

APPLICATION NO	PA/2020/2046
APPLICANT	T Heaton, DDM Agriculture Ltd
DEVELOPMENT	Outline application for residential development of up to 79 dwellings with all matters reserved except for access
LOCATION	Vicarage Fields, Scawby Road, Broughton
PARISH	Broughton
WARD	Broughton and Appleby
CASE OFFICER	Emmanuel Hiamey
SUMMARY RECOMMENDATION	Subject to a Section 106 agreement, grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Departure from the development plan Member 'call in' (Cllr Rob Waltham – significant public interest)

POLICIES

National Planning Policy Framework:

Chapter 2: Achieving sustainable development.

Chapter 4: Decision making

Chapter 5: Delivering a sufficient supply of homes

Chapter 9: Promoting sustainable transport

Chapter 11: Making effective use of land

Chapter 12: Achieving well-designed places

Chapter 14: Meeting the challenge of climate change, flooding, and coastal change

Chapter 15: Conserving and enhancing the natural environment

National Planning Policy Framework: Paragraph 7 states, 'The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.'

Paragraph 8 states, 'Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- (a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at

the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.

- (b) a social objective – to support strong, vibrant, and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural wellbeing; and
- (c) an environmental objective – to contribute to protecting and enhancing our natural, built, and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.’

Paragraph 11 sets out the presumption in favour of sustainable development and confirms that, for decision-taking, this means:

- (c) approving development proposals that accord with an up-to-date development plan without delay; or
- (d) where there are no relevant development plan policies or the policies which are most important for determining the application are out-of-date, granting planning permission unless:
 - (i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - (ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework as a whole.’

Paragraph 12 states, ‘The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan...permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.’

Paragraph 38 states, ‘Local planning authorities should approach decisions on proposed development positively and creatively...Decision-makers at every level should seek to approve applications for sustainable development where possible.’

Paragraph 54 states, ‘Local planning authorities should consider whether otherwise unacceptable development could be made acceptable with conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition.’

Paragraph 59 states, ‘To support the Government’s objective of significantly boosting the supply of homes, a sufficient amount and variety of land must come forward. Where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.’

Paragraph 73 states, 'Strategic policies should include a trajectory illustrating the expected rate of housing delivery over the plan period, and all plans should consider whether it is appropriate to set out the anticipated rate of development for specific sites. Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old. The supply of specific deliverable sites should, also, include a buffer (moved forward from later in the plan period) of:

- (a) 5% to ensure choice and competition in the market for land; or
- (b) 10% where the local planning authority wishes to demonstrate a five-year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or
- (c) 20% where there has been significant under-delivery of housing over the previous three years, to improve the prospect of achieving the planned supply.'

Paragraph 74 states, 'A five-year supply of deliverable housing sites, with the appropriate buffer, can be demonstrated where it has been established in a recently adopted plan, or in a subsequent annual position statement which:

- (a) has been produced through engagement with developers and others who have an impact on delivery, and been considered by the Secretary of State; and
- (b) incorporates the recommendation of the Secretary of State, where the position on specific sites could not be agreed during the engagement process.'

Paragraph 75 states, 'To maintain the supply of housing, local planning authorities should monitor progress in building out sites which have permission. Where the Housing Delivery Test indicates that delivery has fallen below 95% of the local planning authority's housing requirement over the previous three years, the authority should prepare an action plan in line with national planning guidance, to assess the causes of under-delivery and identify actions to increase delivery in future years.'

Paragraph 109 states 'Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.'

Paragraph 163 states, 'When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere.'

North Lincolnshire Local Plan:

Policy H1: Housing Development Hierarchy

Policy H5: New Housing Development

Policy H8: Housing Design and Housing Mix

RD2: Development in the Open Countryside

Policy T2: Access to Development

Policy T19: Car Parking Provision and Standards

Policy DS1: General Requirements

Policy DS14: Foul Sewage and Surface Water Drainage

Policy 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

CS17: Biodiversity

CS19: Flood Risk

CONSULTATIONS

Environmental Protection: No objection, but recommends fully justified and robust proposals for investigation be submitted and approved prior to any intrusive investigation taking place that considers all potential contaminants from the site's historic agricultural use. Recommends a condition be attached to any permission granted.

Environment Agency: Does not wish to make any comments on this application as it does not appear to meet any of the criteria listed on their external consultation checklist.

Drainage (Lead Local Flood Authority): No objections subject to conditions.

Conservation: No objection because the proposal has a negligible impact on the listed buildings in Broughton. In addition, the proposed site is a significant distance away from the heritage assets and they are not intervisible.

Highways: Following further discussions with the applicant, they have received the Transport Statement which addresses the points raised in their initial comments. However, to mitigate against the impact of increased vehicle movements in the location, they would seek to secure a financial contribution through an S106 agreement for improvements at the junction. With the above in mind, they advise that conditions be applied to any permission granted.

Spatial Planning: This proposal for residential development is contrary to the council's adopted development plans. As the council cannot demonstrate a five-year housing land supply, paragraph 11(d) of the NPPF applies. Permission should be granted unless the application of policies in this Framework that protect areas or assets of particular

importance provides a clear reason for refusing the development proposed or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in this Framework taken as a whole.

Department for Education: Expects the council to seek developer contributions towards school places that are created to meet the need arising from the housing development, through Section 106 of The Town and Country Planning Act 1990.

Humberside Police (Community Safety): No objection.

Humberside Fire & Rescue: No adverse comments to make on the application, but offer standard comments concerning access to the fire service and water supplies for fire-fighting.

Anglian Water: No comments received.

Ecology: No objection. The proposals broadly align with the adopted Landscape Assessment and Guidelines document (SPG5). Planning conditions are proposed to minimise harm to protected and priority species and habitats and to seek biodiversity enhancement in accordance with policy CS17 of the Core Strategy, the National Planning Policy Framework and Biodiversity Metric 2.0.

Tree Officer: No objection, but comments that there are a few trees on or near the site and gives the size, condition and retention values. The root protection zones around the trees and the shade caused by their canopies need to be considered to indicate the distances from the trees for the siting of properties, and services may need to be adjusted because of this. Accordingly, further landscaping details will need to be submitted.

Historic Environment Record: No objection.

