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| APPLICATION NO | PA/2021/30 |
| APPLICANT | Mr Peter Lee, Villawood Homes Ltd |
| DEVELOPMENT | Planning permission to erect 10 affordable homes |
| LOCATION | Land rear of Minster Day Care Centre, Chesterfield Road, Scunthorpe, DN15 7UP |
| PARISH | Gunness |
| WARD | Burringham and Gunness |
| CASE OFFICER | Emmanuel Hiamey |
| SUMMARY RECOMMENDATION | Subject to a section 106 agreement, grant permission subject to conditions |
| REASONS FOR REFERENCE TO COMMITTEE | Member 'call in' (Cllr Josh Walshe – 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 6 (Building a strong, competitive economy)

Chapter 8 (Promoting healthy and safe communities)

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)

Chapter 16 (Conserving and enhancing the historic environment)

North Lincolnshire Local Plan:

Policy H5 (New Housing Development)

Policy H8 (Housing Design and Housing Mix)

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:

Policy CS1 (Spatial Strategy for North Lincolnshire)

Policy CS2 (Delivering More Sustainable Development)

Policy CS3 (Development Limits)

Policy CS5 (Delivering Quality Design in North Lincolnshire)

Policy CS7 (Overall Housing Provision)

Policy CS8 (Spatial Distribution of Housing Sites)

Policy CS9 (Affordable Housing)

Policy CS19 (Flood Risk)

Policy CS25 (Promoting Sustainable Transport)

CONSULTATIONS

Drainage (Lead Local Flood Authority): The revised flood risk assessment confirms that ground levels will be raised by approximately 800mm above existing ground level to 3.6m AOD (above Ordnance Datum). They noted in their previous comments that the site lies within an area at medium risk of localised flooding and so, should floor levels be raised to mitigate against this, they need to ensure flood risk is not increased to the downstream catchment. Based on this, the conditions recommended in their previous comments still apply.

Highways: No objections subject to conditions.

Environmental Protection: No objection, but this application for residential development is a sensitive end-use. In addition, the site has been classed as 'brownfield' in the Design and Access statement and although a Ground Investigation Report by T.L.P Ground Investigations Ltd dated 16 December 2020 has been submitted with the application, this only considers the geotechnical ground conditions and does not provide a human health risk assessment. It is the developer's responsibility to assess and address any potential contamination risks, however no supporting information has been provided that demonstrates potential risks can be reduced to an acceptable level.

The applicant should therefore submit a Phase 1 report for consideration before the application is determined in accordance with national policy guidance. This will allow the council to decide whether further assessment of the site is required and ensure that

appropriate conditions are applied which render the development safe and suitable prior to use.

However, if the council is minded to determine the application without the information required under national planning policy guidance, then recommend the inclusion of conditions.

Environment Agency: Following submission of an amended Flood Risk Assessment (FRA), the agency position is that it adequately addresses their earlier concerns. Consequently, they have withdrawn their previous objection and recommend conditions be applied to any permission granted.

Ecology: No objection – no ecological surveys are required. If permission is ultimately granted, biodiversity enhancements will need to be secured in accordance with policy CS17 of the Core Strategy, the National Planning Policy Framework and Biodiversity Metric 2.0.

Severn Trent Water: No objection. Foul drainage is proposed to connect into the public sewer, which will be subject to a formal Section 106 sewer connection approval. Surface water is proposed to discharge to a soakaway, and therefore have no comments. For the use or reuse of sewer connections, either direct or indirect, to the public sewerage system, the applicant will be required to make a formal application to the company under Section 106 of the Water Industry Act 1991. Recommend an informative be applied to any permission granted.

Humberside Police (Community Safety): No objection, however recommend advisory notes are considered.

Humberside Fire & Rescue: No objection, but provide standard advice on access for the Fire Service.

Education: As this development consists of affordable houses only, educational contributions will not be sought. However, if the development changes and the mix/number of housing changes, then would wish to review this decision.

Historic Environment Record: The proposal does not adversely affect any heritage assets or their settings.

Tree officer: No objection but indicates that the arboricultural report has identified trees T1 and T2 as being B category trees that are of good quality and condition such that they should be considered for retention. It is therefore frustrating that these trees are indicated as being removed to provide car parking spaces, instead of potentially reconfiguring the site to incorporate these trees, which may be possible. If the planning authority are minded to allow consent for this application in this present format, and the trees need to be removed, then mitigation replacement trees would be required either on the site or, if this is not possible, a commuted sum to be given to the council to allow for replacement trees of good quality to be planted in nearby council-owned public space.

