

**APPLICATION NO** PA/2021/109

**APPLICANT** Mr Mark Wall, NPP Properties Ltd

**DEVELOPMENT** Outline planning permission to erect five detached dwellings with access and layout not reserved for subsequent consideration.

**LOCATION** Stanmore Lodge, Belton Road, Sandtoft, DN8 5SX

**PARISH** Epworth

**WARD** Axholme Central

**CASE OFFICER** Emmanuel Hiamey

**SUMMARY RECOMMENDATION** Grant permission subject to conditions

**REASONS FOR REFERENCE TO COMMITTEE** Objections by Epworth Town Council and Belton Parish Council

**POLICIES**

**National Planning Policy Framework:**

Chapter 2: Achieving sustainable development

Chapter 4: Decision-making

Chapter 5: Delivering a sufficient supply of homes

Chapter 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

**North Lincolnshire Local Plan:**

Policy H1: Housing development hierarchy

Policy H5: New housing development

Policy 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:**

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 CS17: Biodiversity

Policy CS19: Flood risk

### **CONSULTATIONS**

**Environment Agency:** No objections.

**Recycling:** No objections, but offers standard advice on waste management, vehicle access, highway construction, unadopted roads, pulling distance for residents, and refuse and recycling storage.

**Environmental Protection:** No objections subject to conditions relating to noise, construction, demolition and contaminated land.

**Doncaster East Internal Drainage Board:** There is no board-maintained watercourse near the site.

**Historic Environment Record:** No objections but raises some concerns as the applicant has not provided a heritage statement and the precise nature and state of preservation of the airfield structures are unknown. Should the planning authority consider granting permission for this application before a suitable written scheme of investigation (WSI) is submitted and agreed upon, a condition should be attached to any permission that might be granted.

**Drainage (Lead Local Flood Authority):** Has withdrawn their initial objection and recommends a condition requiring a detailed surface water drainage scheme to be submitted and approved before any development takes place.

**Highways:** No objections subject to conditions.

## TOWN/PARISH COUNCILS

**Epworth Town Council:** Does not object to the application but raises the following concerns:

- There is no flooding assessment in the application and the council feels the area is a flooding risk.
- The application is outside the development boundary.
- The area is not suitable for residential as it is surrounded by an industrial area.
- The area has constant HGVs in the area and thus is not suitable for housing.

**Belton Parish Council:** Objects to the application because the access is not big enough. They feel this is an inappropriate place for housing as this is an industrial area. It is also known as a flood area when it rains and there are concerns over health and safety issues, it being so close to the industrial estate with many HGVs passing.

## PUBLICITY

A site notice has been posted and three responses have been received raising the following concerns:

- flooding
- privacy
- access
- road safety.

## ASSESSMENT

Outline planning permission is sought to erect five detached dwellings at Stanmore Lodge, Belton Road, Sandtoft, with access and layout included for consideration at this stage.

The site measures 4975 square metres and is located outside the development boundary of Sandtoft. It is a flat and level piece of land, which at present is used as garden land for Stanmore Lodge and The Gables. It would share existing vehicular access taken from Belton Road with A E Wilson Commercial Vehicle Servicing.

The site is bounded by a field to the south and the shared vehicular access with A E Wilson Commercial Vehicle Servicing to the east. To the north are Stanmore Lodge and The Gables. To the west is the garden of Bracken Cottage, Belton Road.

The application is accompanied by the following plans and documents:

- Location and Block Plans
- a Flood Risk Assessment
- a Surface Water Drainage Strategy

- a Planning Design and Access Statement, and
- a Sequential Test.

The block plan shows the layout of five detached dwellings on the site, taking access from the existing shared access road and driveway to the various dwellings.

**The main issues to be considered in assessing this application are:**

- **the principle of the development;**
- **highway safety considerations, including whether the development would be provided with safe and suitable access and the impact of the development on the local road network;**
- **the landscape and visual impact of the development;**
- **whether the development can deliver a suitable design and layout and provides sufficient residential amenity;**
- **the ecological impacts of the development (including trees and wildlife);**
- **potential contamination risks; and**
- **drainage requirements.**

### **Principle of the development**

The development plan for North Lincolnshire comprises three parts: the policies of the North Lincolnshire Local Plan (2003), the North Lincolnshire Core Strategy DPD (2011), and the Housing and Employment Land Allocations DPD (2016) (HELAP).

In determining the principle of residential development on a site outside the settlement boundary, it is necessary to consider whether the proposed development is consistent with the development plan for North Lincolnshire or else the sustainable principle in terms of the National Planning Policy Framework (NPPF).

