

APPLICATION NO	PA/2020/1115
APPLICANT	Infinite Holdings Ltd
DEVELOPMENT	Planning permission to erect a technical (non-service) crematorium facility, including associated works and infrastructure
LOCATION	Plot 26 Bloom Lane, Normanby Enterprise Park, Scunthorpe, DN15 9GE
PARISH	Flixborough
WARD	Burton upon Stather and Winterton
CASE OFFICER	Mark Niland
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Member 'call in' (Cllrs Elaine Marper, Ralph Ogg and Helen Rowson – significant public interest)
POLICIES	Objection by Flixborough Parish Council

National Planning Policy Framework:

Paragraph 38 – Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

Paragraph 47 – Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing.

Paragraph 55 – Planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. Agreeing conditions early is beneficial to all parties involved in the process and can speed up decision making. Conditions that are required to be discharged before development commences should be avoided, unless there is a clear justification.

Paragraph 170 – Planning policies and decisions should contribute to and enhance the natural and local environment by:

- (a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
- (b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
- (c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;
- (d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
- (e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and
- (f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

Paragraph 178 – Planning policies and decisions should ensure that:

- (a) a site is suitable for its proposed use, taking account of ground conditions and any risks arising from land instability and contamination. This includes risks arising from natural hazards or former activities such as mining, and any proposals for mitigation including land remediation (as well as potential impacts on the natural environment arising from that remediation);
- (b) after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990; and
- (c) adequate site investigation information, prepared by a competent person, is available to inform these assessments.

Paragraph 187 – Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to:

- (a) assess the significance of heritage assets and the contribution they make to their environment; and
- (b) predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.

North Lincolnshire Local Plan: DS1, DS7, DS11, DS14, DS16, LC5

North Lincolnshire Core Strategy: CS1, CS3, CS5, CS6, CS11, CS17, CS19

HELA DPD: SCUE-1

CONSULTATIONS

Highways: No objections subject to conditions.

Environment Agency: No objections subject to conditions relating to contamination.

Archaeology: Initially objected stating that there is insufficient information in the application to conclude that there will be no effects on the heritage assets arising from the proposals. This objection has now been removed following further clarification on the potential impact on heritage assets.

Drainage (Lead Local Flood Authority): No objections subject to conditions relating to the mitigation of surface water.

Network Rail: No objections.

Environmental Protection: No objections subject to conditions on air quality, land contamination and noise

Ecology: No comments received.

PARISH COUNCIL

The parish council...are strongly against the application. There is significant public interest and they would like the application to be called in to committee.

PUBLICITY

The proposal has been advertised by site notice. One objection has been received from Bulten Ltd, an adjacent company, which raises the following concerns:

- The application appears not to address discharge of material to atmosphere generated by the incineration process.
- The application does not appear to identify the height of any plumes being emitted from stacks.
- It is proposed that the site be operated on a 24 hour/7 day basis. What will be the traffic impact in terms of volume and vehicle type?
- The application suggests that waste from the whole of the East Midlands and possibly further afield will be processed on the site. What is the volume to be handled?
- The proximity of the proposed site to our warehouse may bring unwanted contaminants to our products which in turn may be passed on to our clients.
- The location is wholly unsuitable for such an enterprise and other sites must exist within the East Midlands area.

ASSESSMENT

Normanby Enterprise Park is situated to the north of Scunthorpe and comprises land that formed part of the Normanby Park Steel Works which closed down in 1981. The proposal site is located within an allocated Employment Zone SCUE-1 as identified by the Housing and Employment Land Allocations DPD 2016. The proposal is to erect a 'technical crematorium' that deals with incineration but with no associated services. The plot is accessible by using the existing road network serving Normanby Enterprise Park.

The proposed development was formally screened under the EIA Regulations prior to submission of the application and this screening exercise confirmed that the proposal does not constitute EIA development.

The assessment will focus on the following issues:

- **principle of development**
- **environmental issues**
- **land quality**
- **archaeology**
- **highways**
- **drainage**
- **character.**

Principle of development

Policy Allocation SCUE-1 sets out the tests against which any proposal located within the allocation will be judged. It states that land at Normanby Enterprise Park (35.10 hectares) is allocated for employment use. The site will be developed in accordance with the following site-specific criteria:

- The site should be developed for a mix of B1 (Business/Light Industrial), B2 (General Industrial) and B8 (Storage and Distribution) uses.

