

APPLICATION NO	PA/2022/1628
APPLICANT	Persimmon Homes (South Yorkshire), Persimmon Homes (Yorkshire) Ltd
DEVELOPMENT	Application for approval of reserved matters (appearance, landscaping, layout and scale) pursuant to outline planning permission PA/2019/1782 dated 03/04/2020 for a residential development of up to 200 dwellings
LOCATION	Land south of Moorwell Road, Yaddlethorpe, Bottesford
PARISH	Bottesford
WARD	Bottesford
CASE OFFICER	Tanya Coggon
SUMMARY RECOMMENDATION	Approve with conditions
REASONS FOR REFERENCE TO COMMITTEE	Member 'call in' (Cllrs Mick Grant, Margaret Armiger, Janet Longcake and John Davison - significant public interest) Objection by Bottesford 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:

RD2 (Development in the Open Countryside)

H5 (New Housing Development)

H8 (Housing Design and Housing Mix)

T2 (Access to Development)

T19 (Car Parking Provision and Standards)

DS1 (General Requirements)

DS14 (Foul Sewerage and Surface Water Drainage)

H10 (Public Open Space Provision in New Housing Developments)

HE9 (Archaeological Excavation)

LC4 (Development Affecting Sites of Local Nature Conservation Importance)

LC7 (Landscape Protection)

LC12 (Protection of trees, Woodland and Hedgerows)

North Lincolnshire Core Strategy:

CS1 (Spatial Strategy for North Lincolnshire)

CS2 (Delivering More Sustainable Development)

CS3 (Development Limits)

CS5 (Delivering Quality Design in North Lincolnshire)

CS6 (Historic Environment)

CS7 (Spatial Distribution of Housing Sites)

CS8 (Overall Housing Provision)

CS9 (Affordable Housing)

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

CS17 (Biodiversity)

CS18 (Sustainable Resource Use and Climate Change)

CS19 (Flood Risk)

New North Lincolnshire Local Plan:

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 later 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:

SS1: Presumption in Favour of Sustainable Development

SS2: A Spatial Strategy for North Lincolnshire

SS3: Development Principles

SS5: Overall Housing Provision

SS6: Spatial Distribution of Housing Sites

SS11: Development Limits

H1: Site Allocations – H1P-6 Moorwell Road (200 dwellings)

H2: Housing Mix and Density

RD1: Development in the Open Countryside

DQE1: Protection of Landscape, Townscape and Views

DQE3: Biodiversity and Geodiversity

DQE6: Sustainable Drainage System

DQE7: Climate Change and Low Carbon Living

DQE11: Green Infrastructure Network

DQE12: Protection of Trees, Woodland and Hedgerows

CSC3: Protection and Provision of Open Space, Sports and Recreation Facilities

T1: Promoting Sustainable Transport

T3: New Development and Transport

T4: Parking

DM1: General Requirements North Lincolnshire Local Plan Submission:

CONSULTATIONS

Highways:

Original response

No issues regarding the principle of the residential development. However, we have concerns that the proposed layout has the potential to create a speeding issue along the main access road from Scotter Road South. We would prefer to see either the design amended to address this, or if this isn't possible, the provision of horizontal/vertical traffic calming features. We would prefer to see this considered as an integral part of the design, rather than securing an S106 contribution to retrofit them at a later stage.

Can the applicant also clarify the rationale behind the proposed block paving shown on the site layout and confirm the width of the footways throughout the site – looking at the plan they appear to vary in width. We assume the access road will have streetlights from the

junction with Scotter Road South – can this be confirmed. Having discussed the proposals with colleagues in Street Lighting, they would view the junction as a conflict area and would require the street lighting on Scotter Road South to be extended south beyond the junction, to a point agreed with ourselves. We would need to discuss the best way to secure this as we would need to ensure that the lighting was provided in conjunction with the TRO [traffic regulation order] to amend the speed limit.

Amended plans

No technical design of the horizontal traffic calming has been provided. Recommend a condition requiring details of the proposed horizontal traffic calming features on the access road to be submitted to the council for approval.

Public Rights of Way: No comments to make.

Environment Agency: We do not wish to comment on the documents submitted in relation to the reserved matters. However, we remind you that we would like to be consulted when an application is received to discharge condition 33 of the outline permission (foul drainage scheme).

LLFA Drainage: No objections to the reserved matters application. The LLFA are currently in discussions with the developer to agree the detailed design on the discharge of condition application PA/2022/2166 but this should not affect the layout.

Severn Trent Water: No response to the consultation.

Anglian Water: No comments to make on the application.

Environmental Protection: This department has no comments to make in relation to the above reserved matters application. There are several pre-commencement conditions in relation to PA/2019/1782 which require discharging.

Archaeology: No further comments to make.

Ecology:

Original response

The site has increased in habitat value and badger field signs have been recorded (pers. obs.). The proposals are of lower biodiversity value than those presented at outline stage and do not include wetland features. Revised proposals are required to allow future compliance with condition 31 of PA/2019/1782.

