

**APPLICATION NO** PA/2021/1290

**APPLICANT** Mr Adrian Axe

**DEVELOPMENT** Outline planning permission to erect 2 dwellings (including demolition of existing buildings) with all matters reserved for subsequent consideration

**LOCATION** Axholme Poultry Farm, Station Road, Owston Ferry, DN9 1AW

**PARISH** Owston Ferry

**WARD** Axholme South

**CASE OFFICER** Kevin Robinson

**SUMMARY RECOMMENDATION** **Grant permission subject to conditions**

**REASONS FOR REFERENCE TO COMMITTEE** Departure from the development plan

## **POLICIES**

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 54 – Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition.

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 79 – Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:

- (a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside
- (b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets
- (c) the development would re-use redundant or disused buildings and enhance its immediate setting
- (d) the development would involve the subdivision of an existing residential dwelling, or
- (e) the design is of exceptional quality, in that it:
  - is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and
  - would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.

Paragraph 155 – Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.

Paragraph 159 – If it is not possible for development to be located in zones with a lower risk of flooding (taking into account wider sustainable development objectives), the exception test may have to be applied. The need for the exception test will depend on the potential vulnerability of the site and of the development proposed, in line with the Flood Risk Vulnerability Classification set out in national planning guidance.

Paragraph 189 – In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Paragraph 192 – In determining applications, local planning authorities should take account of:

- (a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- (b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- (c) the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 202 – Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

**North Lincolnshire Local Plan:**

DS1, DS7, DS11, DS14, DS16, HE5, HE9, L5, T2, T19, DS14, RD2, RD10, H5

**North Lincolnshire Core Strategy:**

CS1, CS2, CS3, CS5, CS6, CS7, CS8, CS17, CS18, CS19

**CONSULTATIONS**

**Environmental Protection:** No objections subject to a condition relating to contaminated land.

**Environment Agency:** No objections.

**Drainage (Lead Local Flood Authority):** No objections.

**Highways:** No objections.

**Ecology:** No objections subject to a condition for biodiversity net gain.

**Historic Environment Record:** Raise objections on grounds of impact on the historic landscape and on the neighbouring scheduled ancient monument.

**Recycling:** Advise on bin sizes and details for collection.

**PARISH COUNCIL**

Supports the proposal. Requests an informative that the electricity sub-station should not be locked and for details of drainage to the proposal.

**PUBLICITY**

A site notice has been displayed. No comments have been received.

**ASSESSMENT**

**Planning history**

This proposal is a resubmission of an extant permission (PA/2017/371 - Outline planning permission for two dwellings (including demolition of existing buildings) with all matters reserved for subsequent approval) which expires on 17 January 2022.

PA/2020/1345 grants permission for two dwellings to the immediate west of this proposal.

## **Constraints**

Flood zone 2/3a – North and North East Lincolnshire SFRA 2011

Open countryside – HELA DPD 2016

Adjacent to grade II listed barn

Adjacent to the scheduled monument of Kinaird motte and bailey castle.

## **Site characteristics**

The site is adjacent to the development boundary of Owston Ferry: the listed threshing barn to the south of the site falls within the defined limits, with the two properties proposed here and the approved pair to the west falling outside of the development limits. The site is within flood zone 2/3a (fluvial), and is close to the scheduled monument of Kinaird motte and bailey castle.

The application is a resubmission of the previously approved scheme referenced PA/2017/371. As such, the key issues in considering this submission are whether there has been any significant change in the policy base for the application type, or its location, and whether there are any changes in the locality which would result in the proposal now being unacceptable.

**The key issues are considered to be:**

- **the principle of the development;**
- **impacts upon heritage assets and the character of the area;**
- **impacts upon residential amenity;**
- **highway safety;**
- **flood risk and drainage;**
- **ecology; and**
- **land contamination.**

## **Principle of the development**

Policy CS1 of the Core Strategy states that, in the countryside, support will be given to development that promotes rural economic diversification and small-scale employment opportunities, particularly on previously used land or in existing rural buildings. Tourism development will also be supported, in particular the development of green tourism making the most of the area's important natural and built environments.