Policy CS1 of the Core Strategy, which represents the overall spatial strategy for North Lincolnshire, states, 'Opportunities for economic development will be provided within existing established employment locations as well as on additional sites. Focus will be on the town centre and areas to the north of the Scunthorpe urban area around the Normanby Enterprise Park'.

This proposal, which is industrial in its basic nature, is considered to align with both the allocation and the spatial strategy in principle and is therefore considered acceptable.

Environmental issues

Policy DS11 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.

Both the council's Environmental Protection Officer (EPO) as well as the Environment Agency (EA) have been consulted. The applicant has submitted stack height calculations in terms of air quality and a noise assessment. The EPO has no objections to the proposal subject to the imposition of conditions. The department is satisfied with the submitted stack height information, in terms of mitigating against air pollutants, and has recommended the imposition of a condition to control the height of flues. Notwithstanding this fact, the operation will require an environmental permit that is regulated by the local authority, which will control emissions to air. Therefore, in air quality terms, this proposal is considered acceptable.

With regard to noise, the EPO is agreeable with the Noise Assessment submitted by NJD Environmental Associates. It is considered that a condition linking the operational noise to that identified by the report is sufficient mitigation. This condition will therefore be attached. The EA comments express concern and mitigation towards managing the risks posed to controlled waters by this development and these are discussed within the land quality section.

It is therefore considered, subject to the aforementioned mitigation, that the proposal would align with policies DS1 and DS11 of the North Lincolnshire Local Plan.

Land quality

Policy DS7 of the North Lincolnshire Local Plan is concerned with contaminated land. It states that permission will only be granted on contaminated sites where a detailed site survey has been submitted, and a suitable scheme of remedial measures has been agreed to overcome any existing contamination.

The applicant has submitted a phase 1 desktop study; however, as mentioned, the site has historically formed part of Normanby Park Steel Works. The EPO states:

Historically the report identifies the site as open grass fields (OS maps 1885–86). There were no changes to the site until 1948 when a railway embankment is shown crossing the site from east to west. By 1956 a second railway and possible cutting crosses the northern part of the site. By 1966 earthworks are shown in the south-west corner of the site, but unfortunately the northern area is not covered by mapping. By 1978 the southern railway has expanded and is shown to be up to 30 metres wide. An electricity cable now crosses the northern boundary of the site. A sizeable pond and pits are shown to enter the south-west corner of the site. By 1980 an area of potential reworking is shown on the north-west side of the railway embankment. By 2002 the northern railway has been removed and realigned beyond the site boundary. By 2010 the site is shown with a drain marked within the northern boundary.

Therefore, notwithstanding the submitted desk top survey, the EPO has requested a condition which seeks remediation and verification reports. The EA has been consulted and has stated that controlled waters are particularly sensitive in this location because the proposed development site is located upon a secondary A aquifer. The application's Phase 1 Desk Study report demonstrates that it will be possible to manage the risks posed

to controlled waters by this development. Further detailed information will, however, be required before built development is undertaken. They believe that it would place an unreasonable burden on the developer to ask for more detailed information prior to the granting of planning permission but respect that this is a decision for the local planning authority. In light of the above, the proposed development will be acceptable if a planning condition is included requiring the submission of a remediation strategy. This should be carried out by a competent person in line with paragraph 178 of the National Planning Policy Framework (NPPF).

The proposed condition fairly echoes that put forward by the EPO and any permission will therefore be subject to this mitigation. It is considered then that, subject to a full land contamination condition, the proposal at this stage aligns with policy DS7 of the North Lincolnshire Local Plan.

Archaeology

Core Strategy policy CS6 (Historic Environment) states, 'The council will seek to protect, conserve and enhance North Lincolnshire's historic environment as well as the character and setting of area of acknowledged importance, including historic buildings, conservation areas, listed buildings (both statutory and locally listed), registered parks and gardens, scheduled ancient monuments and archaeological remains...' and 'Development proposals should provide archaeological assessments where appropriate.'

Policy HE9 states, 'Where development proposals affect sites of known or suspected archaeological importance, an archaeological assessment, to be submitted prior to the determination of a planning application, will be required. Planning permission will not 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.'

Allocation SCUE-1 states that a heritage assessment will be required to demonstrate that the development will have no adverse impact on the historic environment. Particular regard will need to be taken of the impact of any proposals upon those elements which contribute to the significance of the scheduled monument to the west of this allocation and to the moated site which lies within this site. Development proposals should ensure that those elements which contribute to their significance are conserved.