Policy CS1 of the Core Strategy sets out a spatial strategy for North Lincolnshire, which, amongst other matters, states that rural settlements will be supported as thriving sustainable communities, with a strong focus on retaining and enhancing local services to meet local needs and that any development that takes place should be in keeping with the character and nature of the settlement.

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 development limits were subsequently defined in the HELAP, and the application site is located outside the designated development limit for Sandtoft.

Policy CS8 of the Core Strategy 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. With regard to rural settlements, the policy states that new housing will create opportunities for small-scale infill development

that maintains the viability of the settlement and meets identified local needs without increasing the need to travel.

Local plan policy RD2 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 (policies CS2 and CS3 of the Core Strategy).

The policies above aim at focusing housing within settlement limits as defined in the Housing and Employment Land Allocations DPD. The application site is outside the nearest settlement boundary for Sandtoft 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, CS3 and CS8 of the Core Strategy.

The NPPF is a material consideration when determining planning applications. Paragraph 11 (Making effective use of land) and Footnote 7 (page 6) of the NPPF states the presumption in favour of sustainable development applies for applications involving the provision of housing where the local planning authority cannot demonstrate a five-year supply of housing and that housing applications should be considered in the context of the presumption in favour of sustainable development.

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' 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:

- (c) 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
- (d) 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.

It should be noted that the applicant has demonstrated three components to sustainable development within the Flood Risk Assessment rather than in the Design and Access Statement.

On the social dimension, it demonstrates the construction of the new dwellings will employ local tradesmen of all ages thus local skills will be enhanced, local employment created, and increased opportunities for the employment of apprentices thus improving chances of longer-term employability. The dwellings will be designed in line with policy guidelines to

minimise possible burglaries and thus reduce crime in the area. This will also accord with the NPPF in promoting rural business to provide thriving rural communities.

On the environmental dimension, the development will make the best use of the site as it has no specific use at present other than as a large garden area for Stanmore Lodge. The new proposed dwellings will be carbon-efficient and have lower than average emissions thus contributing to the improvement of air quality. The site will be bounded by hedgerows which will be retained, thus promoting and encouraging wildlife habitat which will enhance biodiversity. Furthermore, all additional housing within rural villages will contribute to the use of public transport and thus additional demand will enhance its long-term provision. The houses will be built to Code 3 level Sustainable Housing which is above the required level of energy efficiency required by the Building Regulations and thus further contributes to a reduction in the carbon footprint of new housing provision. All materials used in the construction of the building will be sourced locally thus promoting sustainability in the construction process.

On the economic dimension, the applicant has indicated that the construction of these dwellings will provide much needed new jobs and play a small part in the Government's stated intention to build the country out of recession. All local rural villages need vibrant centres, and the construction of a new family dwelling will bring additional children into the area which will promote the use of the local school, shops, etc. The construction of these new dwellings will not only bring jobs to local tradesmen but also have the spin-off of increased orders for building materials, kitchen fittings, ironmongery, glazing etc, thus securing employment in jobs not immediately related to the site.

As the site is currently used as a garden land for Stanmore Lodge and The Gables and is close to A E Wilson Commercial Vehicle Servicing, the services available in Sandtoft could be readily accessed in the same way as from Stanmore Lodge and The Gables, by walking, cycling or driving.

While the site is outside the settlement limit of a defined rural settlement, situated close to Belton Road it is well connected to the surrounding locality, would encourage footfall connectivity, and provide social and environmental benefits. On the whole, the location of the proposed development would support and sustain the existing services in Sandtoft.

Furthermore, although the proposal would conflict with development plans (that is, policies CS2, CS3 and CS8 of the Core Strategy and RD2 of the local plan), the proposal would provide the benefit of dwellings within the locality. The location of the dwellings is in general considered a sustainable location, in line with paragraph 8 of the NPPF. There is little evidence to suggest that the proposal would result in adverse impacts that would significantly and demonstrably outweigh the benefits. Generally, it is believed that the development weighs heavily in favour of the economic, social and environmental dimensions of sustainability.

In the absence of a five-year housing land supply and the presumption in favour of sustainable development stipulated within the NPPF, the principle of the development would be acceptable, subject to the considerations of other relevant policies.

### **Layout, siting and design**

Paragraphs 124 and 130 of the NPPF express the importance of good design, high-quality buildings and improving the character and quality of an area.

Core Strategy policy CS5 (Delivering Quality Design in North Lincolnshire) states, ‘...all new development in North Lincolnshire should be well designed and appropriate for their context. It should contribute to creating a sense of place. The council will encourage contemporary design if it is appropriate for its location and is informed by its surrounding context. A design which is inappropriate to the local area or fails to maximise opportunities for improving the character and quality of the area will not be acceptable.’

