

APPLICATION NO	PA/2023/6
APPLICANT	Oliver Clayton
DEVELOPMENT	Outline application with all matters reserved for the erection of a dwelling
LOCATION	The Barn House, Main Street, Howsham, LN7 6JZ
PARISH	Cadney
WARD	Brigg and Wolds
CASE OFFICER	Paul Skelton
SUMMARY RECOMMENDATION	Approve with conditions
REASONS FOR REFERENCE TO COMMITTEE	Objection by Cadney cum Howsham Parish Council Departure from the development plan

POLICIES

North Lincolnshire Local Plan:

H5 – New Housing Development

H8 – Housing Design and Housing Mix

T1 – Location of Development

T2 – Access to Development

T19 – Car Parking Provision and Standards

LC5 – Species Protection

LC7 – Landscape Protection

HE9 – Archaeological Evaluation

DS1 – General Requirements

DS7 – Contaminated Land

DS14 – Foul Sewage and Surface Water Drainage

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 – Overall Housing Provision

CS16 – North Lincolnshire’s Landscape, Greenspace and Waterscape

CS17 – Biodiversity

CS25 – Promoting Sustainable Transport

Housing and Employment Land Allocations Development Plan Document:

Policy PS1 – Presumption in favour of sustainable development

Inset 81 – Howsham

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 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

H2 – Housing Mix and Density

DQE1 – Protection of Landscape, Townscape and Views

T1 – Promoting Sustainable Transport

DM1 – General Requirements

National Planning Policy Framework:

Chapter 2 – Achieving sustainable development

Chapter 4 – Decision-making

Chapter 5 – Delivering a sufficient supply of homes

Chapter 8 – Promoting healthy and safe communities

Chapter 9 – Promoting sustainable transport

Chapter 12 – Achieving well-designed places

Chapter 15 – Conserving and enhancing the natural environment

CONSULTATIONS

Highways: No objection subject to standard conditions requiring improvements to the existing access; prohibiting loose material within 10m of the highway; and requiring access, parking and turning space prior to occupation. An advisory note regarding works to the highway is also recommended.

LLFA Drainage: No objection subject to conditions to secure effective methods of preventing surface water run-off to and from the highway and the development site, and an informative note regarding drainage.

Environmental Protection: Recommend the application isn't determined unless and until a Phase 1 contaminated land report has been submitted, allowing the council to decide whether or not further assessment is needed. Alternatively, if it is decided to grant permission without the Phase 1 report, a precautionary contaminated land condition is suggested.

Archaeology: The site is in an area where archaeological remains of Roman date can be anticipated. A written scheme of investigation detailing the requisite archaeological work should be submitted prior to determination; however, this can be dealt with by condition if the council is minded to grant permission.

Anglian Water: No comments.

PARISH COUNCIL

Objects on the following grounds:

- The application is outside the building line. It is set significantly far back from the road and therefore unlike all other properties on Main Street which would alter the character of the village.
- From the environmental report there is a high potential of contamination from machinery and farm vehicles as well as chemicals. The council is also concerned about the potential of asbestos on the site.
- There are serious concerns about run off, especially when it comes to highway drainage. These issues have been repeatedly reported by the council and actioned by North Lincolnshire Highways.
- There are access concerns for the site, visibility is terrible, and in recent years there has been a huge increase in traffic especially of heavy goods vehicles. The site is close to a double bend and a junction which is obstructed; the council also feels that this will cause access issues for emergency and service vehicles.

- This proposed development is very close to and overlooking the agreed development PA2022/829.
- With the growing number of applications in this parish, it is going to put increasing strain on the utilities, services and infrastructure in the area.

PUBLICITY

The application has been advertised by site notice. No objections have been received from members of the public.

ASSESSMENT

Planning history

There is no planning history for the site itself although the land was included within an application site for wider commercial use related to the nearby café which it is understood has recently ceased trading. However, the building and land the subject of the current application did not appear to play any part in that use.

Planning permission PA/2017/997 was granted for two dwellings to the west of the site. Planning permission PA/2020/452 was granted in 2020 to increase the ridge heights of the dwellings. This permission has been implemented (albeit only one of the dwellings has currently been constructed)

Outline permission PA/2022/829 was granted for two dwellings immediately to the south of the currently proposed dwelling. No reserved matters applications have yet been submitted. The location of these proposed dwellings is shown on the illustrative plan submitted with the application.

