

APPLICATION NO	PA/2023/652
APPLICANT	Miss Lauryn Taylor Greenwood
DEVELOPMENT	Outline planning permission to demolish existing garage and erect a single dwelling with all matters reserved for subsequent consideration
LOCATION	Treresta House, King Street, Goxhill, DN19 7HZ
PARISH	Goxhill
WARD	Ferry
CASE OFFICER	Paul Skelton
SUMMARY RECOMMENDATION	Approve with conditions
REASONS FOR REFERENCE TO COMMITTEE	Objection by Goxhill Parish Council

POLICIES

National Planning Policy Framework:

- Chapter 2 – Achieving sustainable development
- Chapter 4 – Decision-making
- Chapter 5 – Delivering a sufficient supply of homes
- Chapter 8 – Promoting healthy and safe communities
- Chapter 9 – Promoting sustainable transport
- Chapter 12 – Achieving well-designed places
- Chapter 15 – Conserving and enhancing the natural environment
- Chapter 16 – Conserving and enhancing the historic environment

North Lincolnshire Local Plan:

- H5 – New Housing Development
- H8 – Housing Design and Housing Mix
- HE5 – Development affecting Listed Buildings
- T1 – Location of Development
- T2 – Access to Development

T19 – Car Parking Provision and Standards

DS1 – General Requirements

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

CS25 – Promoting Sustainable Transport

Housing and Employment Land Allocations Development Plan Document

Policy PS1 – Presumption in favour of sustainable development

Inset 21 – Goxhill

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

CONSULTATIONS

Highways: No objection subject to conditions and an informative.

LLFA Drainage: No objections subject to conditions relating to surface water drainage and an informative note.

Environmental Protection: Request a Phase 1 assessment but if the council is minded to permit the application, recommend a detailed contaminated land condition.

Archaeology: The application site lies within an area where archaeological remains of medieval date can be anticipated close to the parish church. If the authority is minded to grant consent any permission should be subject to conditions securing the implementation of a programme of archaeological work.

PARISH COUNCIL

Objects on the grounds that there is minimal information for the council to review and make an informed decision; and that the additional dwelling in this location will impact on the ambience of the street and its surroundings.

PUBLICITY

The application has been advertised by and press notice. Four responses have been received from members of the public which are summarised as follows:

- The proposals are neither sustainable nor appropriate and conflict with the new local plan, in particular policy H10p.
- The proposals constitute garden grabbing and inappropriate densification.
- The sub-division of this property's plot would not be congruent with the area's heritage character and distinctiveness. It would adversely impact the visual amenity from the street and church, and from the rear of neighbouring properties.
- There would be a loss of habitat for a number of species which use the site.
- There would be unacceptable impacts on the amenity of the neighbouring property, Middle Cottage, in that it would interfere with maintenance; affect its structural integrity; be imposing (the application site is on a higher level) and result in a loss of light and privacy; result in noise and disturbance during construction; an electricity pole to the front of the site may need to be re-sited which could be disruptive.
- There is increased potential for flooding with the loss of a soakaway.
- A new build on a street made up of older character properties would stand out considerably and would completely change the look and feel of the street.
- Events at the church would be affected.
- The village already has issues with infrastructure.

- Adding yet another building and access driveway onto a street that is already very busy would have an adverse impact on it.
- Parking issues and potholes would be exacerbated by yet another dwelling.

ASSESSMENT

Planning history

There is no relevant planning history for the site.

The site and its location

The application site is within the settlement limits of Goxhill. The site lies on King Street which links Howe Lane with All Saint's Church and comprises part of the garden to the side of the existing property, Treresta House.

To the north is Middle Cottage, a detached dwelling; to the rear (west) is Rose Cottage, a grade II listed building; and to the east, on the opposite side of King Street, is the garden of The Hawthorns, another detached dwelling. To the south of Treresta House is an area of land housing a parking area and paddock, beyond which is the grade I listed All Saints' Church.

King Street itself is a designated public right of way. The site is in flood zone 1.

The site itself is largely laid to grass with various garden trees/shrubs. The front boundary comprises a 1m high brick wall. The northern boundary comprises the blank side wall of a two-storey extension to Middle Cottage with an approximately 1.8m high bow top fence behind. The rear (western) boundary comprises mature hedgerow above which the top of the gable end of Rose Cottage is visible. There is what is understood to be an electricity pole set within the site, close to the boundary with Middle Cottage.

The development

The application proposes the demolition of an existing single garage and erection of a single dwelling. The application is made in outline with all matters reserved for future consideration, although access is indicated as being made from the front of the site onto King Street.