NHS North Lincolnshire (Public Health): No objection. They indicate support for the comments made by the LLFA, the Environment Agency, and the Designing Out Crime Officer, Humberside Police. They have taken notice of the 10 principles of Active Design developed by Sport England and considered in the layout of the development. In addition, electrical charging points are included in the design and layout of the development for the charging of vehicles, and the houses are built to be energy-efficient and affordable to run.

Section 106 Officer: Draft heads of terms have been put forward to be agreed with the applicant. Contributions are required towards affordable housing, education, leisure, open space and a traffic regulation order, in addition to a tree contribution.

Conservation: No objection because the development does not impact any conservation areas or listed buildings.

PARISH COUNCIL

No comments have been received.

PUBLICITY

Advertised by site and press notices. Three responses have been received raising the following concerns:

- layout and design
- loss of trees
- loss of existing soft landscaping
- loss of a community recreation facility
- no provision of on-site public open space
- loss of light for the nearby day centre
- concern about the 1.8m high close-boarded fencing at the western end of the frontage
- the proposed 1.2m high metal railings boundary treatments along the frontage of dwellings are inappropriate
- the loss of the hedgerow and some of the existing trees in the parking courtyard is poor design
- boundary treatments fronting/backing onto rear courtyards should be brick walls
- the rear gardens afforded to all dwellings are at best borderline in terms of meeting guidance
- the layout plan does not make provision for any streetlighting in the parking area
- permanent bin collection points are not provided
- electric vehicle charging points are not proposed
- insufficient information has been submitted to validate the application.

STATEMENT OF COMMUNITY INVOLVEMENT

No statement of community involvement has been submitted with the application.

ASSESSMENT

This application was deferred at a previous meeting of the planning committee to allow members to visit the site before making a decision.

Site description and proposal

The site lies within the development boundary of Scunthorpe, in a residential area. The site is irregular in plan form and is approximately 0.173 hectares in area. The site is part of the Minster Day Centre on Minster Road bordered by existing houses to the east (Minster Road), south (The Fairways) and west (Chesterfield Road). The northern boundary is formed by The Minster Day Centre.

The site is currently occupied by a redundant tennis court and grassed area. The site has several existing trees and a number of the trees would be removed from the site to make way for the development.

The proposal seeks to erect 10 affordable two-storey homes (six of house type A: two-bedroomed and four of house type B: three-bedroomed), with associated parking and vehicular access. The proposed dwellings are to be positioned to the southern side of the plot with access taken from Chesterfield Road. Two parking spaces would be provided for all the three-bedroom houses and 1.5 spaces for the two-bedroom homes; this would include three visitor spaces. A new private garden will be laid out as part of the development.

Planning considerations

The main planning considerations in this case are:

- **the principle of development;**
- **housing need;**
- **affordable housing;**
- **design and character;**
- **impact on neighbouring amenity;**
- **impact on highway safety and the level of parking;**
- **impact on trees;**
- **archaeology;**
- **contaminated land;**
- **sustainable design and construction;**
- **risk of flooding and the proposed surface water drainage strategy; and**
- **legal agreement requirements.**

Principle of development

Policy CS3 of the Core Strategy provides that development limits will be defined in future development plan documents. Outside these boundaries, the development will be restricted to that which is essential to the functioning of the countryside. The site is within the development boundary of Scunthorpe, where development is supported by policy CS3 (Development Limits) as a key tool in ensuring that future development occurs in sustainable locations.

Policy CS8 deals with the distribution of housing sites and prioritises development in Scunthorpe and the market towns, with brownfield sites and sites within development boundaries being the primary focus. The site is part of the Minster Day Centre on Minster Road and is classed as previously developed land and therefore a brownfield windfall site.

As set out by policy CS2, the overall strategy is a sequential approach for development: firstly, in Scunthorpe, followed by the market towns and then rural settlements. The bulk of housing requirement for North Lincolnshire under this strategy is allocated for Scunthorpe at 82% of the total housing requirement with 18% in the market towns of Barton upon Humber, Brigg, Crowle, Kirton in Lindsey and Winterton.

The NPPF sets out the 'presumption in favour of sustainable development' and states that development that accords with the development plan should be approved without delay. Having specific regard to residential developments, the NPPF requires local planning authorities to 'boost significantly the supply of housing.'

