

APPLICATION NO PA/2021/871

APPLICANT Mr & Mrs D Smith

DEVELOPMENT Outline planning permission to erect a detached dwelling and garage with all matters reserved for subsequent consideration

LOCATION 43 Eastoft Road, Crowle, DN17 4LR

PARISH Crowle

WARD Axholme North

CASE OFFICER Scott Jackson

SUMMARY RECOMMENDATION **Grant permission subject to conditions**

REASONS FOR REFERENCE TO COMMITTEE Departure from the development plan

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

North Lincolnshire Local Plan:

Policy RD2 (Development in the Open Countryside)

Policy H5 (New Housing Development)

Policy H8 (Housing Design and Housing Mix)

Policy T1 (Location of Development)

Policy T2 (Access to Development)

Policy T19 (Car Parking Provision and Standards)

Policy DS1 (General Requirements)

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 CS19 – Flood Risk

Policy CS25 – Promoting Sustainable Transport

CONSULTATIONS

Highways: No objection, but recommend conditions.

Environment Agency: The application site is in Flood Zone 1 of our Flood Map for Planning and does not appear to fit any other criteria on our consultation checklist, 'When to consult the Environment Agency'. The proposal is therefore covered by our national flood risk standing advice and it was not necessary to consult us.

Drainage (Lead Local Flood Authority): No objection, but recommend conditions requiring the submission of a surface water drainage strategy, including preventing surface water run-off from the site onto the highway and from the highway into the site.

Environmental Health: No objection, but recommend a condition in respect of contaminated land investigation.

Severn Trent: Comments made in relation to surface water and foul drainage disposal. A formal application under Section 106 of the Water Industry Act 1991 will be required for connection to the sewer. Recommend an informative relating to the proximity to sewers and the protection of this asset.

TOWN COUNCIL

No objection, but the applicant should ensure the adequate implementation of sewerage and drainage infrastructure.

PUBLICITY

A site notice has been displayed and one response has been received raising the following issues:

- it would extend built development beyond the objector's property

- impact on view
- impact on the street scene
- out of keeping with the more spacious, open character of the street
- a dwelling would break up the openness of the settlement character as the road transitions into the countryside
- it would set a precedent for further development of this type
- overlooking
- impact on highway safety, obstructed by the retention of the hedge and the bend in the highway
- located outside the defined settlement boundary for Crowle.

ASSESSMENT

The application site consists of an area of garden land located to the front and side of the applicant's detached bungalow on Eastoft Road in Crowle. It is outside the defined settlement boundary for Crowle and in flood zone 2/3a. The land is predominantly laid to grass and has a 2 metre high hedge along its eastern side with a post and rail fence and gate to the front (north) facing Eastoft Road. The site measures 36 metres by 40 metres (at its deepest point) and the land beyond the site to the east is agricultural in its use. The applicant's bungalow is located 7 metres to the west (at its nearest point) and there are dwellings to the west of the site and on the opposite side of the public highway. Outline planning permission is sought to erect a dwelling with all matters reserved for future consideration (through the submission of a reserved matters application).

The main issues in the determination of this application are the principle of residential development, and impact on flood risk and residential amenity.

Principle

The application site is outside of any defined settlement boundary and the proposal would represent a departure from the North Lincolnshire Local Plan. In determining whether the principle of residential development outside the settlement boundary is acceptable in this instance, it is necessary to consider whether the proposed development is sustainable in planning policy terms.

The development plan for North Lincolnshire comprises three parts: those policies of the North Lincolnshire Local Plan (2003) (LP) which were saved by a direction of the Secretary of State in September 2007, the North Lincolnshire Core Strategy DPD (2011) (CS), and the Housing and Employment Land Allocations DPD (2016) (HELAP).

Policy CS1 of the CS sets out a spatial strategy for North Lincolnshire, which, amongst other matters, provides 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 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. 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. Policy CS8, whilst restricting housing outside development limits, contemplates some greenfield development as it refers to allowing development on such sites where it can be demonstrated that this would bring additional community benefits, contribute to building sustainable communities and be acceptable in terms of its impact on the high quality environment and adjoining countryside. This overall approach is supported by policy CS2 which sets out a sequential approach for development.

