

Our Ref : AN/2003/009452-3/1  
Your Ref : 2003/1575



**ENVIRONMENT  
AGENCY**

Date : 23 May 2005

Development Control Team  
North Lincolnshire Council  
Church Square House  
PO Box 42  
Scunthorpe  
North Lincolnshire  
DN15 6XQ

NORTH LINCOLNSHIRE COUNCIL PLANNING AND REGENERATION SERVICE		
DEVELOPMENT CONTROL SECTION		
26 MAY 2005		
DATE RECEIVED		Copies to
Acknowledged	Entered	
Referred to	RW	

Dear Sir/Madam

**ERECTION OF 41 NO. DWELLINGS WITH ASSOCIATED ROADS, ACCESS,  
PARKING, LANDSCAPING, AND PLAY AREA:  
LAND OFF WATERSIDE ROAD, BARTON-UPON-HUMBER,  
NORTH LINCOLNSHIRE.**

I refer to my previous letter dated 3 February 2005 relating to the Agency's objection in principle to the above application on the grounds of flood risk.

I can confirm that an amended Flood Risk Assessment (FRA) incorporating a breach scenario for the Barton Haven has now been submitted to support the application. The Agency considers that the details contained in the amended FRA submitted by the applicant and forwarded to the Agency on 26 April 2005 have been undertaken in line with guidance contained in Planning Policy Guidance Note 25, 'Development and Flood Risk', and demonstrates that the site can be developed with appropriate mitigation.

Accordingly the Agency is prepared to withdraw its previous objection subject to this FRA being approved as part of any decision notice to ensure that the issue of flood risk is adequately resolved for the lifetime of the development. In addition it is essential that the development proceeds in accordance with the approved amended FRA document prepared by Bullens, submitted on 26 April 2005. The Agency therefore requests the imposition of the following condition:

**CONDITION**

Development shall proceed fully in accordance with the approved amended FRA undertaken by Bullens Consultants, and the applicant shall confirm completion of the approved scheme within one month thereafter.

**REASON**

To reduce the risk of flooding

Cont/

In summary, the development should proceed as follows:

- Finished floor levels of 2 storey dwellings numbered plots 7-14, 29-36 and 41-43 to be set at a minimum level of 4.0m AOD as detailed in drawing no. SL-529.
- Minimum finished floor levels of 3 storey dwellings to be set as follows:

Plots 1-6: 3.8m AOD

Plots 15-28: 3.0m AOD

Plots 37-40: 3.4m AOD

The reason for the Agency removing its previous 'in principle' objection to the proposed development relates primarily to the ongoing construction of flood defence improvements by the Agency in the proximity of the site, which will see the standard of protection increased from 1:10 years to 1:300 years, indicatively. Further, land raising and raised finished floor levels (as above) will further mitigate against any residual flood risk.

It should be noted however that this site may have a residual risk of flooding from flood events exceeding those currently mitigated for. Therefore the Local Planning Authority need to be satisfied that the proposed development is in accordance with the requirements of PPG 25 'Development and Flood Risk'.

The Environment Agency provides comprehensive information about how both to protect property from flooding and what to do if affected. Further information can be obtained from the Agency's website, at [www.environment-agency.gov.uk/subjects/flood](http://www.environment-agency.gov.uk/subjects/flood) and following the link to 'Floodline Information Homepage'.

Please could you forward a copy of the Decision Notice to the Environment Agency for the purpose of monitoring in line with DEFRA High Level Targets.

Should you require any additional information, or wish to discuss these matters further, please do not hesitate to contact Nick Feltham on the number below.

Yours faithfully

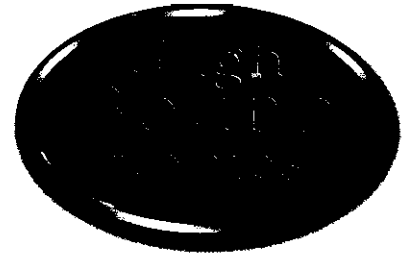


**ROGER ASHFORD**  
Area Planning & Corporate Services Manager

Direct Dial: 01522 785865 Fax: 01522 785868  
email: [nick.feltham@environment-agency.gov.uk](mailto:nick.feltham@environment-agency.gov.uk)

19<sup>th</sup> May 2005,

North Lincolnshire Council,  
Development Control Team,  
Planning and Regeneration Service,  
Church Square House,  
P.O. Box42,  
Scunthorpe,  
Lincs.  
DN15 6XQ



*The Recommended Housebuilder*  
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Telephone 01673 858831 Fax 01673 857006  
Email: info@hughbourn.co.uk  
www.hughbourn.co.uk

For the attention of Ron White.