Amended plans

The site has increased in habitat value and badger field signs have been recorded. The illustrative masterplan for the outline showed buffering open space all around Yaddlethorpe Fish Ponds Local Wildlife Site (LWS). The new landscape plan shows plots 196–200 very close to the LWS. However, the houses will be ‘front-on’ to the LWS, with an access road in between the properties and the LWS. This should provide passive surveillance of the LWS boundary and reduce the potential for fly-tipping that arises when back garden fences back onto semi-natural habitats. On balance, whilst the buffering of the LWS is reduced compared to the outline, this compromise is acceptable.

The originally submitted new landscape masterplan showed:

- no drainage pond or wetlands
- two different shaded areas of mixed native tree and shrub planting, with no specified tree or shrub species, numbers or spacings
- unspecified wildflower and grassland mixes. Additional tree and native hedge planting is not shown on the masterplan, which is welcomed. On balance, now that the areas of planting are shown, the details of species, seed mixes and spacings can be agreed in the biodiversity management plan for condition 31. Outlines of wet grassland scrapes have now been provided, which is appreciated. Details of soils, scrape depths, slopes and seed mixes spacings can be agreed in the biodiversity management plan for condition 31.

Conditions are recommended relating to the submission of a species protection plan to the council for approval and implementation.

Tree Officer:

Original response

The site presently has a few trees, mainly situated around the perimeter of the development. The arboricultural report submitted appears to be accurate in that regard. Where trees are being retained there appear to be distances in line with the British Standard given and I am not unduly concerned about this part of the application.

Due to the ponds close by I am presuming that the council's ecologist would need to be involved on this one, and the landscaping submission, particularly around the pond and wilder areas for the site would need to meet the constraints that he would wish to have in that regard.

The overall planting within the build areas appears to have a variety of smaller trees and shrubs that would appear to be a reasonable choice; however, there is a need to ensure that anything planted within the ground has a good chance of survival – especially in these hotter, drier summers we are likely to get. In these circumstances there is a need for maybe smaller trees that do not require such extensive watering over the first few years and may have an increased likelihood of making it through to becoming sustainable trees.

Amended plans

No further comments to make.

Citycare (CCG): On behalf of the NHS North Lincolnshire Health Care Partnership, we would like to request Section 106 funding be considered in relation to the planning application for 200 dwellings for the land south of Moorwell Road, Bottesford and the nearby town of Scunthorpe has multiple surgeries in close proximity to the proposed development, including: Cambridge Avenue Medical Centre, Ashby Turn Primary Care Centre, The Birches Medical Practice, Cedar Medical Practice, Ancora Medical Practice, West Common Lane Teaching Practice, Oswald Road Medical Surgery and Church Lane Medical Centre. These surgeries are already under pressure due to space limitations, therefore 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.

We suggest the methodology used to determine a suggested amount of S106 funding is used from the Local Plan Housing and Primary Care Analysis, which uses a rate of £723.16 per dwelling: £723.16 x 200 housing units = £144,632.00. Should the S106 funding be successful, it would be used to potentially increase space for the delivery of primary care services and wider community services, which will benefit local patients. Whilst the proposal is one housing development in the local area, the cumulation of all new housing proposed will add to the pressure already faced by the nearby practices.

Waste and Recycling: General advice in relation to bin types and capacity. Vehicle access for a refuse collection vehicle (RCV), highway construction for an RCV, pulling distances for residents and collection crews, communal bins for residential flats, apartments, HMOs, refuse and recycling storage, security and bulky waste storage.

Humberside Fire and Rescue: General advice in relation to access for the fire service and access to water supplies for firefighting.

Humberside Police:

Original response

After consultation with Humberside Police Traffic Management Officer (TMO), I can confirm we have no objections in principle; however, I would be grateful if the applicant considers the following comments. The TMO does share the same concerns as North Lincolnshire Highway Development Services comments submitted on 8 November 2022, regarding the potential for speeding issues along the main access road from Scotter Road South. Likewise, at this location he would also prefer to see an engineering solution designed into the proposal to address this from the outset. The TMO also supports the observations made with regard to the street lighting and speed reduction on Scotter Road South. Regarding the footway provision, the TMO would prefer the design to include an accessible interface between the footway(s) on the proposal with the existing footway on Scotter Road South, to provide a safe link for pedestrians to and from the proposal, in line with encouraging modal shift towards more environmentally friendly modes of transport.

General guidance is also provided in relation to Secured by Design and CPTED (Crime Prevention through Environmental Design) which relate to measures taken to reduce crime through the manipulation of the physical environment.

Amended plans

After consultation with Humberside Police Traffic Management Officer (TMO), I can confirm that we have no objections; however, the TMO still supports the observations made by the local authority's highways department's previous comments.

Fisher German:

Original response

It appears from the plans submitted that the proposed development is to be constructed in close proximity to Exolum apparatus. Such works would require consent from Exolum, and in this instance consent would not be granted as the proposed development would restrict access to the pipeline both for routine maintenance and in an emergency situation. We therefore must object to the application. The interests of Exolum are conserved by means of the Energy Act 2013 and other legislation such as the Pipeline Safety Regulations 1996.

It is the Energy Act 2013 that prohibits any development and most intrusive activities within the Easement Strip without specific consent from Exolum.

Amended plans

Objection withdrawn. We confirm that our client Exolum's apparatus will not be affected by your proposals as indicated on the attached plan(s). The plan(s) supplied are intended for general guidance only and should not be relied upon for excavation or construction purposes.