The applicant has submitted a heritage statement in accordance with paragraph 189 of the NPPF and SCUE-1. The archaeologist has been consulted and has withdrawn earlier concerns about the smoke levels from the chimneys adversely affecting the public experience of the moated site. The applicant had confirmed that 'the only possible visible emission is on very cold days when you may see a visible vapour plume (like when you breathe out on a frosty morning) created from the water vapour in the flue gases, but this will be short-lived and typically limited to a few occasions per year subject to winter ambient external temperatures.'

It is therefore considered that the proposal would align with policies CS6, HE9 and Allocation SCUE-1.

Highways

Policy T2 of the North Lincolnshire Local Plan is concerned with access to development and states that all development should be served by a satisfactory access. Policy T19 of

the local plan is concerned with parking provision, as well as general safety, and is also considered relevant.

SCUE-1 also states that vehicular access should be from existing distributor roads that serve the wider Enterprise Park. There should be no new accesses directly onto the B1430 Normanby Road. The highway authority may be seeking contributions from developers for improvements to Normanby Road and the Normanby Road/Mannaberg Way roundabout.

The proposal is accompanied by a Transport Statement and the council's sustainable transport officer has stated that, based on the information, they have no comments to make. The applicant has also shown on plan an acceptable access arrangement, as well as ample off-street parking provision. The council's Highways Development Control team have been consulted and have no objection subject to conditions relating to the laying of hard paved areas prior to use. The site is located within an established enterprise park and has good access to the strategic highway network. Therefore, subject to the aforementioned mitigation, the proposal would accord with policies T2 and T19 of the North Lincolnshire Local Plan.

Drainage

Policy CS19 of the Core Strategy is concerned with flooding, whilst policy DS14 of the North Lincolnshire Local Plan is concerned with both surface water and foul drainage; both are relevant. The site is located within flood zone 1 in accordance with the North and North East Lincolnshire SFRA 2011.

SCUE-1 states that a flood risk assessment should be prepared as part of the application process to assess and mitigate the risk of flooding from surface water drainage. Where practical, sustainable urban drainage systems should be incorporated into the development.

The applicant has provided a Flood Risk Assessment and Drainage Strategy, prepared by Anthony Jones, Waterco Ltd. Notwithstanding this, the council's drainage team (LLFA) has requested conditions relating to surface water. They state, '...We are unsure why the proposed outfall has not been surveyed with respect to providing a suitable solution without the need to provide a pumped solution. A pumping station should be the last option. There is a watercourse on the northern boundary that could be utilised as a positive outfall solution. This should be investigated further. There are design issues to be considered and investigated further with respect to the design of the permeable paving system and increasing the size of the existing pond...Notwithstanding the above, the LLFA Drainage Team has no objection to the proposed development (subject to conditions).'

The conditions recommended by the drainage team will provide adequate mitigation in respect of surface water drainage, are considered to meet the tests for conditionality and will be attached to any permission. The proposal is therefore in accordance with policies CS19 and DS14, as well as SCUE-1.

Character and landscaping

Policy CS5 of the North Lincolnshire Core Strategy is also relevant. It 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' and '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.

The applicant has shown on plan that the site would be softened with planting and a pond, as well as a hawthorn hedge. Much of this assimilates the site with the more rural nature to the north and is considered appropriate. The building itself, with flues, will obviously be prominent; however, it is read against the existing buildings located within the Normanby Enterprise Park and is, in any case, within an employment zone allocation. As expected, the building would have an industrial appearance; however, the palette of materials put forward, as well as the colourway, is considered appropriate. The applicant has detailed both the block and elevation plans with planting areas, boundaries and a pond, and these will therefore be secured through the approved plans condition.

Ecology

Policy CS17 is concerned with biodiversity and sets out principles for the management of schemes in order to achieve a net gain for wildlife habitat networks. Policy LC5 of the local plan is concerned with protected species. These are reinforced by paragraph 170 of the NPPF; SCUE-1 also states that an ecology survey will be required.

The applicant has provided an ecology assessment and has shown on plan methods for increasing biodiversity within the site, including the creation of a pond and the planting of native species. The ecologist has not provided a response and therefore it is considered unreasonable to attach conditions in terms of a biodiversity management plan as the proposal does show methods for achieving gain. Only conditions tying the proposal to the submitted information will be attached. The proposal is considered to align with policies CS17 and LC5, and paragraph 170 of the NPPF.