Section 106 Officer: Discussions are in progress on the heads of terms and instructions have been sent to legal services to draft the Section 106 Agreement.

TOWN COUNCIL

Objects to the application for the following reasons:

- drainage concerns – poor drainage and flooding of the site
- highway concerns – the site is near the junctions of Scawby Road/High Street/Brooklands Avenue and Scawby Crossroads, which are notorious black spots.

PUBLICITY

Site and press notices have been posted. Twenty-five responses have been received, consisting of 24 objections and one in support. The objections raise the following concerns:

- increased traffic
- public safety
- the infrastructure of the town cannot support the additional footfall of 79 houses

- the development would result in close community
- parking provision
- impact on facilities, amenities and infrastructure in Broughton
- drainage and flooding of the site
- street lighting
- water supply
- impact on wildlife
- the development looks dense
- green belt area
- local school capacity
- access
- flood risk.

The response in support is in favour of the location of the development.

STATEMENT OF COMMUNITY INVOLVEMENT

A statement of community involvement has been submitted with the application. The statement indicates that, due to current limitations due to Covid-19, no public exhibitions or open days for local people to attend have been able to be held. As a result, public consultation has been undertaken through a leaflet drop to residents in the vicinity of the site; online information and a comment form have been provided on DDM Agriculture Ltd's website; and the Mayor and Town Council were contacted, inviting comments to be made. Whilst local Ward Councillors were also due to be consulted on the proposed development, both posts are currently understood to be vacant and on the advice of officers from North Lincolnshire Council, the Leader of North Lincolnshire Council was consulted, instead of Ward Councillors.

In total, 12 representations were received which indicated they were either in full support or generally in favour of the proposed development, 9 representations stated that they objected to the proposals, 3 representations gave a mixed response, 2 stated that they didn't know whether they supported or objected and a further 2 expressed neither support nor objection.

Support/object	Number of responses
Support	1
Object	4
Mixed response	3
Neither support nor object	2

In summary, the public consultation undertaken before the submission of this application has been very successful and positive. The extent of the consultation was necessarily limited by the current Covid-19 restrictions but, notwithstanding this, residents actively engaged in the consultation. This is particularly evident from the large numbers of individuals viewing the information made available through DDM Agriculture Ltd's website. There has been a good level of support for the proposed development and whilst there have also been objections, it is considered that the vast majority of the concerns raised can be overcome either through this outline application or at the later, reserved matters stage.

UPDATE

This application was deferred for site visit at the planning committee held on 30 June 2021 and on members request officers were asked to engage in further discussions with the applicant on the affordable housing contributions in the draft S106 legal agreement. The applicant has agreed for the S106 legal agreement to include 10% of the development to be affordable housing (69% of which to be affordable rent and 31% to be intermediate products).

ASSESSMENT

Site and proposed development

The site is located to the south of the town of Broughton, with the western site boundary adjoining the settlement boundary for the town. The site is approximately 2.9 hectares in size and is currently in agricultural use. The north, west and east boundaries of the site are lined with hedgerows and there are several trees just beyond the site boundary. To the west of the western boundary are the rear elevations of the existing two-storey dwellings on Estate Avenue. There are also single and two-storey properties on George Street, further west, beyond an intervening field.

This application seeks outline planning permission for residential development of up to 79 dwellings. Details of access are submitted for approval at this stage, with all other matters (layout, scale, appearance and landscaping) reserved for later approval. The submitted indicative layout plan shows a detailed layout of the whole site and the relationship of the proposed works with the boundary of the property, nearby roads, and neighbouring buildings. The principal vehicular access into the site will be via Scawby Road.

The indicative layout plan also shows the dwellings will be a mix of detached, semi-detached, and terraced houses.

This application is accompanied by the following documents and plans:

- Site Location Plan
- Indicative Layout Plan
- Arboricultural Survey
- Archaeological Desk-based Assessment
- Draft S106 Heads of Terms
- Flood Risk Assessment and Outline Sustainable Drainage Strategy

- Geophysical (Gradiometer) Survey Report
- Planning, Design and Access Statement
- Preliminary Ecological Appraisal
- Preliminary Geo-Environmental Risk Assessment
- Statement of Community Involvement, and
- Transport Statement.

Relevant planning history

There is no planning history relevant to the application site.

Planning issues

The planning issues to be considered in this application are:

- **the principle of development;**
- **transport and access considerations;**
- **landscape character impact;**
- **flood risk and drainage;**
- **ecology;**
- **archaeology;**
- **impact on the living conditions of neighbours;**
- **other environmental matters; and**
- **planning obligations.**

Principle of development

In establishing the principle of this development, the NPPF retains the principle that 'Planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise.' And restates the three overarching objectives which support the delivery of sustainable development: the economic, social, and environmental objectives. Importantly, 'at the heart of the Framework is a presumption in favour of sustainable development.' which instructs that 'Plans and decisions should apply a presumption in favour of sustainable development...For decision-taking this means:

- (c) approving development proposals that accord with an up-to-date development plan without delay; or

- (d) where there are no relevant development plan policies or the policies which are most important for determining the application are out-of-date, granting permission unless:
- (i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - (ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in this Framework taken as a whole.'

The five-year housing land supply statement sets out North Lincolnshire Council's assessment of its supply of housing land from 1 April 2016 to 31 March 2021, having regard to Government guidance on how this is calculated. This report states that North Lincolnshire has a 3.9-year housing land supply of deliverable sites during the period April 2016 to March 2021.

It is acknowledged that the local planning authority cannot demonstrate a five-year housing land supply; therefore, the housing policies are considered out of date. As such the 'tilted balance' is applied to the decision-making process which requires therefore that permission be granted unless 'any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in this Framework taken as a whole.'

Accordingly, this planning application must be assessed against the Framework and North Lincolnshire Local Plan policies and the Core Strategy with a focus on assessment against the three objectives of sustainable development and identifying any impact and the benefits of the development so that it can be determined whether any adverse impacts significantly and demonstrably outweigh the benefits of the scheme.

The applicant has submitted a Design & Access Statement, which contains a sustainability statement, highlighting the three dimensions of sustainable development (economic, social, and environmental) and concluded that the proposed development would not have adverse impacts which would significantly and demonstrably outweigh the economic and community benefits. Consequently, the issue of justifying a departure as a reason for refusal has been addressed and the information provided demonstrate that material considerations exist that would justify a departure from the North Lincolnshire Local Plan and the Core Strategy.