The policies are aimed at focusing housing within settlement limits as defined in the Housing and Employment Land Allocations DPD. From the above, the principle of 10 dwellings on this site is acceptable, subject to compliance with the detailed requirements of all other relevant policies.

Housing need

The council's five-year housing land supply statement sets out its assessment of its supply of housing land from 1 April 2016 to 31 March 2021. The report states that North Lincolnshire has a 3.9-year housing land supply of deliverable sites during this period.

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' and paragraph 11(d) of the NPPF, which is a material consideration in determining planning applications, is relevant and states, 'where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, permission should be granted 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.'

There are three components to sustainable development as set out in paragraph 8 of the NPPF: economic, social and environmental.

In accordance with the NPPF 'presumption in favour of sustainable development', the development accords with the development plan and should be approved without delay. Furthermore, having specific regard to residential developments, the NPPF requires local planning authorities to 'boost significantly the supply of housing.'

Design and character

Paragraph 127 of the NPPF states that planning policies and decisions should ensure that developments:

- (a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development";
- (b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- (c) are sympathetic to local character and history, including the surrounding built environment and landscape setting;
- (d) establish a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractively, welcoming and distinctive places to live, work and visit;
- (e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- (f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Paragraph 128 of the NPPF requires design quality to be considered throughout the evolution and assessment of individual proposals.

Policy CS5 (Delivering Quality Design in North Lincolnshire) of the Core Strategy and policy DS1 (General Requirements) of the local plan require all new developments, including associated landscaping, regardless of location, to adhere to high standards of design.

The site is within a residential area and there is a mix of dwellings styles and sizes comprising detached, semi-detached and terraced dwellings. The dwellings in the area consist predominantly of dwellings on long narrow plots and others on tighter-knit plots. Adjacent and north of the site is a school.

The proposed layout shows the dwellings, particularly on the southern side of the site along The Fairways, will be in keeping with the character of the surrounding dwellings fronting directly onto The Fairways (two-storey detached houses with spacious rear gardens).

With regard to trees, there are mature trees on the site. It is important to note that several of the trees would be removed from the site to make way for the development and a new private garden will be laid out as part of the development. Whilst this development will result in the loss of trees on the site, including T1 and T2, identified in the report as being B category trees, the council's Tree Officer has no objection, subject to payment of a

commuted sum to be given to the council to allow for replacement trees of good quality to be planted in nearby council-owned public space. These measures will be secured through a Section 106 Agreement.

The proposed dwellings have been designed with traditional pitched roofs, using local materials, and detailing that would be in keeping with surrounding properties. The parking areas will be provided for all dwellings, rather than individual parking spaces beside each dwelling and are not considered to raise an issue because the proposed layout of the site will minimise the visual impact of the parking layout, whilst providing sufficient parking for each of the proposed dwellings.

Generally, the design, size and height of the proposed dwellings and plot sizes will not be out of character with the surroundings and will ensure the development sits comfortably in the context of the surroundings and ensure the residential character of the area is not adversely affected. It is therefore concluded that the proposals comply with policies CS5 and DS1, and the NPPF.

Impact on neighbouring amenity

The dwellings are set back significantly from The Fairways, but closer to the common boundary with the school. Furthermore, the proposed dwellings would be bounded by 1.8m high close-boarded fencing at the north and the east alongside the common boundary with the school. On the south side, alongside The Fairways, they would be bounded by 1.2m high metal railings. Finally, the existing trees on the east of the site would be retained.

The key concern in terms of the impact of the development is the proximity of the fence and dwellings to the school. However, on balance, it is concluded that any unanticipated impact on the school, in terms of loss of privacy, will not be unacceptable or have a significant adverse impact.

Turning to loss of light, the school is positioned to the north of the site and given the orientation of the proposed dwellings adjacent, it is unlikely there would be a significant loss of daylight or sunlight. Any loss of light would potentially be in the evening when the school might have closed for the day.

The overbearing impact of the dwellings on the school has also been reviewed and it is judged that it would not raise issue or have an unacceptable impact given the separation distance between the dwellings and the school building.

The proposal will introduce new vehicular access points, which will be taken from Chesterfield Road. Whilst this would introduce new vehicle movements, due to the number of dwellings proposed it is considered that this would not lead to unacceptable noise, light or disturbance for the surrounding dwellings and the school.