Pre-commencement conditions

There is a requirement under the Town and Country Planning (Pre-Commencement Conditions) Regulation 2018 for LPAs to either agree the imposition of pre-commencement conditions or give requisite notice that they will be attached. Section 4 sets out the following:

- (4) A notice referred to in paragraph (1)(a) must include:
 - (a) the text of the proposed pre-commencement condition;
 - (b) the full reasons for the proposed condition, set out clearly and precisely;
 - (c) the full reasons for the proposed condition being a pre-commencement condition, set out clearly and precisely; and
 - (d) notice that any substantive response must be received by the authority or, as the case may be, the Secretary of State no later than the last day of the period of 10 working days beginning with the day after the date on which the notice is given.

This process has been adhered to and so all pre-commencement conditions recommended are considered to be in accordance with the above legislative requirements.

Conclusion

The proposal is considered to align with the requirements set out under SCUE-1, as well being acceptable in principle. All technical concerns are mitigated through the imposition of the conditions discussed within this report.

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

1.
The development must be begun before the expiration of three years from the date of this permission.

Reason

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

2.
The development hereby permitted shall be carried out in accordance with the following approved plans: 29404-6; 2904-7A.

Reason

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

3.
The development shall not be brought into use until:

- (i) the access roads to the service and customer parking area;
- (ii) the loading, off-loading and turning areas for all vehicles; and
- (iii) the parking spaces and access aisles (including surface markings);

have been provided and all these facilities shall thereafter be so retained.

Reason

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

4.
The proposed new unit shall not be brought into use until the vehicle access to it and the vehicle parking, turning and servicing areas serving it have been completed in accordance with the approved details. Once complete the vehicle parking, turning and servicing areas shall be retained.

Reason

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

5.
Unless otherwise agreed by the local planning authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until parts 1 to 4 below have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site

affected by the unexpected contamination to the extent specified by the local planning authority in writing until part 4 has been complied with in relation to that contamination.

Part 1: Site Characteristics

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

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

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Part 2: Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the local planning authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, a timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Part 3: Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the local planning authority. The local planning authority must be given two weeks' written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the local planning authority.

Part 4: Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the local planning authority. An investigation and risk assessment must be undertaken in accordance with the requirements of Part 1, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of Part 2, which is subject to the approval in writing of the local planning authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the local planning authority in accordance with Part 3.

Reason

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

6.

Flues serving the cremators shall terminate at a minimum height of 13 metres above ground level. Details of any changes proposed to the flues shall be submitted to and approved in writing by the local planning authority before implementation.

Reason

To protect air quality in accordance with policies DS1 and DS11 of the North Lincolnshire Local Plan.

7.

The rating level of noise emitted from the crematorium shall not exceed background levels as detailed in the report NJD Environmental Associates, Noise Assessment, Bloom Lane Normanby Enterprise Park Scunthorpe, report reference NJD19-0026-002R dated May 2020, at any residential boundary. The definition of rating level shall be as described in BS 4142:2014 + A1:2019.

Reason

To mitigate unacceptable noise levels in accordance with policies DS1 and DS11 of the North Lincolnshire Local Plan.

8.

No development shall take place (or building/property to be occupied) until a detailed surface water drainage scheme for the site has been submitted to and approved in writing by 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.

9.

The drainage scheme shall be implemented in accordance with the approved submitted details required by condition 8 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.

10.

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

Reason

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

11.

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

Reason

To prevent the increased risk of flooding to themselves and others, to improve and protect water quality, and to ensure the implementation and future maintenance of the sustainable drainage structures in accordance with policy DS16 of the North Lincolnshire Local Plan, policies CS18 and CS19 of the North Lincolnshire Core Strategy, and paragraphs 155, 157, 163 and 165 of the National Planning Policy Framework.

12.

The proposed development hereby approved shall be carried out in accordance with the recommendations set out within the Ecology Appraisal by Bowland Ecology dated December 2019.

Reason

To encourage wildlife habitat networks and to accord with policy CS17 of the Core Strategy.

Informative 1

Our records indicate that the proposed development site is bounded by a watercourse on the northern boundary. Following inspection, the watercourse may need to be cleared, replaced, protected or diverted by the landowner at their expense in accordance with their riparian responsibilities. An easement adjacent to the watercourse may need to be provided for future maintenance. Any other drainage feature found during excavations must be immediately reported to the LLFA Drainage Team on 01724 297522, prior to any further construction works being carried out.

Informative 2

Please refer to the Environment Agency's 'Living on the edge - Riverside ownership rights and responsibilities' document which can be found online for further information. Compliance with this guidance is to ensure the free flow of surface water is maintained throughout the development.