The Core Strategy of the North Lincolnshire Council sets out the approach to be followed for the new residential development.

Local plan saved policy RD2 (Development in the Open Countryside) restricts development in the open countryside other than in exceptional circumstances. This policy only supports residential development outside defined development limits where it is to meet an essential proven need and the open countryside is the only appropriate location for the development. Whilst this policy remains, it has largely been overtaken by policies in subsequent plans addressing the same issue (such as policies CS2 Delivering More Sustainable Development and CS3 Development Limits referenced above).

Policy CS2 sets out how policy CS1 (which sets out the principal elements that make up the overall spatial strategy) will be implemented using a sequential approach to the location of future development that is based on the settlement hierarchy and considering other sustainability criteria.

Policy CS3 states that development outside defined boundaries will be restricted to that which is essential to the functioning of the countryside. This will include uses such as those related to agriculture, forestry or other uses which require a countryside location or that which will contribute to the sustainable development of the tourist industry.

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

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

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

Policy CS9 (Affordable Housing) requires that new residential housing development of 15 or more dwellings in the Scunthorpe urban area, 5 or more dwellings in market towns and 3 or more dwellings in rural settlements must make provision for an element of affordable housing that is accessible to those unable to compete in the general housing market. This policy grants small rural exception sites within or adjacent to the development limits or within rural settlements for 100% affordable housing where a local need has been identified. All proposals must be substantiated by evidence that the scale of development proposed meets the identified needs. It is worth noting that the actual amount of affordable housing to be provided is a matter for negotiation, having regard to any abnormal costs, economic viability and other requirements associated with the development.

From above, the principle of the development should be determined in accordance with the NPPF (i.e. a presumption in favour of sustainable development). In this case, outline planning permission for sustainable development should be granted unless any adverse impacts of doing so would 'significantly and demonstrably' outweigh the benefits when assessed against the policies in the NPPF taken as a whole, alongside the policies in the Core Strategy.

Sustainability

Sustainable development has many strands, but its core dimensions fall into three broad strands: economic, social and environmental. This outline application is therefore assessed against each of these dimensions.

The Core Strategy identifies Broughton as a rural settlement. In sustainability terms, the assessment of the strategic options against the Sustainable Appraisal (SA) objectives

guided the Spatial Strategy towards sensitive development in rural settlements, which balanced the environmental perspective against the economic and social perspective.

To support this aim, the scale of new development will be limited and reflect local needs as well as the availability of facilities, services and infrastructure. Accessibility, by public transport, walking and cycling, will be a vital consideration. There will be a strong focus on ensuring the existing facilities and services are maintained and enhanced to meet local needs and sustain the quality of life for people in rural communities, as well as the diversification of the rural economy. Where future residential development takes place in these settlements it will be windfall development.

The applicant has submitted a planning, design and access statement, which contains the sustainable appraisal (economic, social and environmental).

The planning, design and access statement demonstrates that Broughton provides a service function beyond the immediate locality and is a focal point for local housing need, services, community facilities and employment opportunities.

There is a good range of services and facilities within Broughton, including a school, shops, post office and village hall. The proposed new development will ensure the ongoing viability and vitality of these services and facilities as the future occupants will contribute to the local economy using these services and facilities, for example, making purchases in local shops, sending children to the local school (which has capacity at present and so new pupils will be welcomed to ensure its long-term viability) and the use of facilities such as the village hall and sporting facilities. In addition to these economic benefits, through increased spending, the construction phase of the development will lead to the creation of jobs, providing further economic benefits.

The provision of housing in Broughton will have significant social benefits to the community by increasing the housing choice on offer, enabling people to either stay within the settlement (for example there may be a need to move from their existing dwelling) or move into it. The development will provide a range of sizes of house and so provide opportunities for expanding families or people wishing to downsize, as well as people moving into the area.

The applicant commits to the delivery of on-site affordable housing as part of this proposed development, which will not only provide a mix of housing but will have significant social benefits for the whole community, integrating affordable and market housing within the one site.

Other social benefits to be delivered through the proposed development, includes the provision of open space, woodland walkways and a locally equipped area for play. Not only will these have positive social benefits, but they will also have positive environmental benefits to the future occupants of the site and to any residents of Broughton who may wish to visit the site. These elements of the development will most certainly enhance the quality of life.

Broughton is a village well connected to Scunthorpe and Brigg by regular bus services and the closest bus stop to the site is within walking distance. On this basis, it is considered that public transport trips are likely to be the main means of travel, particularly for work in Broughton or a major employment destination like Scunthorpe. In addition, the services and facilities within Broughton are all accessible through walking from the site and as part of the

proposed package of development proposals, new footpath access and upgrading of the existing footpath are proposed to link the development to these services and facilities, along Scawby Road. This will provide social benefits to the future occupants of the site and environmental benefits to all, through lower emission rates as reliance will not need to be placed on private cars.

Overall, the proposed development will meet an existing need to deliver housing, and it will do so through a mix of affordable and market housing; the increase in the number of residents within the settlement of Broughton will benefit the existing local services and facilities, such as shops, the school, the village hall and sporting facilities through increased use and increased spending opportunities. There are a range of services and facilities within walking distance of the site and a wider range is accessible using the regular bus service. The environmental benefits of the scheme include biodiversity net gain and the delivery of development in a settlement where reliance on the private car is not necessary. The development will therefore secure significant social, economic and environmental benefits to the existing occupants of Broughton and the future occupants of the dwellings proposed. The proposals are a highly sustainable form of development, meeting an established need for increased housing supply.

In conclusion, it is considered that the above factors as outlined in the Planning, Design and Access Statement, including the need for housing, outweigh the fact that the development conflicts with policies CS2 and CS3. It is considered that the development will result in a form, design and scale of development that would respect and enhance the local character and would contribute to place-making and the reinforcement of local distinctiveness. It would make a positive contribution to the local environment or landscape setting that is sought under the policy. Thus, it will be readily assimilated into the village when assessing the proposal against policy and is a sustainable form of development in the wider sense of environmental sustainability.

