

**APPLICATION NO** PA/2021/1612

**APPLICANT** Mr Paul Davies

**DEVELOPMENT** Outline planning permission to erect four dwellings, garages and associated works with scale, appearance and landscaping reserved for subsequent consideration

**LOCATION** Grey Green Farm, Woodhouse Road, Woodhouse, Belton, DN9 1QQ

**PARISH** Belton

**WARD** Axholme Central

**CASE OFFICER** Deborah Oikeh

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

**REASONS FOR REFERENCE TO COMMITTEE** Objection by Belton Parish Council  
Departure from the development plan

## **POLICIES**

**National Planning Policy Framework:** 78

**North Lincolnshire Local Plan:** DS1, DS7, DS11, DS14, DS16, H7, H8, T2, T19, RD2, RD10 and LC14

**North Lincolnshire Core Strategy:** CS1, CS2, CS3, CS5, CS6, CS7, CS17 and CS19

**Housing and Employment Land Allocations DPD:** Policy PS1 (Presumption in Favour of Sustainable Development)

## **CONSULTATIONS**

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

**Environment Agency:** No objections.

**Drainage (Lead Local Flood Authority):** No objection subject to conditions and informatives.

**Environmental Protection:** No objection subject to conditions.

**Historic Environment Record:** Objects with the reason that the extension of residential development in this location would be an unacceptable intrusion of the built environment into the historic landscape, contributing to adverse character change and affecting the setting and legibility of the early enclosures.

## **Ecology:**

- Proposes conditions as development would affect the Isle of Axholme historic landscape.
- Works would result in harm to a bat roost. Consent can only be given if sufficient evidence is presented that the tests of European Protected Species (EPS) licensing are met.
- Planning conditions are proposed to minimise harm to protected and priority species and habitats and to seek a net gain in biodiversity in accordance with the Defra Small Sites Metric.

## **PARISH COUNCIL**

Objects on the following grounds:

- The site is outside the development boundary and backland development.
- Access to the site is difficult.

## **PUBLICITY**

Advertised by site notice. Three responses have been received, which are summarised below:

- outside the development boundary of Belton
- increased impact on highways access, drainage, school and other services
- overshadowing impact of the proposal
- impact of noise and disturbance to elderly residents.

## **ASSESSMENT**

### **Planning history**

- 2/1986/0443: Change of use to timber business and widening of an existing access – approved 26/09/1986
- 2/1989/0768: Erect a domestic extension and construct a vehicular access – approved 29/08/1989
- 2/1991/0991: Erect a farm shop – refused 16/03/1992
- PA/2015/1269: Outline planning permission to erect a detached dwelling and garage with appearance, landscaping, layout and scale reserved for subsequent approval – approved 16/12/2015
- PA/2016/1537: Planning permission to erect a detached chalet bungalow and garage – approved 18/01/2017

## **Proposal and site characteristics**

Outline planning permission is sought to erect four dwellings and garages, whilst reserving scale, appearance and landscaping for subsequent consideration. The site comprises existing detached dwellings, agricultural barns and outbuildings along Woodhouse Road in Belton. The site can be accessed via its own private driveway and is set within the 'Area of Special Historic Landscape Interest' of the Isle of Axholme and outside the development boundary of Belton.

## **Site constraints**

- The site is outside the development boundary of Belton according to the HELADPD 2016
- The site is within SFRA flood Zone 1
- The site is designated under policy LC14 – Area of Special Historic Landscape Interest

## **Principle of development**

Belton is classed as a 'Rural Settlement' according to North Lincolnshire Council's settlement hierarchy. Policies CS1 and CS3 of the Core Strategy are primarily concerned with the spatial strategy for North Lincolnshire and how development limits are applied to the settlement hierarchies. Both policies stipulate the use of development limits in the urban area, market towns and rural settlements with the aim of creating vibrant rural settlements through the protection and enhancement of local services. Policy CS1 in particular states 'rural settlements will be supported as thriving sustainable communities, with a strong focus on retaining and enhancing existing local services to meet local needs. Development will be limited and should take into account levels of local service provision, infrastructure capacity and accessibility'.

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 Housing and Employment Land Allocations DPD (HELADPD), and the application site is located outside, but adjoining the designated development limit for Belton.

