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| APPLICATION NO | PA/2023/1933 |
| APPLICANT | Mr & Mrs Jobson |
| DEVELOPMENT | Planning permission to erect a new dwelling |
| LOCATION | Land off Brigg Road, Wrawby, DN20 8RH |
| PARISH | WRAWBY |
| WARD | Brigg and Wolds |
| CASE OFFICER | Paul Skelton |
| SUMMARY RECOMMENDATION | Approve with conditions |
| REASONS FOR REFERENCE TO COMMITTEE | Departure from the development plan |

POLICIES

National Planning Policy Framework:

- 2 Achieving sustainable development
- 4 Decision-making
- 5 Delivering a sufficient supply of homes
- 12 Achieving well-designed and beautiful places
- 14 Meeting the challenge of climate change, flooding and coastal change
- 15 Conserving and enhancing the natural environment

North Lincolnshire Local Plan:

- H5 New housing development
- H8 Housing design and housing mix
- RD2 Development in the open countryside
- T1 Location of development
- T2 Access to development
- T19 Car parking provision and standards
- LC7 Landscape protection
- DS1 General requirements

DS14 Foul sewage and surface water drainage

DS16 Flood risk

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

CS7 Overall housing provision

CS8 Spatial distribution of housing sites

CS9 Affordable housing

CS16 North Lincolnshire's landscape, greenspace and waterscape

CS17 Biodiversity

CS18 Sustainable resource use and climate change

CS19 Flood risk

CS20 Sustainable waste management

CS22 Community facilities and services

CS23 Sport, recreation and open space

Housing and Employment Land Allocations DPD:

PS1 Presumption in favour of sustainable development

Inset 47 - Wrawby

New North Lincolnshire Local Plan Submission: The new North Lincolnshire Local Plan was submitted for public examination to the Planning Inspectorate on 11 November 2022. Examination of the Plan has therefore commenced, although public hearing sessions are not anticipated until early 2024.

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 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

H3 Affordable housing

H11 Backland and tandem development

RD1 Supporting sustainable development in the countryside

DQE1 Protection of landscape, townscape and views

DQE3 Biodiversity and geodiversity

DQE5 Managing flood risk

DQE6 Sustainable drainage systems

DQE7 Climate change and low carbon living

DQE12 Protection of trees, woodland and hedgerows

CSC1 Health and wellbeing

CSC3 Protection and provision of open space, sports and recreational facilities

CSC10 Community facilities and services

WAS6 Waste management in development

T1 Promoting sustainable transport

T3 New development and transport

T4 Parking

DM1 General requirements

DM3 Environmental protection

DM4 Telecommunications and broadband

ID1 Delivering infrastructure

CONSULTATIONS

Highways: No objection subject to a condition requiring parking and turning areas to be provided before occupation.

LLFA Drainage: No objection subject to a condition requiring surface water drainage to be provided, and informatives.

Environmental Protection: The site has potential for contaminants given historic agricultural use. Whilst the Phase I desk study is acceptable, additional information should be submitted prior to determination of the application. If permission is granted without this information, a condition is suggested to deal with contamination on the site.

PARISH COUNCIL

No objections.

PUBLICITY

Site notices have been displayed. No responses have been received from members of the public.

ASSESSMENT

The site and its location

The site comprises a parcel of land to the rear (north) of the property known as Orchard Rise. The site is just outside the development boundary of Wrawby and within flood zone 1.

To the west is an agricultural field. To the east is a large property (Priory Garth), which is set on mature grounds, with a dense, high hedgerow on the common boundary.

To the north and south is land which has been subject, along with the application site, to a number of planning permissions for residential development. Outline planning permission was granted for four residential units on this site in 2018, but this permission has lapsed (PA/2018/1093). Subsequently, outline planning permission reference PA/2021/1850 'to erect four detached dwellings with appearance, landscaping and access reserved for subsequent consideration (part of access roadway completed)' was granted in February 2022. The current application is essentially 'plot 4' of the approved outline scheme.

Most recently, full permission was granted by the planning committee in December 2023 for a single dwelling on what is effectively 'plot 1' of the outline scheme.

The proposed development

The current application is for the erection of a single dwelling, with integral garage. Also, by virtue of its location, it includes the retention of the entire access drive which would serve the proposed dwelling. The red line also includes a strip of land running along the western boundary which is intended to house the drainage infrastructure; it is understood this could also serve the other plots to the north.