Dear Mr White,

**Waterside Road, Barton on Humber.**

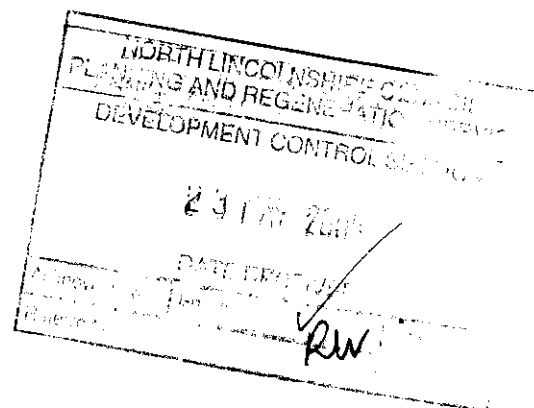
Thank you for your enclosure letter from Mr & Mrs Dent of 28 Far Ings Road.

I note they would like us to consider giving them access to the rear of their property at nos. 28 and 30. Unfortunately it will not be possible to provide any access at this point. In order to make access available to plots 16,18,20,22,24,26,28 & 30, a road would have to be provided, which would affect plots 22 and 33.

There would not be sufficient room on the site to provide an access road, without eliminating two plots. We do not therefore, wish to make any further alterations to the scheme.

Yours sincerely,

**David Ingamells**  
Hugh Bourn Homes



DIRECTORATE OF ENVIRONMENT AND PUBLIC PROTECTION

I N T E R

O F F I C E

MEMO



TO: Business Manager - Development Control.

FROM: Mr. T. Sowerbutts Principal Highway Control

Application Ref: 2003 / 1575

Our Highway Control Ref: ER / Barton Upon Humber /68 / TJS

Subject: Development affecting highways.

With reference to the application regarding the following proposed development, which was sent on the Friday, November 07, and received by me on the: Monday, November 10, 2003

A Application Permission Type: Full Planning Permission

B Description of proposed development including access type New

P P to erect 41 dwellings with associated rods, access, parking, landscaping & play area.

C Location of Development:

Site: Land

Road Name: Waterside Road

Parish: Barton Upon Humber

Road No: B.1218

D Applicant's Name and Address:-

Mr I Hutchinson  
Kirton Cons  
Tighe House  
Redbourne Mere  
Kirton  
DN21 4N

NORTH LINCOLNSHIRE COUNCIL PLANNING AND REGENERATION SERVICE		
DEVELOPMENT CONTROL SECTION		
17 MAY 2005		
DATE RECEIVED		
Acknowledged	Entered	Copies to
Referred to		

E Notice is hereby given that the Council, as Local Highway Authority, under Article 10 of the Town and Country Planning General Development Order Act 1995, and other appropriate powers:-

E2 Advises that any permission issued by the planning authority should include the condition(s) shown overleaf.

F. Any Condition(s) referred to in paragraph E2 appear on the attached sheet(s):

Date: Monday May 16 2005

Signed: ? Tim Sowerbutts

Printed name of the  
signatory must be typed  
in the space provided

**Condition as referred to in paragraph E2 on first page.**

**HA01v01 Text: Condition:**

HA01v01: NOTE:

This notice includes condition(s) requiring works to be undertaken within highway limits.

Prior to commencing works you must contact the Highway Authority to obtain the necessary consent.

**Special Condition(s):**

-----

**Any Footnotes Relating To Condition: HA01v01**

Footnote (a)

(b):

(c):

(d)

(e):

(f):

(g):

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**HA02v01 Text: Condition:**

NOTE:-

As a result of Within Highway works required to facilitate this application an agreement formed under section 278 of The Highways Act 1980 is required.

**Special Condition(s):**

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**Any Footnotes Relating To Condition: HA02v01**

Footnote (a)

(b):

(c):

(d)

(e):

(f):

(g):

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**HC00v01 Text: Condition:**

HC00v01: # Please Refer To "Special Conditions" Below. #

**Special Condition(s):**

This advice is based on the revised layout drawing no.SL-529 dated April 2005 which is acceptable in respect of the highway issues.