Policy CS3 provides that development limits will be defined in future development plan documents. Outside these boundaries, 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 outside the designated development limit for Crowle. There are two allocated sites for Crowle: CROH-1 (Land to the east of Field side allocated for 86 dwellings) and CROH-2 (Land north of Godnow Road allocated for 51 dwellings), however these are allocated for large housing developments.

LP saved 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 (such as policies CS2 and CS3 referenced above).

The aforementioned policies are aimed at focusing housing within settlement limits as defined in the Housing and Employment Land Allocations DPD. The application site is entirely outside the defined development boundary for Belton and is therefore considered to be in breach of policies CS2, CS3 and CS8 of the Core Strategy and RD2 of the local plan.

A recent review of the of the Five-Year Housing Land Position Statement has identified that the council's housing land supply has reduced from five years and six dwellings, to four years. The council has prepared a Housing Delivery Action Plan in accordance with the NPPF and PPG. The Action Plan will assist in securing a five-year land supply; some of the actions include reviewing the windfall allowance calculation, and working with developers to bring forward outline planning applications.

The revised Five-Year Housing Land Supply Position Statement was due to be published in April 2020, and any decisions made by the planning authority will take account of the presumption in favour of sustainable development as set out in Paragraph 11 of the NPPF.

The current local policies relating to housing will carry reduced weight during this period.

Planning policy guidance paragraph 008 states that, in decision-taking, if an authority cannot demonstrate a five-year housing land supply, including any appropriate buffer, the presumption in favour of sustainable development will apply, as set out in paragraph 11d of the National Planning Policy Framework.

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

The supporting information submitted with the planning application states that Crowle is a market town ranked high in the settlement survey and is a sustainable settlement capable of future growth. In terms of meeting the three dimensions of sustainability the supporting information states the use of the land would create jobs during the construction phase, contribute to the local economy and provide an additional dwelling to add to the local housing stock. In addition the information states the location of the site allows direct access to the market town with its range of amenities and to the countryside for recreation and, given the topography of the site and its proximity to existing dwellings, it will be viewed as part of the settlement rather than in isolation.

The sustainability statement provides the following commentary in respect of the sustainability credentials of the development:

The site is in walkable distance from a bus stop as one exists opposite the site heading north- east and the other is on Cranidge Close heading south-west which is 260m away towards town. The route to the south-west would allow for pedestrian access to the 2 primary schools (Crowle Primary on Windsor Road and St Norbert's Catholic Primary School) and a further walk to the secondary Academy at the southern end of the settlement. The centre of Crowle can be achieved in well under 10 minutes-walk, being around 600m away from the majority of the local services, which includes shops, pubs takeaways and all the other facilities associated with a small market town. It is considered that the proximity to the aforementioned services, amenities and community facilities would mean that the dwelling would not be solely reliant on the car.

The sustainability statement also makes reference to the North Lincolnshire Settlement Survey 2019 and highlights the range of facilities which Crowle has and that it ranks highly (8th) within the 76 settlements surveyed. The statement goes on to make the following concluding remarks:

The proposal site lies on the edge of the sustainable market town of Crowle. It is not remote from services and amenities and a dwelling would not be reliant solely upon the use of a car. The site is within walking distances of schools, essential services, and sustainable transport routes lay outside the site and within close walking distance. It is considered that the proposal would achieve a net gain in economic and social terms and all environmental issues can be mitigated through designing in measures at the reserved matters stage. Whilst the gains of this proposal are admittedly modest, they are not outweighed 'significantly or demonstrably' by any policies within the NPPF when taken as a whole.

and,

It is also considered that there are no protected areas or assets of particular importance impacted that are protected by the NPPF in relation to this application. The proposal site benefits from being alongside and opposite existing residential built form and on a topography and in a location that would not be read against the wider countryside; it is in fact a mild intensification of an area already characterised by residential development. The sit therefore being on the edge of a key settlement, has clear sustainability benefits and we would urge the LPA to maintain not objection on sustainability grounds in line with the guidance within the NPPF.

