

APPLICATION NO	PA/2022/1123
APPLICANT	Mr M Wright
DEVELOPMENT	Planning permission to erect three four-bedroomed detached dwellings with associated parking and amenity space
LOCATION	Orchid House, Howe Lane, Goxhill, DN19 7JD
PARISH	Goxhill
WARD	Ferry
CASE OFFICER	Emmanuel Hiamey
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Departure from the local development plan

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

North Lincolnshire Local Plan:

Policy RD2: Development in the Open Countryside

Policy DS1: General Requirements

Policy DS7: Contaminated Land

Policy DS14: Foul Sewage and Surface Water Drainage

Policy DS16: Flood Risk

Policy H5: New Housing Development (Part)

Policy H8: Housing Design and Housing Mix

Policy T2: Access to Development

Policy T19: Car Parking Provision and Standards

North Lincolnshire Core Strategy:

Policy CS1: Spatial Strategy for North Lincolnshire

Policy CS2: Delivering more Sustainable Development

Policy CS3: Development Limits

Policy CS5: Delivering Quality Design in North Lincolnshire

Policy CS7: Overall Housing Provision

Policy CS8: Spatial Distribution of Housing Sites

Policy CS18: Sustainable Resource Use and Climate Change

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 regarding this application include:

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 SS6: Spatial Distribution of Housing Sites

Policy SS11: Development Limits

Policy RD1: Supporting Sustainable Development in the Countryside

Policy DQE1: Protection of Landscape, Townscape and Views

Policy DQE5: Managing Flood Risk

Policy DQE6: Sustainable Drainage Systems

Policy HE1: Conserving and Enhancing the Historic Environment

CONSULTATIONS

Environmental Protection: No objection subject to a condition.

Doncaster Sheffield Airport: No objection.

LLFA Drainage Team: No objections subject to conditions and informative comments.

Archaeology: No objection.

Highways: No objection subject to conditions.

PARISH COUNCIL

No objection to this application.

PUBLICITY

A site notice has been posted. No comments have been received.

ASSESSMENT

Planning history

- 7/1986/0600: Planning permission to erect a block of eight prefabricated – approved 16/10/1986
- 7/1979/1011: Planning permission to install a 5000 gallon petrol storage tank – approved 24/01/1980
- PA/2019/181: Planning permission to erect nine dwellings, including demolition of existing dwelling, workshop and outbuildings, and associated works – approved 24/10/2019.

Site description and proposal

This proposal seeks planning permission to erect three four-bedroomed detached dwellings with associated parking and amenity space at Orchid House, Howe Lane, Goxhill.

The irregular-shaped site, covering an area of approximately 0.28 hectares, is situated off Howe Lane and is just outside, but adjoining, the development boundary of Goxhill.

It is a former commercial site (brownfield) and is located behind a garage (Millers Coaches Ltd), which is currently vacant, and a residential dwelling. It fronts shared access with a shop (Co-op Food Store).

The site is bounded by the shared access and the retail shop to the southwest, the vacant garage and the residential dwelling (Orchid House) to the southeast, the garden of a residential dwelling (Westfield House) to the northeast and a field to the northwest.

The development would use the existing shared access with the Co-op Food Store adjacent to the site. The access is within the red-line boundary for this development.

The proposed two-storey detached dwellings would contain a kitchen, lounge and dining area on the ground floor, and four bedrooms at first floor.

The dwellings would face southwest, the rear of them facing northeast. The sides of the dwellings would face the field and the vacant garage.

All the dwellings would have windows at the front (southwest elevation facing the access) and the rear (northeast elevation facing the tail end of the garden of Westfield House).

The dwellings on plots 1 and 2 would have no windows in the southeast elevation facing plot 3. The northwest elevation of the dwellings on plots 1 and 2 would have a door on the ground floor.

The dwelling on plot 3 would have no windows in the northwest elevation facing the side of plot 2. The southeast elevation would have a door on the ground floor facing the vacant garage and Orchid House.

The dwellings would be served by eight vehicle parking spaces and are to be constructed in red facing bricks with concrete double pantiles.

The key issues to consider in determining this application are:

- **the principle of development;**
- **impact on scale and character of the surrounding area;**
- **impact on neighbouring amenities;**
- **road safety, access and parking;**
- **flood risk and drainage;**
- **contaminated land;**
- **noise.**

Principle of development

Section 38(6) of the Planning and Compensation Act 1991 states that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise.