Policy LC7 of the local plan states, ‘where development is permitted within rural settlements or the open countryside, special attention will be given to the protection of the scenic quality and distinctive local character of the landscape. Development that does not respect the character of the local landscape will not be permitted.’

Policy H7 of the local plan relates to backland and tandem development. It states, ‘...backland development or tandem development will be permitted provided that:

- (i) there is no adverse effect on the amenities of any residential premises or adjoining use through:
  - (a) overlooking and loss of privacy;
  - (b) loss of amenity area to the adjoining dwellings;
  - (c) the level of nuisance resulting from the movement of vehicles to and from the proposed development;
- (ii) it would not affect the general quality and character of the area in which it is located by:
  - (a) unacceptably increasing the density of development in that area;
  - (b) resulting in the loss of important natural and man-made features;
  - (c) leading to an unacceptable proliferation of vehicular accesses to the detriment of the street scene and/or road safety.’

Belton Road has no overall character with regard to property styles and sizes. The wider area comprises mixed development, including commercial properties/businesses and dwellings comprising semi-detached and detached properties, two-storey dwellings and bungalows. Accordingly, the provision of five dwellings in the rear garden of Stanmore Lodge and The Gables (a form of backland development) would not be out of character with the area.

Having reviewed the block plan, five dwellings could be achieved on the site. In terms of access, existing shared access taken from Belton Road to serve the properties is judged acceptable.

The indicative plan shows that the proposed dwellings would not be visible from Belton Road as they would be located to the rear of Stanmore Lodge and The Gables. Any unanticipated view would be from the shared access which would provide small glimpses when viewed from Belton Road and therefore is unlikely to raise an issue of adverse visual impact on the street scene.

In conclusion, while the application is for outline permission with issues regarding massing, design and landscaping to be considered in detail as part of a reserved matters application, having assessed the indicative site layout, which demonstrates that five dwellings could be accommodated within the site with reasonable amenity area, it is considered that the proposed dwellings would not result in a cramped form of development. The proposal is therefore considered to be acceptable and would comply with the aims of policies H5, H7 and DS1 of the local plan and CS5 of the Core Strategy.

### **Residential amenity**

As this is an outline application, the design details of the dwellings would be considered at the reserved matters stage; therefore, any potential loss of residential amenity arising from this development would be assessed at that stage of the planning process.

While the design details will be considered as part of a reserved matters application, the indicative site layout demonstrates that the dwellings could be accommodated within the site, achieving appropriate separation distance between the properties and the surrounding dwellings. It is therefore believed that the proposal would not result in any unacceptable adverse residential amenity issues.

Based on the above, it is considered that the proposal would be acceptable and would comply with policies H7 and DS1 of the local plan and CS5 of the Core Strategy.

### **Highways**

Policy T2 of the North Lincolnshire Local Plan states that all development should be served by satisfactory access. Policy T19 is concerned with parking provision as well as general highway safety.

The proposed access from Belton Road serving the units looks to be shared private access and as such there would not be a significant intensification of its use. The driveways and the parking arrangement appear to provide a reasonable level of parking provision on site. Adequate visibility would be provided and achievable.

Highways have no objection to the application subject to conditions.

### **Environmental Issues**

Environmental Protection has provided comments on noise, construction and demolition, and contaminated land.

On noise, the proposed development is adjacent to an existing industrial business and across the road from an existing industrial estate. They recommend a site-specific noise assessment be submitted before determination of the application to ensure that appropriate mitigation can be incorporated into the development to prevent complaints regarding the existing commercial business. In this case, the site is presently used as garden land for Stanmore Lodge and The Gables and there are existing residential dwellings close by. Accordingly, it is judged that there is potential for the development to mitigate any noise concerns. Consequently, this can be dealt with by a pre-commencement condition to ensure that appropriate mitigation can be incorporated into the development to prevent complaints.

On construction and demolition, they recommend a condition to prevent residents and other sensitive receptors being affected during construction of the proposed development.

On contaminated land, as residential development is a sensitive end-use and it is to be located on land previously used as a military airfield, there is the potential for contaminants such as hydrocarbons and from degreasing fluids, munitions pits and burning pits. 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. Accordingly, conditions are recommended.

