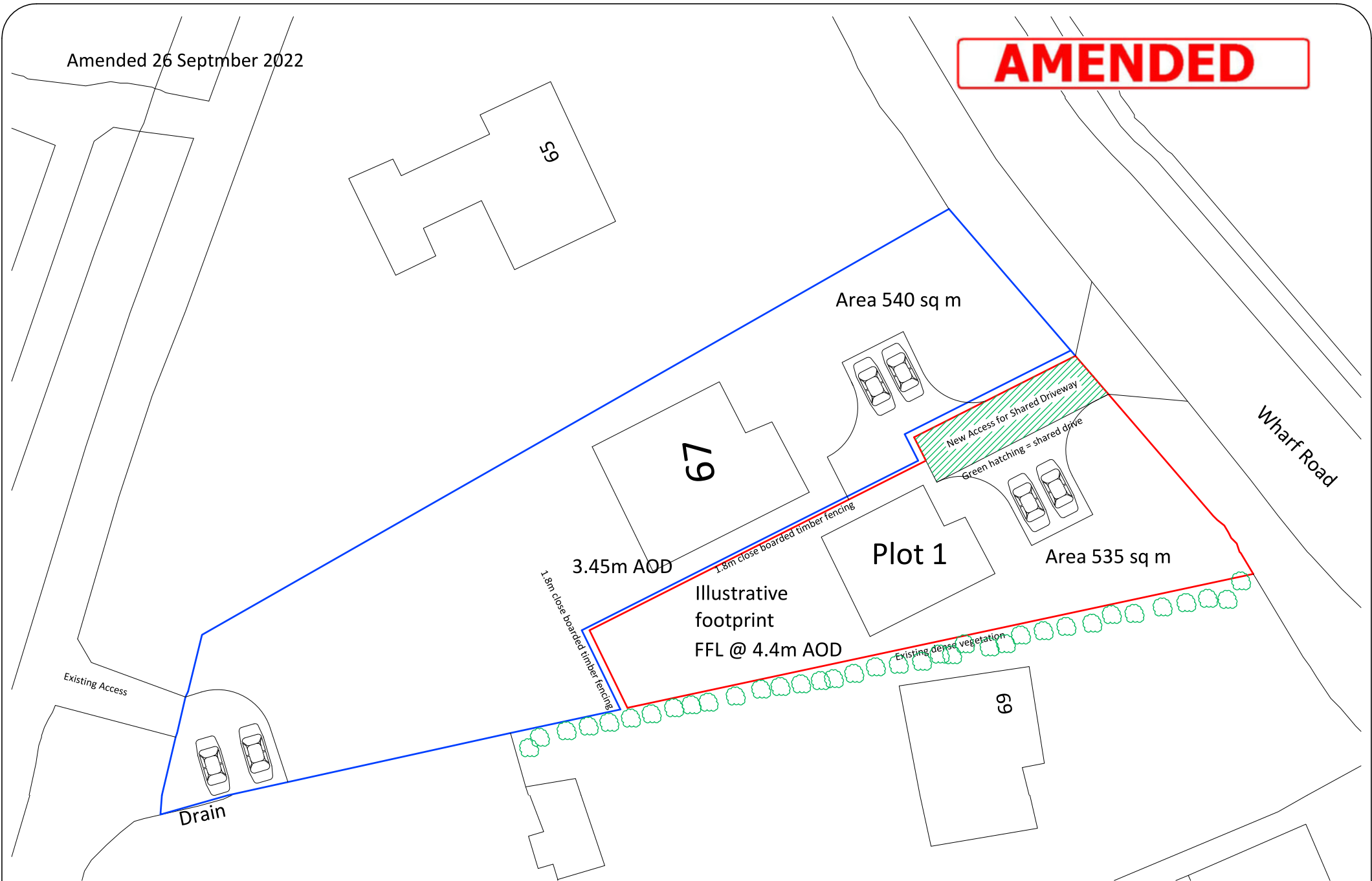
PA/2022/1410

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PA/2022/1410 Proposed layout (not to scale)

Amended 26 September 2022

AMENDED



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



Client	Mr & Mrs R Boggis		
Date	1/11/22	Dwg No	1 of 2
Scale	1:250	Ref No	1146

Proposal	Proposed Building Plot adjacent to 67 Wharf Road, Crowle, Scunthorpe, DN17 4HZ.
Drawing	