The site and its location

This is a backland site to the rear (north and east) of existing (and proposed) properties on Main Street. The site comprises part of a former farmyard and a Nissen hut type building.

The site is accessed from the west off Main Street, between The Barn House and an existing agricultural style shed. The access as shown on the plans turns northwards behind the back of the shed, although in reality this is all currently part of an open yard. A site to the east has outline planning permission for two dwellings (PA/2020/452). The access is also shown to serve a track associated with agricultural land to the north and east of the site.

The site is on the edge of but adjacent to the development boundary, which is drawn tightly around existing residential properties. The site is not affected by any landscape designation or heritage assets, and lies in flood zone 1.

The proposed development

The application proposes a single detached dwelling with all matters reserved for future consideration. The dwelling would replace the existing building on the site.

Whilst all matters have been reserved for future consideration, an illustrative layout plan has been submitted which indicates a building on a similar footprint to the existing Nissen hut. The dwelling is indicated to be of two storeys with a blank first floor elevation facing the

proposed new dwelling and its garden immediately to the south. Alternatively, it is suggested that first-floor windows could be obscure glazed.

A parking and turning area is shown at the western end of the site with the remainder of the plot used as garden.

The key issues to be considered in determining this application are the principle of development; accessibility; landscape impact/design; living conditions; highway safety; drainage and archaeology.

The principle of development

Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides that If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise. Section 70(2) of the Town and Country Planning Act states that, in dealing with an application for planning permission the local planning authority shall have regard to the provisions of the development plan, so far as material to the application; any local finance considerations, so far as material to the application; and any other material considerations.

In this instance, the development plan consists of the saved policies of the North Lincolnshire Local Plan and the North Lincolnshire Core Strategy. Other material planning policy considerations include the National Planning Policy Framework (NPPF), the emerging North Lincolnshire Plan and a suite of supplementary planning documents.

The site is on the edge of, but outside, the settlement boundary of Howsham, as defined by the Housing and Employment Land Allocations DPD. Saved local plan policy RD2 sets out that development in the open countryside will be strictly controlled. This policy only supports residential development outside defined development limits in certain circumstances, none of which apply in this case.

Core Strategy policy CS2 (Delivering More Sustainable Development) sets out that any development that takes place outside the defined development limits of settlements or in rural settlements in the countryside will be restricted. Only development which is essential to the functioning of the countryside will be allowed to take place. This might include uses such as those related to agriculture, forestry or other uses which will contribute to the sustainable development of the tourist industry. A 'sequential approach' will also be applied to ensure that development is, where possible, directed to those areas that have the lowest probability of flooding, taking account the vulnerability of the type of development proposed, its contribution to creating sustainable communities and achieving the sustainable development objectives of the plan.

Policies CS3 and CS8 similarly strictly limit housing development outside development boundaries to that which is essential to the functioning of the countryside.

Despite its proximity to the settlement boundary, there is therefore a conflict with the development plan as the proposed development would conflict with saved policy RD2 of the local plan and policies CS2, CS3 and CS8 of the Core Strategy.

It should be noted that the council is able to demonstrate a five-year housing land supply as identified within the North Lincolnshire Council Five Year Housing Land Supply Statement, August 2023. Therefore, full weight can be attributed to the Local Plan and Local

Development Framework policies and the 'tilted balance' set out in paragraph 11(d) of the NPPF is not engaged.

In these circumstances, paragraph 12 of the NPPF states that where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. In this case therefore, planning permission should be refused unless material considerations indicate that the development plan should not be followed in this case.

Accessibility

Core Strategy policy CS5 requires all new development to be easily accessible to all users via recognisable routes, interchanges and landmarks that are suitably connected to public transport links, community facilities and services and individual communities and neighbourhoods in North Lincolnshire. Buildings and spaces should be accessible by all sections of the community and ensure that the principles of inclusive design are reflected.

Amongst other things, the parish council has raised concerns about increasing strain being placed on utilities, services and infrastructure in the area, however no specific examples are highlighted. Howsham is in the 'smaller rural settlements' category and is ranked 46th overall in the 2019 Settlement Survey, scoring 17 points and hosting two of the seven key indicators measured in the survey overall. The survey advises that smaller rural settlements are unsuitable for accommodating a large allocation but capable of taking residential infill and development of an appropriate scale to the settlement either within or adjoining the settlement. In this case, the proposal is for a single dwelling and is adjacent to the settlement boundary, and therefore meets this definition.

