

**APPLICATION NO** PA/2021/1850

**APPLICANT** Mrs Janice Jobson

**DEVELOPMENT** Outline planning permission to erect four detached dwellings with appearance, landscaping and access reserved for subsequent consideration (part of access roadway completed)

**LOCATION** Elsham House, Brigg Road, Wrawby, DN20 8RH

**PARISH** Wrawby

**WARD** Brigg and Wolds

**CASE OFFICER** Deborah Oikeh

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

**REASONS FOR REFERENCE TO COMMITTEE** Objection by Wrawby 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.

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

**Ecology:** No objection subject to conditions.

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

## **PARISH COUNCIL**

Objects on the following grounds:

- concerns about highway safety and visibility from the site onto and from the A18 due to the garage already with permission.

## **PUBLICITY**

Advertised by site notice. One objection has been received on the grounds that the proposal is outside the development boundary of Wrawby.

## **ASSESSMENT**

### **Planning history**

PA/2018/1093: Outline planning permission for the erection of four detached dwellings with all matters reserved for subsequent approval – granted 01/11/2018.

### **Proposal and site characteristics**

Outline planning permission is sought to erect four dwellings, with appearance, landscaping and access reserved for subsequent consideration (part of access roadway completed). The site is just outside the development boundary of Wrawby and within flood zone 1. It comprises grassed land, bordered on either side by trees and sits at the rear (north) of three existing dwellings accessible via a private drive off Brigg Road. It is worth noting that outline planning permission was granted for four residential units on this site in 2018, but has lapsed (PA/2018/1093). Whilst consultees such as ecology, archaeology and drainage have not responded on this application, their responses to the expired application were respectively: biodiversity enhancement, no adverse harm to heritage assets of archaeological importance and pre-commencement conditions.

### **Site constraints**

- The site is outside the development boundary of Wrawby according to the HELADPD 2016.
- The site is within SFRA flood Zone 1.

### **Main considerations**

- **Impact upon character and appearance**
- **Impact upon residential amenity**
- **Impact upon highway safety**
- **Flood risk and drainage**
- **Land contamination**

### **Principle of development**

Wrawby 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 states 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 Wrawby.

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 CS2 also states ‘Any development that takes place outside the defined development limits of settlements or in rural settlements in the countryside will be restricted. Only development which 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 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.’ Policy CS8 also states ‘In rural settlements in the countryside and in the open countryside outside development limits, housing development will be strictly limited. Consideration will be given to development, which relates to agriculture, forestry or to meet a special need associated with the countryside. All development should not have an adverse impact on the environment or landscape.’

In this case, the proposed site is set outside the development boundary and would not meet any of the needs highlighted in local plan policy RD2 and Core Strategy policies CS2, CS3 and CS8. As a consequence, the proposal is considered to conflict with policies CS2, CS3, CS8 and RD2.

Nevertheless, 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 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 Wrawby is ranked 30 out of 76 settlements, with four out of seven key facilities. Wrawby is therefore considered to be a sustainable settlement that is capable of accommodating an allocation either within or adjoining the settlement.

The site is within walking distance of key local facilities and services including a public house, village hall/church hall, community centre, primary school and other facilities adjacent 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.

It is worth noting that outline planning permission was granted for four dwellings on this site under planning application PA/2018/1093; this established the principle of residential development on this land as being acceptable.

Although the proposal conflicts with policies CS2, CS3 and CS8 of the Core Strategy and RD2 of the local plan, it would provide additional dwellings within a sustainable area. In addition, the area could potentially benefit environmentally from the on-site biodiversity net gain and landscaping schemes appropriate for the site. 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 currently dominated by a grassed area which opens into the countryside. Although the site directly abuts the development boundary, the erection of a few more dwellings along the existing layout of buildings on the site would encroach into the openness of the countryside. Nonetheless, it would not create a significant impact on the character of the area given its linear interrelationship with the structures at the rear of Four Fields to the west and when viewed widely with the layout of dwellings around Russet Lane/Applefields. There would be limited views from the A18 and the view of the landscape from Barton Road would be slightly altered due to existing built form.

The nature of the application means precise design and character impacts are to be determined at a later date if outline planning permission is granted. However, the indicative block plan shows it will be possible to develop this site in a manner sensitive to its prominent edge of village location.