The development plan for North Lincolnshire comprises three parts: the policies of the North Lincolnshire Local Plan (2003), the North Lincolnshire Core Strategy DPD (2011), and the Housing and Employment Land Allocations DPD (2016) (HELAP).

Policy CS2 of the Core Strategy states that in supporting the delivery of the spatial strategy set out in policy CS1, as well as determining how future development needs will be met in North Lincolnshire, a sequential approach will be adopted.

The adopted sequential approach focuses on the following:

- (a) previously developed land and buildings within the Scunthorpe urban area, followed by other suitable infill opportunities within the town, then by appropriate greenfield urban extensions
- (b) 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
- (c) small-scale developments within the defined development limits of rural settlements to meet identified local needs.

This development is outside the development boundary and does not meet the terms of the above policy.

Policy CS3 of the Core Strategy ensures that the countryside is protected from inappropriate development and that no uncontrolled expansion of settlements will take place. Since the site is outside the development boundary of Goxhill, housing development on the site is restricted. The proposal does not meet the terms of policy CS3.

Policy RD2 of the local plan 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 been overtaken by policies in subsequent plans addressing the same issue (policies CS2 and CS3).

The policies above are aimed at focusing housing within settlement limits as defined in the Housing and Employment Land Allocations DPD. In this case, the application site is outside the settlement boundary and would not meet the criteria for development within the open countryside as outlined in policy RD2. The proposal is thereby considered to conflict with policies CS2 and CS3.

Policy CS7 of the Core Strategy states that between 2010 and 2026, North Lincolnshire's housing requirement is for 12,063 new dwellings to be provided (754 new dwellings per year). The purpose of this policy is to set out the overall level of housing provision that will be required to meet North Lincolnshire's needs until 2026 and to ensure that an appropriate range and mix of housing is provided to meet the needs of the existing and future population.

Policy CS8 of the Core Strategy indicates that the allocation of sites for 12,063 new dwellings will be delivered in accordance with sustainable development principles and a sequential approach. The purpose of this policy is to set out the spatial distribution of housing for North Lincolnshire in the most sustainable locations. Most of the new housing will be located within the Scunthorpe urban area, reflecting its sub-regional role, and supporting the urban renaissance planned for the town. This will be followed in preference by the area's market towns and then the rural settlements.

Notwithstanding the above local development plan policies, the NPPF is a material consideration when determining planning applications.

Paragraph 10 of the NPPF states, 'So that sustainable development is pursued positively, 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.

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

Accordingly, the 'tilted balance' in paragraph 11 of the NPPF is triggered, whereby there is a presumption in favour of sustainable development and development proposals should be approved unless:

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

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

There are clear principle benefits from additional residential development in relation to economic benefits from an increased number of people in the area as well as the potential for local construction firms/trades people. There are also social benefits associated with creating additional dwellings for the population. However, the amount of built form would also have the potential for negative impacts upon the environment. In determining the sustainability of the proposed development an assessment not only relies upon planning principles but also the technical elements of the proposal. Only at that point can it be established whether or not any adverse impacts exist that would significantly and demonstrably outweigh the benefits of the proposal.

Overall, having reviewed the details of the proposal, the relevant policies within the North Lincolnshire Development Plan and the NPPF (that is, a presumption in favour of sustainable development), the site is deemed a brownfield site given evidence of previous development on the site which has been demolished and the economic, social and environmental benefits of the development. Further, the site is in a central location and within a walking distance or close to services and amenities.

Furthermore, it is considered that the proposal would not have an unacceptable impact on the character of the open countryside due to the designation as a brownfield site on the edge of the boundary. It is deemed to accord with the objectives of sustainable

development of the NPPF and it would not encroach upon any archaeological interest in the area.

Turning to the planning history of the site, planning permission to erect nine dwellings, including demolition of an existing dwelling, workshop and outbuildings, with associated works (PA/2019/181) was approved on the site by the planning committee on 24 October 2019. This approval establishes that the development of the site is acceptable.