Policy CS2 requires a sequential approach to be followed with development focused on the Scunthorpe urban area and infill areas, followed by previously developed land within the market towns and infill, and thereafter small-scale developments within the defined development limits of rural settlements to meet identified local needs. The policy further states that 'All future development in North Lincolnshire will be required to contribute towards achieving sustainable development. Development should be located where it can make the best use of existing transport infrastructure and capacity. A sequential approach will also be applied to ensure that development is, where possible, directed to those areas that have the lowest probability of flooding, taking account the vulnerability of the type of development proposed, its contribution to creating sustainable communities and achieving the sustainable development objectives of the plan'.

Policy RD2 is mainly concerned with development in the open countryside and aims to restrict development in the countryside except in exceptional cases. This essentially includes agricultural or forestry operations, employment-related development, to meet

affordable housing need, for re-use/adaptation of existing rural buildings, for the replacement or alteration of existing dwellings, and for the provision of outdoor sport or countryside recreation.

Policy CS7 states 'Housing development will be required to make efficient use of land but the density of new development should be in keeping with the character of the area and should support the development of sustainable, balanced communities'. The policy allows a net density of 30 to 35 dwellings per hectare within a residential development site of rural settlements and the countryside.

Policy CS8 relates to spatial distribution of housing sites and states, 'The first priority is to re-use previously developed land and buildings within North Lincolnshire's built-up areas which will be promoted by setting a target of 30% of the housing provision on such land. Second priority will be given to other suitable infill opportunities in North Lincolnshire's built-up areas. Flood risk will be taken into account, as this will be a determining factor in the distribution and location of housing.'

In this case, the proposed site is set outside the development boundary and is located within the area designated by policy LC14 (Area of Special Historic Landscape Interest) of the local plan. In addition, it would not meet any of the needs highlighted in policy RD2. The site, being on agricultural land with farm buildings, also does not fall under the definition of previously developed land (brownfield) as stipulated in annex 2 of the NPPF. As a consequence, the proposal is considered to conflict with policies CS2, CS3, CS8, LC14 and RD2.

The NPPF represents a material consideration in the determination of any application. Chapter 11 (Making effective use of land) and Footnote 7 state the presumption in favour of sustainable development applies for applications involving the provision of housing where the local planning authority cannot demonstrate a five-year supply of housing and that housing applications should be considered in the context of the presumption in favour of sustainable development. In this case, North Lincolnshire Council has published a statement in August 2021 confirming that it can now demonstrate a five-year housing land supply, as such, the development plan is considered up-to-date and the NPPF paragraph 11 'tilted balance' is not applicable to the proposal.

Notwithstanding the above, the assessment of whether the proposed development is considered sustainable remains.

NPPF Chapter 2 (Achieving sustainable development) highlights the three overarching objectives to be considered in decision-making, namely social, economic and environmental objectives.

The North Lincolnshire Sustainable Settlement Survey 2019 states Belton is ranked 11 out of 76 settlements, with six out of seven key facilities. Belton is therefore considered to be a sustainable settlement that is capable of future growth.

The site is within walking distance of key local facilities and services including a school, fish and chip shop, bus stops and other facilities and is adjacent to the development boundary. It is considered that the site is in a sustainable location.

In economic terms it would provide much needed housing, job creation benefits during the construction phase, and money spent in the local economy by future residents.

Allowing additional dwellings at the edge of a settlement would bring social benefits by way of encouraging new social interactions, leading to growing local communities and supporting local services. The development would support local schools and playgroups, as well as other clubs and functions.

The area would benefit environmentally from the on-site biodiversity net gain and landscaping schemes appropriate for the site. Whilst the application site is washed over by the LC14 which surrounds the whole settlement of Belton, it is currently a farm with extensive areas of hardstanding, barns and buildings within an existing defined boundary. If the proposed development is allowed within this existing boundary, the harm to the open strip fields or LC14 will be limited. Farming operations ceased on the site on 30 March 2013. It is considered that leaving the site and buildings in their current state may present further harm to the character of the area.

Although the proposal would conflict with policies CS2, CS3 and CS8 of the Core Strategy and RD2 and LC14 of the local plan, it would provide additional dwellings within a sustainable locality, prevent deterioration of the site and enable the effective use of the land. It is therefore considered that the principle of the development is acceptable subject to the consideration of sustainability and other relevant policies.

### **Character and appearance**

Policy DS1 states that a 'high standard of design is expected' and proposals will be considered against two criteria:

- (i) the design and external appearance of the proposal should reflect or enhance the character, appearance and setting of the immediate area, and
- (ii) the design and layout should respect, and where possible retain and/or enhance, the existing landform of the site.