Impact on highway safety and parking provision

Highways have no objection to the application subject to conditions. Initially, Highways had concerns regarding the proposed layout, particularly the proposed parking court arrangement due to the potential to result in on-street parking on The Fairways as residents choose to park outside their property. Their preference was to see frontage development with individual parking spaces for each unit. Following further discussions with the applicant, the S106 contribution has been amended and traffic regulations orders have been included in the draft S106.

Trees and vegetation

As indicated earlier, there are many mature trees on the site and many of these trees would be removed to make way for the development, and a new private garden will be laid out as part of the development. An Arboricultural Report has been submitted with the application, which shows that T1 and T2 trees shown in the report would be removed. Although their loss raises concerns, the council's Tree Officer has no objection to their removal subject to replacement tree planting on council property. For information, the applicant will pay a commuted sum for the replacement trees.

It is concluded, subject to conditions and an S106 to ensure the development is carried out, that the proposal accords with the North Lincolnshire development plan.

Flooding and land drainage

Policy CS19 of the Core Strategy is concerned with flood risk and policy DS14 of the local plan is concerned with foul sewage and surface water drainage.

The site is designated as being within SFRA Flood Zone 2/3 (a) Tidal. The applicant has submitted a Flood Risk Assessment Report dated 17 December 2020 and Flood Risk Sequential & Exceptional Test.

The sequential test identified a search area and alternative sites as well as the sifting process. The site is 0.1712 hectares in size. The analysis of the sifting process demonstrates that the sites identified in the SHELAA and the 5-year housing supply are either developed, not available or not suitable to accommodate the proposed development. There are no other reasonably available or suitable sites.

A sequential test requires sites in a better flood zone (in this case zone 1) that could accommodate the proposed development to be identified and assessed as to whether they are reasonably available or suitable for the development proposed. The analysis identified those available sites within the agreed search area, and these have been assessed for their suitability and availability.

The decision is that there are no suitable or reasonably available alternative sites for the proposed development and therefore the sequential test is passed. As the development is considered a 'more vulnerable' classification of use the exceptions test is required.

For the exceptions test to be passed, it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk and a site-specific flood risk assessment must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and where possible reducing flood risk overall.

A site-specific flood risk assessment demonstrates that the development will be safe, and that flood risk will not be increased elsewhere. Its recommendations will be followed in the design of the buildings and layout. It is therefore concluded that the exceptions test is passed.

The council's Drainage team initially did not object, but had concerns regarding insufficient information on infiltration testing and shallow conveyance permeable paving system with high-level outfall into the adjacent public sewer. Following submission of additional information, the team has indicated that the revised flood risk assessment confirms that

ground levels will be raised by approximately 800mm above existing ground levels to 3.6m AOD. They noted in their previous comments that the site lies within an area at medium risk of localised flooding and so, should floor levels be raised to mitigate against this, they need to ensure flood risk is not increased to the downstream catchment. Based on this, the conditions recommended in their previous response still apply.

Archaeology

Policy HE9 (Archaeological Evaluation) requires that, where development proposals affect sites of known or suspected archaeological importance, an archaeological assessment is submitted prior to the determination of a planning application. Planning permission should be granted without adequate assessment of the nature, extent and significance of the remains present and the degree to which the proposed development is likely to affect them. The archaeologist has commented that the proposal does not adversely affect any heritage assets or their settings and therefore has no further recommendations.

Contaminated land

The NPPF states that to prevent unacceptable risks from pollution and land instability, planning policies and decisions should ensure that new development is appropriate for its location. Policy DS11 of the local plan is concerned with polluting activities. It states that planning permission for development, including extensions to existing premises and changes of use, will only be permitted where it can be demonstrated that levels of potentially polluting emissions, including effluent, leachates, smoke, fumes, gases, dust, steam, smell, or noise, do not pose a danger by way of toxic release. Policy DS1 is also concerned with the protection of amenity.

Following consideration of the application, Environmental Protection have no objection subject to conditions. The contaminated land officer has commented that although a Ground Investigation Report has been submitted with the application, this only considers the geotechnical ground conditions and does not provide a human health risk assessment. It is the developer's responsibility to assess and address any potential contamination risks; however, no supporting information has been provided that demonstrates potential risks can be reduced to an acceptable level.

If the council is mindful, however, to determine the application without a Phase 1 report required under national planning policy guidance, then pre-commencement conditions are recommended and will be attached to any permission granted. The proposal would therefore accord with policy DS11 of the North Lincolnshire Local Plan.