Having established the possibility of some harm to the character of the area and a conflict with the development plan, it is assessed that the extent of harm does not outweigh the sustainability and benefits of this proposal.

## **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.

The parish council has raised concerns regarding difficulty accessing the site and visibility splay due to the approved garage adjacent the boundary wall. The highways department was consulted and have assessed this proposal. Whilst concerns were raised by the department, they mainly related to provisions for on-site parking, turning and refuse collection which can be addressed via recommended conditions and as part of a subsequent reserved matters application. There is an existing access to the site and an indicative access layout to the dwellings proposed in the site location plan.

Here is an excerpt of the response from Highways: *'The traffic generation created by an additional four dwellings would not, in planning terms, represent a significant increase and the proposal includes improvements to the access, which will afford a visibility splay that conforms with the requirements of Manual for Streets'*. Therefore, it is considered the highways department must have considered the potential impact of the proposed garage near the boundary wall as one that would not significantly impact the visibility splay, given the improvements to the access.

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 LLFA drainage team noted that this development is a re-application for the previously expired approved development PA/2018/1093. This current application does not provide the surface water drainage documentation supplied for PA/2018/1093. The application proposes soakaways but provides inadequate supporting evidence to support this proposal. Notwithstanding this, the LLFA Drainage Team has no objection to the proposed development subject to the imposition of conditions and informative comments. It is therefore assessed that the proposal accords with policies DS14 and DS16 of the local plan and CS19 of the Core Strategy subject to the conditions being met.

### **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 given that historically the site had been used for agricultural purposes. It is therefore reasonable to attach conditions to mitigate the risk of contamination given that the residential development is a sensitive end use.

## **Ecology**

Policy CS17 is concerned with biodiversity and seeks to ensure the incorporation of ecological net gain.

The council's ecologist has assessed the application and stated that 'Since the 2018 planning application at the same site, Natural England has identified the proposal site as being within an "amber risk zone" for great crested newts'. Therefore, the potential for harm to great crested newts from developing the site needs to be accounted for. Consequently, conditions to mitigate this impact, as well as a condition on biodiversity net gain, are recommended.

Therefore, subject to the aforementioned mitigation, the proposal is in accordance with policy CS17 of the Core Strategy as well as paragraph 170 of the NPPF.

## **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 only a minimal detrimental impact upon the character of the area, highway safety, drainage and amenity 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.

## **Pre-commencement conditions**

Agreement has been sought from the agent on the pre-commencement conditions included in the recommendation, but so far a response has only been received in relation to the contamination condition, which has been agreed.

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

1. Approval of the details of the 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 appearance of any buildings to be erected, the means of access to the site and the landscaping of the site, shall be submitted in writing to the local planning authority and shall be carried out as approved.

Reason

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

3.

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

Reason

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

4.

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

Reason

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

5.

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

Location plan GA(OS)001 dated Sept 2021 and site plan GA(PR)001.

Reason

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

6.

No development shall take place until details of:

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

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

Reason

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



7.

Adequate vehicle access and parking facilities serving the existing dwelling shall be retained in accordance with details to be submitted to and approved in writing by the local planning authority.

Reason

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

8.

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.

9.

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 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

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

10.

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.

11.

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.

12.

No dwelling on the site shall be occupied until the vehicular access to it and the vehicle parking and turning space serving it have been completed and, once provided, the vehicle parking and manoeuvring space shall be retained.

Reason

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

13.

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.

14.

No development shall take place until a construction phase traffic management plan showing details of:

- (i) a pre/post construction condition survey of the carriageway to identify any defects and how they will be rectified;
- (ii) all associated traffic movements, including delivery vehicles and staff/construction movements;
- (iii) any abnormal load movements;
- (iv) contractor parking and welfare facilities;
- (v) storage of materials; and

- (vi) traffic management requirements, including the means of controlling the deposition of mud onto the adjacent highway, along with appropriate methods of cleaning the highway, as may be required;

has been submitted to and approved in writing by the local planning authority. Once approved the plan shall be implemented, reviewed and updated as necessary.

#### Reason

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

15.

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

Reason for pre-commencement condition: To ensure the site is safe for future users and construction workers. 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.