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 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 (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 Local Plan and a suite of supplementary planning documents.

The main issues for consideration are the principle of development, design/character and appearance, living conditions, highway safety, flood risk and drainage, and contaminated land.

Principle of development

The site is outside the settlement boundary of Wrawby as defined in the Housing and Employment Land Allocations DPD, in an area where new housing is strictly controlled by development plan policies.

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 policies CS2, CS3 and CS8 similarly strictly limit housing development outside development boundaries to that which is essential to the functioning of the countryside.

The Government released an updated NPPF in December 2023. Paragraph 226 makes clear that for decision-making purposes only, certain local planning authorities will only be required to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of four years' worth of housing against the housing requirement (rather than five years). This includes authorities like North Lincolnshire, which have an emerging local plan that has been submitted for examination. These arrangements apply for a period of two years from the publication date of the revised NPPF. 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.

The proposals therefore conflict with the development plan.

Nevertheless, the extant outline permission granted in February 2022, and the recent permission granted for 'plot 1' referred to above, are significant material considerations which indicate that permission should be granted in this specific case.

Design/character and appearance

Local plan 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.

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 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.

The NPPF calls for high quality design. In particular, paragraph 135 requires, amongst other things, developments which will function well and add to the overall quality of the area; are

visually attractive as a result of, amongst other things, good layout; are sympathetic to local character and history, including the surrounding built environment and landscape setting; establish or maintain a strong sense of place; and 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. The NPPF is supported by the National Design Guide (NDG) which forms part of the government's planning practice guidance. Amongst other things, the NDG sets out 10 characteristics, including 'context', 'identity' and 'built form'. Together, these particular characteristics require development that enhances its surroundings, is attractive and distinctive, and which results in a coherent pattern of development.

As mentioned above, the proposed dwelling is shown on the block plan as broadly in the same location as plot 4 on the layout, which was permitted as part of the outline permission granted in 2022.

The site is located at a point where the ground levels are significantly lower than the existing dwelling fronting Brigg Road and the permitted scheme for 'plot 1'. Plot 1 was carefully designed so that it did not exceed the height of the existing dwelling to the south which resulted in a primarily one-and-a-half-storey design. Whilst the current proposals show a full two-storey dwelling, the application is supported by a section through the site, including the outlines of the existing dwelling, along with plots 1 and 4. Because the current application sits at a lower level, it is considered that it would have an acceptable impact on the character of the area.

The form and materials of the proposed dwelling are fairly traditional, in keeping with the local vernacular. There is a single-storey wing to the side and a front projection housing a double garage with accommodation over. Whilst this front projection would be prominent in views travelling northwards along the access road, such features are not uncommon in the area. The fenestration is a little unusual in that the front (east) elevation is of a more traditional, cottage styling, whilst that on the rear has a more contemporary feel. Nevertheless, both are acceptable in design terms in their own right and they would never be seen together. The contemporary nature of the west elevation is added to by the presence of a bank of solar panels which promote energy efficiency.

Overall, the design is considered to be acceptable in light of local and national policies requiring good design.

Living conditions

Paragraph 130(f) of the NPPF requires new development to create places which, amongst other things, promote health and well-being, with a high standard of amenity for existing and future users. Paragraph 185 provides that planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development.

Local plan policy H5 requires that new housing development does not result in overlooking or loss of privacy to existing developments, or any other loss of amenity to existing dwellings. Core Strategy policy CS5 requires new development to consider the relationship between any buildings and the spaces around them, and how they interact with each other as well as the surrounding area.

In terms of future occupiers, the dwelling would provide adequate accommodation/natural light. The existing bungalow to the south is on a higher level and, given the scale and nature of the proposed side wall of the new dwelling (as amended), there would be no undue impacts on the amenity of the bungalow.

In time it is expected that a dwelling will be applied for on the land immediately to the south (effectively 'plot 3' of the outline permission). The south elevation facing onto this area has been designed with no openings other than a personnel door at ground floor level so there would be no overlooking from, or of, any future dwelling on plot 3 which would also, should it come forward, need to respect the current dwelling.

Other than this, there are no dwellings which would be affected by the proposal; overall therefore, it is considered there would be no undue impacts on the living conditions of surrounding properties.

Highway safety

Local plan policy T2 requires all development to be provided with a satisfactory access. The NPPF, at paragraph 100(b), requires safe and suitable access to the site to be achieved for all users.