Affordable housing

Policy CS27 of the Core Strategy is concerned with planning obligations and states that where a development proposal generates an identified need for additional infrastructure, North Lincolnshire Council will, through the negotiation of planning obligations pursuant to Section 106 of the Town and Country Planning Act 1990 and in accordance with guidance set out in Circular 05/2005, seek obligations that are necessary to make proposals acceptable in planning terms.

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 are 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 scheme, all 10 dwellings would be affordable. The heads of terms have been agreed.

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

Open space provision

Policy H10 of the North Lincolnshire Local Plan is concerned with public open space. It states, '(i) ...New housing developments on allocated and windfall sites of 0.5ha or more will be required to provide recreational open space on a scale, and in a form, appropriate to serve the needs of residents.' This is reinforced by policy CS22 of the Core Strategy. Both are considered relevant.

The proposal is for 10 affordable dwellings. As such, an off-site financial contribution is necessary towards improvements to open space and areas of play close to the development. For this development it will be Bolsover Road Play Park.

Traffic regulation order

TRO contribution is necessary towards the existing TRO on The Fairways. It will need amending to accommodate the site access and it may be prudent to extend these slightly along the site access.

Tree contribution

Off-site tree contribution is required towards replacement trees at a site within Scunthorpe.

Public comments

With regard to comments relating to layout and design, loss of trees, loss of existing soft landscaping, loss of a community recreation facility, provision of on-site public open space, loss of light for the nearby Day Centre, fencing, loss of the hedgerow and some of the existing trees, and parking, these have been addressed in this report. In relation to electric vehicle charging points, conditions will be attached requiring electric charging points to be provided and it is judged that the development meets the aims of the development plan.

Pre-commencement conditions

All pre-commencement conditions attached to this recommendation have been agreed with the applicant and therefore accord with the requirements set out by the Planning Pre-commencement Regulations 2018.

Conclusion

In conclusion, the proposal has been subject to a full assessment giving due consideration to responses from technical consultees and third parties. The applicant has received and agreed the heads of terms set out below. The concerns raised about the proposal and the 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.

In light of the considerations above and the consultations received, it is believed there is an opportunity to provide new housing in a manner that is acceptable and that the proposed design meets this opportunity. Given the assessment above, no unacceptable adverse impacts related to the development exist that would significantly and demonstrably outweigh the benefits of the development in this location.

Overall, it is considered that the principle of the development is acceptable, and the development is considered to relate adequately to the site and its wider setting in terms of scale and density. The proposal does represent sustainable development in the context of the NPPF and meets the aims of North Lincolnshire's development plan. The proposal is therefore recommended for approval.

Heads of terms

Affordable housing

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| Number of dwellings or commuted sum | All 10 dwellings |
| House type | Social rent and shared ownership |
| How many years does the council require to spend the contribution? | Affordable units to be retained in perpetuity |

Open space

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| Off-site informal open space | £5,542.60 towards improvements to open space and areas of play close to the development: for this development, Bolsover Road Play Park |
| Trigger point | On occupation of the 5 th dwelling |
| How many years does the council require to spend the contribution? | 10 years |

Traffic regulation order

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| TRO contribution | £3,000 – the existing TRO on The Fairways will need amending to accommodate the site access and it may be prudent to extend these slightly along the site access |
| Trigger point | On occupation of the 5 th dwelling |
| How many years does the council require to spend the contribution? | 2 years |

Tree contribution

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| Off-site tree contribution | £1,000 towards replacement trees at a site within Scunthorpe |
| Trigger point | On occupation of the 5 th dwelling |
| How many years does the council require to spend the contribution? | 10 years |

RECOMMENDATION Grant permission subject to the following conditions:

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 planning permission for the erection of 10 affordable dwellings;**
- (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.

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: Dwg. No. 3196/05, Dwg. No. 3196/08, Dwg. No. 3196/09, Dwg. No. 3196/10, Dwg. No. 3196/11, Dwg. No. 3196/12 and Dwg. No. 3196/13.

Reason

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

3.

Within three months of the completion of the new access, any redundant access to the site shall be removed and the area reinstated to footway/verge (including the provision of full height kerbs) 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 policies T2 and T19 of the North Lincolnshire Local Plan.

4.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that order with or without modification), nothing shall at any time be erected, retained, planted or allowed to grow over 1.05 metres in height above the level of the adjoining carriageway for a distance of 2 metres from the highway boundary across the site frontage.