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Condition as referred to in paragraph E2 on first page.

**Any Footnotes Relating To Condition: HC00v01**

Footnote (a)

(b):

(c):

(d)

(e):

(f):

(g):

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**HC22v01 Text: Condition:**

HC22v01: No dwelling on the site shall be occupied until the vehicular access to it and the vehicle parking spaces serving it have been completed and, once provided, the vehicle parking spaces shall be retained.

Special Condition(s):

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**Any Footnotes Relating To Condition: HC22v01**

Footnote (a)

(b):

(c):

(d)

(e):

(f):

(g):

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**HC29v01 Text: Condition:**

HC29v01: Works shall not commence on site until wheel cleaning facilities in accordance with details to be approved in writing the the Local Planning Authority, have been provided within the curtilage of the site and this facility shall be retained for the duration of the works.

Special Condition(s):

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**Any Footnotes Relating To Condition: HC29v01**

Footnote (a)

(b):

(c):

(d)

(e):

(f):

(g):

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Condition as referred to in paragraph E2 on first page.

**HC31v01**     **Text: Condition:**

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 Planning Authority. These facilities shall be implemented prior to the access and parking facilities being brought into use.

**Special Condition(s):**

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**Any Footnotes Relating To Condition:    HC31v01**

- Footnote (a)
- (b):
- (c):
- (d)
- (e):
- (f):
- (g):

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**HC32v01**     **Text: Condition:**

No loose material shall be placed on any driveway or parking area within ten metres of the Adopted Highway unless measures are taken to the satisfaction of the Planning Authority to prevent the material from spilling onto the highway. Once agreed and implemented these measures shall be retained.

**Special Condition(s):**

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**Any Footnotes Relating To Condition:    HC32v01**

- Footnote (a)
- (b):
- (c):
- (d)
- (e):
- (f):
- (g):

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**HC41v01**     **Text: Condition:**

HC41v01: No dwelling on the site shall be occupied until the access road has been completed to at least basecourse level and adequately lit from the junction with <see footnote: a> up to the access to the dwelling.

**Special Condition(s):**

-----

**Condition as referred to in paragraph E2 on first page.**

**Any Footnotes Relating To Condition: HC41v01**

- Footnote (a)      Waterside Road
- (b):
- (c):
- (d):
- (e):
- (f):
- (g):

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**HC42v01      Text: Condition:**

HC42v01: No development shall take place until details of the drainage, construction, services and lighting of the proposed access road, including the junction with <see footnote: a> have been approved in writing by the Local Planning Authority.

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**Special Condition(s):**

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**Any Footnotes Relating To Condition: HC42v01**

- Footnote (a)      Waterside Road
- (b):
- (c):
- (d):
- (e):
- (f):
- (g):

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**HC44v01      Text: Condition:**

HC44v01: No other works shall be commenced on the site until the access road junction with <see footnote: a> including the required visibility splays, has been set out and established.

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**Special Condition(s):**

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**Any Footnotes Relating To Condition: HC44v01**

- Footnote (a)      Waterside Road
- (b):
- (c):
- (d):
- (e):
- (f):
- (g):

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**HC47v02      Text: Condition:**

HC47v02: No dwelling on the site shall be occupied until the footway has been constructed up to basecourse level from the junction with <see footnote: a> to the access to the dwelling.

---

**Special Condition(s):**

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**Condition as referred to in paragraph E2 on first page.**

**Any Footnotes Relating To Condition: HC47v02**

Footnote (a)          Waterside Road

- (b):
- (c):
- (d):
- (e):
- (f):
- (g):

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**HC48v01      Text: Condition:**

HC48v01: No works shall be commenced on the penultimate dwelling on the site until the access road has been completed.

**Special Condition(s):**

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**Any Footnotes Relating To Condition: HC48v01**

Footnote (a)

- (b):
- (c):
- (d):
- (e):
- (f):
- (g):

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**HC70v01      Text: Condition:**

HC70v01: No development, whether permitted by the Town and Country Planning General (Permitted Development) Order or not, shall take place within any service strip adjacent to any Shared Surface Road, and any planting or landscaping within this service strip shall be of species which shall be agreed in writing with the Local Planning Authority prior to planting.