In general, the principle of development is acceptable.

Location, layout and design

The site is a field contained by hedges alongside Scawby Road, to the rear (nearby Estate Avenue) and to the north (near The Rectory). There is an open view to the south. The residential development to the north and rear (Estate Avenue) has a low impact on the site, being outside the development boundary of Broughton and blending in well with its setting.

This application is for outline planning permission with all matters reserved except for access. While an indicative layout has been provided, there is no detailed design or layout to agree at this stage. The indicative layout is useful in that it demonstrates that the site can accommodate 79 housing units with adequate garden space, open space and access to serve them and that the site can therefore achieve a suitable form and layout that is suitable in the locality.

Landscape and character impact

Regarding the landscape impact of the development, a landscaping plan has been submitted to demonstrate how the development will integrate into the local landscape setting.

While it is an outline application with all matters except access reserved, having reviewed the plans, the location plan demonstrates that the site has been carefully chosen to ensure

it is not considerably detached from Broughton and, considering the proximity of the proposed development to the existing settlement, it would not conflict with the existing pattern of development, and would not result in a visual intrusion in the wider landscape. The existing pattern of development in the area and the visual containment of the proposed development (south of Broughton with planting proposed to the boundaries) would appropriately mitigate any landscape and visual effects of the proposals.

Overall, no harm to landscape character has been identified and the inclusion of the suggested conditions satisfactorily secures the necessary details to protect the important landscape and ensure a suitable site layout and site management to retain them thereafter. Overall then the landscape impact of the development is acceptable.

Transport and access considerations

A transport statement has been submitted that concludes that the development site is accessible by a range of sustainable travel modes and is therefore suitable for residential development. The facilities within Broughton are within acceptable walking distance of the site, and the opportunities for pedestrian travel would be improved with the provision of footways throughout the site, and improved footway along Scawby Road (widened from 1.2m to 2m) and a new pedestrian crossing on Scawby Road. There are opportunities for cycle travel between the development and the local area, and experienced cyclists can cycle on the carriageways. There are also good opportunities for public transport travel, with an hourly bus service to Scunthorpe and Brigg within 800 metres walking distance of the site.

The proposed residential development is forecast to generate three pedestrian trips, one cycle trip and two bus trips in the peak hours. These additional trips can be accommodated by the existing infrastructure and the proposed measures.

The development would generate approximately 56 two-way vehicle movements in a peak hour. Some of these would route north to and from Broughton, but the majority are likely to route to and from the A18, M180 and A15. This traffic has two route choices: via Ermine Street to the north, or via Scawby Road and onto the A18 to the south. The impact of the development traffic on the surrounding highway network has been examined within a study area of the proposed site access and two off-site junctions as listed below:

- Scawby Road/A18 priority-controlled crossroads
- Ermine Street/A18/A15 priority-controlled roundabout (Briggate Lodge roundabout).

A traffic count was undertaken of the Scawby Road/A18 crossroads and the flows have been adjusted to represent normal traffic levels. The traffic flows at the Scawby Road/A18 crossroads enabled passing flows to be calculated at the proposed site access.

Modelling shows that the site access junction would be able to safely accommodate the development traffic. A capacity assessment at the Scawby Road/A18 crossroads was also undertaken. In the morning peak hour, the arm the development would have the largest impact on is Scawby Road (N) with 16 vehicles. This equates to a vehicle every 3.75 minutes. The results of the modelling confirm there would be a minimal increase in queues and delays on this approach and, hence, there would be no significant impact on the Scawby Road arm. In the evening peak hour, the arm with the most impact because of the development is the western arm of the A18.

The development would generate 11 traffic movements, all of which would turn left towards the site. This movement would have priority and, hence, would not contribute to delays and queues. Hence, the development would not have a severe impact at the Scawby Road/A18 crossroads, and no mitigation measures are proposed.

A capacity assessment was undertaken at the Briggate Lodge roundabout. In 2025, without the development in place, the junction would operate at 82%, and 83% with the development in place. Therefore, the additional development traffic does not generate significant impacts in terms of congestion, capacity or highway safety, and, therefore, mitigation measures are not required.

Overall, the proposed development would accord with the aims of the NPPF. Safe and suitable access can be achieved by all modes of travel, and the proposed development would not result in a severe impact on the operation of the local highway network or cause an unacceptable impact on highway safety.

In conclusion, Highways have indicated that the Transport Statement addresses their concerns. However, to mitigate against the impact of increased vehicle movements in the location, they would be seeking to secure a financial contribution through an S106 agreement for improvements at the junction. With the above in mind, they have advised that conditions be applied to any permission granted.

Arboricultural impact

Arboricultural Survey dated November 2020 has been submitted. The survey concludes that six individual trees, two tree groups and three hedgerows were surveyed. No trees were identified within the boundary of the site. All trees identified within the survey are located along the north and west boundary and were included where they were considered to present a constraint to the development of the site. Therefore, any proposed tree works or removal will require prior agreement with the landowner.

All hedgerows identified are located along the north, west and eastern boundaries. Two individual trees and one tree group were classified as Category B. All Category B trees are retained where possible and protected during any development of the site. Where retained, remedial work would be carried out to ensure successful long-term retention. All hedgerows that were classified are considered of lower quality or impact within the landscape.

The Tree Officer has no objection to the application, but has commented that further landscaping details will need to be submitted.

Ecology impact

The council's ecologist has read the submitted preliminary ecological appraisal report and commented that the survey methods used and the survey effort deployed are appropriate for the site. The survey revealed that the site is largely arable farmland with low potential to support protected or priority species. On existing biodiversity value, the site is largely arable farmland with low biodiversity value. However, the boundary hedgerows support a good diversity of woody species, in North Lincolnshire terms, and should ideally be retained. Accordingly, a condition would be applied to any permission granted to ensure that the applicant or their successor in title submits a biodiversity metric assessment and biodiversity management plan to the local planning authority for approval in writing.

Flood risk and drainage

The site falls within SFRA Flood Zone 1, which has a low probability of flooding. The applicant has submitted a Flood Risk Assessment and Outline Sustainable Drainage Strategy dated December 2020.