It is not clear which particular utilities, services and infrastructure cause concern to the parish council, however no consultees have raised an issue in respect of an additional dwelling in the settlement and it is difficult to see how a single dwelling would have such a deleterious impact to justify refusal.

On this basis it is considered that, whilst most of the site lies outside the defined development boundary, it enjoys reasonable access to services and facilities in the context of the presumption in favour of sustainable development.

Landscape impact/design

Local plan policy RD2 sets out that new development in the countryside should not be detrimental to the character or appearance of the open countryside or a nearby settlement in terms of siting, scale, massing, design or materials. Policies H5 and DS1 include similar criteria. Policy H7 specifically refers to backland and tandem development and sets out that development should not affect the general quality and character of the area in which it is located by, inter alia, unacceptably increasing the density of development in that area, and resulting in the loss of important natural and man-made features. Policy H8 requires, amongst other things, a high standard of layout which maintains, and where possible improves and enhances the character of the area. It also seeks to protect existing natural and built features, landmarks or views that contribute to the amenity of the area. Policy LC7 requires special attention to 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.

Core Strategy policy CS2 requires a high standard of design. Development should contribute towards the creation of locally distinctive, sustainable, inclusive, healthy and vibrant communities. Policy CS3 makes it clear that settlement limits will be drawn to reflect the need to protect and enhance settlement character. This means protecting areas of open space or land with the characteristics of open countryside within and adjacent to settlements by not including them within development limits. Policy CS5 requires good design which is appropriate to its context. Proposals should consider the relationship between any buildings and the spaces around them, and how they interact with each other as well as the surrounding area. Policy CS8 reflects this need for good design, in keeping with the character of the area, and protecting the rural landscape. The NPPF similarly calls for high quality design.

The site is within an historic farmyard. Whilst the parish council's comments regarding character are noted, the dwelling would in effect replace an existing Nissen hut style building. There would be limited public views of the dwelling from the open countryside beyond the settlement and views from Main Street would be read in the context of the existing residential development, bearing in mind also that three new dwellings with permission have yet to be built. In that context there would be no undue harm to the character and appearance of the countryside or the setting of Howsham village.

As all matters are reserved for future consideration, there is no detailed design to consider. The illustrative layout indicates that the proposed dwelling is intended to replace the footprint of the existing building on site and, being two-storey, would be likely to follow the form of the two dwellings permitted in 2020 to the east (the second of which has not been built yet). There is no reason to think that a well-designed building that takes into account surrounding built form cannot be achieved on the site.

In conclusion, it is considered that, subject to the details required at reserved matters stage, the proposal would have an acceptable impact on the wider area.

Living conditions

Local plan policies all seek to protect the living conditions of occupiers of nearby residential property. Local plan policy DS1 states, 'No unacceptable loss of amenity to neighbouring land uses should result in terms of noise, smell, fumes, dust or other nuisance, or through the effects of overlooking or overshadowing.'

Policy DS5 of the local plan requires that new development must cause no harm to local amenity including the amenity of neighbouring occupants. Proposal should not unreasonably reduce sunlight or daylight, or result in overshadowing, overbearing impact or loss of privacy to adjacent dwellings.

The only current dwellings with a common boundary with the application site are The Barn House and Hill Crest. The Barn House is closely related to the attached café and only shares a boundary with the access to the site which has previously been used in association with the café and the agricultural use. The use of the access by traffic generated by a single dwelling would cause no undue additional harm.

The common boundary with Hill Crest forms part of the southern boundary of the site. The illustrative layout indicates that this area could be garden; however, there is no certainty of this given the outline nature of the proposal. Nevertheless, Hill Crest has outbuildings and mature trees to the rear of its garden, between the house and the application site. There is a distance of over 20 metres between the rearmost part of Hill Crest and the common boundary.

For these reasons it is not considered there is any reason why a dwelling could not be achieved on the application site without harming the living conditions of the occupiers of Hill Crest – the detail of this will be properly assessed at reserved matters stage.