Reason

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

5.

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

Reason

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

6.

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.

7.

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.

8.

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.

9.

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.

10.

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.

11.

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;
 - 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, 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.

12.

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;
- 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.

13.

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 ensure the site is safe for future users and construction workers.

14.

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 ensure the site is safe for future users and construction workers.

15.

The development shall be carried out in accordance with the submitted flood risk assessment (FRA) (GTCE Griffin Toomes, 2 March 2021, ref J4220 Rev. B) and the following mitigation measures it details:

- Finished floor levels shall be set no lower than 3.6 metres above Ordnance Datum.
- Flood resilience measures shall be implemented as described on page 14 of the FRA.

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason

To reduce the risk of flooding to the proposed development and future occupants and to reduce the impact of flooding, should it occur.

16.

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 document shall include:

- (a) an assessment of biodiversity loss based on the habitat and hedgerow baseline evident in aerial photos taken prior the submission of the planning application;
- (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 hedgehogs;
- (d) details of bat boxes and bat bricks to be installed on at least two dwellings;
- (e) details of swift boxes and sparrow terraces to be installed on at least two dwellings;
- (f) restrictions on lighting to avoid impacts on bat roosts, bat foraging areas, bird nesting sites and sensitive habitats;
- (g) prescriptions for the planting and aftercare of native trees and shrubs, of high biodiversity value;
- (h) proposed timings for the above works in relation to the completion of the dwellings.

Biodiversity units should be delivered on site, within the red line boundary shown on the submitted Location Plan. Those that cannot viably be delivered on site should be delivered locally, according to a local plan or strategy.

Reason

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

17.

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 6th 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.”

18.

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. This must be based upon the submitted Flood Risk Assessment, prepared by GTCE, Griffin Toomes, Job No: J4220, Revision: A, Dated: 17 December 2020.

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. Detailed consideration should be given to exceedance flow routing through the development site and the southern edge of the site which is highlighted as a medium surface water flood risk area. 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 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.

19.

The drainage scheme shall be implemented in accordance with the approved submitted details required by condition 18 above, 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.

20.

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.

21.

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.

Informative 1

All species of bat are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and Schedule 2 of The Conservation of Habitats and Species Regulations 2017 making all species of bat European Protected Species. Details of the legislation can be found at:

Wildlife and Countryside Act: <http://www.legislation.gov.uk/ukpga/1981/69/contents;>

The Countryside and Rights of Way Act:

http://www.opsi.gov.uk/acts/acts2000/ukpga_20000037_en_7#pt3-pb8-l1g81;

The Conservation of Habitats and Species Regulations 2010:

http://www.opsi.gov.uk/si/si2010/uksi_20100490_en_1.

Informative 2

It is an offence under Section 1 of the Wildlife and Countryside Act of 1981(WCA 1981) to intentionally take, damage or destroy the nest of any wild bird while it is in use or being built. The WCA 1981 also provides that all wild birds and their eggs are protected and cannot be killed or taken except under licence.

Informative 3

Severn Trent Water advise that although statutory sewer records do not show any public sewers within the area you have specified, there may be sewers that have been recently adopted under The Transfer of Sewer Regulations 2011. Public sewers have statutory protection and may not be built close to, directly over or be diverted without consent and you are advised to contact Severn Trent Water to discuss your proposals. Severn Trent will seek to assist you in obtaining a solution which protects both the public sewer and the building.