TOWN COUNCIL

Original response

- no provision for cycle routes, public transport or disabled access
- no proposal for reducing speed limit down to 50mph when 30mph would be more appropriate
- the proposed T-junction is inadequate and close to other junctions – traffic lights or a roundabout would be more appropriate
- detailed information is required on the provision of services, especially drainage as the area is known to flood
- affordable housing should form part of this application
- what provision has been planned for education – local schools are at full capacity
- why only 177 properties with electric vehicle charging points – this should be all 200
- increased traffic flows will cause safety issues for residents living and driving on Moorwell Road
- Yaddlethorpe Ponds and local wildlife will be adversely affected by the proposed 200 dwellings – the fields are known to flood and spill into the ponds and the development will stop this occurring
- foul water management has not been addressed in the application – a new sewer is required
- social housing has been omitted
- healthcare provision has not been outlined
- a further 200 dwellings is unsustainable.

Amended plans

It was noted that a pumping station has been added to the application which is totally inappropriate and a step back in time (why not use a main sewer?). It is potentially costly to residents and will not ease foul and surface water issues which have already been raised by the council. Object in relation to road safety (entrance and exit onto a busy road),

environmental issues and lack of infrastructure (schools, shops, doctor's surgeries), which have not been addressed.

PUBLICITY

The application and the amendments have been advertised by site and press notice in accordance with Article 15 of the Development Management Procedure Order 2015. A total of 25 letters of objection have been received in response to the original and amended plans, raising the following issues:

- inadequate footpaths and cycle paths, and provision for the disabled
- all houses should have electrical vehicle charging points
- no provision for elderly or disabled accommodation
- pumping station location not acceptable
- impact on infrastructure, doctors', schools, health
- no public transport
- main sewer inadequate
- speed limit is 50 mph
- no facility for surface water disposal/SUDS
- impact on local nature reserve
- increase in traffic
- no tenure details
- insufficient car parking on the site
- inadequate green open space
- insufficient detail on boundary treatment and access to the PROW
- flood risk
- no affordable homes
- insufficient buffer between fishing ponds and the development
- noise
- out of character.

STATEMENT OF COMMUNITY INVOLVEMENT

No information relating to community consultation has been submitted with the application.

ASSESSMENT

The proposal

This application seeks the approval of reserved matters pursuant to outline planning permission PA/2019/1782 which was granted in April 2020 for 200 dwellings. The overall application site is 8.30 hectares. The proposed built development comprises an area of 5.22 hectares alongside the provision of 2.46 hectares of public open space. The development the subject of the reserved matters application comprises 200 houses to give a residential density of 24 dwellings per hectare.

Amended plans submitted in April and May 2023 were subject to re-consultation and were publicised. The main changes to the scheme were:

- the southern boundary of the application site has been updated to more accurately reflect the existing gas main
- the housing mix has changed slightly, with all 2.5 storey units being removed from the scheme
- the drainage attenuation tank has been amended from an L-shape to be smaller and more rectangular in shape, following discussions with the LLFA
- improvements to the parking arrangements
- improvements to the public footpath provision
- increased landscaping throughout the site, with a focus on creating a high-quality entrance feature incorporating significant street tree planting
- solar panels on the roof of the dwellings.

The 200 dwellings proposed are a mix of two, three and four-bedroomed properties of the following mix:

- 10 two-bedroomed dwellings (5%)
- 112 three-bedroomed dwellings (56%)
- 78 four-bedroomed dwellings (39%).

The 200 dwellings comprise 14 housing types consisting of detached, semi-detached and terraced properties. All dwellings are two-storey and have solar panels on the front and rear roof slopes. The developer has stated within the submission that the 'proposals provide 100% M4(2) compliant housing, ensuring that the development will be accessible to as many people as possible and that the proposed dwellings will meet national space standards.' Each dwelling will have its own car parking space(s) and private amenity area secured by boundary treatment. The dwellings will be constructed from three different types of brick which will be buff, red and brown colours. All roof tiles will be flat greys with windows to be white UPVC and external doors will be finished in white.

The site comprises 200 dwellings with substantial open space to the western side of the site. A LEAP is set within an area of open space within the main body of the development.

Open space runs along the southern boundary of the site which provides a link to the adjacent PROW on the south side of the application site. An emergency access only from Moorwell Road is shown on the layout with the main access from Scotter Road (determined at outline stage). The site entrance is from Scotter Road. Located close to the main access will be a small substation and pumping station to provide essential infrastructure for the development proposed. The road layout comprises the main access from Scotter Road which wraps and weaves around the application site providing permeable routes around the site with cul-de-sacs/private drives within the road layout for vehicles, pedestrians and cyclists.

The landscaping for the site comprises public open space, and hedgerow alongside the southern and western site boundaries; a wetland area towards the south-western corner, tree belts along the north-eastern site boundary; and hedgerow and tree belts along the north-western site boundary surrounding Yaddlethorpe Pond. Planting for the scheme comprises trees ranging from light standard to extra heavy standard from 19 species of trees; beech, evergreen and evergreen flowering hedging; native hedge planting; mixed native species shrubs; ornamental shrubs; turf, amenity grass and mown species rich grass mix; wildflower and wetland grass seed; and seasonal bulb planting.