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 site is dominated by bare ground comprising soft muds, occasional paving or hardstanding. At the centre of the land is an open-sided barn constructed of breezeblock base overlain by metal frame and corrugated wall and roof. On the western elevation is a polytunnel and wooden shed. Located on the southern elevation of the site is a detached garage. Many of these structures and barns are skeletal in structure. Therefore, redeveloping the site would enable efficient use of the land rather than re-using or adapting the structures into dwellings. Moreover, policy RD9, which relates to adaptation of agricultural buildings, only supports residential conversion of agricultural buildings that are of architectural or historic importance to the rural scene and are capable of conversion without major alteration. In this regard, the buildings on the site are not of historic or architectural importance.

Adjacent the site are Meadow Cottage (a new build) to the west and Orchard Cottage to the east; however, they are both set back from the site. The existing farm buildings on the site are single-storey, whilst the property to the west is a 1.5-storey building. Therefore, a scheme that respects the character and amenity of the area is achievable if the height of

the dwellings is conditioned to a maximum height of 1.5-storey through the reserved matters application.

### **Impact on residential amenity**

Policy DS1 is partly concerned with impacts upon residential amenity. It states, ‘...No unacceptable loss of amenity to neighbouring land uses should result in terms of noise, smell, fumes, dust or other nuisance, or through the effects of overlooking or overshadowing.’

Policy H5 also seeks to require that proposals do not result in adverse impacts upon neighbouring amenity.

The outline nature of this application means full design details will be provided if outline permission is granted. The proposal would result in four additional dwellings. The proposed indicative layout suggests there should be no significant impact on residential amenity, although the property’s final details are reserved for future consideration. However, a suitable scheme that respects neighbours’ residential amenity is achievable, subject to appropriate internal layout, daylight assessment, and the direction of window openings.

The proposal is therefore considered to be acceptable in this regard and complies with policies DS1 and H5.

### **Impact upon 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 highway safety.

There is an existing access to the site and indicative access layout to the dwellings has been proposed in the site location plan. The highways officers have not raised any objections, subject to conditions to control the access and parking on site.

Further consultation with the Highways team was conducted with regard to the concerns about highway safety raised by the parish council. The highways team stated ‘the site access is within the 30mph limit, has good visibility and the proposed access road is of sufficient width to allow vehicles to pass each other. The size of the development will only generate a small number of additional vehicle movements, which are not anticipated to have an adverse impact on highway safety’. Therefore, the proposal is not considered to conflict with the requirements of policies T2 and T19.

### **Flood risk and drainage**

Policy CS19 of the Core Strategy is concerned with flood risk, whilst DS14 and DS16 of the local plan are concerned with flood risk, drainage and foul water. Policy CS19 in particular states ‘The council will support development proposals that avoid areas of current or future flood risk, and which do not increase the risk of flooding elsewhere. This will involve a risk-based sequential approach to determine the suitability of land for development that uses the principle of locating development, where possible, on land that has a lower flood risk, and relates land use to its vulnerability to flood’.

The proposed site for residential development is situated within SFRA flood Zone 1 and is therefore acceptable in principle. The Environment Agency (EA) and the Drainage team

were consulted and have raised no objections to the application. The EA in particular have no comments or recommendations for conditions regarding the application. It is therefore assessed that the proposal accords with policies DS14 and DS16 of the local plan and CS19 of the Core Strategy.

### **Land contamination**

Policy DS7 of the local plan relates to 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 historical maps dating from 1885 have shown the site to have been associated with farm buildings and over time more buildings have been erected. However, the applicant did not submit a contaminated land assessment.

The council's Environmental Protection team have recommended some conditions relating to land contamination and construction hours given that the residential development is a sensitive end use, and these conditions should be attached to any permission granted.

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

Policy LC14 states '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'. It further states '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'.

The initial site plan submitted was for five dwellings which showed the new build would encroach into the historic open strip fields. Consequently, an objection was raised to this effect by the HER. However, the applicant was advised to submit a revised plan such that the site boundary is limited to the existing farm yard boundary which the agricultural buildings and barns currently occupy. Whilst the site is washed over by the LC14 that surrounds the whole settlement of Belton, the amended proposal would sit within the existing farm boundary whereon the existing farm buildings occupy. It is therefore considered that the harm to the LC14 is limited in this case.