Planning permission exists for two further dwellings which would share common boundaries with the application site. To the west there is permission for a two-storey dwelling granted under outline permission reference PA/2020/452, the rear elevation of which includes large glazed screens. Some consideration would need to be given in the final design of the current proposal, however a design which would not result in unacceptable overlooking/loss of light between the two is easily achievable. A second dwelling (granted under outline permission reference PA/2022/829) is in close proximity to the common boundary and the illustrative siting of the proposed dwelling. The elevation facing the application site is shown on the illustrative layout submitted with that application to have no outlook to the rear. The site of the proposed building in this case does overlap the garden as shown on the illustrative plan for the proposed dwelling next door, however this is recognised in the current application which indicates that there would be a blank first-floor south-east elevation or opaque windows. Again, it is considered that the relationship between these two dwellings can be satisfactorily addressed at reserved matters stage.

The Environmental Health Officer has requested a noise impact assessment due to the location of the site adjacent to the café and car park at The Barn House. Nevertheless, the café and car park use was granted permission in this residential area and other dwellings have been permitted with similar relationships to them without the need for noise impact assessments. On that basis it is considered that such a request is unreasonable in the context of this application.

In light of the above, it is considered that the proposed dwellings can be achieved without causing any undue harm to existing and proposed neighbouring dwellings, the detail of which can be fully assessed at reserved matters stage.

Highway safety

Local plan policy T2 requires all development to be provided with a satisfactory access. The NPPF, at paragraph 110(b), requires safe and suitable access to the site to be achieved for all users. Paragraph 111 advises that development should only be refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts would be severe.

The Planning Statement confirms that the development would be accessed via the existing access to the site which served the former Clayton's Corner café, the authorised use of which generated relatively high volumes of traffic movements. The access also serves a large agricultural-style storage shed on the wider site. It is advised that, prior to the commercial café use which was granted permission in 2010, the access was used to serve the agricultural use, with farm and agricultural vehicles using the entrance. There is a (private) right of way over the site to the agricultural fields beyond the site, which would be retained.

As set out in the Planning Statement, the site is large enough to be able to accommodate vehicles associated with the proposed dwelling, and to provide parking and turning facilities to ensure vehicles can enter and leave the highway in forward gear. Whilst the parish council has raised concerns regarding the access, given the authorised use of the wider site it is not considered that the proposed development, and the traffic generated by it, would result in any significant additional highway hazards over and above the authorised use of the site. The

Highways Officer has been consulted and raises no objection subject to conditions requiring the provision and maintenance of visibility splays and parking/turning areas, and the prohibition of loose material being laid on the proposed driveway within 10m of the highway. Whilst the former condition is appropriate, the latter is not considered to be necessary as the dwelling and its parking areas are set well clear of the highway served by an existing access.

In light of the above, there is no objection on highway safety grounds.

Drainage

Local plan policy DS16 and Core Strategy policy CS19 reflect advice in section 14 of the NPPF, which aims to direct development to areas of lowest flood risk. Paragraph 159 of the NPPF similarly states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk.

The site is within flood zone 1, the area at least risk of flooding.

In this context, the LLFA raises no objection subject to conditions aimed at preventing surface water flow from hard surfaces within the site onto the highway. Similarly, a condition is recommended to prevent surface water run-off from the highway onto the site, potentially causing flood risk to future occupiers.

Archaeology

Saved policy HE9 of the local plan and policy CS6 of the Core Strategy both reflect guidance in section 16 of the NPPF, which requires an appropriate level of investigation of possible archaeological deposits.

The council's Historic Environment Officer (HEO) has reviewed the application and advises that the site has some potential for physical impacts on heritage assets of archaeological value, lying as it does in an area where remains of later prehistoric and Romano-British date may be anticipated. The HEO advises that they do not wish to object to the application subject to suitable mitigation in the form of a programme of monitoring, excavation and recording during groundworks, along with post-excavation assessment, reporting, analysis and publication of any results.

The HEO advises that this can be secured via appropriate planning conditions requiring a written scheme of investigation to be agreed and implemented. Subject to the conditions, as recommended below, the HEO has no objection to the proposals.

Other matters

The Environmental Protection Officer (EPO) has reviewed the application and whilst there is evidence of historic uses which could give rise to contamination, other dwellings have been permitted in the immediate vicinity, also on the historic farmyard, where contamination was dealt with via condition, and this same approach is considered reasonable here. Any matters relating to asbestos would be properly dealt with through Building Regulations.