Material considerations

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 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 (NLLP) and the North Lincolnshire Core Strategy (NLCS). Other material planning policy considerations include the National Planning Policy Framework

(the NPPF), the emerging North Lincolnshire Plan and a suite of supplementary planning documents.

The main issues for consideration are the principle of development, heritage issues, character and appearance, highway safety and impact on neighbouring property.

The principle of development

The site is within the settlement boundary of Goxhill, as defined by the Housing and Employment Land Allocations DPD, in an area where new housing is supported by the Local Plan and Core Strategy. The principle of development is therefore acceptable.

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 addition to policy compliance, there would be some minor benefits arising from the proposal. The dwelling would contribute, in a very small way, to the council's housing land supply. Limited economic benefits would arise from the construction phase (given the scale of development proposed it is likely local tradespeople would be used), and from the economic activity of future residents, who would be likely to support local businesses and facilities. Economic benefits would also arise from taxation.

Heritage matters

Section 66 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 requires local planning authorities to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Local plan policies HE5 and HE7, and Core Strategy policy CS6, reflect this duty.

Paragraph 199 of the NPPF states that, when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). Paragraph 200 continues by stating that any harm to, or loss of, the significance of a designated heritage asset (including from development within its setting), should require clear and convincing justification. Paragraph 202 advises that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.

Rose Cottage to the rear shares a common boundary with the application site. It is grade II listed and its list entry has the name 'house approximately 10 metres south of Long Croft'. The list entry states that the property is early-mid 18th century with a 19th century addition. Nevertheless, the property was significantly remodelled and extended in the late 1980s when it was almost doubled in size. The part of the building closest to Treresta House was constructed at that time. Whilst in the majority of cases, such close proximity of the site to a listed building would require a full application, the setting of Rose Cottage is entirely residential, as it is surrounded by dwellings. Care will need to be taken to respect the setting of the building, however there is no reason in this case why a suitable design cannot be achieved that would respect that setting. Subject to the detailed design it is therefore considered that a dwelling can be achieved on this site without harm to Rose Cottage.

As set out above, All Saints' Church is grade I listed which means it has exceptional national, architectural or historical importance. There are approximately 400,000 listed buildings in the country, only 2.5% of which fall into the grade I category, making it the rarest option. The Chancel is listed as being of 13th century origins. The nave, aisles and tower date from the 14th–15th centuries and were restored circa 1857.

Whilst a remarkable building of great value, the setting of the church is similar to that of Rose Cottage, composed as it is by residential development of varying ages. Given the position of Treresta House there would be very limited views of a new dwelling and the church together, only when looking south along King Street. In any event, however, the addition of a building to the north of Treresta, where there are already existing dwellings, would not harm the setting of the church.

In light of the above, subject to the detailed design which can be controlled at reserved matters stage, it is considered that there would be no harm to the setting of heritage assets, including the grade I listed All Saints' Church. The proposal therefore meets the statutory duty set out at section 66 of the Listed Buildings Act and the relevant local and national policies and guidance that seek to protect the setting of heritage assets.

Character and appearance

Saved policy DS1 of the Local Plan, Core Strategy policy CS5 and section 12 of the NPPF all seek high quality design. Policy DS1(i) sets out that the design and external appearance of the proposal should reflect or enhance the character, appearance and setting of the immediate area. This is reflected in policy CS5 and the NPPF.

Whilst the application is made in outline, with all matters reserved for future consideration, an assessment falls to be made as to whether there are any reasons why the site could not accommodate a dwelling without unacceptably affecting the character and appearance of the area. The Parish council and local residents have commented that the proposal would affect the ambience of the street and its surroundings, its character and distinctiveness.

King Street is short and there are few houses on it. Its character is unplanned and there is no clear pattern of development. The most recent additions are a bungalow at the south end of the street closest to the church, and a two-storey extension to Middle Cottage, immediately adjacent to the application site. It is not considered that the provision of an additional dwelling on the application site would cause any undue harm to the character of the street which will remain residential in nature. Gaps between buildings on King Street are incidental and do not protect any particular views. The low number of additional cars/vehicular movements associated with a new dwelling would be barely perceptible, particularly taking into account the existing traffic associated with the church.

Overall, it is therefore considered that the site is capable of accommodating an additional dwelling without undue harm to the character and appearance of the area. Detailed design matters including layout, scale and appearance can be addressed 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.

Whilst concerns have been raised about potential highway safety impacts arising from the addition of a further driveway onto King Street, vehicle speeds on this short cul-de-sac will inevitably be low and the safety of any detailed access proposals can be properly addressed at reserved matters stage. The highways officer has been consulted on this application and raises no objection.

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

Impact on neighbouring property

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.' The NPPF (paragraph 130(f)) requires decisions to 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.