Policies CS2 and CS3 attempt to restrict development within the open countryside stating that any development that takes place outside the defined development limits of settlements or in rural settlements in the countryside will be restricted. Only development that is essential to the functioning of the countryside will be allowed to take place. This might include uses such as those related to agriculture, forestry or other uses which require

a countryside location or which will contribute to the sustainable development of the tourist industry.

Policy RD2 of the North Lincolnshire Local Plan is concerned with development within the open countryside and comprises two parts. Firstly, it sets out in principle those development types that are supported in the open countryside:

- part (v) allows for ‘...the re-use and adaptation of existing rural buildings’, and
- part (vii) allows for ‘...the replacement, alteration or extension of an existing dwelling.’

The second part is criteria-based allowing for the assessment of those development types.

Paragraph 47 of the NPPF states that planning law requires applications for planning permission to 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 79 (b) states that the development of isolated homes in the countryside should be avoided unless ‘...the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets.’

With regard to the principle of the development the proposal, the site was previously considered to be a sustainable location and acceptable for residential development. There has been no policy changes in this respect and the development is therefore considered to remain acceptable in principle.

### **Impacts upon heritage assets and the character of the area**

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....’

‘Safeguarding the nationally significant medieval landscapes of the Isle of Axholme (notably the open strip fields and turbaries)...’, and

‘Development proposals should provide archaeological assessments where appropriate’.

Local plan policy HE8 (Ancient Monuments) directs that ‘Development proposals which would result in an adverse effect on Scheduled [Ancient] Monuments and other nationally important monuments, or their settings, will not be permitted.’

Local plan policies LC7 and RD2 also apply as the development is within the open countryside; policy LC7 (Landscape Protection) states, ‘Development which does not respect the character of the local landscape will not be permitted’. Policy RD2 (Development in the Open Countryside) requires that such development is strictly controlled stating that only certain essential development that meets very specific criteria will be

permitted and residential use is not referred to as a justification to depart the provisions of this policy.

The application site lies within the Area of Special Historic Landscape Interest of the Isle of Axholme (ASHLI). This area is locally designated for its unique historic landscape retaining the pattern of ancient open strip fields and enclosed fields surrounding the villages on the Isle, and the Turbaries (areas of historic peat cutting). This historic landscape is considered to be of national importance and local plan policy LC14 applies which states:

‘The Isle of Axholme is designated as an area of Special Historic Landscape Interest. Within this area, development will not be permitted which would destroy, damage or adversely affect the character, appearance or setting of the historic landscape, or any of its features. Development required to meet the social and economic needs of rural communities and small-scale tourist and outdoor sport and recreational development will be permitted provided such development is related to the historic landscape and its features. A high standard of design and siting in new development will be required reflecting the traditional character of buildings in the area and the character of the historic landscape, and using materials sympathetic to the locality. Schemes to improve, restore or manage the historic landscape will be sought in connection with, and commensurate with the scale of, any new development affecting the area of Special Historic Landscape Interest.’

The National Planning Policy Framework (NPPF, 2021) provides guidance to local authorities for conserving and enhancing heritage assets and their settings, which includes historic areas and landscapes (Annex 2: Glossary; Heritage asset).

Paragraph 8 refers to the role of the planning system to contribute to achieving sustainable development under three overarching objectives: economic, social and environmental. The environmental objective includes contributing to protecting and enhancing the historic environment.

Section 16 (paragraphs 189 to 208) of the NPPF details the government’s approach to conserving and enhancing the historic environment.

Paragraph 189 describes heritage assets as ‘an irreplaceable resource’ to be ‘conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations’.

Paragraphs 194 and 195 require an applicant and local planning authorities to identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset). This assessment should be taken into account when considering the impact of a proposal on a heritage asset, and used to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal (paragraphs 199 to 203). The desirability of new development making a positive contribution to local character and distinctiveness should be taken into account by local planning authorities when determining planning applications (NPPF, 197).