Conclusions and planning balance

As set out above, there is a clear conflict with the development plan as the site is outside of any recognised development boundary. This conflict must be given substantial weight in the overall planning balance.

As the council is currently able to demonstrate a five-year supply the presumption is that planning permission should be refused unless there are material considerations which indicate that the council's policies should not be followed in this case.

The benefits are clear, albeit very limited. The dwelling would contribute, in a very small way, to the council's land supply total. Limited economic benefits would arise from the construction phase (given the scale of development proposed it is likely local tradespeople would be used), taxation, and from the economic activity of future residents, who would be likely to support local businesses and facilities.

Whilst the benefits are limited, there are no objections from the council's specialist advisors in respect of technical matters including highway safety, archaeology, environmental protection and drainage. Whilst the conflict with the development plan is not underestimated, given the location of the site immediately adjacent to the settlement boundary, the recent history of planning permission being granted for new homes on adjoining land and the absence of any significant harm to the landscape, on balance it is concluded that the proposal represents sustainable development. The application 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), the means of access thereto, 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, the means of access to the site and the landscaping of the site, shall be submitted in writing to the local planning authority and shall be carried out as approved.

Reason

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

3.

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

Reason

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

4.

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

Reason

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

5.

The dwelling hereby permitted shall not be occupied until the vehicular access to it and the vehicle parking and turning space(s) serving it have been completed and, once provided, the vehicle parking and turning space(s) shall thereafter be retained for the lifetime of the development.

Reason

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

6.

All applications for 'layout' made pursuant to condition 1 above shall include details showing an effective method of preventing surface water run-off from hard paved areas within the site onto the highway and an effective method of preventing surface water run-off from the highway onto the developed site. The approved details shall be implemented prior to the access and parking facilities being brought into use and thereafter so retained for the lifetime of the development.

Reason

In the interests of highway safety, 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 policies DS16 and 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.

All reserved matters applications for 'layout' made pursuant to condition 1 above shall include details of existing and proposed ground and floor levels in relation to a fixed, off-site, datum point.

Reason

To safeguard the character and appearance of the conservation area and the amenity of occupiers of existing and consented neighbouring residential properties.

8.

No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of an archaeological mitigation strategy, to be defined in a written scheme of investigation that has been submitted to and approved in writing by the local planning authority. The strategy shall accord with a brief provided by North Lincolnshire Historic Environment Record and shall include details of the following:

- (i) measures to ensure the preservation by record of archaeological features of identified importance within the footprint of the development
- (ii) methodologies for the recording and recovery of archaeological remains, including artefacts and ecofacts
- (iii) post-fieldwork methodologies for assessment and analyses

- (iv) report content and arrangements for dissemination, and publication proposals
- (v) archive preparation and deposition with recognised repositories, including the ADS
- (vi) a timetable of works in relation to the proposed development, including sufficient notification. and allowance of time to ensure that the site work is undertaken and completed in accordance with the strategy
- (vii) monitoring arrangements, including the notification in writing to the North Lincolnshire Historic Environment Record of the commencement of archaeological works and the opportunity to monitor such works
- (viii) a list of all staff involved in the implementation of the strategy, including sub-contractors and specialists, their responsibilities and qualifications.

9.

The applicant shall notify the local planning authority in writing of the intention to commence the archaeological site works at least seven days before commencement. Thereafter, the archaeological mitigation strategy shall be carried out in accordance with the approved details and timings. No variation shall take place without the prior written consent of the local planning authority.

10.

The dwelling shall not be occupied until the local planning authority has received written confirmation of commencement of any analysis, publication and dissemination of results following post-excavation assessment and until the archive deposition has been secured.

11.

A copy of any analysis, reporting, publication or archiving required as part of the mitigation strategy shall be deposited at the North Lincolnshire Historic Environment Record within six months of commencement of the archaeological programme of work or such other period as may be agreed in writing by the local planning authority.

Reason

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

12.

Unless otherwise agreed in writing by the local planning authority, development other than that required to be carried out as part of an approved scheme of remediation shall 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.

Informatives

1.