Moreover, two new houses have recently been built to the west of the site and both are outside the development boundary of Belton. Additionally, to the south of the site is an approved large plot for housing development, outside the development boundary and within the LC14 area (PA/2018/2416, approved 3 April 2020). But in this case, the site contains existing buildings and barns used for agricultural purposes. Until 30 March 2013, the site was a working farmyard, but could be converted to dwellings under Class Q (development consisting of a change of use of a building and any land within its curtilage from a use as an agricultural building to a use falling within class C3 – dwellinghouses); however, the applicant considered that the site could be efficiently used and better developed into four residential units.

### **Ecology**

Policy CS17 of the Core Strategy is concerned with biodiversity and sets out principles for the management of schemes in order to achieve a net gain for wildlife habitat networks. It is reinforced by paragraph 170 of the National Planning Policy Framework; both are considered relevant.

The site is confirmed as being used by common pipistrelle bats for roosting at two locations within the southern elevation of the barn. No evidence of use as a maternity roost or larger bachelor roost was recorded. The numbers (four pipistrelle bats) and behaviour throughout the survey were consistent with use of the barn as a day roost.

The council's ecologist has put forward a robust response that sets out the prerequisite tests for a European Protected Species licence. The response also concludes that should these tests be met then the imposition of planning conditions would form sufficient mitigation to the scheme. The European Protected Species tests must be met in order to grant consent for development of this site as works would result in harm to pipistrelle bats. The tests include that the activity must be for a certain purpose, there must be no satisfactory alternative that will cause less harm to the species and the activity must not harm the long-term conservation status of the species.

On the western elevation sits a large red brick barn with a pitched roof covered with corrugated sheeting where the presence of pipistrelle bats was noticed by the ecologist. Several areas of displaced brick were recorded with deep fissures. With regard to satisfactory alternatives, it should be noted that the barn in question is currently used to store unused tools and has been disused for some time. The building is in an obvious state of disrepair. If no alternative use is found for the buildings it is likely they will continue to deteriorate and that the four bat roosts observed throughout the investigations in the barn will be put in danger. Consequently, there are no satisfactory alternatives that would cause less harm to the bat roosts; even the 'do nothing' approach may lead to further degradation of the site.

It is considered that the proposal for the erection of four dwellings on disused agricultural farmland would have both economic and social benefits. The applicant has proposed a scheme where the ecological harm can be compensated for and mitigated as much as possible. The level of impact on the site is considered low as proportionate mitigation will be provided for the species prior to development. The ecologist has advised conditions to secure the mitigation and compensation measures. The proposal is within the public interest as it would deliver additional housing within a sustainable location in Belton. Redeveloping the site would also reduce the financial burden of maintaining and securing the buildings in the current state. The final favourable conservation test is passed through the provisions of the biodiversity enhancement plan which can be secured by condition. Lastly, the proposal allows for ecological buffers as well as a generous landscaping scheme and it is thought that the existing species will have the chance to thrive.

It is therefore considered, subject to the aforementioned mitigation that the proposal would align with policy CS17 of the North Lincolnshire Core Strategy as well as paragraph 170 of the National Planning Policy Framework.

## **Conclusion**

Whilst the proposal would be located outside the settlement boundary, the site is set in a sustainable location served by existing services and infrastructure. The proposal is assessed as having no detrimental impacts upon the character of the area or upon highway safety, drainage or amenity concerns to neighbouring properties. The site location is adjacent to but outside the development limits. Notwithstanding this, visually the proposal would appear as within the settlement and would not result in any appreciable intrusion into the open countryside. As such, on balance, it is considered in this instance that the



proposal is sustainable development and is therefore recommended for approval subject to suitable conditions to control the development.

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

1.  
Approval of the details of the scale and appearance of the building(s), and the landscaping of the site, (hereinafter called 'the reserved matters') shall be obtained from the local planning authority in writing before any development is commenced.

**Reason**

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

2.  
Plans and particulars of the reserved matters referred to in condition 1 above, relating to the scale and appearance of any buildings to be erected, and the landscaping of the site, shall be submitted in writing to the local planning authority and shall be carried out as approved.

**Reason**

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

3.  
Application for approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission.

**Reason**

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

4.  
The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

**Reason**

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

5.  
The development hereby permitted shall be carried out in accordance with the following approved plans:

Site, location and block plans amended 925-21 dated 27/11/21  
Flood Risk Assessment  
Heritage Statement  
Design and Access Statement.  
Bat Activity Report.