Whilst the restrictive policies of the development plan (CS2, CS3 and CS8) do still apply, the lack of a five-year supply of housing land and the scale of the shortfall limit the weight which can be attributed to these policies. Restricting development to land within development limits, if strictly applied, would severely affect the ability of the authority to address the need for housing. In determining the sustainability of the proposed development, an assessment not only relies upon planning principle but also whether the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed or if any adverse impacts exist that would significantly and demonstrably outweigh the benefits of the proposal.

On balance, therefore, the principle of development is acceptable.

Layout, siting and design

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 attractive, welcoming and distinctive places to live, work and visit;
- (e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- (f) create places that are safe, inclusive, and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

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

Local plan policy DS1 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 will be considered against the criteria of quality of design, amenity impact, conservation, resources, utilities and services.

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.'

Policy LC7 of the local plan requires that where development is permitted within rural settlements or the open countryside, special attention will be given to the protection of the scenic quality and distinctive local character of the landscape. Development which does not respect the character of the local landscape will not be permitted.

As outlined previously, this proposal is for three, two-storey, four-bedroomed detached dwellings, with associated parking and amenity space.

Based on the layout of the site, the position of the dwellings, and the scale and access arrangements, it is judged that the development would conform to the character of the area.

The proposed materials of construction (red facing brick and concrete double pantiles) are considered to be acceptable as they would fit in well with the character of the area.

Regarding impact on the street scene, this development is set back behind other properties away from the main road and therefore would not impact the street scene.

The development would therefore comply with policy CS5 of the Core Strategy, DS1 of the local plan and the NPPF.

Landscaping

Landscaping is defined as the treatment of land (other than buildings) to enhance or protect the amenities of the site and the area in which it is situated and includes:

- (a) screening by fences, walls or other means;
- (b) the planting of trees, hedges, shrubs or grass;
- (c) the formation of banks, terraces or other earthworks;
- (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and
- (e) the provision of other amenity features.

It is worth noting that the level of detail required for a landscape scheme is dependent on the size, type and location of the new development, and its impact on the local area.

This proposal does not include a landscaping scheme and therefore a condition would be applied to any permission issued requiring a landscaping plan to be submitted for approval.

Highway safety

Policy T2 of the local plan states that all development should be served by satisfactory access. Policy T19 is concerned with parking provisions.

The site would be served by a shared access with the Co-op store and a driveway. Further, eight parking spaces have been provided within the site.

Highways have been consulted and have no objections to this application subject to conditions. It is therefore judged that the proposed access and parking provision is acceptable.

The proposal would therefore align with policies T2 and T19 of the North Lincolnshire Local Plan.

Drainage

Policy CS19 of the Core Strategy is concerned with flood risk and policy DS14 of the local plan is concerned with foul sewage and surface water drainage. The site is within SFRA flood zone 1, which has a low probability of flooding.

A flood risk assessment has been submitted with the application. The LLFA Drainage officer has reviewed the proposal and has no objection to the application subject to pre-commencement conditions and informative comments.

The officer commented that the submitted information fails to provide details relating to the connection of surface water from this site into the existing culvert on the main access road, including attenuation for the 100-year plus climate change critical surface water flood event. The submitted drainage strategy refers to the previously approved development for nine houses (PA/2019/181).

It is considered, however, that the discharge of the recommended conditions would address any outstanding concerns.

Residential amenity

Policy DS1 of the local plan expects a high standard of design in all developments in both built-up areas and the countryside and indicates that proposals for poorly designed development will be refused. It requires all proposals to be considered against criteria for quality of design, amenity impact, conservation, and resources.

In terms of amenity impact, this policy seeks to ensure that there is no unacceptable loss of amenity to neighbouring land uses in terms of noise, smell, fumes, dust, or other nuisance, or through the effects of overlooking or overshadowing.

In considering the impact of this development on neighbouring properties, the development is located at the rear (north) of a vacant garage and the residential dwelling owned by the applicant (Orchid House), and is over half a metre from the boundary.

While this development of two-storey dwellings is close to the common boundary with the vacant garage and Orchid House, the orientation is such that there would not be a significant overshadowing or overbearing impact that would warrant refusal of the application.

Turning to privacy, the dwelling on plot 3 would be closest to, and would have a door on the ground floor facing, the vacant garage and Orchid House; however, this can be screened by appropriate fencing to ensure that there are no issues from loss of privacy.

Regarding the windows at the rear of the development, the ground-floor windows can also be screened by appropriate fencing.