Local planning authorities should also look for opportunities for new development within the setting of heritage assets to enhance or better reveal their significance (NPPF, 206).

A heritage asset is defined in the NPPF (Annex 2, Glossary) as ‘A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).

Significance (for heritage policy) is defined as: 'The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting...'. The definition of the setting of a heritage asset is given as 'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.'

In this regard the comments from the HER Officer are noted. However, given the neighbouring permissions and the contained nature of the site against the development limits, it is not considered there is any appreciable intrusion into the historic landscape area. The proposal would be within the context of existing built form and, subject to the neighbouring permissions being built out, would be seen within a yet more enclosed context of residential development. The relationship to the neighbouring designated heritage assets (listed barn and scheduled monument) are also considered to not result in any significant detrimental effect. Given the relationships, the impacts would be considered to be neutral and therefore acceptable in heritage conservation terms.

The proposal is considered to be acceptable in this regard against policies CS6, HE5, HE8, LC7 and LC14.

### **Impacts upon residential amenity**

Policy CS5 of the Core Strategy is concerned with raising design standards in North Lincolnshire, whilst H5 of the local plan is concerned with new housing developments; both are considered relevant. Policy RD2 of the local plan seeks to protect the open countryside and is also relevant, whilst DS1 of the local plan is partly concerned with the protection of residential amenity.

In this regard the proposal has sufficient space to provide for two dwellings to be suitably separated from neighbours and to not result in any significant impacts of overlooking, overshadowing or oppression upon any existing neighbours. Whilst the details are to be considered at reserved matters stage, the proposal is considered to be acceptable in this regard against policies CS5, H5, RD2 and DS1.

### **Highway safety**

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

The application shows details for access arrangements as well as off-street parking provision. The council's Highways Development Control team have been consulted and have no objection subject to the imposition of conditions relating to the laying of hard paved areas prior to occupation. Therefore, subject to the aforementioned mitigation, the proposal would accord with policies T2 and T19 of the North Lincolnshire Local Plan.

### **Flood risk and drainage**

Policy CS19 of the Core Strategy is concerned with flood risk. It states that development in areas of high flood risk will only be permitted where it meets the following prerequisites:

1. it can be demonstrated that the development provides wider sustainability benefits to the community and the area that outweigh flood risk
2. the development should be on previously used land; if not, there must be no reasonable alternative developable sites on previously developed land
3. a flood risk assessment has demonstrated that the development will be safe, without increasing flood risk elsewhere, by integrating water management methods into the development.

The site is located within flood zone 2/3a within the North Lincolnshire SFRA 2011. The applicant is therefore required to submit a flood risk assessment as well as pass both the sequential and exceptions tests given the move to a more vulnerable flood risk classification (see also paragraphs 100, 101 and 102 of the NPPF).

### ***Sequential test***

The applicant has not provided any information on sequential testing. However, given the site for the development is located on land adjacent to the settlement limit and enclosed by existing or 'approved for development' and residential properties, and that alternative sites in the settlement of Owston Ferry, predominantly falls within the same flood zone (2/3a), it is reasonable to determine that no alternative sites would be applicable to this proposal. It can therefore be reasonably justified that no other sites would meet the specific requirements of this proposal, and the sequential test is passed

### ***Exceptions test***

NPPF paragraph 160 states: 'for the exception test to be passed it should be demonstrated that:

- (a) the development would provide wider sustainability benefits to the community that outweigh the flood risk; and
- (b) the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.'

The wider sustainability benefits of this proposal are in the environmental benefits from the redevelopment of what is becoming a deteriorating site of former agricultural buildings, the economic benefits of additional development, and the environmental benefits in reducing the extent of hard standing and providing sustainable drainage elements to the site. Part 'a' is therefore considered to be passed.