The site

The application site obtained outline planning permission for the residential development of up to 200 dwellings under PA/2019/1782 in April 2020. The site area is 8.25 hectares.

The site currently comprises agricultural fields. The site, whilst abutting the settlement boundary for Scunthorpe and Bottesford, is located within the open countryside as identified by the Housing and Employment Land Allocations (HELA) DPD 2016. The site is within flood zone 1 in the North and North East Lincolnshire Strategic Flood Risk Assessment. Adjoining the site on its northern boundary is a local wildlife site known as Yaddlethorpe Fish Ponds covered by policy LC4 in the North Lincolnshire Local Plan. The site adjoins housing to its north and north-eastern boundaries. Further north are the Moorwell Road and South Park industrial estates. To the south is open countryside and beyond is the M180.

An intermediate pressure gas main has been found to run diagonally across the scheme and is shown on the layout for the site. An oil pipeline is also located across part of the site and electricity pylons cross the southern part of the site. The site is not level and exhibits a gradual east to west fall.

The site, in the new local plan for North Lincolnshire, is located within the proposed new development limit for the Scunthorpe and Bottesford urban area. The site is covered by housing allocation H1P-6 which has an allocation for 200 dwellings. The new local plan can be given some weight in the decision-making process as examination on the new local plan has now commenced. Therefore, it is clear that the council considers this site is a suitable and sustainable location for new residential development.

Relevant planning history

PA/2019/1782: Outline planning permission for up to 200 dwellings with appearance, landscaping, layout and scale reserved for subsequent consideration – approved 03/04/2020

PA/2022/1741: Non-material amendment to planning permission PA/2019/1782 to add the following condition: 'The development hereby permitted shall be carried

out in accordance with the following approved plans: Location Plan 8365-L-101 and Site/Block Plan 8365-L-102 both dated 23 September 2019 – approved 14/11/2022

PA/2022/1702: Application to modify/discharge the S106 Agreement attached to PA/2019/1782 relating to the request for contributions to be removed for viability reasons – pending consideration

PA/2022/1470: Application to discharge conditions attached to outline planning permission PA/2019/1782 (condition 5) – discharged 04/10/2022

PA/2022/2166: Application to discharge conditions attached to outline planning permission PA/2019/1782 dated 03/04/2020 (conditions 28 and 34) – pending consideration.

Principle and procedural matters

Members will recall that this application was deferred from planning committee on 4 July 2023 to allow consultations to take place on a linked application, PA/2022/1702, which is an application to modify/discharge the S106 Agreement attached to PA/2019/1782 relating to the request for contributions to be removed for viability reasons.

The principle of the development in this location is established by the extant outline planning permission on the site (PA/2019/1782) which was granted on 03/04/2020 (see attached decision notice). The outline planning permission was approved with all matters reserved apart from access. The main vehicular access to the site (approved at outline stage under PA/2019/1782) is from Scotter Road. There is an access for pedestrian, cycle and emergency vehicles only from Moorwell Road

The only details to be considered as part of this reserved matters application are the appearance, landscaping, layout and scale of the proposed residential development.

Layout, appearance and scale

Layout relates to the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development. The layout also relates to access roads, footways and car parking within the application site.

Appearance relates to aspects of a building or place which affect the way it looks, including the exterior of the development.

Scale relates to the size of the development, including the height, width and length of each building proposed within the development in relation to its surroundings.

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

Paragraph 'c' of the policy states:

'...the development would not be detrimental to the character or appearance of the open countryside or a nearby settlement in terms of siting, scale, massing, design and use of materials;'

Policy CS5 of the North Lincolnshire Core Strategy is also relevant. It states, '...All new development in North Lincolnshire should be well designed and appropriate for their context. It should contribute to creating a sense of place' and 'Design which is inappropriate to the local area or fails to maximise opportunities for improving the character and quality of the area will not be acceptable.'

Policy CS7 of the Core Strategy seeks to ensure that housing development will be required to make efficient use of land but the density of new development should be in keeping with the character of the area and should support the development of sustainable, balanced communities.

Policy H5 of the local plan, which is concerned with new housing development, is also considered relevant (although parts 'i' & 'ii' are superseded by policy CS1 of the Core Strategy, the remainder of the policy is intact).

Policy H8 of the local plan is concerned with housing design and mix. Through policy H8 new residential development will be permitted provided it:

- (i) respects and reflects the form, scale, massing, design and detailing, materials, and nature of the local environment; and
- (ii) incorporates a high standard of layout which maintains and where possible improves and enhances the character of the area; and
- (iii) protects existing natural and built features, landmarks or views that contribute to the amenity of the area; and
- (iv) prioritises the needs of pedestrian movement and takes into account the safety, health and security of residents, neighbours and the community; and
- (v) provides for residents a sense of identity and variety;
- (vi) creates an appropriate mix of dwelling size and type.

Paragraph 130 of the NPPF states, '...Planning policies and decisions should ensure that developments:

- (a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- (b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- (c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

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

The layout of the site comprises 200 dwellings consisting of a mix of 14 housing types and designs with significant areas of open space and a network of roads to serve the proposed dwellings. Links to the adjacent PROWs and to Moorwell Road are proposed. The dwellings front the access roads with parking provided on the frontages. Each dwelling has its own secure, private amenity space at the rear of the dwellings. The dwellings, whilst 'following' the road layout, are arranged in interesting patterns of differing densities to create a vibrant and integrated development across the site.