Turning to the first-floor windows at the rear, the development is set back from the rear boundary by about four metres. This is considered reasonable – the windows would not result in a significant loss of privacy since the property at the rear has a long garden and the windows would only allow a view of the tail end of that garden. Further, when the windows are measured by an arc of 60 degrees taken from their centre, they would have a limited view which would leave the properties sufficient amenity area for the enjoyment of the residents.

Overall, it is unlikely the development would be significantly overbearing, or result in overshadowing or loss of privacy, to warrant refusal of the application. The proposal would therefore accord with policies DS1 of the local plan and CS5 of the Core Strategy.

Contaminated land

The NPPF states that to prevent unacceptable risks from pollution and land instability, planning policies and decisions should ensure that new development is appropriate for its location. Policy DS11 of the 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 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. Policy DS1 of the local plan is also concerned with the protection of amenities.

Environmental Protection have commented that the residential development is a sensitive end-use. In addition, the site has historically been used as a coach depot and fuel station. Previous site investigations undertaken as part of the adjacent development identified the following sources of contamination:

- below-ground fuel tanks, pump island, interceptor and lines associated with the site's former use as a petrol station
- above-ground diesel tank and vehicle wash area associated with the site's use as a bus/coach depot
- waste oil storage area and service yard associated with vehicle repair/MOT centre
- asbestos products associated with building structures on the site.

These uses have the potential to introduce contaminants to the site such as hydrocarbons, heavy metals and asbestos which are harmful to human health.

While it is understood that fuel tanks were removed from the site as part of the development of the Co-op food store, residual hydrocarbon contamination may remain.

It is the developer's responsibility to assess and address any potential contamination risks and to demonstrate potential risks can be reduced to an acceptable level.

Consequently, Environmental Protection have no objection to the proposal subject to conditions.

With regard to noise, Environmental Protection have reviewed the Sound Measurements and Recommendations for the proposed development dated 19 December 2018 by S & D Garritt Ltd. They note the report has identified elevated sound levels associated with activities at the adjacent Co-op food store and recommends mitigation measures are implemented to protect the amenity of the proposed dwellings. The department is satisfied with the findings of the report and recommends a condition which will be applied should permission be granted.

With regard to construction, to prevent residents and other sensitive receptors being affected during construction of the proposed development, Environmental Protection recommend conditions which, again, will be applied should permission be granted.

Conclusion

It is considered that the benefits of the development on this brownfield site, and the economic, social and environmental sustainability, outweigh any resulting harm to the open countryside. The development is judged a sustainable development under the NPPF.

Further, the principle of the development was established under the grant of planning permission to erect nine dwellings, including demolition of existing dwellings, workshop and outbuildings, and associated works (PA/2019/181) which was approved by planning committee on 24 October 2019.

The siting, layout and design of the development are acceptable, and the dwellings would not significantly impact the amenity of the adjacent properties in terms of overshadowing, overbearing impact or loss of privacy.

All things considered, the proposal is a justified departure from the development plan and is acceptable. The proposal is therefore recommended for approval.

Pre-commencement conditions

Pre-commencement conditions have been agreed with the agent.

RECOMMENDATION Grant permission subject to the following conditions:

1.
The development must be begun before the expiration of three years from the date of this permission.

Reason

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

2.
The development hereby permitted shall be carried out in accordance with the following approved plans:

- Proposed Elevation Site Location and Block Plans Dwg. No. 488 - 22 - 01
- Proposed Site Layout Plans Dwg. No. 488 - 22 - 02
- Drainage Plan Dwg. No. 5125/100 Rev. P1.

Reason

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

3.

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

Part 1: Site Characteristics

A Phase 1 desk study shall be carried out to identify and evaluate all potential sources of contamination and the impacts on land and/or controlled waters, relevant to the site. The desk study shall establish a 'conceptual model' of the site and identify all plausible pollutant linkages. Furthermore, the assessment shall set objectives for intrusive site investigation works/Quantitative Risk Assessment (or state if none required). Two full copies of the desk study and a non-technical summary shall be submitted to the local planning authority for approval prior to proceeding to further site investigation.

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

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

This must be conducted in accordance with Environment Agency's Land Contamination Risk Management (LCRM) guidance April 2021.

Part 2: Submission of Remediation Scheme

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

Part 3: Implementation of Approved Remediation Scheme

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

Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced and is subject to the approval in writing of the local planning authority.