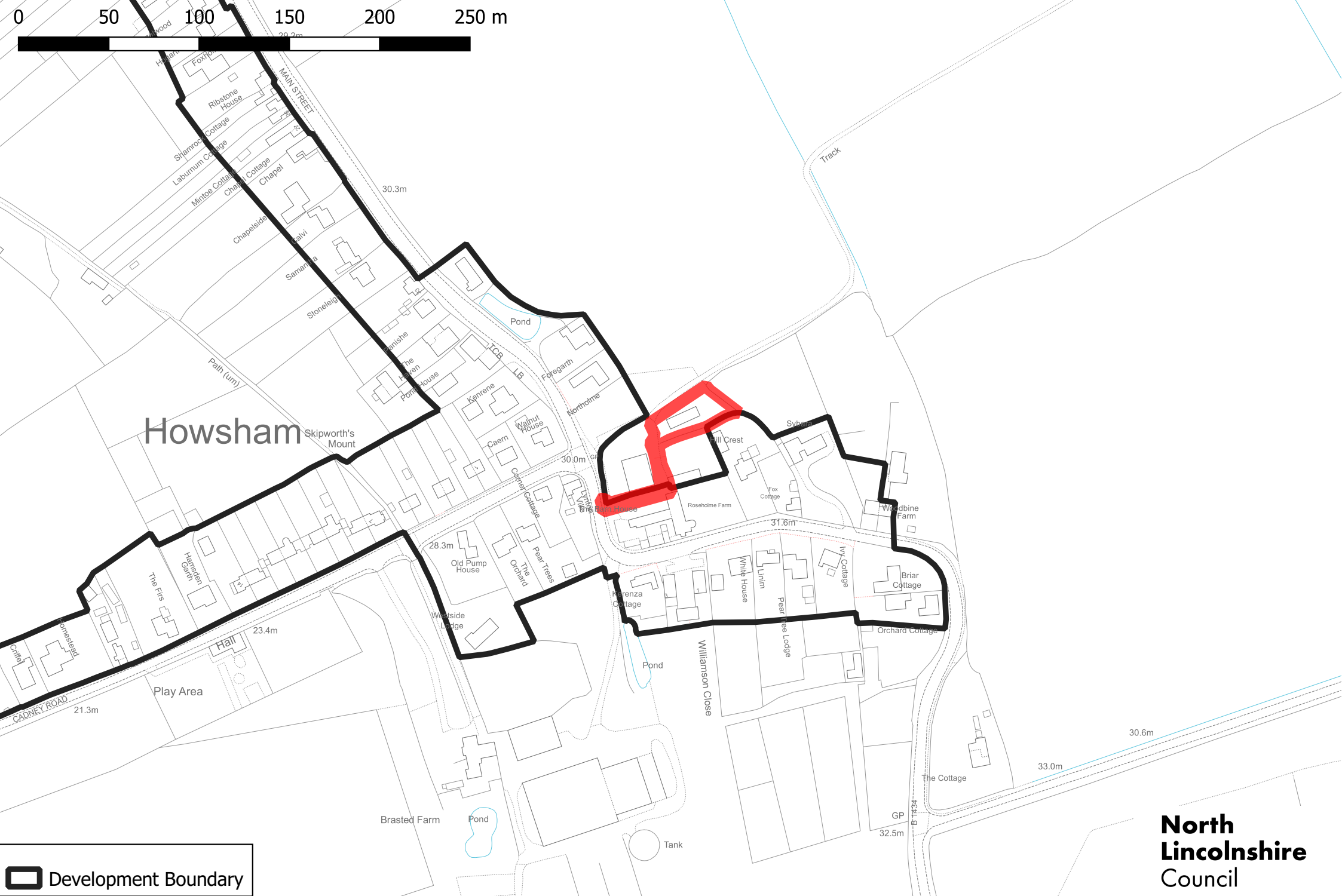
In determining this application, the council, as local planning authority, has taken account of the guidance in paragraph 38 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.

2.

The 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.