Close to Moorwell Road on Hurst Lane is a bus stop providing a circular route around Scunthorpe and beyond, further increasing the permeability and the sustainability of the site. Although there are no designated cycle routes within the site, it is accessible by bicycle and the road layout will provide a permeable cycle link from the site onto Moorwell Road.

A pumping station and substation are also proposed on the site near the main access entrance. These buildings are small and low in height and will be screened by the proposed hedging. Significant areas of open space (including a LEAP) are proposed within the layout, including a large area of open space adjacent to the site entrance. Native hedge planting along the Scotter Road boundary will also mitigate some of the visual impact once matured. This all creates a softer, semi-rural development from Scotter Road with a large expanse of green open space with the residential dwellings set well back onto the site from Scotter Road. A central area of public open space allows the LEAP to be accessible to all of the development and will act as a focal point for social interaction within the development.

The scheme makes good provision for landscaping within and around the site boundaries. The proposed layout will safeguard the adjacent LWS due to the landscape buffer and natural surveillance of the LWS by the proposed properties adjacent to the LWS. The layout, with its green open spaces and landscaping (once mature), will soften the development and mitigate some of the impacts of the development on the area.

In terms of scale, the scheme has been amended so that all the dwellings are two-storey comprising a mix of semi-detached, detached and terraced properties. The proposed dwellings are of differing heights and sizes depending on the house type. The scale is fairly representative of the adjoining residential areas which are primarily two-storey dwellings. The 200 dwellings do not create a 'cramped' appearance on the site due to the generous amount of open space proposed. The scheme has been designed in such a way that the scale of the development would not be out of character with the surrounding area. In terms of scale, the proposal complements this part of Bottesford and would therefore not have an adverse impact on the amenity of the locality or the amenity of residents. It should also be

noted that the overall size of the development has been dictated by the number of dwellings approved on the site (200 dwellings) through outline planning permission PA/2019/1982.

In terms of appearance, 200 dwellings are proposed comprising a mix of housing types and designs. Fourteen house types are proposed on this site. A materials layout has been submitted with the application. The dwellings will be constructed from three different coloured brick types with flat grey roof tiles. The dwellings vary in terms of appearance with hipped roofs, porches over doors, canopies on the front elevation, casement windows, sash windows, dormer windows, gable roofs, differing fenestration details and gable-ended dwellings, for example. Each dwelling has some unique detailing, adding interest to the scheme. Some of these features can be seen on adjoining and surrounding dwellings.

There are en-suite/bathroom/WC windows in the elevations of the dwellings. These will be conditioned to be obscure glazed to ensure the privacy of occupiers of the dwellings is safeguarded. Overall, in terms of appearance, a good quality residential scheme is proposed that is in character with the semi-rural area it is located in and the urban area of Bottesford. Boundary treatment to rear gardens is shown on the site layout and comprises 1.8 metre high open-boarded fencing and 1.8-metre-high screen wall/fencing. This will secure privacy for occupants.

The pumping station and sub-station are located close to the main site entrance on Scotter Road. These are small, functional utilitarian buildings. They are single storey, of low height and will be screened by the hedging and landscaping proposed on the site.

Highways have no objections to the proposals. Their initial response has largely been addressed by the amended plans. Their comments relating to a condition requiring details of traffic calming measures to be submitted for approval are noted. As the traffic calming details form part of the layout and appearance of the development, it is appropriate to impose this condition on any approval of this reserved matters application.

Overall, the proposal comprises 200 dwellings with significant green open space and landscaping, creating a spacious development which will be in character with this semi-rural area and the adjoining urban development to the north. Furthermore, the development will safeguard Yaddlethorpe Ponds, a LWS, due to the extensive landscape buffer proposed. This proposed residential development is considered to align with policies RD2, T2, DS1, LC4, LC7, H5 and H8 of the North Lincolnshire Local Plan, and CS5 and CS7 of the Core Strategy, as well as the aforementioned paragraphs of the NPPF.

Landscaping

Landscaping relates to the improvement or protection of the amenities of the site and the area, and the surrounding area; this could include planting trees or hedges as a screening.

Policy CS5 is in part concerned with landscaping and states, ‘...Incorporate appropriate landscaping and planting which enhances biodiversity or geological features whilst contributing to the creation of a network of linked greenspaces across the area. Tree planting and landscaping schemes can also assist in minimising the impacts of carbon emissions upon the environment.’

Policy LC12 of the North Lincolnshire Local Plan seeks to ensure that proposals for all new development will, wherever possible, ensure the retention of trees, woodland and hedgerows.

Paragraph 131 of the NPPF states, ‘...Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.’

Paragraph 174 (b) of the NPPF states that (decisions should contribute by) ‘... 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.’

The landscaping for the site comprises significant areas of open space (2.46 hectares) along with the retention of some existing trees and hedges and the provision of new green infrastructures in the form of extensive tree, hedge and shrub planting. Differing grass mixes are proposed together with wildflower seeding, wetland seed mixes and seasonable bulb planting. There is an extensive landscaping area to the entrance of the site which softens the development when viewed from Scotter Road and there is a substantial landscape buffer between the application site and Yaddlethorpe Ponds (LWS) with passive surveillance of the LWS from properties on the application site.