Part 4: Reporting of Unexpected Contamination

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

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

Reason

To ensure the site is safe for future users and construction workers.

4.

No development shall take place until a noise mitigation scheme has been submitted to and approved in writing by the local planning authority. As a minimum this noise mitigation scheme shall include details of:

- details of noise mitigation measures;
- predicted noise levels to be achieved at sensitive locations as a result of the noise mitigation scheme
- details of how the noise mitigation scheme will be maintained for the lifetime of the development.

The noise mitigation scheme shall be implemented before occupation of the development and shall be retained thereafter.

Reason

To protect the amenity of the residents of the proposed dwellings and to minimise potential land use conflict in accordance with policy DS1 of the North Lincolnshire Local Plan.

5.

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

Reason

To protect the amenity of the residents of the proposed dwellings and to minimise potential land use conflict in accordance with policy DS1 of the North Lincolnshire Local Plan.

6.

Following installation of the mitigation measures required by conditions 4 and 5 above in accordance with the approved technical specifications, a verification report that demonstrates the effectiveness of the mitigation measures shall be undertaken. The verification report shall be submitted to and approved in writing by the local planning authority.

Reason

To protect the amenity of the residents of the proposed dwellings and to minimise potential land use conflict in accordance with policy DS1 of the North Lincolnshire Local Plan.

7.

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

- 8am to 6pm Monday to Friday.

- 8am to 1pm on Saturdays.

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

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

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

Reason

To protect residential amenity.

8.

No development shall take place until a detailed surface water drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The scheme shall be based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development.

The drainage scheme shall demonstrate that surface water run-off generated up to and including the 1 in 100-year critical storm (including an allowance for climate change which should be based on current national guidance) will not exceed the run-off from the existing site. It shall also include details of how the resulting completed scheme is to be maintained and managed for the lifetime of the development so that flood risk, both on and off the site, is not increased. SuDS must be considered. Reference should be made to North Lincolnshire Council's SuDS and Flood Risk Guidance Document. Should infiltration not be feasible at the site, alternative sustainable drainage should be used, focusing on above-ground solutions.

Reason

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

9.

The drainage scheme shall be implemented in accordance with the approved submitted details required by condition 8 above, completed prior to the occupation of any dwelling or building within each phase or sub-phase of the development on site, and thereafter retained and maintained in accordance with the scheme for the life of the development unless otherwise agreed in writing with the local planning authority.

Reason

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

10.

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

Reason

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

11.

No development shall take place until details of the positions, design, materials and type of boundary treatment to be built/planted have been agreed in writing by the local planning authority. The agreed boundary treatment shall be built/planted before the dwellings are occupied, and once built/planted it shall be retained.

Reason

To provide an appropriate level of screening in accordance with policies H8 and DS1 of the North Lincolnshire Local Plan.