The proposed development would have the social and economic benefits of addressing the current undersupply of housing land by the provision of a market house which would contribute towards the Housing Land Supply delivery for North Lincolnshire. Investment in

construction and related employment would represent a benefit, as would the support which the additional population would produce for the local economy. The site is located directly adjacent to the settlement boundary to the north and west and is located in walking distance of Crowle Town Centre with its range of local services and access to sustainable modes of travel, including bus services and a train service with direct routes to Scunthorpe and Doncaster/Sheffield. The North Lincolnshire Sustainable Survey 2019 ranks the settlement of Crowle as 8th out of the 76 settlements scored within the survey and is classified as a Market Town/Large Service Centre having six of the seven key facilities. It is therefore noted that Crowle is a sustainable settlement in respect of its number of key facilities and the application site is within walking and cycling distance of these facilities/services. In addition there is a regular train service to both Scunthorpe and Doncaster with a wider range of services and amenities are available.

In terms of the environmental dimension the proposed dwelling would be located beyond the defined settlement boundary within the countryside. However, there are dwellings on the northern side of Eastoft Road (which extends the existing built form by a distance of 140 metres beyond the site boundary to the north-east) and any residential development on this site will not extend beyond the eastern boundary of the applicant's garden into the agricultural fields to the east (no further into the rural landscape). As the existing built form extends beyond the site along the northern side of Eastoft Road by a further 140 metres, any built form introduced on this development site would be viewed against the built backdrop of existing residential development in Crowle (including the applicant's existing bungalow) when entering the settlement along the A161 (Eastoft Road) and Crowle and not as an isolated form of built development in the countryside. In addition, an existing 2m high conifer hedge can be utilised as a screen for both built development and to provide privacy to any amenity space associated with the proposed dwelling. This, along with the topography of the site (where the application site occupies a significantly lower position in the sloping landscape) and the existing built form on the site (dwelling and agricultural shed to the rear), enables any additional built form to assimilate into the rural landscape.

Whilst the site is not subject to any formal landscape designation, the impact of development on non-designated landscapes is still a consideration. The site is bordered by housing to both its northern and western sides and therefore the introduction of an additional dwelling is not considered to result in an alien or discordant feature in the rural landscape. It is worth noting that this is a transitional site where the built form of the settlement gives way to agricultural fields but it is considered that as residential development will not extend beyond the eastern boundary of the applicant's existing garden then the development will retain clear visual differentiation between the settlement and the countryside.

The site is not designated as being of specific ecological importance, nor is it adjacent to such an area of designation. The applicants have demonstrated that there is the potential for biodiversity benefit through additional landscaping at the reserved matters stage. Overall, the site is considered to be of low environmental sensitivity and the change in the character of the landscape and public views will be small. Although there would be some degree of harm to the character and appearance of the area and a conflict with the development plan in this respect, the extent of harm does not weigh heavily in the balance and the environmental dimension of sustainable development is therefore considered to be achieved in this case.

Whilst the restrictive policies of the development plan (CS2, CS3 and CS8) do still apply, the lack of a five-year supply of housing land and the scale of the shortfall limit the weight

which can be attributed to these policies. Restricting development to land within development limits, if strictly applied, would severely affect the ability of the authority to address the need for housing. Overall it is considered that the proposal represents sustainable development in the context of the Framework, which sets a presumption in favour of sustainable development. The limited adverse impact of granting planning permission would not significantly and demonstrably outweigh the benefits of the proposal, when assessed against the policies in the Framework taken as a whole. For these reasons the principle of development is considered to be acceptable.

It is important to note the objections raised in relation to the settlement character and openness of existing built form in this part of Crowle. The prevailing settlement pattern and heights of dwellings along this part of the A161 (Eastoft Road) is mixed with the majority being detached dwellings with off-street parking to the front and private amenity space to the rear. There is a mix of bungalows and two-storey dwellings and a number of examples where dwellings are located adjacent to the highway or the highway footpath along Eastoft Road and, given the size of the site (36 metres by 40 metres), there is sufficient space in which to construct a dwelling of one or more storeys, for it to be set back from the highway and ensure sufficient clearance from the applicant's property (7 metres). On this basis it is considered that the site parameters allow for the erection of a dwelling without it being out of keeping with the character and appearance of the street scene.