The council’s tree officer considers that the scheme is reasonable for the area and the council’s ecologist has also found the landscaping acceptable. It should also be noted that condition 31 of PA/2019/1782 requires the submission of a biodiversity management plan. From the submitted landscaping scheme it is considered that the requirements of condition 31 could be achieved subject to the submission of satisfactory details.

The landscaping, once mature, will soften the residential development and will work well in assimilating the scheme into its rural setting, and will safeguard the adjacent LWS. The landscaping scheme overall will allow the development to be more easily absorbed into the locality. The landscaping is therefore considered to be acceptable and aligns with the relevant paragraphs in the NPPF mentioned above, policy CS5 of the Core Strategy and policies RD2, H5, LC4, LC7 and LC12 and of the North Lincolnshire Local Plan.

Other matters raised

Comments in relation to S106 contributions for the site are noted. The S106 contributions were agreed at outline stage for education, affordable housing, leisure, open space and a TRO. It is noted that CCG have requested a S106 contribution for health. However, the S106 contributions cannot be re-considered as part of this reserved matters application as the only matters for consideration are layout, scale, appearance and landscaping. It is also noted that the applicant has submitted an application to modify/discharge the S106 Agreement attached to PA/2019/1782 relating to the request for contributions to be removed for viability reasons which is pending consideration.

To clarify matters, the speed limit on Scotter Road is to be reduced to 40mph through the TRO required by the S106 agreement attached to PA/2019/1782. No more than one dwelling can be occupied until payment for the TRO is received by the council.

The council's ecologist has requested planning conditions requiring a species protection plan to be submitted. Planning conditions can only be placed on a reserved matters application if they directly relate to those reserved matters (paragraph 025, Reference ID: 21a-025-20140306 of the PPG). Therefore, the aforementioned conditions cannot be recommended to be placed on the reserved matters approval. However, the applicant has agreed to submit details on species protection within the biodiversity management plan required by condition 31 of PA/2019/1782.

Comments in respect of surface and foul water drainage are subject to conditions on outline permission PA/2019/1782. Conditions requiring details of surface and foul water drainage are 'pre-commencement' planning conditions and require discharging by the council before development can proceed. The council has received an application to discharge the surface water drainage for the site (PA/2022/2166) and this is currently pending consideration. The reserved matters scheme has been designed to take into consideration surface and foul water drainage for the site.

Comments in relation to infrastructure capacity are noted; however, these matters were assessed within outline application PA/2019/1782 for 200 dwellings and are not pertinent to this reserved matters application – only the reserved matters themselves can be considered.

The town council's comments are noted and have largely been addressed in this report. The issue of electric vehicle (EV) charge points only being provided for 177 dwellings is noted; however, that drawing does not form part of this reserved matters application. Under Part S of the Building Regulations the following applies: where associated parking spaces are provided for a new residential building, the number of associated parking spaces that have access to an EV charge point must be a minimum of either: a) the number of associated parking spaces; or b) the number of dwellings that the car park serves. Therefore, under this legislation, all the dwellings will be served by an EV charge point. The applicant has also confirmed that all units will feature EV charging provisions.

Pre-commencement planning conditions

The applicant has agreed to the pre-commencement condition (2) below.

Conclusion

Overall, the proposed reserved matters scheme, pursuant to outline planning permission PA/2019/1782, is considered to be acceptable.

RECOMMENDATION Grant approval subject to the following conditions:

1.

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

- Drawing schedule received on 23/05/2023
- Pumping Station Elevations and Floor Plan
- Substation Elevations and Floor Plan
- Visibility Splays 22049-LE-ZZ-ZZ-DR-D-0999 Rev P01.

Reason

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

2.

No development shall take place until details of the proposed horizontal traffic calming feature(s) on the site access road, including timescales for installation, have been submitted to and approved in writing by the local planning authority. Once approved, the horizontal traffic calming feature(s) shall be installed in accordance with the approved details and timescales.

Reason

In the interests of highway safety and to accord with policies T1 and T2 of the North Lincolnshire Local Plan, and CS5 of the Core Strategy.

3.

Before any dwelling is first occupied any bathroom, en-suite or WC windows shall be obscure glazed to a minimum of Privacy Level 3 in accordance with the Pilkington Scale of Obscuration and shall be retained in that condition thereafter.

Reason

To protect the living conditions of the occupants of the approved dwellings in accordance with policies DS1 of the North Lincolnshire Local Plan and CS5 of the Core Strategy.