16.

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 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 adoption and maintenance, of the sustainable drainage features in accordance with policies DS16 of the North Lincolnshire Local Plan, and CS18 and CS19 of the North Lincolnshire Core Strategy.

#### 17.

The drainage scheme shall be implemented in accordance with the approved submitted details required by condition 16 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 adoption and maintenance, of the sustainable drainage features in accordance with policies DS16 of the North Lincolnshire Local Plan, and CS18 and CS19 of the North Lincolnshire Core Strategy.

#### 18.

No development shall take place until a detailed survey and investigation of adjacent and upstream watercourses and pond have been carried out, including existing outfalls and mitigation measures should these features be breached. This should be 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 adoption and maintenance, of the sustainable drainage features in accordance with policies DS16 of the North Lincolnshire Local Plan, and CS18 and CS19 of the North Lincolnshire Core Strategy.

19.

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 great crested newts in accordance with saved policy LC5 of the North Lincolnshire Local Plan and policy CS17 of the Core Strategy.

20.

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 plan shall include:

- (a) details of measures to avoid harm to great crested newts, hedgehogs, bats and nesting birds during demolition, vegetation clearance and construction works;
- (b) details of habitat and hedgerow creation, enhancement and ongoing management measures required to deliver a net gain in biodiversity units of at least 1% in accordance with the Defra Small Sites Metric;
- (c) details of bird nesting and bat roosting features to be installed on the new buildings;
- (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 retention, planting and aftercare of trees and shrubs of high biodiversity value;
- (g) proposed timings for the above works in relation to the completion of the building; activity/development will require a licence.

Biodiversity units shall be delivered on site, within the red line and blue line boundaries shown on the submitted Location Plan.

#### Reason

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

21.

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.

#### **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**

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

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

#### **Informative 3**

Our records indicate that the proposed development site is bounded by, or has running through it, a pond & watercourse on the western and northern boundaries. 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.

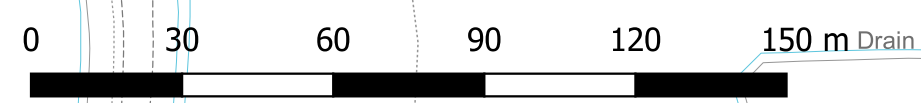
Please refer to the Environment Agencies 'Living on the edge - Riverside ownership rights and responsibilities' document which can be found online for further information. Compliance with this guidance is to ensure the free flow of surface water is maintained throughout the development.