**Reason**

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

6.

The dwellings shall be 1.5 storeys in height.

Reason

To ensure the development reflects the character of adjacent development in accordance with policy DS1 of the North Lincolnshire Local Plan.

7.

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.

8.

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.

9.

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

Reason

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

10.

No dwelling served by the private driveway shall be occupied until it has been constructed in accordance with details including:

- (i) the proposed method of forming access from the highway, including the required visibility splays;
- (ii) the method of constructing/paving the drive;
- (iii) the provision of adequate drainage features;
- (iv) the provision of suitable bin collection facilities adjacent to the highway;
- (v) the provision of suitable lighting arrangements; and

(vi) the provision of street name plates that shall include the words 'Private Drive';

which have been agreed in writing by the local planning authority. Once constructed the private driveway shall be retained.

#### Reason

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

11.

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 for the site. The details shall include the following criteria:

- (a) any proposal to discharge surface water to a watercourse from the redevelopment of a brownfield site should first establish the extent of any existing discharge to that watercourse
- (b) peak run-off from a brownfield site should be attenuated to a minimum of 70% of any existing discharge rate (existing rate taken as 1.4 litres/sec/ha or the established rate whichever is the lesser for the connected impermeable area)
- (c) discharge from 'greenfield sites' taken as 1.4 lit/sec/ha (1:1yr storm)
- (d) no above-ground flooding to occur up to the 100 year plus climate change critical flood event (based on current national guidance)
- (e) a range of durations should be used to establish the worst-case scenario
- (f) the suitability of soakaways, as a means of surface water disposal, should be ascertained in accordance with BRE Digest 365 or other approved methodology
- (g) a scheme for the provision of a positive outlet of surface water from the site
- (h) adoption and maintenance agreements for all surface water and SuDS drainage features.

If a full sustainable urban drainage system (SuDS) scheme is incapable of being delivered, then comprehensive justification of this must be submitted.

#### 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, and policies CS18 and CS19 of the North Lincolnshire Core Strategy.

12.

The drainage scheme shall be implemented in accordance with the approved submitted details required by condition 11 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, and policies CS18 and CS19 of the North Lincolnshire Core Strategy.

13.

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, and policies CS18 and CS19 of the North Lincolnshire Core Strategy.

14.

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

#### Part 1: Site Characteristics

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

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

- (i) a survey of the extent, scale, and nature of contamination;
- (ii) an assessment of the potential risks to:
  - human health;

- property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes;
- adjoining land;
- groundwaters and surface waters;
- ecological systems;
- archaeological sites and ancient monuments;

(iii) an appraisal of remedial options, and a proposal of the preferred option(s).

This must be conducted in accordance with Environment Agency's Land Contamination Risk Management (LCRM) guidance October 2020.

#### Part 2: Submission of Remediation Scheme

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

#### Part 3: Implementation of Approved Remediation Scheme

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

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

#### Part 4: Reporting of Unexpected Contamination

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

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

Reason

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

15.

Construction, demolition and site clearance operations shall be limited to the following days and hours:

- 8am to 6pm Monday to Friday

- 8am to 1pm on Saturdays.

No construction, demolition or site clearance operations shall take place on Sundays or public/bank holidays.

HGV movements shall not be permitted outside these hours during the construction phase without prior written approval from the local planning authority.

Installation of equipment on site shall not be permitted outside these hours without prior written approval from the local planning authority.

Reason

To protect residential amenity.

16.

No development shall commence until the local planning authority has been provided with either:

- (a) a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 authorising the specified development to go ahead; or
- (b) a statement in writing from the relevant licensing body to the effect that it does not consider that the specified activity/development will require a licence.

Reason

To conserve bats in accordance with saved policy LC5 of the North Lincolnshire Local Plan and policy CS17 of the Core Strategy.

17.

Within three months of the commencement of development, the applicant or their successor in title shall submit a biodiversity metric assessment and biodiversity management plan to the local planning authority for approval in writing. The document shall include:

- (a) an assessment of biodiversity loss based on Appendix One of the submitted Preliminary Ecological Appraisal Report reference SQ-274 dated August 2021;
- (b) details of measures required to provide at least 1% biodiversity net gain in accordance with the Defra Small Sites metric;
- (c) details of bat boxes and nest boxes to be installed;

- (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 hedgerows, trees and shrubs of high biodiversity value;
- (g) proposed timings for the above works in relation to the completion of the dwellings.