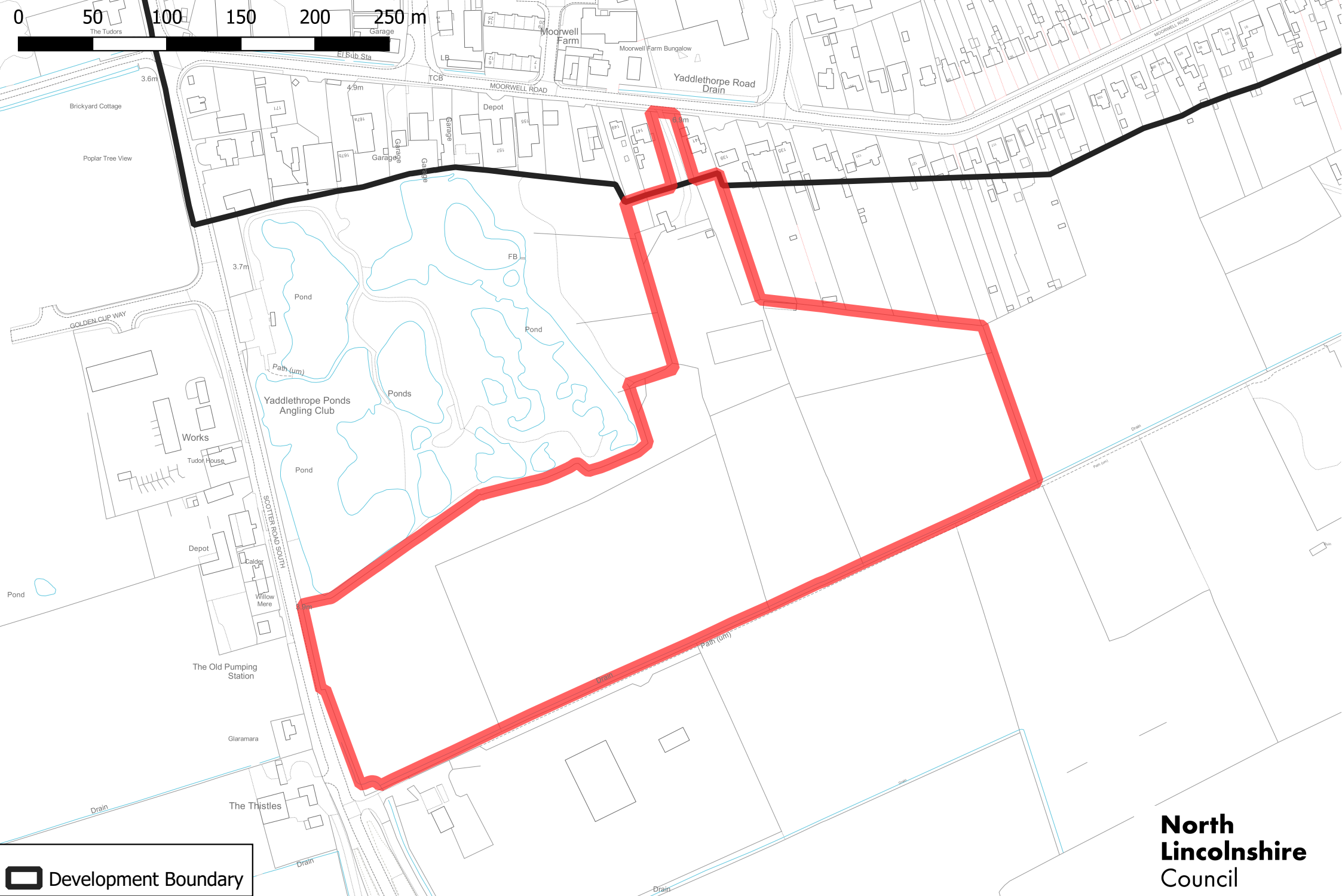
Informatives

1.

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.

2.

The applicant's attention is drawn to the comments made by Fisher German dated 31/05/2023.