Flood risk

The site is located within Flood Zones 2 and 3a as defined in the North Lincolnshire Strategic Flood Risk Assessment (SFRA). A Flood Risk Assessment (FRA) has been submitted with the application, which demonstrates that the land level at the site is significantly above the critical flood level established for this area. The Environment Agency (EA) has raised no objection to the proposed development on flood risk grounds. The proposal is for 'more vulnerable' development in a high flood risk zone, therefore the proposed development needs to be assessed against the sequential and the exceptions test. In addition, the FRA states that, due to the sloping nature of the site, the existing level to the front of the site is 5.2m AOD, which is significantly above the critical flood level of 4.1m AOD.

In terms of the sequential test, the applicant has identified four sites in and around Crowle which are available, however these are either in the same flood zone or are too large to accommodate a single dwelling. It is considered that there are no sites available in Crowle at a lower risk of flooding and on this basis the sequential test is considered to be passed.

The exceptions test then needs to be applied. The applicant has provided information in support of the application within the FRA. This supporting information sets out how the development is considered sustainable in terms of proximity and support to local services and can be constructed from and incorporate carbon efficient and low emission measures. In terms of community benefits the FRA highlights the proposal would widen the local housing stock and would support local services and public transport. The FRA states the ground levels on the existing site are 5.2m AOD and therefore the finished floor levels of the dwelling will be in excess of 4.4m AOD, which is above the critical flood level for this area.

Essentially, the two parts of the test require proposed development to show that it will provide wider sustainability benefits to the community that outweigh flood risk and that it will be safe for its lifetime, without increasing flood risk elsewhere and where possible reduce

flood risk overall. It is considered that the FRA satisfactorily demonstrates that the development will be safe without increasing flood risk elsewhere. The applicant has provided information as to how the development is considered to be of wider sustainable community benefit within both the FRA and the supporting statement; it is considered the proposed development will provide wider sustainability benefits that outweigh flood risk and the exceptions test is therefore considered to be passed. In conclusion, it is considered the applicant has demonstrated the proposal is safe from flooding without increasing flood risk elsewhere and the development will provide wider sustainable benefits to the community which outweigh flood risk; thus the proposal is considered to comply with policies DS16 and CS19 and the NPPF in terms of flood risk.

Other issues

This application is for outline planning permission with all matters for subsequent consideration (through the submission of a reserved matters application). Matters relating to the position and heights of windows, orientation of the dwelling, external appearance of the dwelling and scale would be considered at reserved matters stage. The potential loss of residential amenity arising from this subsequent planning application would be assessed at that stage of the planning process. Notwithstanding this, it is considered that the site is deep enough to ensure any dwelling could be sited a minimum distance of 20 metres from the objector's property on the opposite side of Eastoft Road to ensure sufficient separation and negate issues associated with overlooking or overbearing impact on neighbouring amenity. In addition, there is sufficient land within the site to provide multiple off-street parking spaces, together with a turning space, private amenity space and an area for bin storage. Impact on view is not a material planning issue and therefore cannot be considered in this case.

An existing gated access occupies a similar position to the access which serves the applicant's existing property and Highways have raised no objections to the proposal on grounds of highway and pedestrian safety. Measures can be taken to trim back the existing boundary hedge in its north-eastern corner to ensure that sufficient visibility can be achieved to the east along the A161.

Environmental Protection has recommended the imposition of a condition relating to contaminated land investigation, owing to agricultural activity on land surrounding the site. This site has been used as residential garden space since the existing dwelling was constructed before 1990 and as the vulnerability of the end use is not changing (it remains in residential use) it is considered neither reasonable or necessary to recommend a condition for contaminated land investigation in this case.

Conclusion

The proposed development conflicts with some of the restrictive policies of the development plan due to the site being outside of defined development limits where residential development is not normally supported. However, the proposal is considered to constitute sustainable development which would make a contribution towards meeting a proven shortfall in the provision of housing land within North Lincolnshire. Given the lack of a demonstrable five-year supply of deliverable housing sites, it is considered that the benefits of the proposed development with regard to the delivery of housing must be given significant weight in the planning balance. The adverse impacts of the development are considered to be limited and do not significantly and demonstrably outweigh the benefits

and as such, in line with the 'tilted balance' set out in paragraph 14 of the NPPF, the development must be considered acceptable and should be approved.