Informative 1

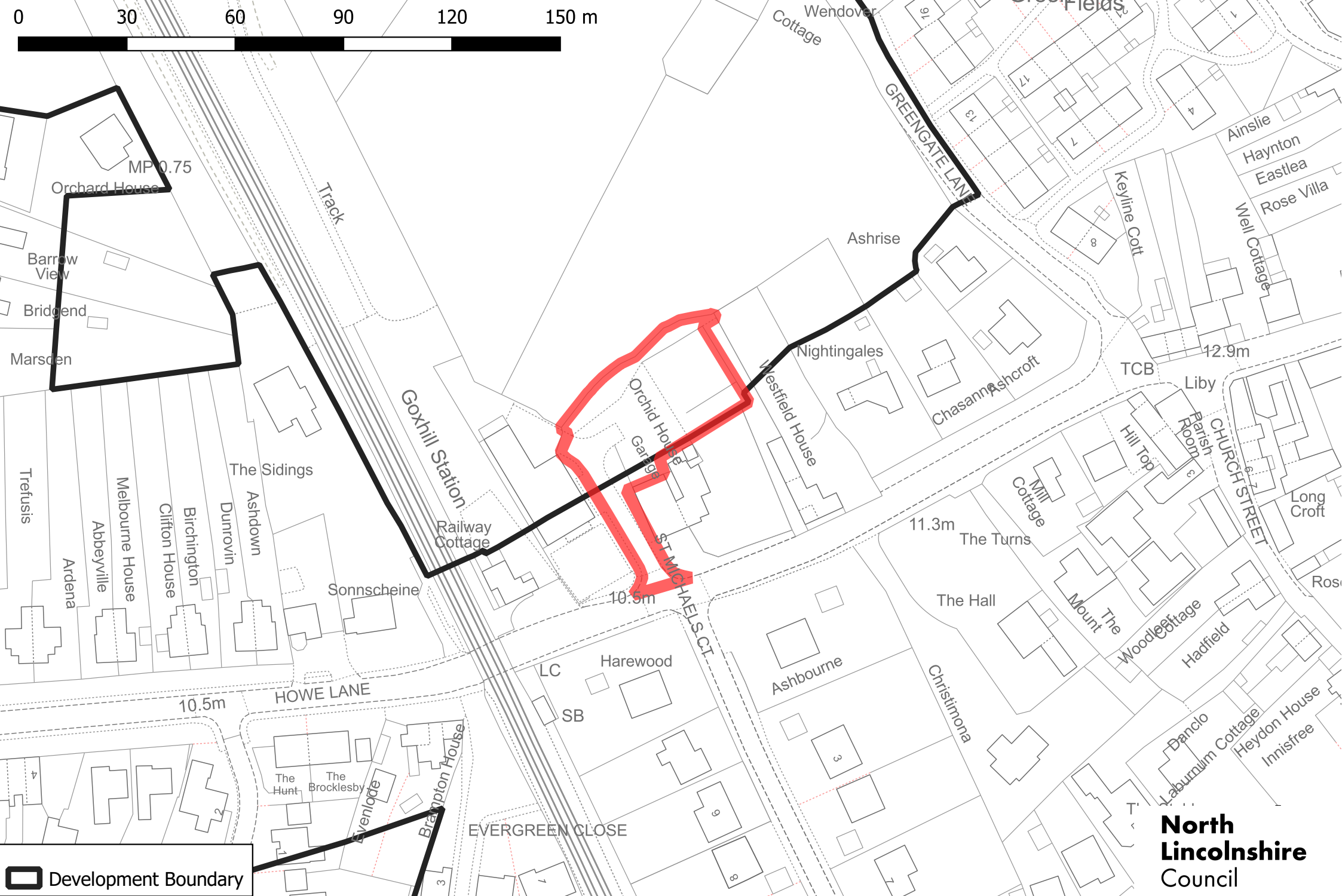
Our records indicate that the proposed development site is bounded by, or has running through it, a watercourse (surface water pipe/culvert or ditch). Following inspection, the watercourse may need to be cleared, replaced, protected, or diverted by the landowner at their expense in accordance with their riparian responsibilities. An easement adjacent to the watercourse may need to be provided for future maintenance. Any other drainage feature found during excavations must be immediately reported to the LLFA Drainage Team, via email to llfadrainageteam@northlincs.gov.uk prior to any further construction works being carried out. Please refer to North Lincolnshire Council's 'Guide to Watercourses and Riparian Ownership' detailing riparian rights and responsibilities. Compliance with this guidance is to ensure the free flow of surface water is maintained throughout the development.

Informative 2

Alterations and/or connections into the watercourse 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. Please contact the LLFA Drainage Team via email to llfadrainageteam@northlincs.gov.uk for further details. Compliance with this guidance is to ensure the free flow of surface water is maintained throughout the development.