In dealing with the most recent outline permission, it was reported that 'The traffic generation created by an additional four dwellings would not, in planning terms, represent a significant increase and the proposal includes improvements to the access, which will afford a visibility splay that conforms with the requirements of Manual for Streets.'

The highways officer has been consulted on the current application and raises no objection subject to a condition requiring parking and turning to be provided prior to occupation. Nevertheless, the permission granted by the planning committee in respect of plot 1 was also subject to conditions requiring the improvement of the private driveway and a construction management plan, which are also considered relevant and necessary in respect of the current application (which, if permitted, could come forward before plot 1) and are therefore recommended below.

In light of the above, and subject to the relevant conditions, it is considered that the proposals would have an acceptable impact on highway safety.

Flood risk and drainage

Local plan policy DS16 and Core Strategy policy CS19 reflect the 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 falls inside flood zone 1, the area at least risk of flooding. The extant outline application was subject to a requirement for a drainage scheme that would have served all four properties granted under that permission. Whilst this may be the preferable solution if four dwellings are constructed, we are currently looking at a full application for a single dwelling. If this development (and/or plot 1) proceeds, then the outline permission will fall away and there is no certainty the rest of the scheme would come forward; therefore, a condition requiring a drainage scheme for a larger development would not be reasonable.

The location plan confirms that the applicant owns the land to the north which, as part of the outline application, was proposed to be used in connection with the drainage system for the wider site. It is understood that the pond has a connection and outlet into the watercourse system and this outlet will remain in its current form and size. The LLFA has recommended conditions, to reflect the current circumstances (the subdivision of the wider site), requiring a drainage scheme to be agreed and implemented before occupation of the dwelling. This is consistent with the way plot 1 was dealt with.

Overall, the site is not at risk of flooding and, subject to an appropriate drainage scheme, is capable of being developed without unacceptable impacts on others.

Other matters

A phase 1 desk study report (for the outline site for four dwellings) has been submitted which identifies potential for pollutants on the site. The Environmental Protection Officer (EPO) has been consulted and has suggested that further information is required prior to determination. Whilst this request is noted, the submitted report is very similar to that provided for the plot 1 application and carried out by the same consultants. For that application, the EPO was satisfied that permission could be granted subject to an appropriately worded condition. On that basis it would not appear to be reasonable to treat the current application differently and a condition is suggested below (as recommended by the EPO) to deal with possible contamination on the site.

The application is accompanied by a biodiversity management plan which sets out proposed mitigation in respect of birds, bats and hedgehogs as well as appropriate planting. A condition is recommended below to secure this mitigation. A further precautionary condition is suggested in respect of great crested newts.

Overall planning balance and conclusions

Whilst the proposal is for housing development on a site outside the settlement boundary of Wrawby, the extant outline planning permission is a significant material consideration which indicates that permission can be granted in this case otherwise than in accordance with the development plan. It is also noted that the planning committee granted permission for what would have been 'plot 1' of this outline permission at its meeting on 6 December 2023.

The proposals would result in minor benefits in terms of providing an additional dwelling to the council's housing land supply, economic benefits during construction and post occupation, and through taxation.

The design would be acceptable in terms of design and there would be no undue impacts on surrounding property. Other technical planning issues can be addressed, where necessary, by appropriate conditions as outlined above.

In light of the above, the application is recommended for approval, subject to the conditions set out below.

Pre-commencement conditions

The pre-commencement conditions included in the recommendation have been agreed with the agent.

RECOMMENDATION **Grant permission subject to the following conditions:**

1.

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

Reason

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

2.

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

- Drawing no: 1825.01 (Location and Block Plans)
- Drawing no: 1825.02 rev A.

Reason

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

3.

The walling and roofing materials used on the dwelling hereby permitted shall be as shown in the materials schedule on drawing no. 1825.02 rev A.

Reason

In the interests of good design.

4.

The dwelling hereby permitted shall not be first occupied until the existing vehicular access to the site has been improved within highway limits in accordance with details to be submitted to and approved in writing by the local planning authority.

Reason

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

5.

The dwelling hereby permitted shall not be first occupied until the proposed parking facilities have been provided in accordance with the approved plans. The parking spaces shall thereafter be retained, available for the parking of vehicles, for the lifetime of the development.

Reason

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

6.

The dwelling hereby permitted shall not be first occupied until the private driveway has been completed up to its junction with the vehicular access to that dwelling in accordance with details which have first been approved in writing by the local planning authority. The private driveway shall thereafter be maintained in accordance with the approved details 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.