The report indicates that the Flood Risk Assessment complies with the requirements set out in the National Planning Policy Framework, and the associated online Planning Practice Guidance. This report demonstrates that the proposed development is not at significant flood risk, and will not increase flood risk to others, subject to the recommended flood mitigation strategies being implemented.

The Lead Local Flood Authority has indicated that there are still some fundamental design issues to resolve prior to commencement of the development which could result in the number of properties being reduced to facilitate a compliant drainage system. Notwithstanding the above, the LLFA Drainage Team has no objection to the proposed development subject to the imposition of the conditions.

Archaeology

As required by paragraph 128 of the NPPF, a desk-based assessment is required, where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, and local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

In line with the above requirement, the applicant has submitted an Archaeological Desk-Based Assessment and Archaeological Evaluation Report.

The Archaeological Desk-Based Assessment has evaluated the available archaeological, historical, topographical and land use sources to assess the likely potential and significance of any heritage assets within, or in the vicinity of, the proposed development site. Based on its findings, it is concluded that the site has potential for archaeological remains.

This assessment found a low potential for prehistoric and Roman remains, although known crop marks in the southern half of the field may be of prehistoric–Roman date (they do not correspond with the field systems shown on historic mapping) and could potentially be part of a larger complex. Potentially, it cannot be concluded as negligible. The higher potential is considered for Saxon–post-medieval remains due to the proximity and accessibility of the site to the historic core of Broughton, but this potential is largely in the context of agricultural features. The high potential for modern remains is based on the building and the apparent demolition material in the northeast corner of the site. This building is a 20th-century barn or similar and is likely to have a low archaeological value. There are no heritage assets of national significance within the study radius that would be impacted by the development proposals.

The Archaeological Evaluation Report involved undertaking a trial trench archaeological evaluation on the land west of Scawby Road, on the southern periphery of Broughton. The result of the evaluation confirmed geological survey results and there are no indications of archaeological activity within the redline site boundary.

However, considering the proximity of the site to the historic core of the village, and the adjacent Scawby Road, it seems likely the site has been utilised for agriculture in the past and the activity has left no physical trace.

It also confirms that there are no buried archaeological remains or historical horizons within the site. It concludes that the evaluation is sufficient to inform the planning process.

The council's archaeologist has commented that the archaeological evaluation did not identify any significant remains and the potential for any undiscovered remains within the site is judged low. No archaeological mitigation measures are required in connection with the proposed development.

Impact on living conditions of neighbouring properties

An illustrative layout has been provided which shows the extent of the proposed area to be developed. As this is an outline application, layout, design and landscaping are reserved matters, and the final layout of the site has not yet been established. In terms of neighbour impact, these would be assessed at the reserved matters stage.

However, given the proposed density of the development, there is no reason to suppose that the proposed dwellings could not be developed whilst maintaining acceptable levels of privacy and amenity for surrounding residents and those in the new development.

The relationship between any individual plot would be expected to accord or exceed the requirements of the development plan for North Lincolnshire.

Other matters

Broughton Town Council objects to the application based on drainage and highway concerns. Both the Drainage team and Highways have been consulted. Their comments have been explained within this report and Broughton Town Council's concerns have been addressed.

As outlined earlier, the public have raised some concerns. These and other relevant issues associated with the development have been given careful consideration in this report. These include traffic, public safety, the scale of the development, proximity to the community, parking provision, impact on facilities, amenities and infrastructure, drainage and flooding and others. If permission were granted, conditions would be imposed relating to the submission of the reserved matters and to protect and mitigate the risk to future residents of the development and the surrounding area.

Affordable housing

Policy CS9 (Affordable Housing) requires that new residential housing development of 15 or more dwellings in the Scunthorpe urban area, 5 or more dwellings in market towns and 3 or more dwellings in rural settlements must make provision for an element of affordable housing which is accessible to those unable to compete in the general housing market. This policy seeks to achieve the following proportion of affordable housing:

- Scunthorpe urban area and Market Towns 20%
- Rural settlements 10%.

A target of 70% of the affordable homes will be provided for rent, with the remaining provided as an intermediate tenure, to be agreed on a site by site basis. Wherever possible, affordable housing should be provided on-site, but an off-site contribution may be acceptable where:

- management of the affordable housing on-site cannot be secured effectively; or
- affordable housing provision elsewhere in more suitable settlements is more likely to contribute towards the creation of mixed communities.

Where it can be demonstrated that the percentage of affordable housing sought will negatively impact on the delivery of a mixed community, or is subject to exceptional and authenticated site development costs, there may be a case for reducing the affordable housing. This should be proven through open book discussions with the council at planning application stage.

On rural exception sites, planning permission will be granted for the release of small rural exception sites within or adjacent to the development limits or within rural settlements for 100% affordable housing where a local need has been clearly identified. All proposals must be substantiated by evidence that the scale of development proposed meets the identified needs.

On this site, the Section 106 Officer has confirmed that as the site falls within Broughton, in line with the current policy, 10% of the development should be provided for affordable housing, which on this proposed development equates to eight dwellings. They would ask for this to be secured through a section 106 agreement, which will require 69% affordable rent and 31% to be intermediate products.

Section 106 requirements

The following contributions are required in connection with the proposed development and the infrastructure demands generated by it:

Open space provision

On-site informal open space of 10msq per dwelling to be maintained by an estate management company or up to £43,911.00 for North Lincolnshire Council to maintain (£555.84 per dwelling).

Area of play

Area of play, either to provide a LEAP on site and an estate management company be set up to manage or NLC to maintain for £54,106.00; or £54,106.00 towards improvements and additional equipment at Broughton Park and the recreation ground on Scawby Road.

Recreation

Off-site contribution of up to £63,868 towards outdoor pitches and sports facilities within Broughton to be spent by Broughton Community and Sports Association (£808.45 per dwelling).

Highways

Contribution amount of £10,000 towards junction improvements at Scawby crossroads (A18/B1207).

Public transport

Contribution amount of £2,000.

Traffic regulation order

Contribution amount of £2,000.

Education

Contribution amount of £4,650 per dwelling towards secondary school places (excluding affordable dwellings)

Conclusion

In conclusion, the site is located to the south of the town of Broughton, outside the development limit. Broughton has a range of services, facilities and transport links that serve the settlement and as much as necessary to meet this development's needs.