## **Flood risk**

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

Section 7 (Ensuring the vitality of town centres) of the National Planning Policy Framework requires that when determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood risk assessment. Development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that:

- (a) within the site, the most vulnerable development is in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;
- (b) the development is appropriately flood resistant and resilient;
- (c) it incorporates sustainable drainage systems unless there is clear evidence that this would be inappropriate;
- (d) any residual risk can be safely managed; and
- (e) safe access and escape routes are included where appropriate, as part of an agreed emergency plan.

Applications for some minor development and changes of use should not be subject to the sequential or exception tests but should still meet the requirements for site-specific flood risk assessments.

As noted earlier, the site is within SFRA Flood Zone 2/3 (a) Fluvial, which has a medium to high probability of flooding, and a flood risk assessment is therefore required.

A separate Flood Risk Assessment, Sequential Test and Drainage Assessment have been submitted.

In accordance with NLC's Development and Flood Risk Guidance Note April 2013, this site must be assessed to confirm it passes the sequential test. In addition, the sites to be tested not only have to be reasonably alternative but also deliverable and comparable.

A sequential test document has been submitted, which contains photographs and maps. The applicant has indicated that the search area is limited to Sandtoft, Westgate, Carrhouse and Belton. The search was carried out using the NLC's planning website to search for sites with full planning permission and conditions discharged and an internet

search to show which sites are also on the market for sale. The sequential test indicates that all areas of Sandtoft, Westgate, Carrhouse and Belton within the same flood zone of 2/3a as the proposed site have been excluded from the search as these will be no better in terms of flood risk than the application site which is in this flood zone.

The map within the sequential test document shows the green shaded area representing land included within Flood Zone 2/3a in the SFRA 2011 is excluded from the search leaving Belton itself; this does include Bracon and Church Town.

In conclusion, there are no reasonable alternative, deliverable and available sites that could be developed by the applicants on the market and therefore the site passes the sequential test.

The site-specific FRA addresses the following:

- identify and address flood risk issues associated with the development
- assess if the project is likely to be affected by flooding from all relevant sources both now and in the future
- assess whether the project will increase the flood risk elsewhere
- demonstrate that the project is safe and where possible, reduces flood risk
- propose measures to deal with the identified effects and risks.

Turning to the exception test, the policy requires the following criteria to be met before it can be safely assessed as being passed:

- (i) the development must be shown to be safe from flood
- (ii) the development provides wider sustainability benefits to the community that outweigh flood risk.

### ***Criteria 1 – the development must be safe from flood***

The applicant has indicated that the North Lincolnshire SFRA contains critical flood levels for this area and site; therefore, this critical flood level is a fluvial 1 in 100 return period and a tidal 1 in 200 return period with allowances for climate change. Table 1 of the Flood Risk Assessment report shows the critical flood level for the area is 4.1m AOD. This means that during a 1:100 year event with an allowance for climate change water levels at the site could be expected to reach 4.1m AOD.

The proposed drainage strategy shows that surface water flows generated by the development which cannot drain via infiltration would drain into the culverted watercourse via a new connection adjacent to the site. In addition, it indicates that the site has an average height of 3.05m AOD, therefore to raise the FFL (finished floor level) to 4.4m AOD, which is the safe and acceptable level for residential accommodation set out by the Environment Agency, the level of the site will be raised. In addition to raising the land by 750mm to 3.8m AOD above this, there will be three 200mm high steps to each dwelling to reach an FFL of 4.4m AOD.

On flood resilience, the Flood Risk Assessment report indicates that in accordance with good practice within flood risk areas there will be a suite of mitigation measures undertaken in the construction process, plus the installation of flood barriers to door openings.

***Criteria 2 – The development provides wider sustainability benefits to the community that outweigh flood risk***

The sustainability test has been outlined under the principle of development and therefore is not repeated here. As outlined under the principle of the development, the development provides wider sustainability benefits to the community that outweigh flood risk.

The Environment Agency has no objection to the application. However, they have commented that the development will only meet the requirements of the NPPF if the measures detailed in the submitted Flood Risk Assessment are secured by way of a planning condition. Additionally, it is for the local planning authority to determine whether there are other sites available at lower flood risk as set out by the NPPF.

The LLFA Drainage team initially objected to the application on the basis that the development falls within the lower threshold assessment levels (5–9 properties) and proposes SuDS, but no information was provided to support the proposals. Following submission of the revised documentation, they have withdrawn the objection. However, there are still some fundamental design issues to overcome at a detailed design stage and a condition is therefore recommended requiring a detailed surface water drainage scheme to be submitted and approved before development takes place.

Overall, having considered the details of the sequential and exception tests as previously submitted and the brief in the current FRA, the comments from the Environment Agency and from the LLFA Drainage team, on balance, the exception test has been demonstrated.