**Special Condition(s):**

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**Any Footnotes Relating To Condition: HC70v01**

Footnote (a)

- (b):
  - (c):
  - (d):
  - (e):
  - (f):
  - (g):
-

**HR01v0** **Text: Reason:**

1

HR01v01: In the interests of highway safety.

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**Special Reason(s):**

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**HR02v0** **Text: Reason:**

1

HR02v01: To ensure the provision of adequate vehicle parking for occupied dwellings.

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**Special Reason(s):**

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**HR04v0** **Text: Reason:**

1

HR04v01: To ensure that development roads are made up as soon as possible and not left as private streets.

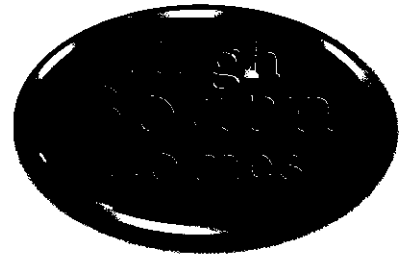
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**Special Reason(s):**

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13<sup>th</sup> May 2005

North Lincolnshire Council,  
Planning & Regeneration Service,  
Development Control Team,  
Church Square House,  
P.O. Box 42,  
Scunthorpe,  
North Lincs.,  
DN15 6XQ



*The Recommended Housebuilder*

HUGH BOURN DEVELOPMENTS (WRAGBY) LIMITED  
Louth Road, Wragby, Market Rasen, LN8 5PH.  
Telephone 01673 858831 Fax 01673 857006  
Email: info@hughbourn.co.uk  
www.hughbourn.co.uk

For the attention of Ron White.

Dear Sir,

**Planning Permission to erect 41 Dwellings at Land off Waterside Road, Barton on Humber. Application No. 2003/1575**

Thank you for your letter dated 9<sup>th</sup> May 2005 enclosing a copy of a memo received from Patric Butler.

I have revised our site layout to incorporate the changes recommended for the P.O.S and Play Area.

In answer to item 4 of the memo, the dyke which surrounds the public open space on the western boundary is not in our ownership. The dyke on the southern boundary is riparian owned and does not belong to the Internal Drainage Board.

The layout also includes revisions to the highway specification as recommended by Tim Sowerbutts of North Lincs. Highways. I have sent Mr Sowerbutts a revised layout for his comments.