The proposal has been subject to a full assessment giving due consideration to responses from technical consultees and third parties. It is concluded that the development will not result in significant adverse impacts (such as on highways) nor will it cause significant adverse impacts on services and infrastructure generally, which is broadly sufficient, with proposed planning obligations to accommodate the demands of the development.

The proposed development will also provide a beneficial increase in the supply of housing and housing choice in a period when housing numbers represent a significant challenge for the council to deliver.

The applicant has received a draft head of terms set out below, which has been agreed. Concerns raised about the proposal and material issues have been considered under the relevant sections within this report; other issues raised are pertinent but are not considered relevant planning matters to be considered.

Overall, the principle of the development is acceptable and the proposal does represent sustainable development in the context of the NPPF. It is therefore recommended for approval.

Pre-commencement conditions

All pre-commencement conditions attached to this recommendation have been agreed with the applicant in accordance with the Town and Country Planning (Pre-commencement Conditions) Regulations 2018.

Heads of terms

Affordable housing

Number of dwellings or commuted sum	10% of the development (69% of which to be affordable rent and 31% to be intermediate products)
--	---

Trigger point	50% of the affordable dwellings on the occupation of the 20 th dwelling 50% of the affordable dwellings on the occupation of the 40 th dwelling
How many years does the council require to spend the contribution?	Affordable units to be retained in perpetuity

Education

Contribution amount	£4,650 per dwelling towards secondary school places (excluding affordable dwellings)
Trigger point	30% on the occupation of the 1 st dwelling 30% on the occupation of the 30 th dwelling 40% on the occupation of the 50 th dwelling
How many years does the council require to spend the contribution?	5 years

Open space

On site informal open space	10smq per dwelling to be maintained by an estate management company or up to £43,911.00 for North Lincolnshire Council to maintain (£555.84 per dwelling)
Trigger point	Estate management company to be set up prior to occupation of the 1 st dwelling On-site open space on the occupation of the 50 th dwelling and contribution if required
How many years does the council require to spend the contribution?	10 years (ongoing maintenance)

Area of play

Area of play	Either to provide a LEAP on site and an estate management company be set up to manage or NLC to maintain for £54,106.00; or £54,106.00 towards improvements and additional equipment at Broughton Park and the recreation ground on Scawby Road
Trigger point	On the occupation of the 1 st dwelling set up an

	estate management company if required On the occupation of the 50 th dwelling, either the off-site contribution or the LEAP on site is provided and contribution if required
How many years does the council require to spend the contribution?	5 years

Recreation

Off-site contribution	Up to £63,868 towards outdoor pitches and sports facilities within Broughton to be spent by Broughton Community and Sports Association (£808.45 per dwelling)
Trigger point	On the occupation of the 20 th dwelling
How many years does the council require to spend the contribution?	5 years

Highways

Contribution amount	£10,000 towards junction improvements at Scawby crossroads (A18/B1207)
Trigger point	On the occupation of the 1 st dwelling
How many years does the council require to spend the contribution?	5 years

Public transport

Contribution amount	Up to £4,212 towards bus taster tickets. (£54 per dwelling)
Trigger point	On the occupation of the 1 st dwelling
How many years does the council require to spend the contribution?	5 years

Traffic regulation order

Contribution amount	£2,000
Trigger point	On the occupation of the 1 st dwelling
How many years does the council require to spend the contribution?	5 years

RECOMMENDATION

Subject to the completion of a formal agreement under Section 106 of the Town and Country Planning Act 1990 providing for the contributions set out in the 'heads of terms' specified above, the committee resolves:

- (i) it is mindful to grant outline planning permission for the proposed residential development of up to 79 dwellings with all matters reserved except for access;
- (ii) the decision be delegated to the Development Management Lead upon completion of the obligation;
- (iii) if the obligation is not completed by 31 December 2021, the Development Management Lead be authorised to refuse the application on grounds of no provision of essential community benefits; and
- (iv) the permission so granted be subject to the following conditions:

1.

Approval of the details of the layout, scale and appearance of the building(s), 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, 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 the following approved plans: Dwg. No. 473.01 and Dwg. No. TH/BW/BR-17/048PP.

Reason

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

6.

No development shall take place until the applicant or their successor in title has submitted a biodiversity metric assessment and biodiversity management plan to the local planning authority for approval in writing. The document shall include:

- (a) an assessment of biodiversity loss based on the habitat and hedgerow baseline from submitted report reference 1493 revision 02 'Land at Vicarage Fields, Broughton Preliminary Ecological Appraisal';
- (b) details of measures required to provide at least 10% biodiversity net gain in accordance with the Defra biodiversity metric 2.0;
- (c) details of sensitive working practices to avoid harm to bats, hedgehogs, badgers and nesting birds;
- (d) details of bat boxes and bat bricks to be installed on at least 10 houses;
- (e) details of swift boxes and sparrow terraces to be installed on at least 10% of houses combined;
- (f) details of nesting sites to be installed to support a variety of other species including, barn owl, house martin, house sparrow and tree sparrow;
- (g) restrictions on lighting to avoid impacts on bat roosts, bat foraging areas, bird nesting sites and sensitive habitats;
- (h) provision for hedgehogs to pass through any fencing installed between gardens and between areas of grassland;
- (i) prescriptions for the retention, planting and aftercare of native trees, shrubs, hedgerows and wildflowers of high biodiversity value;
- (j) appropriate phasing mechanisms to ensure that significant areas of habitat are created and are becoming properly established before each phase of construction;
- (k) procedures for monitoring and ongoing management of created habitats;
- (l) measures to avoid light, noise and water pollution, fly-tipping and other factors that would harm habitats and species;
- (m) prescriptions for the provision of a wildlife gardening leaflet for each new resident;
- (n) proposed timings for the above works in relation to the completion of the dwellings.

Biodiversity units shall be delivered on site, within the red line and blue line boundaries shown on submitted Location Plan number TH/BW/BR-17/048PP.

Reason

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

7.

The biodiversity management plan shall be carried out in accordance with the approved details and timings, and the approved features shall be retained thereafter unless otherwise approved in writing by the local planning authority. Prior to the occupation of the 70th dwelling hereby approved, 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.

8.