## **Archaeology**

The council's archaeologist has raised some concerns, commenting that the applicant has not provided a heritage statement and the precise nature and state of preservation of the airfield structures is unknown. The concerns raised include destruction of the visible airfield remains, and that the extension of the residential environment will erode the legibility of the airfield, adversely affecting its historic character, appearance and setting.

In addition, this would not accord with paragraphs 192 or 200 of the National Planning Policy Framework as the proposed development would not make a positive contribution to local character and distinctiveness and would detract from the significance of the historic landscape at this location.

The proposed development would destroy any surviving WWII structures and any earlier archaeological remains resulting in substantial harm to the archaeological, historic and communal interest of the site; as non-designated heritage assets, paragraph 197 of the NPPF should therefore inform the planning decision.

Where the planning authority accepts that loss of non-designated heritage assets and erosion of historic character and local distinctiveness is unavoidable and outweighed by any public benefits of the proposed development, mitigation measures will be required to offset the harm to the assets in accordance with paragraph 199 of the NPPF and local planning policies CS6 and HE9.

Having reviewed the comments from the archaeologist, the recommended pre-commencement condition would be applied to any permission granted to ensure that any non-designated heritage assets and erosion of historic character are protected.

## **Recycling**

The advice offered by the Recycling officer on waste management, pulling distance for residents' refuse and recycling storage would be addressed in an informative.

## **Other matters**

The concerns raised by Epworth Town Council regarding flooding assessment in the application have been addressed earlier in this report. The matter of the site being outside the development boundary has also been addressed. Environmental Protection has provided comments on the application concerning impact on the surrounding area.

The concerns raised by the public such as flooding, access and road safety have been addressed earlier in this report. The matter of privacy would be reviewed at the reserved matters stage.

## **Conclusions**

While the proposal is within the countryside, it would not potentially harm the existing site context, and the benefit of the proposal does outweigh the harm, subject to conditions. On balance, the proposal is a justified departure from the development plan and is considered to comply with the overarching paragraph 11(d) of the NPPF.

The principle of the development is acceptable, and the proposed dwellings will provide an opportunity for houses. The site can accommodate the five dwellings within the terms of the development plan and is unlikely to be detrimental to neighbouring amenities. It would have safe and visually acceptable access.

Notwithstanding the above, it is worth noting that this is an outline planning application, and therefore the design and appearance of the dwellings would be fully considered during the reserved matters stage. The proposal 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.

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

1.

Approval of the details of the 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 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. EWE/2732/01, Dwg. No. 1045-21 - 1 of 2 and Dwg. No. 1045-21 - 2 of 2.

Reason

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

6.

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 access road leading to/from the development needs to be included in the final design.

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), which should be based on the current national guidance, 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 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.

7.

The drainage scheme shall be implemented in accordance with the approved submitted details required by condition 6 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.

8.

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.

9.

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.

10.

The details submitted in pursuance of the outline permission shall be accompanied or preceded by the submission to the local planning authority of an archaeological mitigation strategy, to be defined in a Written Scheme of Investigation (WSI). The strategy shall accord with a brief provided by North Lincolnshire Historic Environment Record and shall include details of the following:

- (i) measures to ensure the identification and preservation by record of all structures and features associated with RAF Sandtoft and any other archaeological features of identified importance within the site
- (ii) methodologies for the recording of structural remains and the recording and recovery of archaeological remains, including artefacts and ecofacts
- (iii) post-fieldwork methodologies for assessment and analyses
- (iv) report content and arrangements for dissemination, and publication proposals
- (v) archive preparation and deposition with recognised repositories, including the ADS
- (vi) a timetable of works in relation to the proposed development, including sufficient notification and allowance of time to ensure that the site work is undertaken and completed in accordance with the strategy
- (vii) monitoring arrangements, including the notification in writing to the North Lincolnshire Historic Environment Record of the commencement of archaeological works and the opportunity to monitor such works
- (viii) a list of all staff involved in the implementation of the strategy, including sub-contractors and specialists, their responsibilities and qualifications.

#### Reason

To comply with policy HE9 of the North Lincolnshire Local Plan because the site lies in an area of archaeological interest.

#### 11.

No demolition or development shall take place until the applicant, or their agents or successors in title, has secured the implementation of the archaeological mitigation strategy that has been submitted to and approved in writing by the local planning authority. The applicant shall notify the local planning authority in writing of the intention to commence the recording archaeological site works at least one week/seven days before commencement. Thereafter, the archaeological mitigation strategy shall be carried out in accordance with the approved details and timings.

#### Reason

To comply with policy HE9 of the North Lincolnshire Local Plan because the site lies in an area of archaeological interest.