No development shall take place until a construction phase traffic management plan showing details of:

- (i) a pre/post construction condition survey of the carriageway to identify any defects and how they will be rectified;
- (ii) all associated traffic movements, including delivery vehicles and staff/construction movements;
- (iii) any abnormal load movements;
- (iv) contractor parking and welfare facilities;
- (v) storage of materials; and
- (vi) traffic management requirements, including the means of controlling the deposition of mud onto the adjacent highway, along with appropriate methods of cleaning the highway, as may be required;

has been submitted to and approved in writing by the local planning authority. Once approved the plan shall be implemented, reviewed and updated as necessary.

Reason

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

8.

Within three months of the commencement of development, the applicant or their successor in title shall submit a biodiversity metric assessment and biodiversity management plan to the local planning authority for approval in writing. The plan shall include:

- (a) details of measures to avoid harm to great crested newts, hedgehogs, bats and nesting birds during demolition, vegetation clearance and construction works;
- (b) details of habitat and hedgerow creation, enhancement and ongoing management measures required to deliver a net gain in biodiversity units of at least 1% in accordance with the Defra Small Sites Metric;
- (c) details of bird nesting and bat roosting features to be installed on the new buildings;
- (d) restrictions on lighting to avoid impacts on bat roosts, bat foraging areas, bird nesting sites and sensitive habitats;
- (e) provision for hedgehogs to pass through any fencing installed between gardens and between areas of grassland;

- (f) prescriptions for the retention, planting and aftercare of trees and shrubs of high biodiversity value;
- (g) proposed timings for the above works in relation to the completion of the building; activity/development will require a licence.

Biodiversity units shall be delivered on site, within the red line and blue line boundaries shown on the submitted Location Plan.

Reason

To conserve and enhance biodiversity in accordance with policies CS5 and CS17 of the Core Strategy.

9.

The biodiversity management plan approved under condition 8 above, shall be carried out in accordance with the approved details and timings, and the approved features shall be retained thereafter. Prior to the occupation of the dwelling hereby permitted, the applicant or their successor in title shall submit a report to the local planning authority, providing evidence of compliance with the biodiversity management plan.

Reason

To conserve and enhance biodiversity in accordance with policies CS5 and CS17 of the Core Strategy.

10.

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 July 2023.

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.

11.

The dwelling hereby permitted shall not be occupied until a detailed surface water drainage scheme for the site has been fully implemented in accordance with details which have first been submitted to and approved in writing by the local planning authority. The drainage scheme shall address overland flow flood risk and surface water drainage for the existing and proposed access road leading to all properties and demonstrate that surface water run-off generated up to and including the 1 in 100-year critical storm (including an allowance for climate change which should be based on the most up-to-date national guidance) will not exceed the run-off from the existing site. The drainage scheme shall also include details of how the resulting completed scheme is to be maintained and managed for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime so that flood risk, both on and off the site, is not increased. SuDS must be fully considered in accordance with current PPG guidance. Reference should be made to North Lincolnshire Council's SuDS and Flood Risk Guidance Document. Should infiltration not be feasible at the site, alternative sustainable drainage should be used, focusing on above-ground solutions. The drainage scheme as implemented shall be maintained for the lifetime of the development.

Reason

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

12.

No development shall commence until the local planning authority has been provided with either:

- (a) a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 authorising the specified development to go ahead; or
- (b) a statement in writing from the relevant licensing body to the effect that it does not consider that the specified activity/development will require a licence.

Reason

To conserve great crested newts in accordance with saved policy LC5 of the North Lincolnshire Local Plan and policy CS17 of the Core Strategy.

13.

The dwelling hereby permitted shall not be occupied until the mitigation measures set out in the Biodiversity Management Plan Issue 1.0 dated 23/10/23 have been completed in full. The mitigation measures in respect of birds, bats and hedgehogs shall be retained and maintained for the lifetime of the development.

Reason

In the interests of biodiversity enhancement.

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.