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

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

Reason

To ensure satisfactory drainage is provided in accordance with policy DS14 of the North Lincolnshire Local Plan.

9.

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

Reason

To prevent the increased risk of flooding to themselves and others, to improve and protect water quality, and to ensure the implementation and future maintenance of the sustainable drainage structures in accordance with policy DS16 of the North Lincolnshire Local Plan,

policies CS18 and CS19 of the North Lincolnshire Core Strategy, and paragraphs 155, 157, 163 and 165 of the National Planning Policy Framework.

10.

No development shall take place until details showing an effective method of preventing surface water run-off from hard paved areas within the site onto the highway have been approved in writing by the local planning authority. These facilities shall be implemented prior to the access and parking facilities being brought into use and thereafter so retained.

Reason

In the interests of highway safety and to comply with policy T19 of the North Lincolnshire Local Plan, policies CS18 and CS19 of the North Lincolnshire Core Strategy, and paragraph 163 of the National Planning Policy Framework.

11.

No development shall take place until details showing an effective method of preventing surface water run-off from the highway onto the developed site have been submitted to and approved in writing by the local planning authority. These facilities shall be implemented prior to the access and parking facilities being brought into use and thereafter so retained.

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 155, 157, 163 and 165 of the National Planning Policy Framework.

12.

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

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 DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

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, a 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 that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with policy DS7 of the North Lincolnshire Local Plan.

13.

A scheme for the provision of electrical vehicle charging points shall be submitted to and approved in writing by the local planning authority. The scheme shall be designed to take account of good practice guidance as set out in the Institute of Air Quality Management Land Use Planning and Development Control (<http://www.iaqm.co.uk/text/guidance/air-quality-planning-guidance.pdf>) and contemporaneous electrical standards, including:

- Electrical Requirements of BS7671:2008; and
- IET Code of Practice on Electrical Vehicle Charging Equipment installation 2012 ISBN 978-1-84919-515-7.

The approved scheme shall be installed in full and retained in perpetuity thereafter.

Reason

To facilitate the uptake of low emission vehicles and reduce the emission impact of traffic arising from the development in line with the National Planning Policy Framework.

14.

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

- 8am to 6pm Monday to Friday
- 8am to 1pm on Saturdays.

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

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

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

Reason

To minimise the impact of the development on adjacent properties in accordance with policy DS1 of the North Lincolnshire Local Plan.

15.

No stage of the development hereby permitted shall commence until a construction environmental management plan (CEMP) has been submitted to and approved in writing by the local planning authority. The CEMP shall include the following:

Noise and vibration – The CEMP shall set out the particulars of:

- (a) the works, and the method by which they are to be carried out;
- (b) the noise and vibration attenuation measures to be taken to minimise noise and vibration resulting from the works, including and noise limits; and
- (c) a scheme for monitoring the noise and vibration during the works to ensure compliance with the noise limits and the effectiveness of the attenuation measures.

Light – The CEMP shall set out the particulars of:

- (a) specified locations for contractors' compounds and materials storage areas;
- (b) areas where lighting will be required for health and safety purposes;
- (c) location of potential temporary floodlights;
- (d) identification of sensitive receptors likely to be impacted upon by light nuisance;
- (e) proposed methods of mitigation against potential light nuisance, including potential glare and light spill, on sensitive receptors.

Dust – The CEMP shall set out the particulars of:

- (a) site dust monitoring, recording and complaint investigation procedures;
- (b) identification of receptors and the related risk of dust impact at all phases of the development, including when buildings and properties start to be occupied;
- (c) provision of water to the site;
- (d) dust mitigation techniques at all stages of development;
- (e) prevention of dust trackout;
- (f) communication with residents and other receptors;
- (g) a commitment to cease the relevant operation if dust emissions are identified either by regular site monitoring or by the local authority;
- (h) a 'no burning of waste' policy.

Reason

To minimise the impact of the development on adjacent properties in accordance with policy DS1 of the North Lincolnshire Local Plan.

16.

No development shall take place until details of:

- (i) the location and layout of the vehicular access; and

- (ii) the number, location and layout of vehicle parking and turning spaces within the curtilage of the site;

have been submitted to and approved in writing by the local planning authority.

Reason

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

17.

No dwelling on the site shall be occupied until the vehicular access to it and the vehicle parking and turning facilities serving it have been completed in accordance with details to be submitted to and approved in writing beforehand with the local planning authority and, once provided, the vehicle parking and turning facilities shall be retained.

Reason

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

18.

No development shall take place until details showing the provision of a footway across the whole of the site frontage, including dropped/tactile crossing points and the widening of the existing footway on Scawby Road, have been submitted to and approved in writing by the local planning authority. Dwellings shall not be occupied until the footway has been provided across the whole of the site frontage, including dropped/tactile crossing points and the widening of the existing footway on Scawby Road, in accordance with the approved details.

Reason

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

19.

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

Reason

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

20.

No dwelling served by the private driveway shall be occupied until it has been constructed in accordance with details including:

- (i) the proposed method of forming access from the highway, including the required visibility splays;
- (ii) the method of constructing/paving the drive;

- (iii) the provision of adequate drainage features;
- (iv) the provision of suitable bin collection facilities adjacent to the highway;
- (v) the provision of suitable lighting arrangements; and
- (vi) the provision of street name plates that shall include the words 'Private Drive';

which have been agreed in writing by the local planning authority. Once constructed the private driveway shall be retained.

Reason

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

21.

No dwelling on the site shall be occupied until the private driveway has been completed, to a standard to be agreed beforehand in writing with the local planning authority, up to its junction with the vehicular access to that dwelling.

Reason

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

22.

The proposed dwelling shall not be occupied until the private driveway has been constructed, in accordance with the approved details, up to the junction of the vehicular access serving it.

Reason

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

23.

Works shall not commence on site until wheel cleaning facilities, in accordance with details to be submitted to and approved in writing by the local planning authority, have been provided within the curtilage of the site, and this facility shall be retained for the duration of the works.

Reason

To prevent material being deposited on the highway and creating unsafe road conditions.

24.

No development shall begin until details of:

- (i) the layout, drainage, construction, services and lighting of the proposed access road, including the junction with the adjacent highway; and
- (ii) the number and location of vehicle parking space(s) on the site;

have been submitted to and approved in writing by the local planning authority.