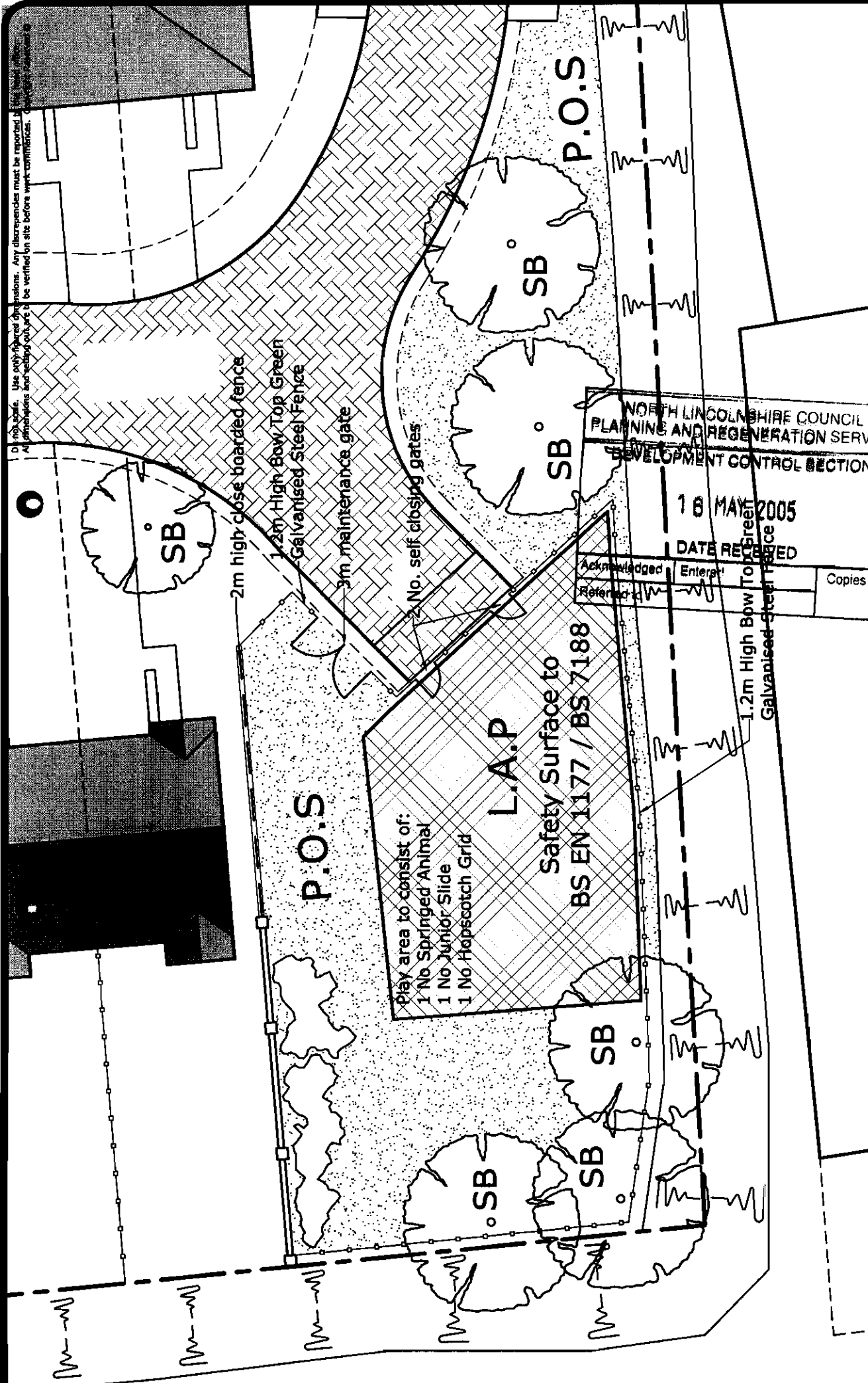
If you have any further queries at this stage, please do not hesitate to contact me.

Yours faithfully,

**David Ingamells**  
Hugh Bourn Homes

NORTH LINCOLNSHIRE COUNCIL PLANNING AND REGENERATION SERVICE DEVELOPMENT CONTROL SECTION		
16 MAY 2005		
DATE RECEIVED		
Acknowledged	Entered	Copies to
	✓	
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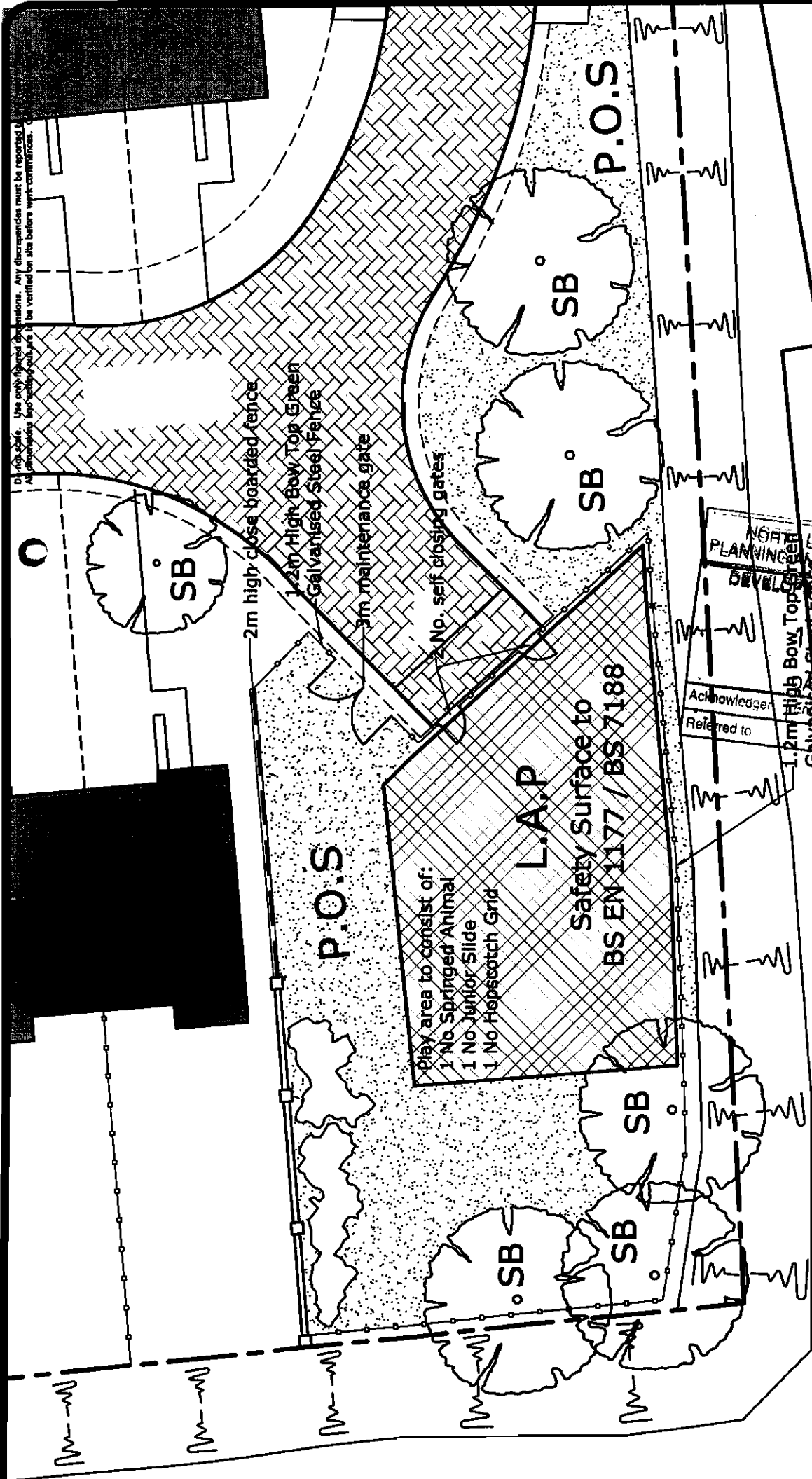
D:\Jobs\24 Use only physical dimensions. Any discrepancies must be reported. All dimensions are to be verified on site before work commences.