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

#### Reason

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

18.

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

#### Reason

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

19.

Notwithstanding the provisions of Classes A, B, C, D, E and G of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order (2015), or any order re-enacting that order with or without modification, no extensions, buildings or enclosures shall be erected on the site or installed on the building other than those expressly authorised by this permission.

#### Reason

To protect the historic landscape in accordance with policies LC14 of the North Lincolnshire Local Plan and CS6 of the North Lincolnshire Core Strategy.

#### **Informative 1**

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.

#### **Informative 2**

Our records indicate that the proposed development site is bounded by, or has running through it, a watercourse (surface water pipe/culvert or ditch). 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, via email to [llfadrainageteam@northlincs.gov.uk](mailto:llfadrainageteam@northlincs.gov.uk) prior to any further construction works being carried out. Please refer to North Lincolnshire Council's 'Guide to Watercourses and Riparian Ownership' detailing riparian rights and responsibilities:

<http://m.northlincs.gov.uk/public/publications/RiparianGuidance/index.html#page=1>.

Compliance with this guidance is to ensure the free flow of surface water is maintained throughout the development.

### **Informative 3**

Our records indicate that the proposed development site is bounded by an ordinary/riparian watercourse/highway drain along the eastern boundary. The proposals show a new access to be provided over and/or connection into the watercourse. This must be consented by North Lincolnshire Council's LLFA Drainage Team, in their capacity as Lead Local Flood Authority, and/or the local Internal Drainage Board through an Ordinary Watercourse Consent and appropriate discharge rates must be agreed. Please contact the LLFA Drainage team via email for further details. Compliance with this guidance is to ensure the free flow of surface water is maintained throughout the development.

### **Informative 4**

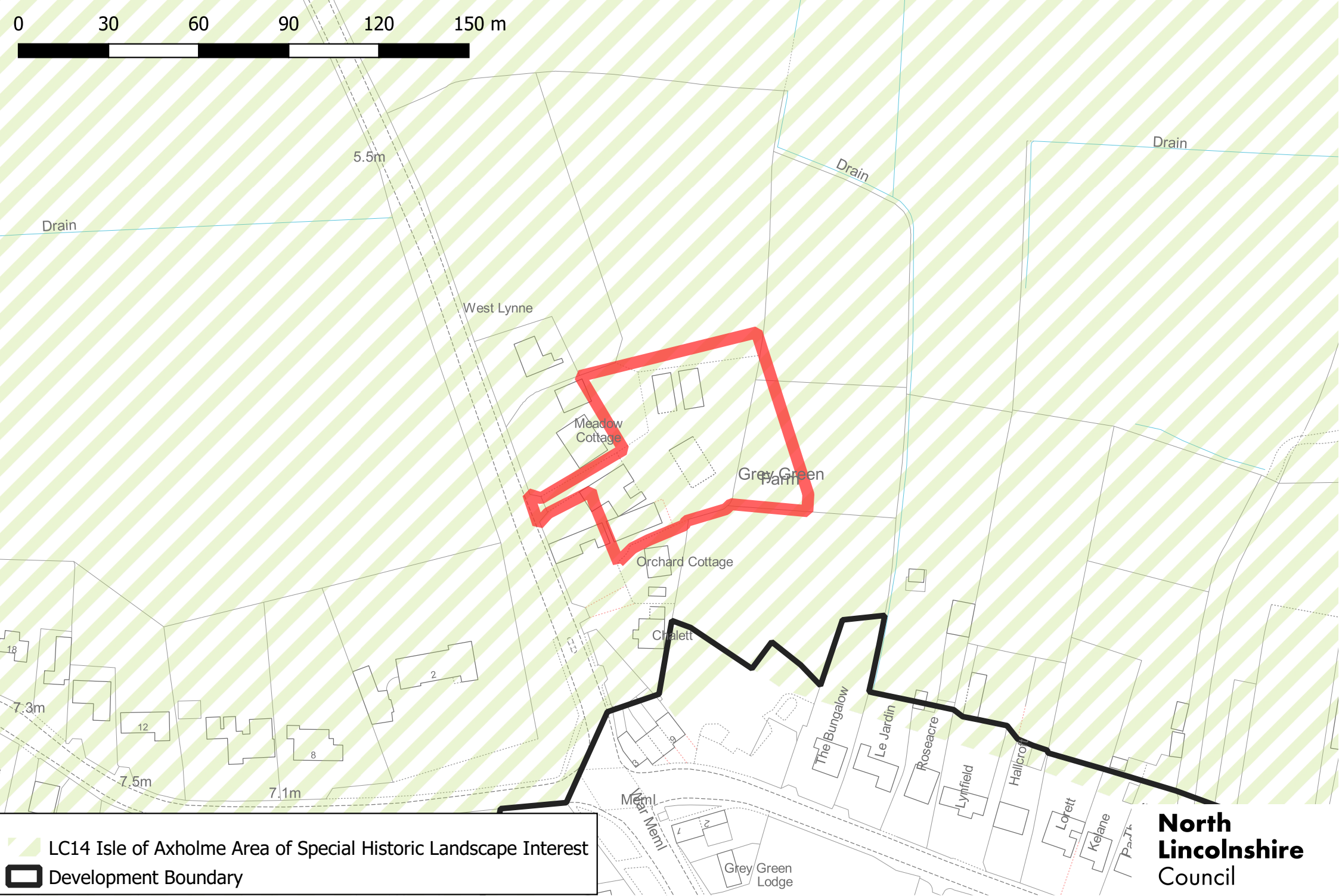
The downstream riparian watercourse network needs to be investigated to confirm it is functioning and capable of acceptable the additional surface water discharge. We would require a condition survey of the long length of riparian. It is unclear from ordnance survey mapping where the downstream network outfalls to. This work is also required in order to agree the in principle agreement with the IDB for the discharge into the downstream watercourse network.