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 applicant has submitted a flood risk assessment and outline drainage strategy. The Environment Agency and LLFA have been consulted and have no objections to the scheme subject to the imposition of conditions. It is considered that this mitigation would make the scheme safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere and, where possible, will reduce flood risk overall; part 'b' of the exceptions test is therefore considered passed.



Therefore, subject to a condition requiring the aforementioned mitigation, it is considered that the proposal would accord with policies CS19 of the Core Strategy, and DS14 and DS16 of the North Lincolnshire Local Plan.

## **Ecology**

Policy CS17 of the Core Strategy, as well as paragraph 170 of the NPPF, relate to biodiversity. Paragraph 170 states in part that a net gain for biodiversity should be achieved.

The site is not designated for any known ecological interest. The council's ecologist has been consulted on the application and has raised no objections. To ensure the proposal achieves a gain for ecological interest an appropriately worded condition should be attached. The proposal is therefore considered to be acceptable in this regard in line with the aims of policy CS17.

## **Land contamination**

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 Environmental Health Officer has assessed the scheme and recommends a condition requiring the submission of a desk top study, remediation and verification reports. The site is brownfield and laid to hard standing, and provided a storage area for all types of machinery; the imposition of this condition is therefore considered reasonable. The proposal would therefore accord with policy DS7 of the North Lincolnshire Local Plan.

## **Conclusion**

The proposed development of the site for two dwellings is considered to be acceptable in principle.

## **Pre-commencement conditions**

The pre-commencement conditions included in the recommendation have been agreed with the applicant/agent.

## **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.

No development shall take place until a full schedule of all external facing materials has been submitted to and approved in writing by the local planning authority to include all bricks, joinery products, roof coverings, rainwater goods and external finishes, and only the approved materials shall be used.

Reason

To retain the character of the area in accordance with policy HE5 of the North Lincolnshire Local Plan.

6.

The dwellings shall not be occupied until the vehicular access to them and the vehicle parking and turning spaces serving them 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.

7.

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 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.

8.

No development shall take place until a biodiversity management plan has been submitted to and approved in writing by the local planning authority. The plan shall include:

- (a) details of measures to avoid harm to nesting birds during demolition, vegetation clearance and construction works;
- (b) details of bat roosting features to be installed;
- (c) details of nesting sites to be installed to support barn owls, little owls and other bird species;
- (d) restrictions on lighting to avoid impacts on bat roosts, bat foraging areas, bird nesting sites and sensitive habitats;
- (e) provision for hedgehogs to pass through any fencing installed between gardens and between areas of grassland;
- (f) prescriptions for the planting and aftercare of native trees, shrubs and hedgerows of high biodiversity value;
- (g) proposed timings for the above works in relation to the completion of the dwellings.

#### Reason

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

9.

The biodiversity management plan shall be carried out in accordance with the approved details and timings, and the approved features shall be retained thereafter, unless otherwise approved in writing by the local planning authority. Prior to the completion of the approved development, the applicant or their successor in title shall submit a report to the local planning authority, providing evidence of compliance with the biodiversity management plan.

Reason

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

10.

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), no buildings or extensions shall be erected on the site other than those expressly authorised by this permission.

Reason

To maintain the living standards of the adjoining residential property/the surrounding residential area and to enable any alternative use to be assessed against the criteria in policy DS4 of the North Lincolnshire Local Plan.

11.

The development hereby permitted shall be carried out in accordance with the following approved plans: 418-17 Drawing 1 of 1.

Reason

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

12.

The details to be submitted in respect of reserved matters for any phase of development shall include a scheme for the provision of surface water drainage works which shall be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development.

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.

13.