Pre-commencement conditions

A pre-commencement condition requiring the submission of a drainage strategy has been agreed with the applicant's agent. This is required as a pre-commencement condition as there are known surface water flooding issues in this part of the settlement and the local planning authority has to ensure the ground conditions are suitable for the proposed method of surface water disposal.

RECOMMENDATION Grant permission subject to the following conditions:

1.

Approval of the details of the layout, scale and appearance of the building(s), the means of access thereto and the landscaping of the site (hereinafter called 'the reserved matters') shall be obtained from the local planning authority in writing before any development is commenced.

Reason

The application has been made under Article 5(1) of the Town & Country Planning (Development Management Procedure) (England) Order 2015.

2.

Plans and particulars of the reserved matters referred to in condition 1 above, relating to the layout, scale and appearance of any buildings to be erected, the means of access to the site and the landscaping of the site, shall be submitted in writing to the local planning authority and shall be carried out as approved.

Reason

The application has been made under Article 5(1) of the Town & Country Planning (Development Management Procedure) (England) Order 2015.

3.

Application for approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission.

Reason

To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

4.

The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason

To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

5.

The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan and Site Plan (RPM Draughting Ltd) dated 4 Nov 2020.

Reason

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

6.

If, during development, any odorous, discoloured or otherwise visually contaminated material is found to be present at the site then no further development shall be carried out until a written method statement detailing how this contamination shall be dealt with has been submitted to and approved in writing by the local planning authority.

Reason

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

7.

No above-ground works shall take place until details have been submitted to and approved in writing by the local planning authority of the make, type and colour of all external facing materials for the development and only the approved materials shall be used.

Reason

To ensure that the building is in keeping with its surroundings in the interests of visual amenity, in accordance with policy DS1 of the North Lincolnshire Local Plan.

8.

No above-ground works shall take place until details of the positions, design, materials and type of boundary treatment to be built/planted have been agreed in writing by the local planning authority. The agreed boundary treatment shall be built/planted before the dwelling is occupied and once built/planted it shall be retained.

Reason

To provide an appropriate level of screening in accordance with policies H8 and DS1 of the North Lincolnshire Local Plan.

9.

No above ground works shall take place until details of:

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

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

Reason

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

10.

Adequate vehicle access, parking and turning 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.

11.

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 policy T19 of the North Lincolnshire Local Plan.

12.

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.

13.

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.

14.

The dwelling shall not be occupied until the vehicular access to it and the vehicle parking and turning space(s) serving it have been completed and, once provided, the vehicle parking and turning space(s) shall be retained.

Reason

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

15.

No development shall take place until a detailed flood risk statement and drainage strategy has been submitted to and approved in writing by the local planning authority. This should outline all sources of flood risk (including surface water, ground water and ordinary watercourse) and proposals to mitigate this, and include preliminary drainage layout plans. SuDS should be considered. Full ground investigations must be carried out along with a feasibility assessment for infiltration. Infiltration tests should comprise full-scale tests to demonstrate long-term effectiveness and suitability. Reference should be made to North Lincolnshire Council's SuDS and Flood Risk Guidance Document.

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.

16.

The development hereby permitted shall be constructed in accordance with the agreed method of surface water drainage disposal and the dwelling shall not be occupied until it has been connected to the agreed system.

Reason

To define the terms of permission and to ensure a satisfactory method of surface water disposal.

17.

Unless otherwise agreed in writing by the local planning authority no surface water shall be discharged into the main foul sewer at any time.

Reason

To define the terms of the permission and to ensure the site is safe from flooding without increasing flood risk elsewhere.

18.

No above-ground works 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 and from the highway onto the 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.

Reason

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

Informative 1

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

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

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

Informative 2

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

 development_boundary

0 30 60 90 120 150 m



..... Water Tower

**North
Lincolnshire
Council**

PA/2021/871