Project	Residential Development	Scale	1:200
Site Location	Waterside Rd, Barton on Humber	Date	05/05
Drawing	Play Area Details	Drawing Number	529 - LAP

Head Office:  
Louth Road, Wragby, Market Rasen,  
Lincolnshire, LN8 5PH.  
Tel: 01673 858831 Fax: 01673 857006  
E-mail: info@hughbourn.co.uk

D1: 100% Scale. Use only imperial dimensions. Any discrepancies must be reported to the client. All dimensions and elevations to be verified on site before work commences.



2m high close-boarded fence  
 1.2m High Bow Top Green Galvanised Steel Fence  
 3m maintenance gate  
 2 No. self closing gates

Play area to consist of:  
 1 No. Sprunged Animal  
 1 No. Junior Slide  
 1 No. Hopscootch Grid

L.A.P.

Safety Surface to BS EN 1177 / BS 7188

P.O.S.

NOTICE OF RESOLUTION BY LINCOLNSHIRE COUNTY COUNCIL  
 PLANNING AND REGENERATION SERVICE  
 DEVELOPMENT CONTROL SECTION  
 MAY 2005  
 RECEIVED

Acknowledged by: \_\_\_\_\_  
 Referred to: \_\_\_\_\_

Copies to: \_\_\_\_\_

Residential Development

Waterside Rd, Barton on Humber

Play Area Details

Scale 1:200

Date 05/05

Drawing Number 529 - LAP

Head Office:

Louth Road, Wragby, Market Rasen,  
 Lincolnshire, LN8 5PH.

Tel: 01673 858831 Fax: 01673 857006  
 E-mail: info@hughbourn.co.uk

Application Number: 2003/1575

**AMENDED APPLICATION**

Case Officer: Ron White

From: Clerk to Barton upon Humber Parish/Town Council

Site Location: Land Off Waterside Road Barton Upon Humber

**PLEASE TICK ONE BOX BELOW**

The parish/town council has **no objections or comments**

**OR**

The parish/town council's **comments** are set out ~~below~~ in the enclosed letter

**OR**

The parish/town council **objects** to the application for the reasons set out below/in the enclosed letter

**OR**

The parish/town council **supports** the application for the reasons set out below/in the enclosed letter