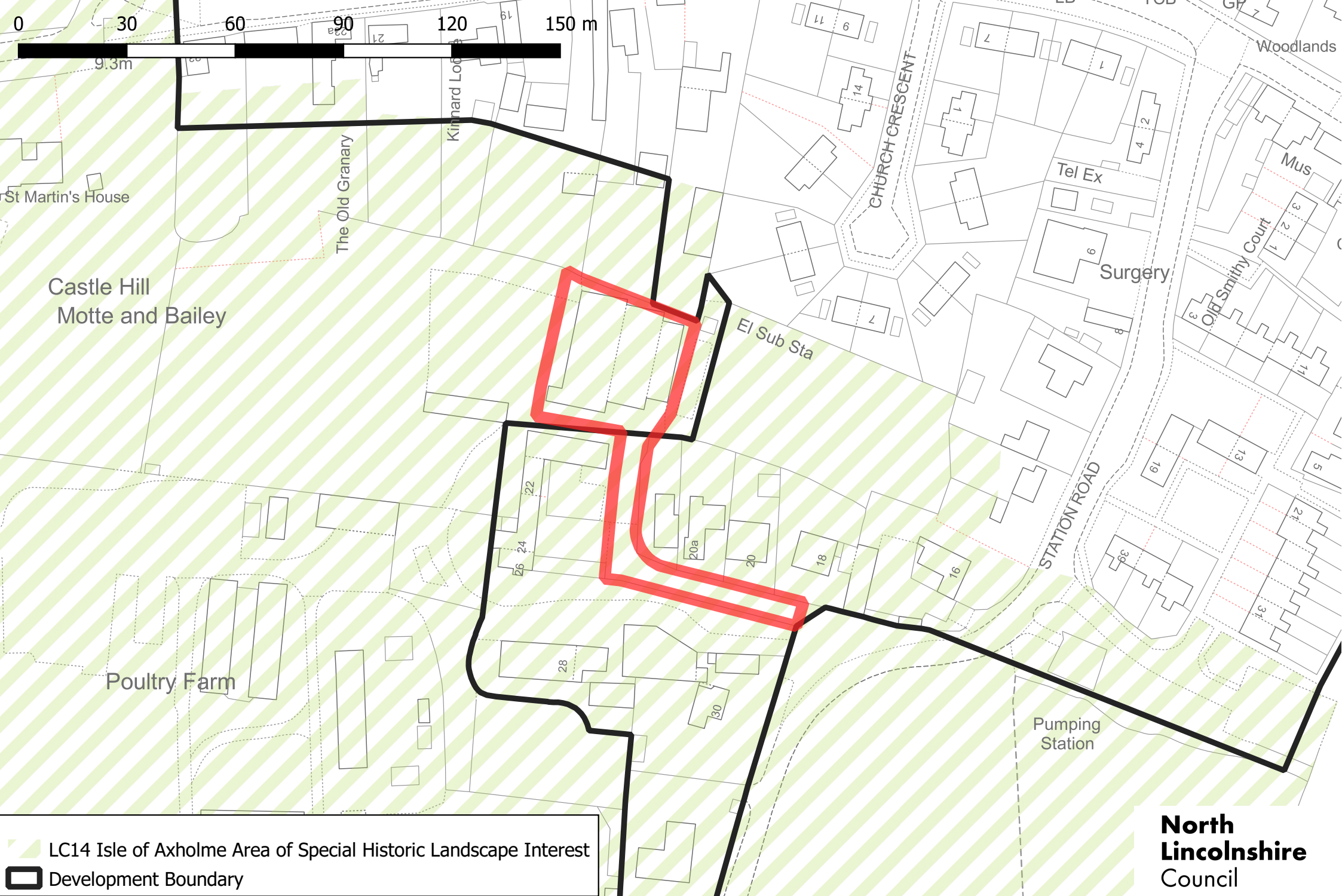
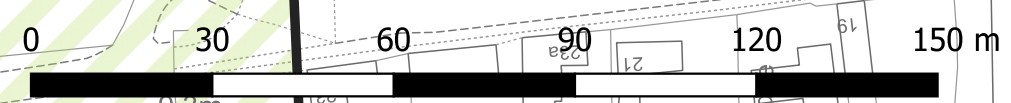
The drainage scheme shall be implemented in accordance with the approved submitted details required by condition 12 above, completed prior to the occupation of any dwelling or building within each phase or sub-phase of the development on site, and thereafter retained and maintained in accordance with 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.