### **Informative 5**


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

- before ANY construction works take place within the limits of the highway you MUST contact the highway authority on telephone number 01724 297000 to arrange for the relevant permissions/licenses to be issued;
- before ANY service (utility) connections take place within the limits of the highway you MUST contact the highway authority on telephone number 01724 297319 to arrange for the relevant permissions/licenses to be issued.





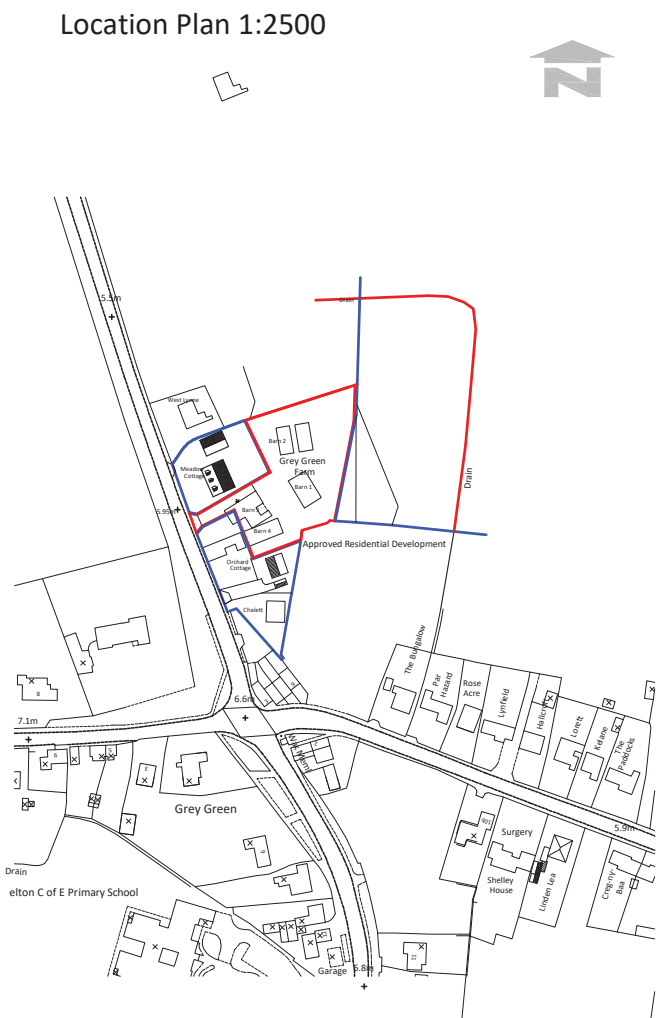
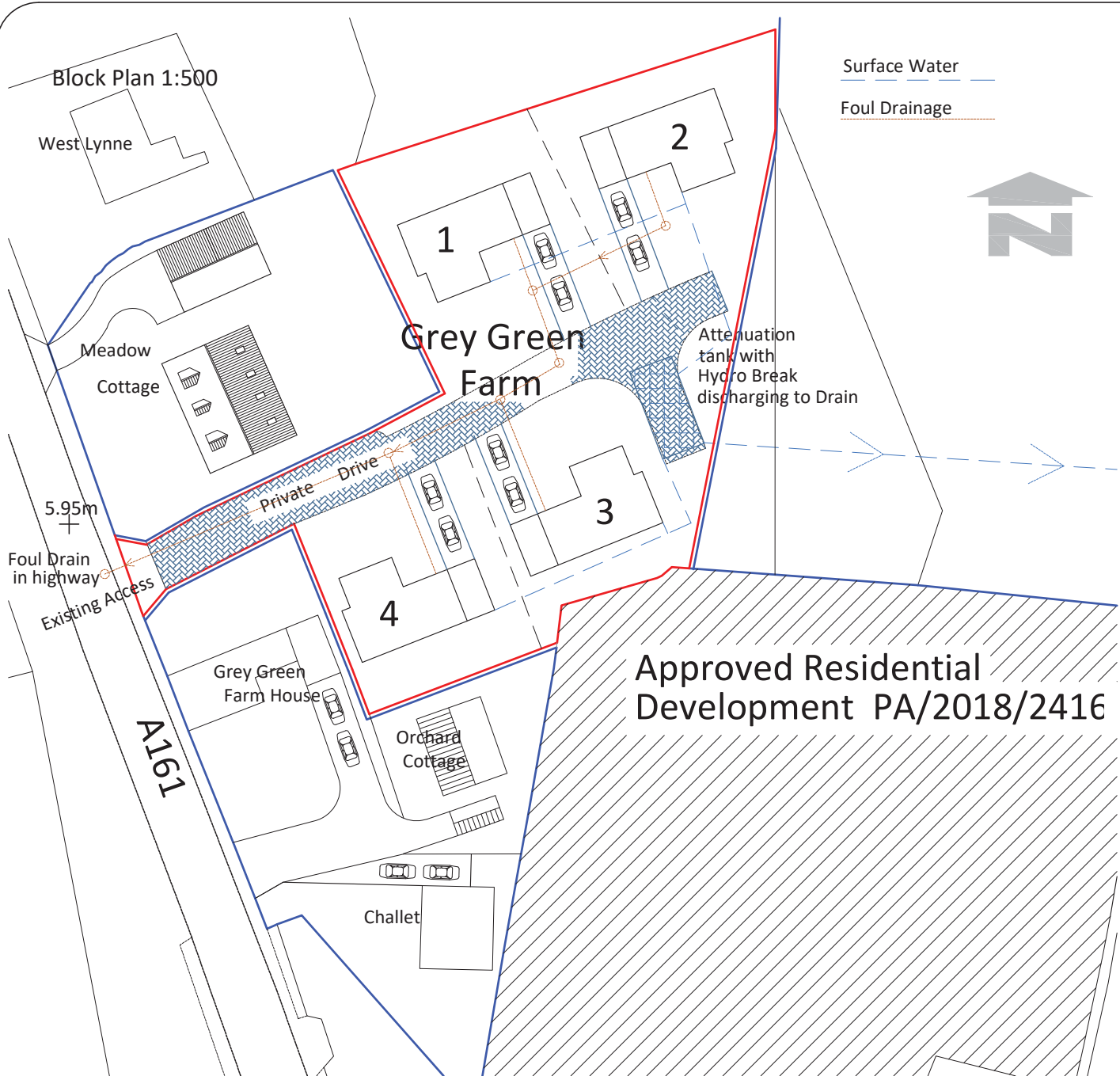
 LC14 Isle of Axholme Area of Special Historic Landscape Interest

 Development Boundary

**North  
Lincolnshire  
Council**

**PA/2021/1612**

**AMENDED**



Surface Water  
Foul Drainage



Approved Residential Development PA/2018/2416

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Howard J Wroot BSc MRICS Chartered Surveyor 240 Wharf Road, Ealand Scunthorpe DN17 4JN Tel 01724 711068 Fax 01724 710174 Mob 07947 226577	Client	Mr P Davies		Proposal	4 Residential Building Plots at Grey Green Farm, Belton, Doncaster, DN9 1QQ.	
	Date	27/11/21	Dwg No			
	Scale	As noted	Ref No	925-21	Drawing	