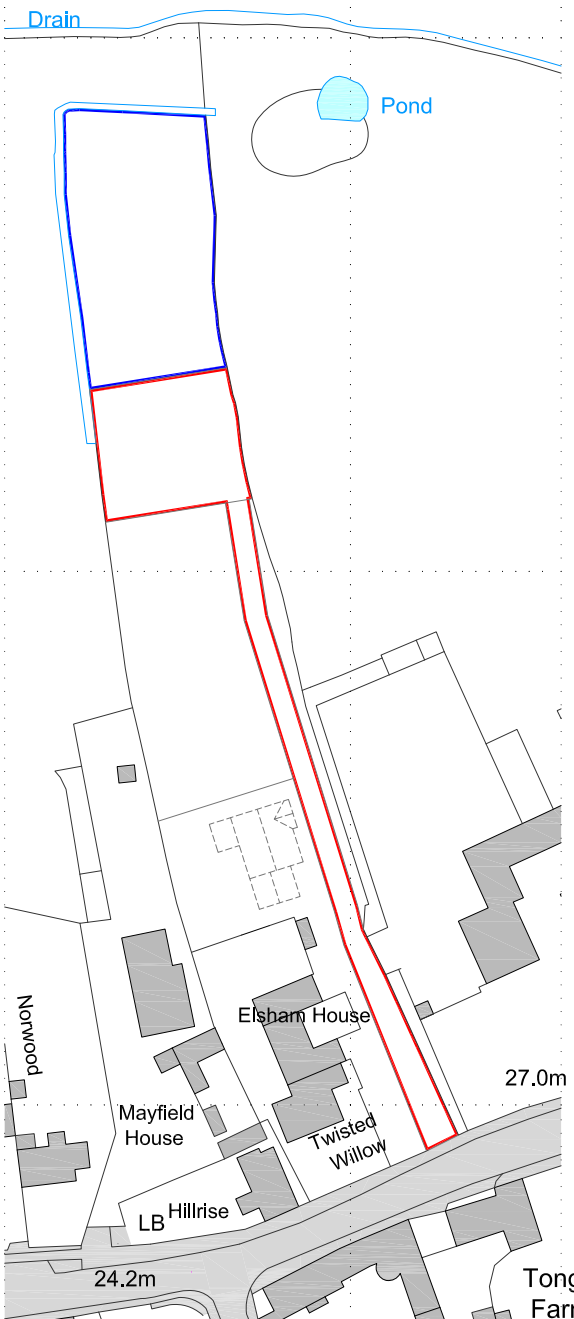
3.

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

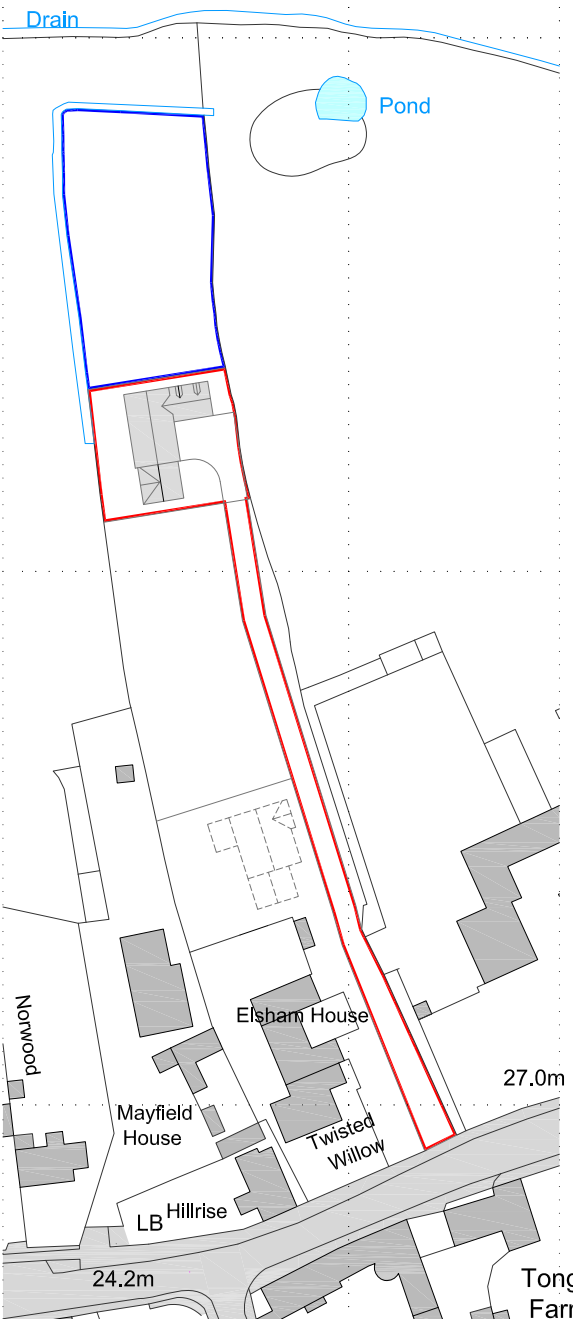
Alterations and/or connections into the watercourse must be consented by North Lincolnshire Council's LLFA Drainage Team, in their capacity as Lead Local Flood Authority through an Ordinary Watercourse Consent and appropriate discharge rates must be agreed. Please contact the LLFA Drainage team via email for further details. Compliance with this guidance is to ensure the free flow of surface water is maintained throughout the development.