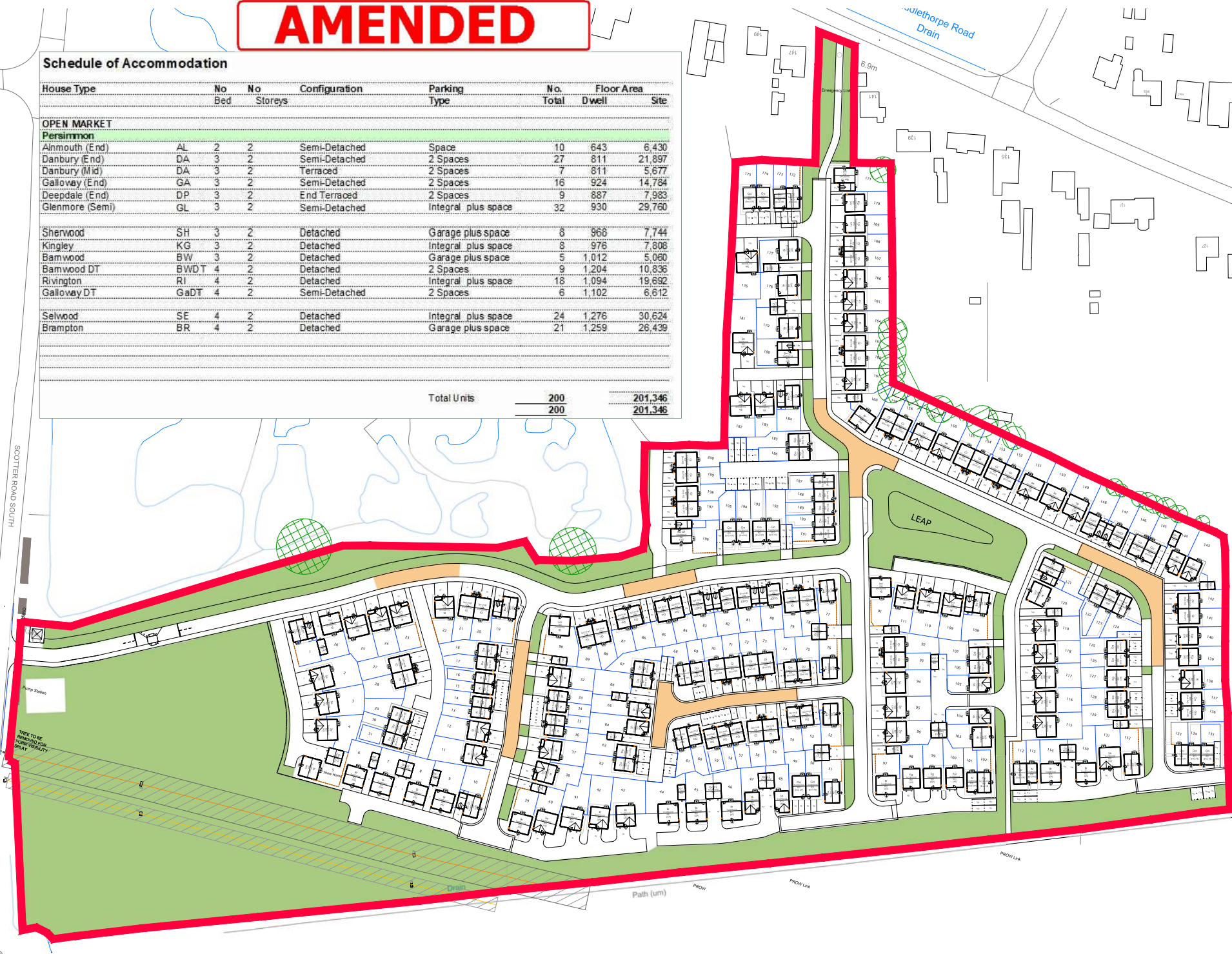
**North
Lincolnshire
Council**


PA/2022/1628

AMENDED

Schedule of Accommodation

House Type	No Bed	No Storeys	Configuration	Parking Type	No. Total	Floor Area Dwell	Floor Area Site	
OPEN MARKET								
Persimmon								
Ainmouth (End)	AL	2	2	Semi-Detached	Space	10	643	6,430
Danbury (End)	DA	3	2	Semi-Detached	2 Spaces	27	811	21,897
Danbury (Mid)	DA	3	2	Terraced	2 Spaces	7	811	5,677
Galloway (End)	GA	3	2	Semi-Detached	2 Spaces	16	924	14,784
Deepdale (End)	DP	3	2	End Terraced	2 Spaces	9	887	7,983
Glenmore (Semi)	GL	3	2	Semi-Detached	Integral plus space	32	930	29,760
Sherwood	SH	3	2	Detached	Garage plus space	8	968	7,744
Kingley	KG	3	2	Detached	Integral plus space	8	976	7,808
Bamwood	BW	3	2	Detached	Garage plus space	5	1,012	5,060
Bamwood DT	BWDT	4	2	Detached	2 Spaces	9	1,204	10,836
Rivington	RI	4	2	Detached	Integral plus space	18	1,094	19,682
Galloway DT	GaDT	4	2	Semi-Detached	2 Spaces	6	1,102	6,612
Selwood	SE	4	2	Detached	Integral plus space	24	1,276	30,624
Brampton	BR	4	2	Detached	Garage plus space	21	1,259	26,439
Total Units					200	201,346	201,346	
					200	201,346	201,346	





- DENOTES 1800 HIGH OPEN BOARDED FENCE SD04 - TYPE 3
- DENOTES 1800 HIGH SCREEN WALL / FENCE SD04 - TYPE 2 (REFER TO MATERIAL PLAN FOR BRICK COLOUR)
- - - - DENOTES 400 HIGH TIMBER KNEE RAIL SD04 - TYPE 10
- ▨ RETAINED HEDGEROW REFER TO ARBORICULTURAL ASSESSMENT FOR DETAILS
- ⊗ RETAINED TREE REFER TO ARBORICULTURAL ASSESSMENT FOR DETAILS
- ▨ BLOCK PAVING SPEC. REFER TO MATERIALS PLAN FOR COLOUR

Revision	Drawn	Checked	Date	Notes
S	DS		MAR 23	Parking numbers corrected. Paths and patios added where applicable.
R	DS		JAN 23	Amended to suit updated gas easement position and drainage design. Mix and plot numbers have changed. Garage sizes also updated to suit latest group design.
O	DS		AUG 22	Amended to suit planners comments
P	DS		AUG 22	Amended to suit planners comments
O	GC		JUL 22	Mix amended
M	GC		JUL 22	Presentation Added
M	GC		JUL 22	Tank added, house types amended

Development
Land off Scotter Road,
Scunthorpe

Drawing Title
Site Layout



Persimmon Homes South Yorkshire
Brookway Way
Snape Lane
Hawthorn
DN11 8RU
Tel : 01904 642199
www.persimmonhomes.com

1:500 @ A0	Drawn: GMC	Date: JAN 2021
Drawing Link:		

Drawing No: SRR_SK_A01_01	Rev: S
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PA/2022/1628 Proposed layout (not to scale)