Reason

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

25.

No development shall take place until details of the drainage, construction, services and lighting of the proposed access road, including the junction with the adjacent highway, have been submitted to and approved in writing by the local planning authority.

Reason

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

26.

No dwelling on the site shall be occupied until the access road has been completed to at least base course level and adequately lit from the junction with the adjacent highway up to the access to the dwelling.

Reason

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

27.

No other works shall be commenced on the site until the access road junction with the adjacent highway, including the required visibility splays, has been set out and established.

Reason

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

28.

No dwelling on the site shall be occupied until the footway has been constructed up to base course level from the junction with the adjacent highway to the access to the dwelling.

Reason

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

29.

The penultimate dwelling on site shall not be occupied until the access roads have been completed.

Reason

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

30.

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.

Informative 1

The applicant's attention is drawn to the comments made by Humberside Fire and Rescue Service and Humberside Police.

Informative 2

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

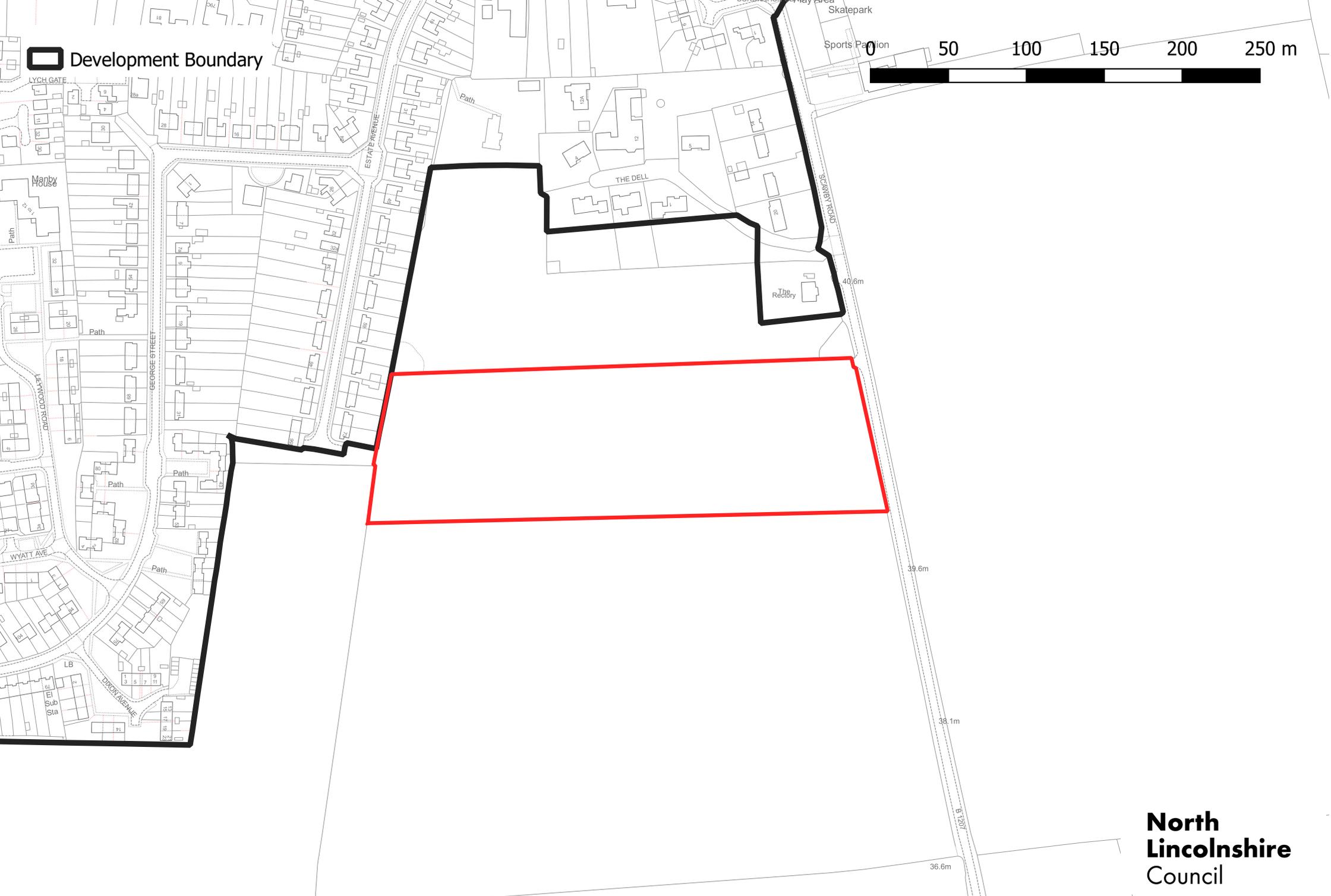
- before ANY construction works take place within the limits of the highway you MUST contact the highway authority on telephone number 01724 297000 to arrange for the relevant permissions/licenses to be issued;
- before ANY service (utility) connections take place within the limits of the highway you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

Informative 3

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

 Development Boundary

0 50 100 150 200 250 m



**North
Lincolnshire
Council**

PA/2020/2046

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PA/2020/2046 Indicative layout (not to scale)



- DEVELOPMENT BOUNDARY
- PROPOSED HOMES (79 IN TOTAL)
- ACCESS ROAD
- PRIVATE ROAD
- OPEN SPACE / LEAP (460 square metres)
- PRIVATE GARDENS
- LANDSCAPE BUFFER, LANDSCAPING & WOODLAND WALK
- EXISTING AND PROPOSED TREES
- EXISTING HEDGES

<small>client</small> DDM Agriculture			
<small>project</small> Vicarage Fields, Scawby Road, Broughton - Housing Development			
<small>drawing</small> Indicative Layout Plan	<small>drawing no.</small> 473.01	<small>revision</small>	
<small>date</small> 14.12.20	<small>scale</small> 1:1000@A3	<small>drawn</small> HM	<small>check</small> KK

Kelly & MacPherson ARCHITECTS
 tel: 01472 851732 mob: 07801081799
 email: kate@kellymac.co.uk
 Unit 1, Caistor MUC, 19 South Street, Caistor LN7 6UB