Informative 4

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

Informative 5

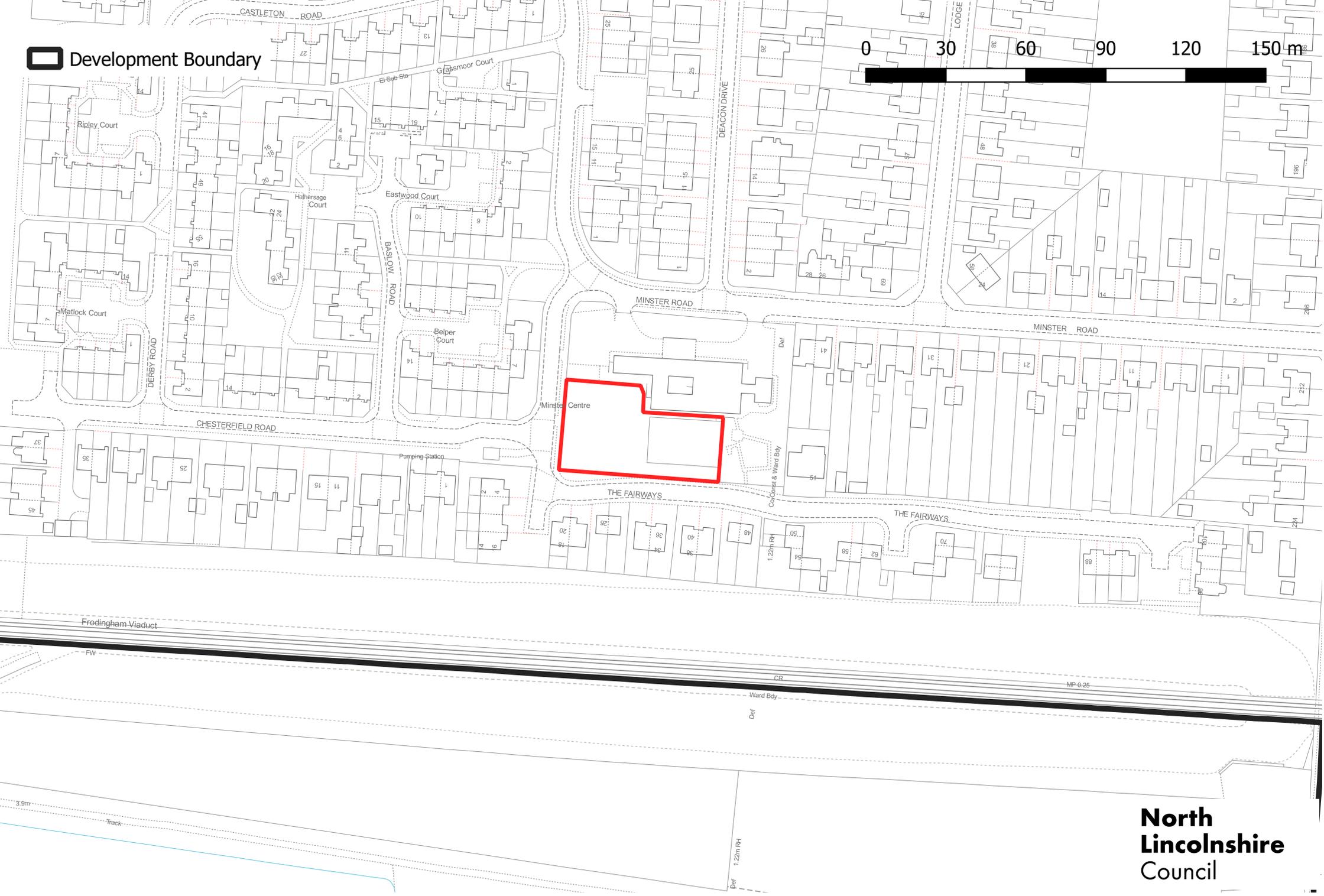
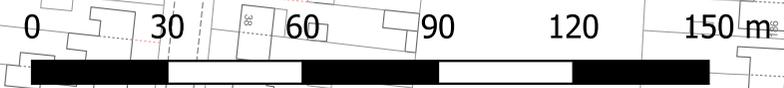
The development hereby granted planning permission requires works to be carried out within the limits of the adopted (public) highway. Therefore:

- 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 6

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

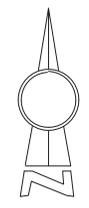


**North
Lincolnshire
Council**

PA/2021/30

PA/2021/30 Proposed layout (not to scale)

| House Schedule | | | |
|--------------------------|------|----------|--------|
| House Type A | 2bed | 750sq.ft | 6 no. |
| House Type B | 3bed | 885sq.ft | 4 no. |
| total | | | 10 no. |
| Site area = 0.173 hectas | | | |



1. Figured dimensions to be taken in preference to scaled dimensions
 2. All dimensions are to be checked on site by the main contractor and any discrepancies found are to be reported to Sangwin Architects Ltd
 3. This drawing is the copyright of Sangwin Architects Ltd
 4. Contact details:
 email user@sangwinarchitects.co.uk
 office 01482 887729
 mobile 07903 304955
 address 20 Flemingate, Beverley, East Yorkshire, HU17 0NR

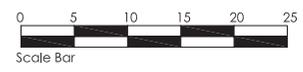


- Parking Space with plot reference
- Trees to be retained
- Trees to be removed
- Bins
- 1.8m high close boarded fence
- 1.2m high metal railings
- Timber gate
- Hedge to be removed
- self seeded saplings with trunks less than 100mm in diameter
- Crate soakaways linked together with 150mm Ø pipe, with silt trap manholes. Size and number of crates to be confirmed.