Concerns have been raised in respect of potential loss of light and privacy impacts on the neighbouring property, Middle Cottage. There are no windows on the side elevation of Middle Cottage. Whilst design and siting are reserved for future consideration, it is likely that any new dwelling would be in line with Treresta House and Middle Cottage, rather than be angled towards it so, subject to detailed design, there is no reason why a dwelling could not be suitably designed on the plot so as to avoid overlooking. Similarly, it is not considered that there is any in principle reason why a dwelling could not be designed at reserved matters stage to avoid any loss of light or overbearing impacts on Middle Cottage.

In terms of Rose Cottage, to the rear, whilst any potential issues can be addressed at reserved matters stage, it is unlikely that there would be any impacts over and above those already resulting from the relationship between Rose Cottage, and the existing property, Treresta House.

Other matters

The Environmental Protection Officer has requested a contaminated land report prior to determination because they advise that historic maps indicate former structures on the land. Nevertheless, in this case, given the existing residential use, it would be reasonable for this matter to be addressed by condition.

The site is within flood zone 1, the area at least risk of flooding. Some concerns have been raised in respect of the loss of a soakaway (understood to mean the lawned garden as exists). Nevertheless, there is no evidence of any flood risk issues affecting the site. The LLFA has been consulted and raises no objection.

Reference has been made to the electricity pole in the garden of the existing property. If this needs to be moved as a result of the development, this is a civil matter between the developer and the statutory undertaker.

Conclusions and planning balance

The principle of residential development in this location is considered acceptable in light of prevailing development plan policies. The application proposes a net increase of one dwelling in a sustainable location which meets the broad strategy for delivery of housing in the district. This weighs in favour of the application, as do the very limited economic benefits arising from the proposals.

Whilst the parish council's and neighbours' comments are noted, no undue harms have been identified as set out in this report. There would be no harm to the setting of the nearby listed buildings, Rose Cottage and All Saints' Church and there would be no discernible harm to the character and appearance of the street scene, subject to detailed design at reserved matters stage. Impacts on neighbouring properties are also capable of being properly addressed through the reserved matters. There are no objections from technical consultees in respect of highway safety and drainage, subject to suitable planning conditions, and it is considered that the potential for contaminated land can also be addressed by condition in this instance.

Overall, the proposal is considered to represent sustainable development in accordance with the development plan, and it is recommended that outline planning permission is granted subject to the conditions outlined below.

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 development hereby permitted shall be carried out in accordance with drawing no. PA/2023/652/002 (amended site location plan).

Reason

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

6.

The dwelling hereby permitted shall not be occupied until the vehicular access to it and any vehicle parking and turning space(s) serving it have been completed in accordance with the details approved pursuant to condition 1 above and, once completed, the access, 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.

7.

All applications for access and layout submitted pursuant to condition 1 above shall include details of the parking arrangements proposed to serve the existing dwelling.

Reason

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

8.

No loose material shall be placed on any driveway or parking area within 10 metres of the adopted highway.

Reason

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

9.

Nothing shall at any time, whether permitted by the Town and Country Planning (General Permitted Development) Order or not, be erected, retained, planted or allowed to grow over 1.05 metres in height above the level of the adjoining carriageway for a distance of 2m from the highway boundary across the site frontage.

Reason

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

10.

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 protect the setting of the adjacent listed building, the character and appearance of the area and the amenity of occupiers of existing neighbouring residential properties.

11.

All reserved matters applications for 'appearance' pursuant to condition 1 above shall include precise details and/or samples of the external walling and roofing materials and the hard surfacing materials proposed to be used. Development shall be carried out in accordance with the approved details.

Reason

In the interest of good design and to protect the setting of the adjacent listed building.

12.

All reserved matters applications for 'layout and appearance' pursuant to Condition 1 above shall include details of the positions, design, materials and type of boundary treatments to be erected. The boundary treatments shall be completed in accordance with the approved details before the dwelling hereby permitted is first occupied.

Reason

In the interests of the amenities of the occupiers of neighbouring properties, to protect the setting of the adjacent listed building and to protect the visual amenity of the area.

13.

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 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.

The applicant shall notify the local planning authority in writing of the intention to commence the archaeological site works at least 7 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. The dwelling shall not be occupied until any post-investigation assessment has been commissioned in accordance with the programme set out in the approved written scheme of investigation, and provision made for analysis, publication and dissemination of results and archive deposition has been secured. 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 and the archive at the North Lincolnshire Museum 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 NPPF, policy CS6 of the Core Strategy and saved 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 in order 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.

14.

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.

15.