## Informative

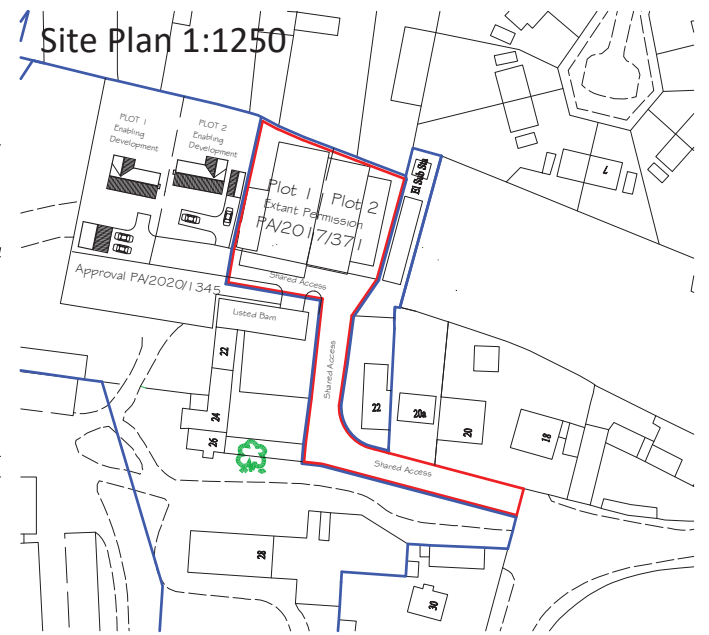
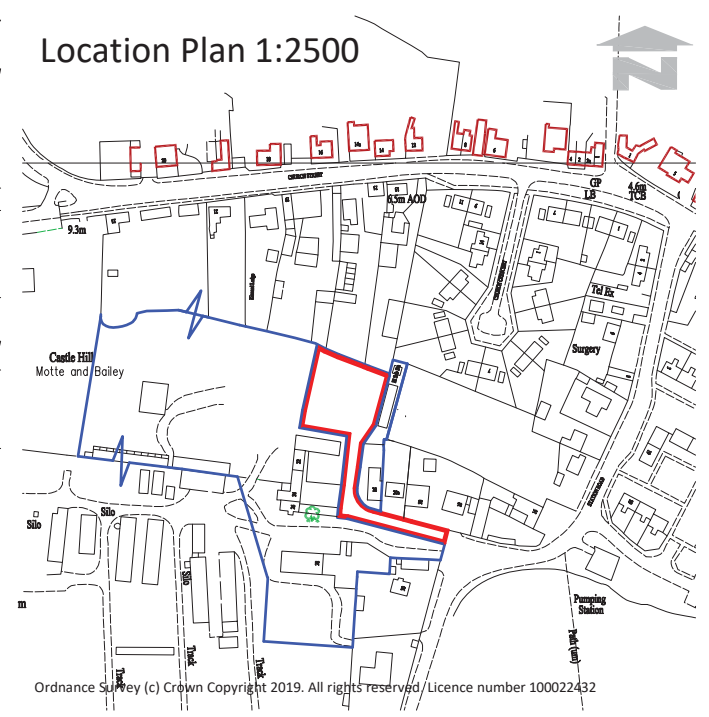
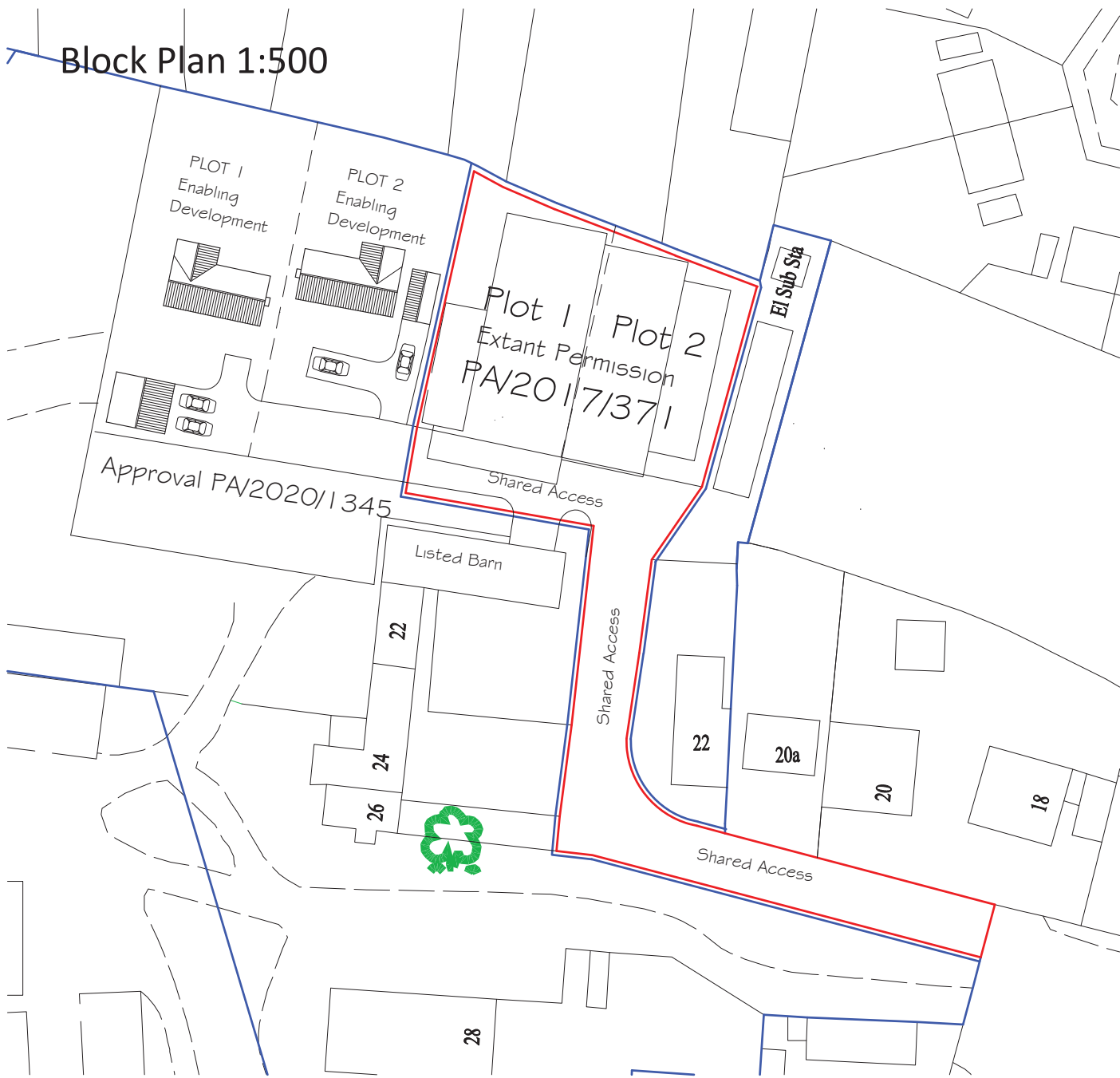
In determining this application, the council, as local planning authority, has taken account of the guidance in paragraph 38 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.



 LC14 Isle of Axholme Area of Special Historic Landscape Interest  
 Development Boundary

**North  
Lincolnshire  
Council**

# PA/2021/1290 Indicative layout (not to scale)



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Client Mr A Axe  
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Scale As noted  
Dwg No 1 of 1  
Ref No 418-21

Proposal  
Drawing

2 Building Plots, adj 24 Station Road,  
Owston Ferry, Doncaster, DN9 1AW.  
Location, Site and Block Plans