Informative 3

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

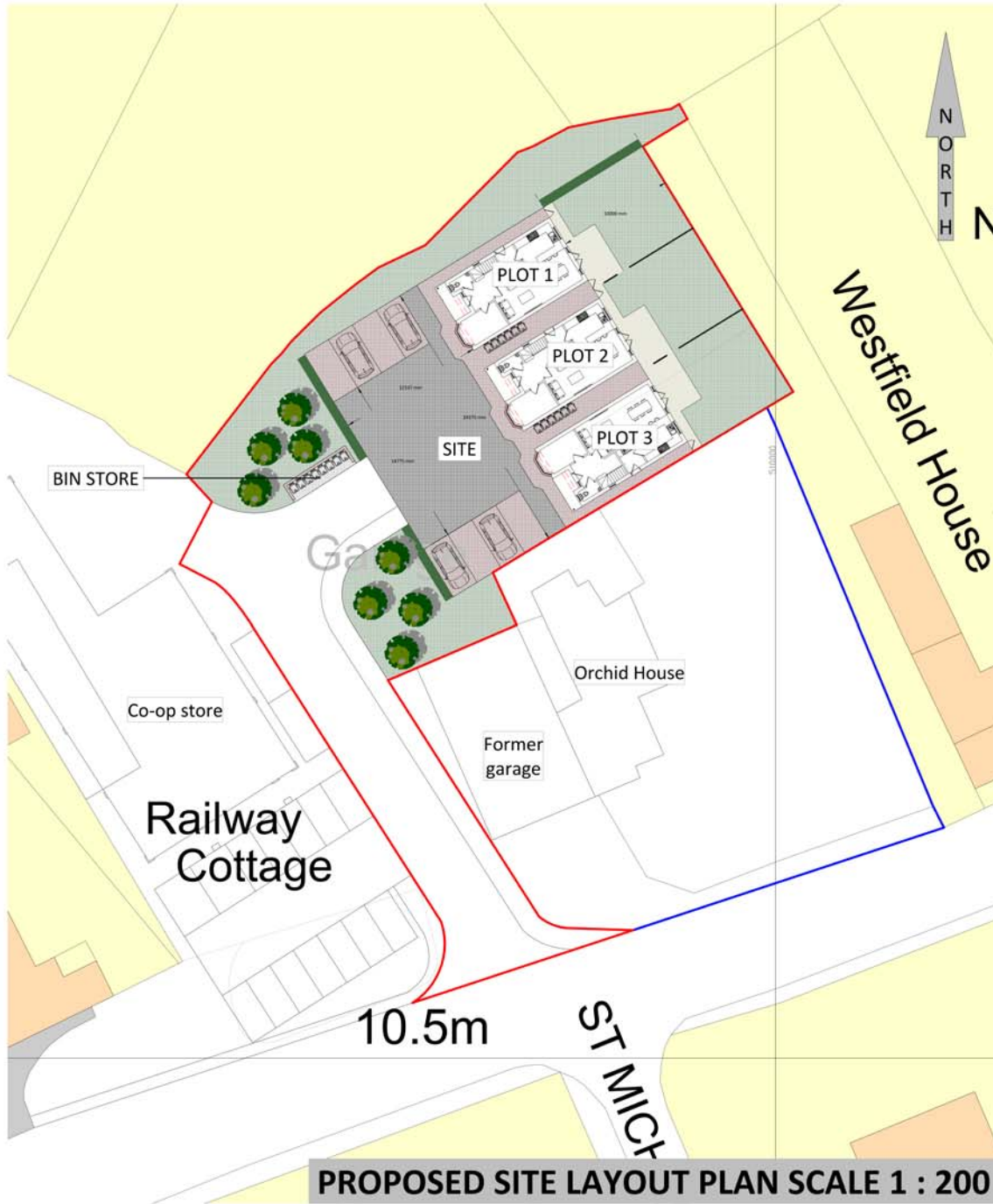


 Development Boundary

PA/2022/1123

**North
Lincolnshire
Council**

LAND REAR OF ORCHID HOUSE | HOWE LANE | GOXHILL | BARROO UPON HUMBER | DN19 7JD



DATE	REVISION	PREFIX
<p>For-Ward Planning Consultancy Limited 45 Newbridge Hill Louth Lincolnshire LN11 0NQ e: carlforman1978@aol.com m: 07872919007</p>		
PROJECT		
Erection of 3no. residential dwellings and associated parking on site of former coachworks building		
LOCATION		
Land at and rear of Orchard House Howe Lane Goxhill Barrow upon Humber DN19 7JD		
TITLE	Site location, plans & elevations	DRAWING NUMBER
DATE	May 2022	488 - 22 - 02
SCALE	1 : 100 (unless stated)	
REVISION		

COPYRIGHT OF THIS DRAWING BELONGS TO FOR-WARD PLANNING CONSULTANCY LIMITED

LAND REAR OF ORCHID HOUSE | HOWE LANE | GOXHILL | BARROO UPON HUMBER | DN19 7JD

PROPOSED ELEVATIONS (PLOTS 1 & 2)