Informative 3

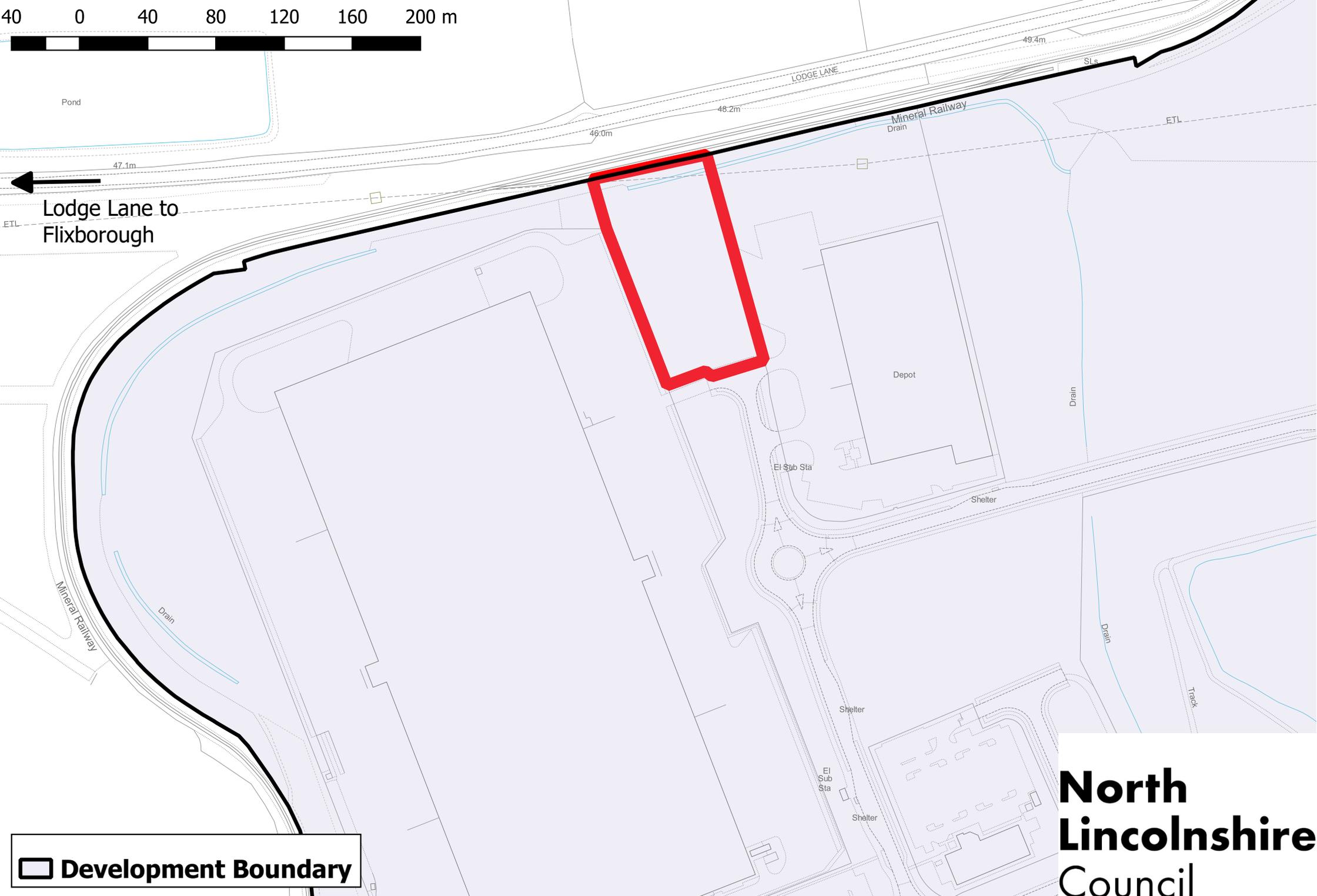
Alterations and/or connections into the watercourse must be consented by the local Internal Drainage Board through an Ordinary Watercourse Consent and appropriate discharge rates must be agreed. Compliance with this guidance is to ensure the free flow of surface water is maintained throughout the development.

Informative 4

Connections into the highway drain must be consented by North Lincolnshire Council's LLFA Drainage Team, in their capacity as Lead Local Flood Authority, through an Ordinary Watercourse Consent and appropriate discharge rates must be agreed. Please contact the LLFA Drainage team 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 5

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.



Lodge Lane to Flixborough

Development Boundary

North Lincolnshire Council

PA/2020/1115