#### 12.

A copy of any analysis, reporting, publication or archiving required as part of the mitigation strategy shall be deposited at the North Lincolnshire Historic Environment Record within six months of the date of completion of the development hereby approved by this permission or such other period as may be agreed in writing by the local planning authority.

#### Reason

To comply with paragraph 199 of the National Planning Policy Framework, policy CS6 of the Core Strategy and policy HE9 of the North Lincolnshire Local Plan because the site

potentially contains significant remains of historic and archaeological interest that the development would otherwise destroy; the archaeological mitigation strategy is required in order to preserve archaeological evidence by means of a comprehensive record and creation of a permanent archive, to advance public understanding. The archaeological mitigation strategy must be prepared and approved for implementation prior to the commencement of any groundwork within the application site that would otherwise result in destruction without record.

13.

Construction, demolition 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 protect residential amenity.

14.

Unless otherwise agreed by the local planning authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until parts 1 to 4 below have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the local planning authority in writing until part 4 has been complied with in relation to that contamination.

Part 1: Site Characteristics

A Phase 1 desk study shall be carried out to identify and evaluate all potential sources of contamination and the impacts on land and/or controlled waters, relevant to the site. The desk study shall establish a 'conceptual model' of the site and identify all plausible pollutant linkages. Furthermore, the assessment shall set objectives for intrusive site investigation works/Quantitative Risk Assessment (or state if none required). Two full copies of the desk study and a non-technical summary shall be submitted to the local planning authority for approval prior to proceeding to further site investigation.

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the local planning authority. The investigation and risk assessment must be undertaken by competent persons and a

written report of the findings must be produced. The written report is subject to the approval in writing of the local planning authority.

The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
  - human health;
  - property (existing or proposed), including buildings, crops, livestock, pets, woodland, and service lines and pipes;
  - adjoining land;
  - groundwaters and surface waters;
  - ecological systems;
  - archaeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and a proposal of the preferred option(s).

This must be conducted in accordance with 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.

15.

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.

16.

Adequate vehicle access and parking facilities serving the existing dwelling shall be retained 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.

17.

The existing vehicular access to the site shall be improved within highway limits in accordance with details to be submitted to and approved in writing by the local planning authority.

#### Reason

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

18.

No loose material shall be placed on any driveway or parking area within 10 metres of the adopted highway unless measures are taken in accordance with details to be submitted to and approved in writing by the local planning authority to prevent the material from spilling onto the highway. Once agreed and implemented these measures shall be retained.

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 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.

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 development shall be carried out in accordance with the approved Flood Risk Assessment (FRA) dated 17 January 2021 by Howard J Wroot, including the following mitigation measures detailed within the FRA:

- the finished floor levels to be set no lower than 4.4m above Ordnance Datum.

#### Reason

To reduce the risk and impact of flooding to the development and future occupants, in accordance with the North East Lincolnshire Strategic Flood Risk Assessment, November 2011.

23.

No development shall take place until a site-specific noise assessment has been submitted to and approved in writing by the local planning authority. The assessment shall take into account all existing and proposed new noise sources associated with the development and should identify what appropriate noise attenuation measures are to be put in place to ensure that local residents and commercial businesses will be protected from any undue noise disturbance. The noise assessment shall be carried out in accordance with the main procedural requirements of the following documents:

- National Planning Policy Framework (2019)
- National Planning Practice Guidance (2014)
- ProPG: Planning & Noise, New Residential Development (2017)
- BS 4142:2014 + A1:2019 Methods for rating and assessing industrial and commercial sound
- World Health Organisation Environmental Noise Guidelines for the European Region 2018
- World Health Organisation Guidelines for Community Noise (1999)
- World Health Organisation Night Noise Guidelines for Europe (2009)
- BS8233:2014 Guidance on sound insulation and noise reduction for buildings
- BS5228-1:2009+A1:2014 Code of practice for noise and vibration control on construction and open sites, Noise
- BS7445-2:1991, ISO1996-2:1987 Description of environmental noise. Part 2: Guide to acquisition of data pertinent to land use.

#### Reason

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

#### **Informative 1**

The proposals indicate a new (restricted discharge) connection into the highway drainage system on Belton Road. This is not a public sewer and therefore the developer has no 'as of rights' connection into this drain. Any additional flows into this drain must be fully modelled by the developer and upgrades to this drainage system may be required to facilitate the connection (at the developer's expense). This must be consented to by North Lincolnshire Council's LLFA Drainage Team, in their capacity as Lead Local Flood Authority, through an Ordinary Watercourse Consent and appropriate discharge rates must

be agreed. Please contact the LLFA Drainage team on 01724 297522 or by email to llfadrainageteam@northlincs.gov.uk for further details. Compliance with this guidance is to ensure the free flow of surface water is maintained throughout the development.