#### **Informative 4**

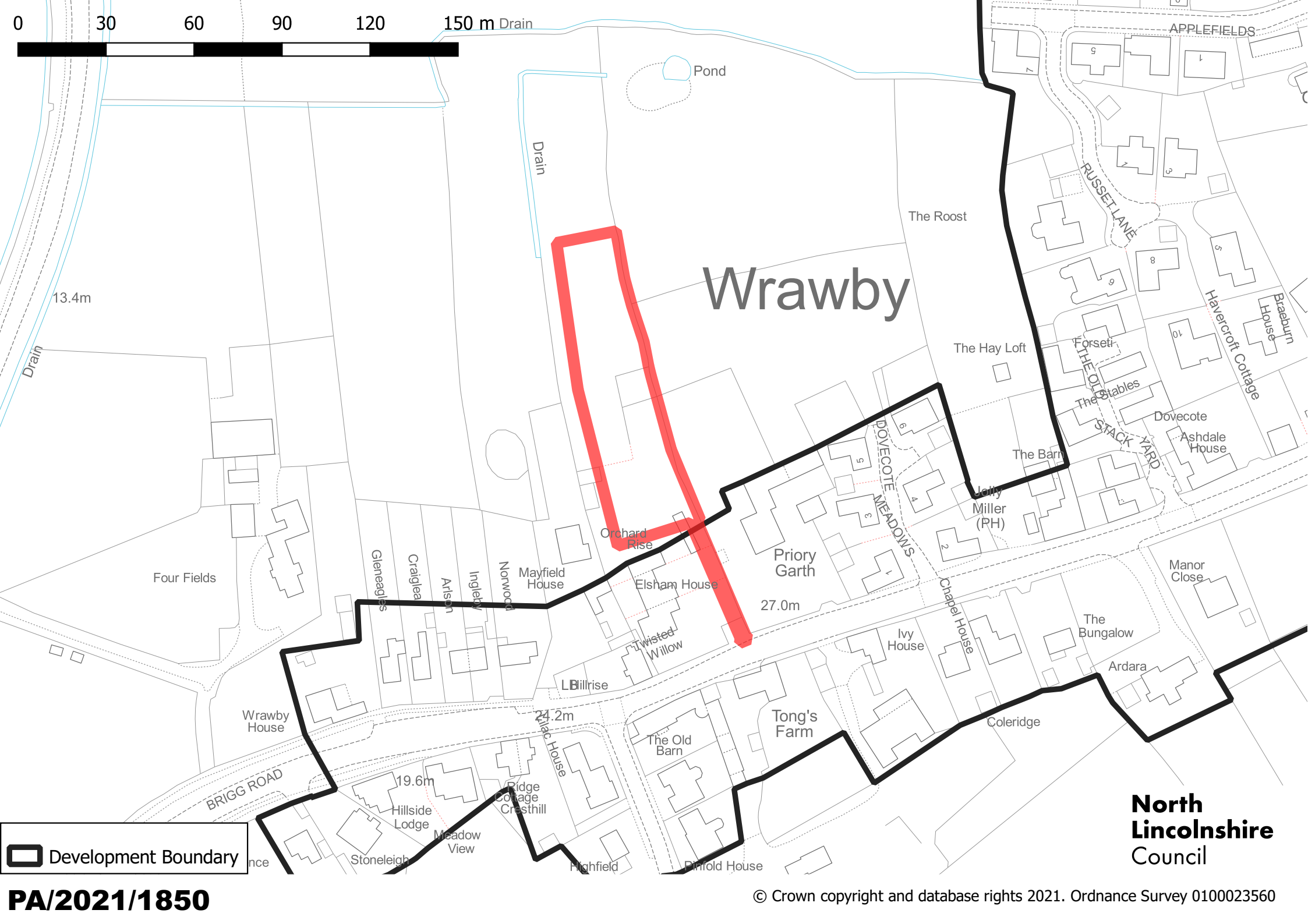
Alterations and/or connections into the watercourse network must be consented by North Lincolnshire Councils LLFA Drainage Team, in their capacity as Lead Local Flood Authority

through an Ordinary Watercourse Consent and appropriate discharge rates must be agreed. Please contact the LLFA Drainage team via email for further details. Compliance with this guidance is to ensure the free flow of surface water is maintained throughout the development.





# Wrawby



 Development Boundary

**PA/2021/1850**

**North  
Lincolnshire  
Council**

# PA/2021/1850 Proposed layout (not to scale)



Copyright, Designs and Patents Act 1988, Section 4(2). This Drawing and Design are copyright and the intellectual property of the author - do not reproduce without written consent.

Note: the clients attention is drawn to the requirements of the Construction, Design and Management Regulations 1996, whereby the appointment of a Planning Supervisor may be required to comply.

No.	Revision	Date

Project  
 Replace an Extant Outline Planning Application for Proposed Development at Elsham House, Brigg Road, Wrawby for Mrs J Jobson.

Title  
 General Arrangement - Proposed Development of Small Scale Housing.

Drawn	DJK	Date	
Checked		Scale	N/A

Donald Kitching Architect  
 Chartered Architect  
 MCIoB., BA., Dip. Arch.,  
 RIBA., IHBC.  
 ARB No. 0587101  
 Blacksmith House, Smithy Lane,  
 Bigby, Barnetby, North  
 Lincolnshire, DN38 6ER  
 Tel. 01652 628262  
 Mobile. 07932 102847  
 email.  
 donaldkitchingarchitect@btconnect.com

Sheet Size A3  
 Drawing No.  
 GA(PR)001

Use Figured Dimensions only. Do not scale from drawing. Check all dimensions and levels. Any discrepancies or proposed alterations to be notified to the Architect, and further instructions obtained prior to commencement of work on site. All dimensions and levels to be verified on site.

Crown Copyright. All rights reserved.  
 Ordnance Survey Licence to reproduce No. AR 100035314.