0 50 100 150 200 250 m



Howsham

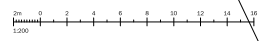
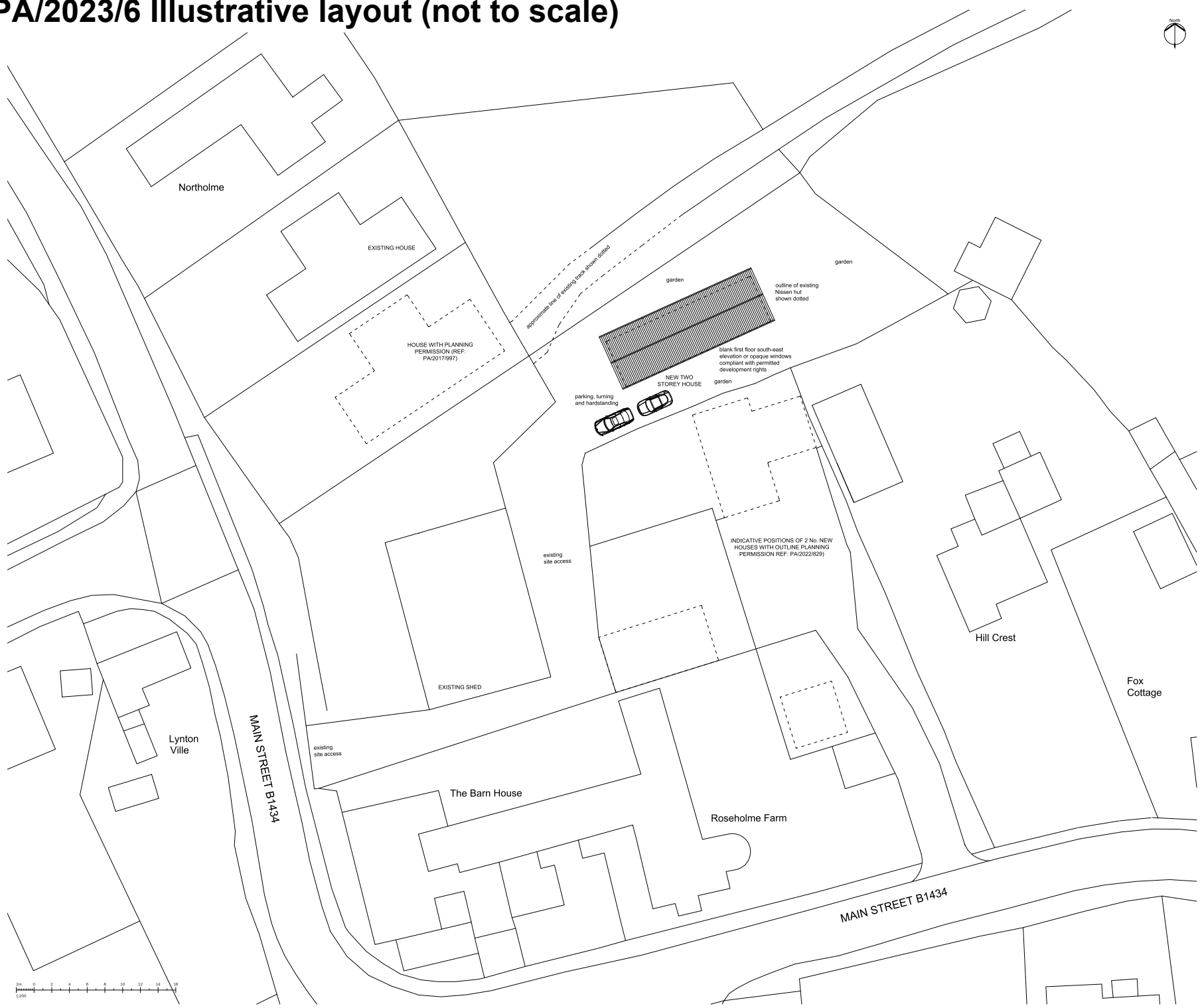
 Development Boundary

PA/2023/6

**North
Lincolnshire
Council**

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PA/2023/6 Illustrative layout (not to scale)



Issue Status:
 A (22.11.22) Planning Issue
 B (04.08.23) revised parking for further planning issue.

Client		Mr O Clayton	
Project		Land off Main Street, Howsham	
Drawn	Indicative Site Layout	495.02	B
Date	22.11.22	Scale	1:200@A1
Author	HM	Checker	KK
Kelly & MacPherson ARCHITECTS tel: 01472 851732 mob: 07801081799 or 07443577522 email: kate@kellymac.co.uk or hugh@kellymac.co.uk Unit 1, Colator MUG, 19 South Street, Colator LN7 6UB			