### **Informative 2**

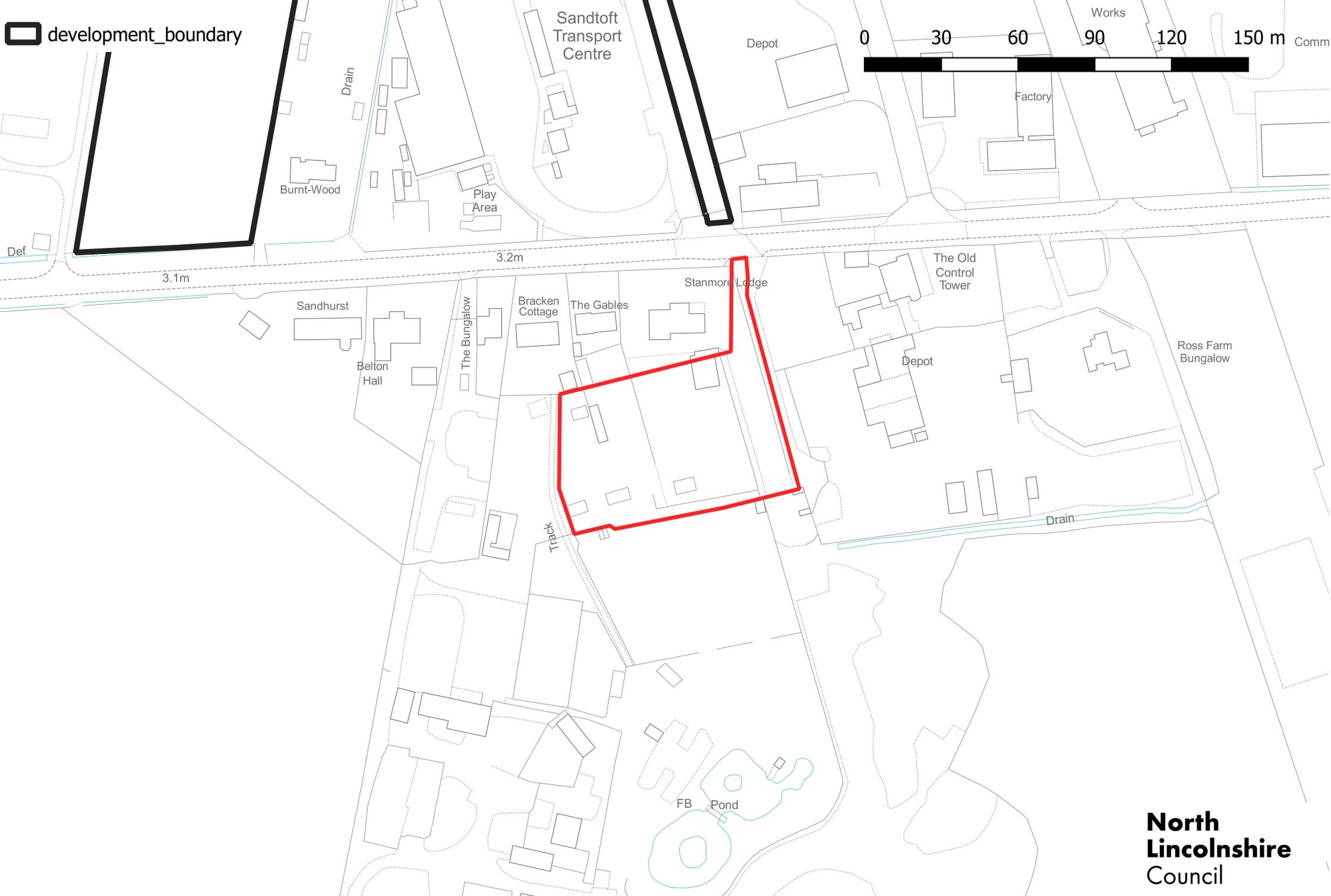
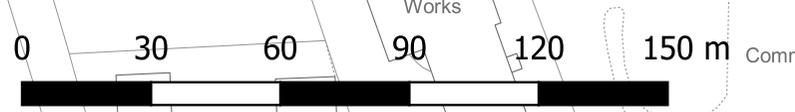
The development hereby granted planning permission requires works to be carried out within the limits of the adopted (public) highway. Therefore:

- 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 paragraphs 186 and 187 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.