The dwelling hereby permitted shall not be first occupied until works comprising 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, have been completed in accordance with details which have first been submitted to and approved in writing by the local planning authority. The works as approved and completed shall then be retained and maintained in accordance with the approved details for the lifetime of the development.

Reason

In the interests of highway safety and 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 T19 and DS16 of the North Lincolnshire Local Plan, and policies CS18 and CS19 of the North Lincolnshire Core Strategy.

Informatives

1.

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

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

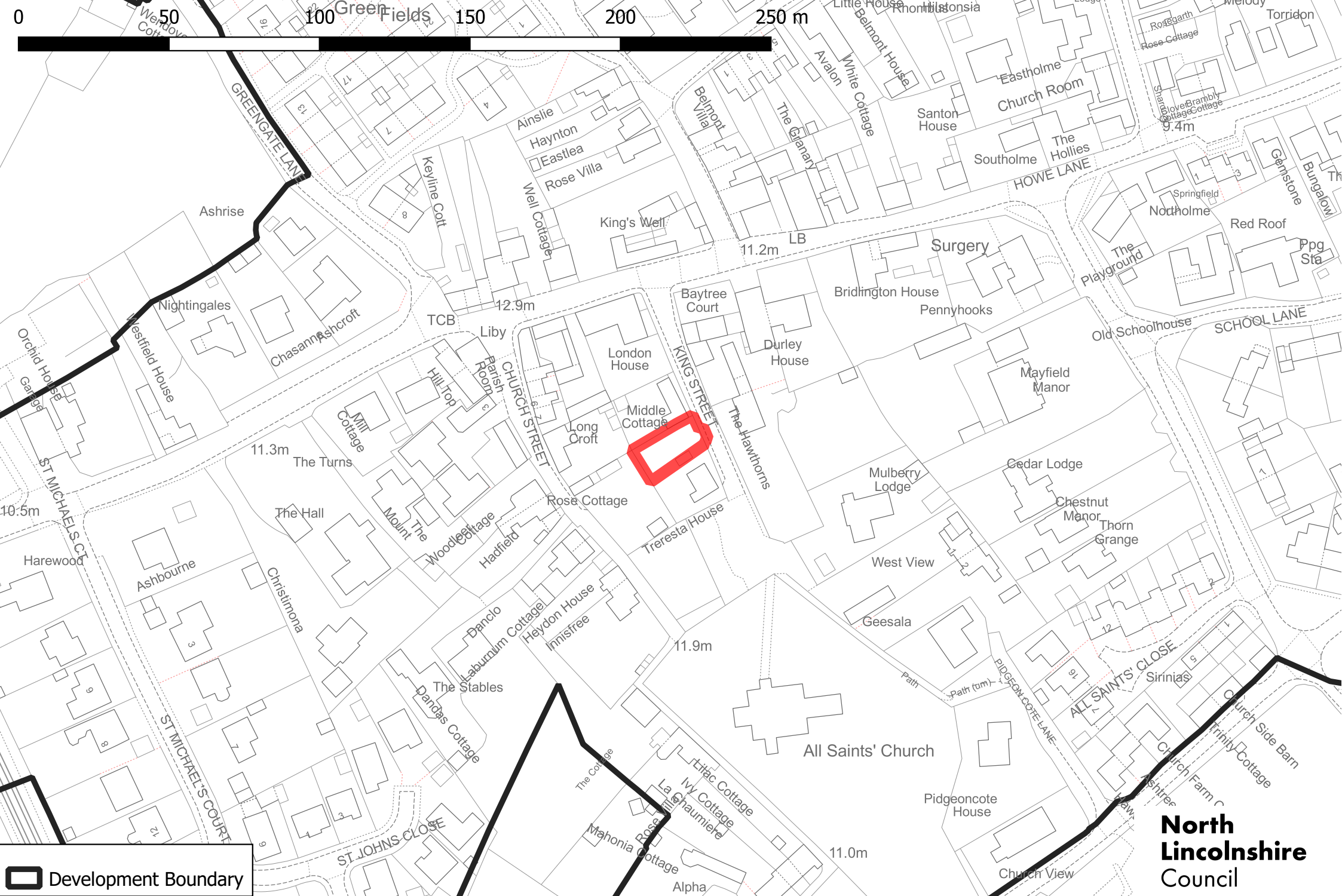
2.

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

3.

It is suggested that the developer considers upsizing the pipe network increasing storage around the development to cater for more intense storm conditions. Although this is not a

requirement in terms of surface water flood risk compliance it would be good practice to ensure an increased level of resilience for the development and its future occupiers. It is also suggested that the developer fully explores all Source Control SuDS techniques that can store and allow water reuse.



 Development Boundary

**North
Lincolnshire
Council**

PA/2023/652

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