The surface water drainage design should be based upon the submitted Outline Sustainable Drainage Strategy, prepared by Roy Lobleby, Issue No: 1, dated: 20/06/2023 submitted with planning application reference PA/2023/616.

PA/2023/1933 Proposed siting (not to scale)



Existing Block Plan
scale 1:500



Proposed Block Plan
scale 1:500

All dimensions & details given on this drawing are to be checked and verified on site prior to works being undertaken. Any discrepancies and/or variations to the specifications with these drawings or associated documents are to be notified to keystonearchitecture.

Do not scale from these drawings - if in doubt - ask.

All materials shall be fixed, applied or related in accordance with the manufacturers written instructions, recommendations and specifications. Variations to specified materials shall be agreed in writing with keystone architecture.

The Contractor shall take into account everything necessary for the proper execution of the works and to the satisfaction of the Local Authority, whether or not indicated on the drawings or in the specifications.

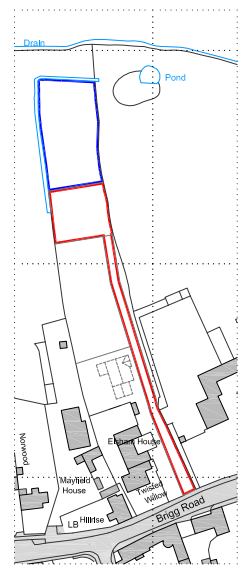
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PARTY WALL NOTICES

Building outside (A) or against (B) the boundary line:
If you plan to build a party wall outside or against the boundary line, you must inform the Adjoining Owner by serving a Notice.

Excavating near neighbouring buildings:
If you plan to excavate foundations within 3 metres of a neighbouring building or structure, where the excavation will go deeper than the neighbour's foundations, you must inform the Adjoining Owner by serving a Notice.

If you plan to excavate foundations within 6 metres of a neighbouring building or structure, where the excavation will cut a line down at 45° from the bottom of the neighbour's foundations, you must inform the Adjoining Owner by serving a Notice.



1:1250
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Location Plan
scale 1:1250

NOT FOR CONSTRUCTION

| rev | agreement | file | Location & Block Plans | date |
|-----|-----------|-------------------------------|------------------------|--------------|
| 1 | | at Land North of Elsham House | 1805_01 | |
| | | Brigg Road, Wissey | Planning | Oct 23 |
| | | North Lincolnshire | scale as noted | drawn by JCB |

PA/2023/1933 Proposed plans and elevations (not to scale)

NOTES:

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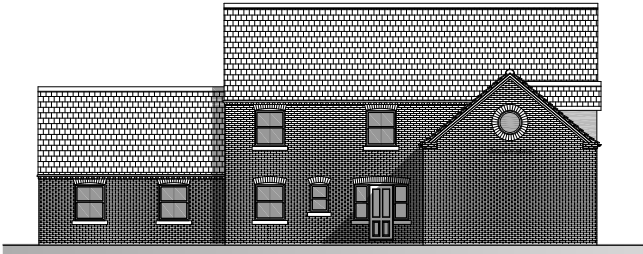
Excavating near neighbouring buildings:

If you plan to excavate foundations within 3 metres of a neighbouring building or structure, where the excavation will go deeper than the neighbour's foundations, you must inform the Adjoining Owner by serving a Notice.