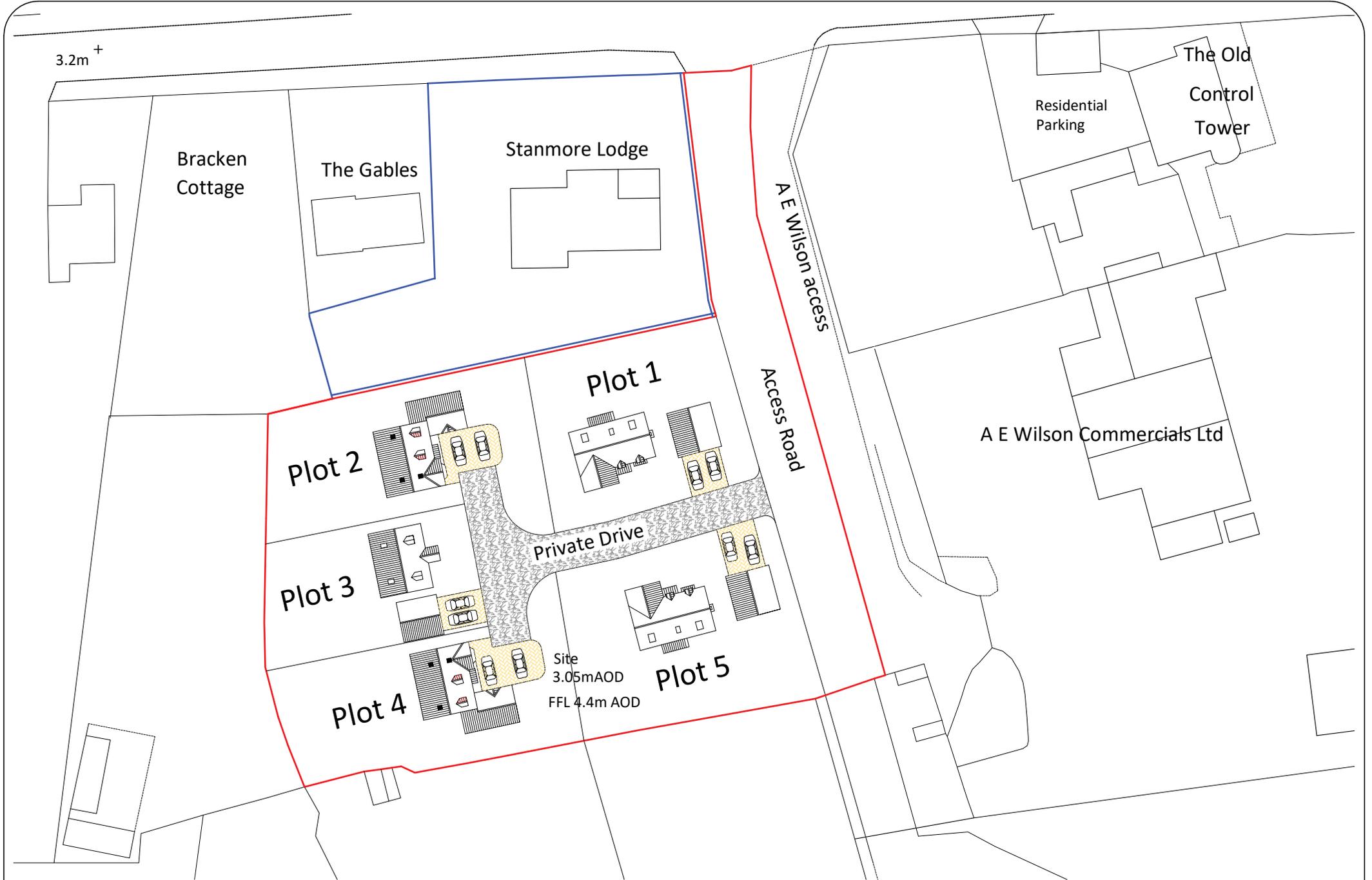
development\_boundary



**North  
Lincolnshire  
Council**

**PA/2021/109**

# PA/2021/109 Proposed layout (not to scale)



Howard J Wroot BSc MRICS Chartered Surveyor 240 Wharf Road, Ealand Scunthorpe DN17 4JN	Tel 01724 711068 Fax 01724 710174 Mob 07947 226577	Client	NPP Properties Ltd			Proposal	5 Building Plots R/O Stanmore Lodge Belton Road, Sandtoft, DN8 5SX.	
		Date	17/1/21	Dwg No	1 of 2			
		Scale	1:500	Ref No	1045-21	Drawing	Block Plan	