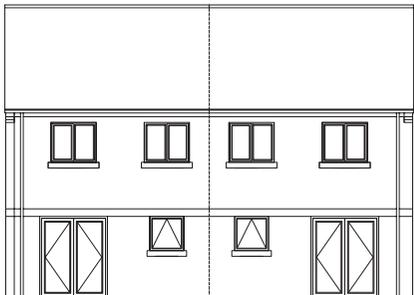


Client
 Villawood Homes Ltd
 Project Description
 Chesterfield Road
 Scunthorpe
 North Lincolnshire

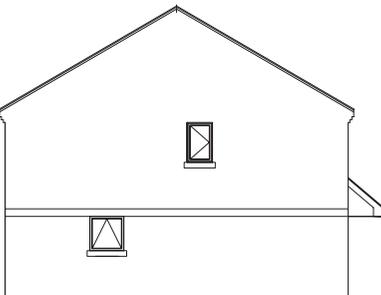
| | |
|----------------------|------------------|
| Drawing Title | |
| Detailed Site layout | |
| Date | 19 November 2020 |
| Scale | 1:250 @ A1 |
| Job Number | 3196/09 |



PA/2021/30 House type B (not to scale)



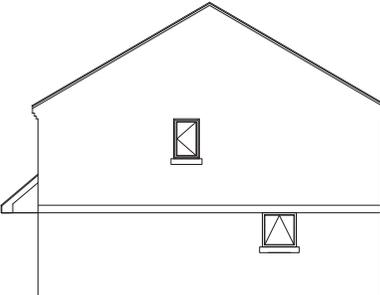
Rear elevation



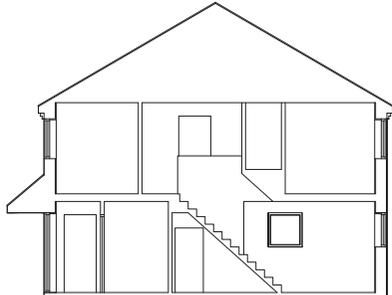
Side elevation



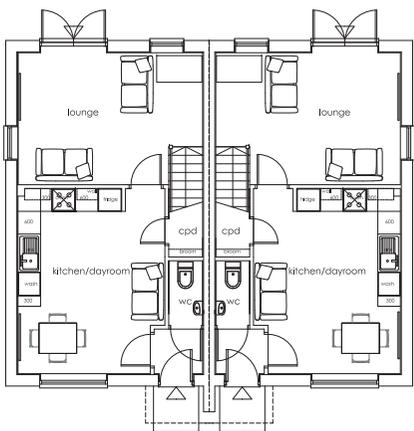
Front elevation



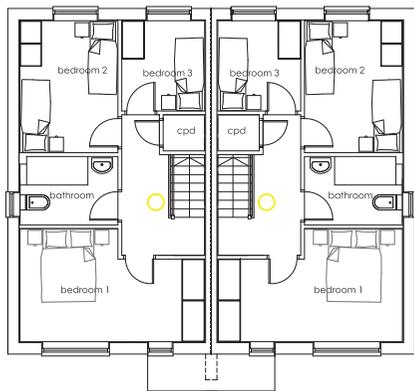
Side elevation



Section



Ground Floor Plan
floor area = 885 sq.ft



First Floor Plan

1. Figured dimensions to be taken in preference to scaled dimensions.
2. All dimensions are to be checked on site by the main contractor and any discrepancies found are to be reported to Sangwin Architects Ltd.
3. This drawing is the copyright of Sangwin Architects Ltd.
4. Contact details:

email
info@sangwinarchitects.co.uk
office
01482 887729
mobile
07903 304955
address
20 Heminggate, Beverley,
East Yorkshire, HU17 0NR



Client
Villawood Homes Ltd
Project Description
Chesterfield Road
Scunthorpe
North Lincolnshire

| | |
|---------------|------------------|
| Drawing Title | House Type B |
| Date | 11 November 2020 |
| Scale | 1:100 @ A2 |
| Job Number | 3196/10 |