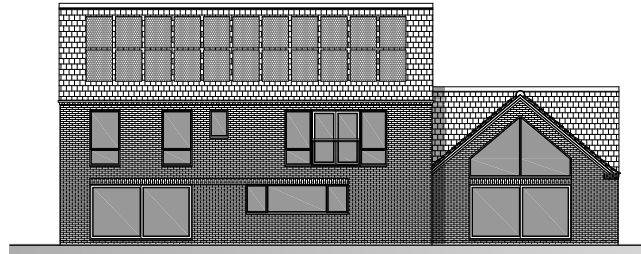
If you plan to excavate foundations within 6 metres of a neighbouring building or structure, where the excavation will cut a line down at 45° from the bottom of the neighbour's foundations, you must inform the Adjoining Owner by serving a Notice.

Material Schedule:

- Bitolwork: Crest Solbourne Red Multi-Grade bitolwork
- Roof Tiles: Sandesh New County Pacific concrete roof tiles Natural Red
- Windows: Off white timber sash effect uPVC windows and composite doors
- Rainwater Goods: Black uPVC rainwater goods on the 6 fall brackets
- Doors: Sweep and/or courses over windows & reconstructed stone window caps
- Domestic: Lead replacement product.



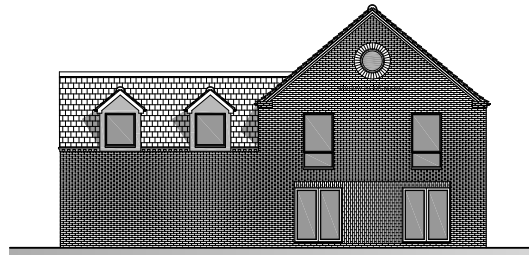
East Elevation



West Elevation



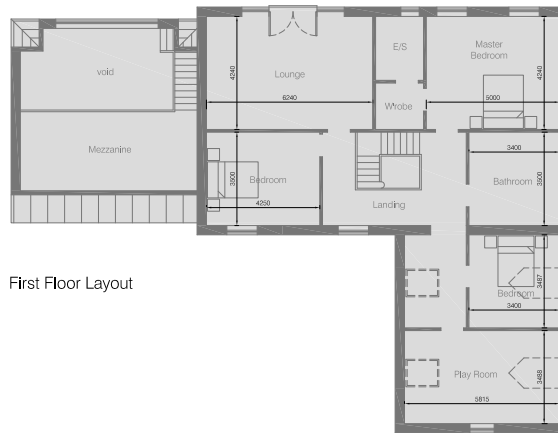
South Elevation



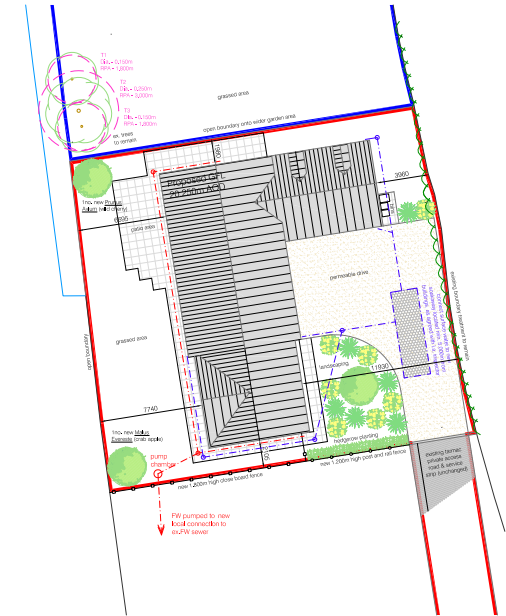
North Elevation



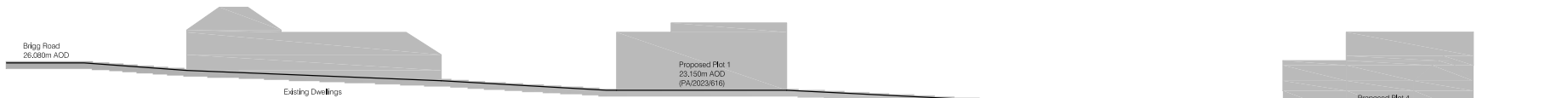
Ground Floor Layout



First Floor Layout



Proposed Site Plan
scale 1:200



Proposed Site Section
scale 1:250

NOT FOR CONSTRUCTION

| | | |
|----------------|--------------------|--------------|
| A | Site Section Added | 15/11/23 |
| rev | agreement | date |
| Proposed Plans | 1825_02 rev A | |
| stage | Planning | Oct 23 |
| scale | 1:100 & as noted | drawn by JCB |

Proposed New Dwelling at Land North of Blinn House, Bigg Road, Wavoy, North Lincolnshire