SOUTH WESTERN



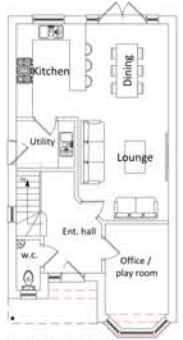
SOUTH EASTERN



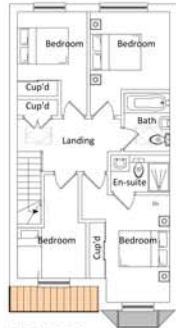
NORTH WESTERN



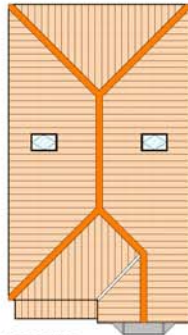
NORTH EASTERN



GROUND FLOOR

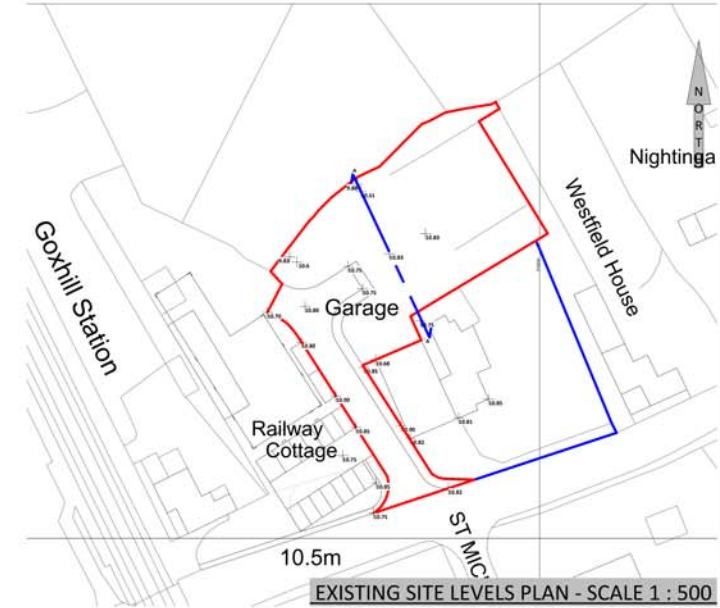


FIRST FLOOR



ROOF PLAN

PROPOSED LAYOUTS (PLOTS 1 & 2)



EXISTING SITE LEVELS PLAN - SCALE 1 : 500

PROPOSED ELEVATIONS (PLOT 3)



SOUTH WESTERN



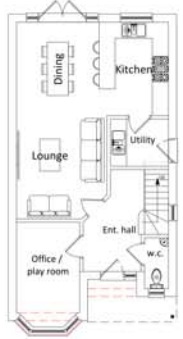
NORTH WESTERN



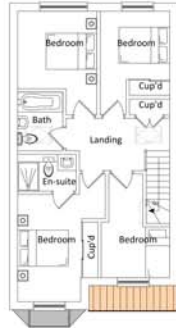
SOUTH EASTERN



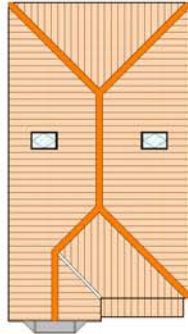
NORTH EASTERN



GROUND FLOOR



FIRST FLOOR



ROOF PLAN

PROPOSED LAYOUTS (PLOT 3)



EXISTING SITE SECTION A - A



PROPOSED SITE SECTION A - A

Finished ground level set at +9.95
Finished floor level set at +11.45



SITE LOCATION PLAN - SCALE 1 : 1250

DATE	REVISION	PREFIX
<p>For-Ward Planning Consultancy Limited 45 Newbridge Hill Louth Lincolnshire LN11 0NQ e: carlforman1978@aol.com m: 07872919007</p>		
<p>PROJECT</p> <p>Erection of 3no. residential dwellings and associated parking on site of former coachworks building</p>		
<p>LOCATION</p> <p>Land at and rear of Orchid House Howe Lane Goxhill Barrow upon Humber DN19 7JD</p>		
TITLE	Site location, plans & elevations	DRAWING NUMBER
DATE	May 2022	488 - 22 - 01
SCALE	1 : 100 (unless stated)	
REVISION		
<p>COPYRIGHT OF THIS DRAWING BELONGS TO FOR-WARD PLANNING CONSULTANCY LIMITED</p>		