NORTH LINCOLNSHIRE COUNCIL PLANNING AND REGENERATION SERVICE DEVELOPMENT CONTROL SECTION		
06 MAY 2005		
Acknowledged	DATE RECEIVED	Copies to:
Referred to	<i>ltw</i>	

Signed: S. Richards

On behalf of: BARTON TOWN COUNCIL

Date: 5 May 2005

# BARTON-UPON-HUMBER TOWN COUNCIL

Ms Shirley Richards  
Town Clerk  
Council Office  
Assembly Rooms  
Queen Street  
BARTON-UPON-HUMBER  
North Lincolnshire  
DN18 5QP

Telephone 01652 633598  
Fax 01652 637763  
email: bartontownclerk@btconnect.com

Your Ref: Application Number 2003/1575

Our Ref: SR/CMC/559(a)(5)/213

5 May 2005

Dear Mr Welton,

## Planning Application 2003/1575- Hugh Bourn Developments (Wragby)

I refer to the above mentioned planning application, to which the Town Council would like to make the following comment:

That the proposed development should include sufficient screening between the new development and the present industry adjoining the site, and the ditches on site filled in and have adequate drainage.

Yours sincerely



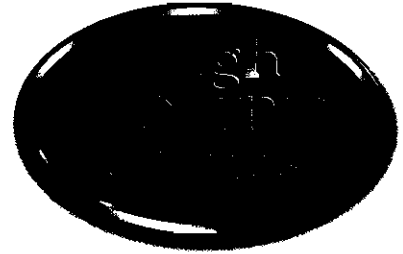
Shirley Richards  
Town Clerk

Mr M Welton (Development Control Manager)  
Planning & Regeneration  
North Lincolnshire Council  
Church Square House  
PO Box 42  
SCUNTHORPE  
North Lincolnshire DN15 6XQ

NORTH LINCOLNSHIRE COUNCIL PLANNING AND REGENERATION SERVICE DEVELOPMENT CONTROL SECTION		
06 MAY 2005		
DATE RECEIVED		
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Referred to:		

20<sup>th</sup> April 2005

North Lincs. Council,  
Development Control,  
Church Square House,  
P.O. Box 42,  
Scunthorpe,  
North Lincs.  
DN15 6XQ



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www.hughbourn.co.uk

For the attention of Mr R. White

Dear Sir,

**Re: Land off Waterside Road, Barton on Humber. Application No. 2003/1575.**

Due to changes in the Environment Agency's flood risk policy, the scheme has had to be redesigned to incorporate 3 storey dwellings. The Public Open Space has also been resited along with other mitigation measures.

A Development Brief is enclosed, which is to be read in conjunction with the Appraisal submitted and prepared by Kirton Consulting.

A schedule of dwelling types and drawings has been listed on the site layout drawing no. SL-529.

Please accept this amended application as a replacement of the original.

Yours faithfully,

**David Ingamells**  
Hugh Bourn Homes

NORTH LINCOLNSHIRE COUNCIL PLANNING AND REGENERATION SERVICE		
DEVELOPMENT CONTROL SECTION		
25 APR 2005		
DATE RECEIVED		
Acknowledged:	Entered:	Copies to:
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## **Residential Development at Waterside Road, Barton on Humber.**

**Development Brief** to be read in conjunction with the Appraisal submitted and prepared by Kirton Consulting.

As a result of consultations with the Environment Agency, the site has been re-designed to satisfy the mitigation requirements set out in the report produced by Bolland.

### **Constraints and Opportunities**

Three storey terrace units have been located around the entrance to the development site, with ground floors being used for garages and utility rooms. There will be no habitable rooms on the ground floor. A parking area has also been located near the entrance and this, along with the 3 storey dwellings, have been located within the "Danger Zone", as defined in the Flood Risk Assessment.

Three storey dwellings have also been located in the northwest corner of the development, where potential flood depths could be the greatest. There will be no single storey dwellings on the site.

The entrance to the development will be protected by walls, which will also assist in channeling any floodwater into the road layout.

The Public Open Space has been relocated to the point at which any overland floodwater will discharge into the open watercourse. It provides a safe corner to play and at the same time is overlooked, for security, on 2 sides by semi-detached and terraced 3 storey dwellings.

The floor levels of the buildings will be at least 150mm above surrounding ground levels and at least 450mm above road levels.

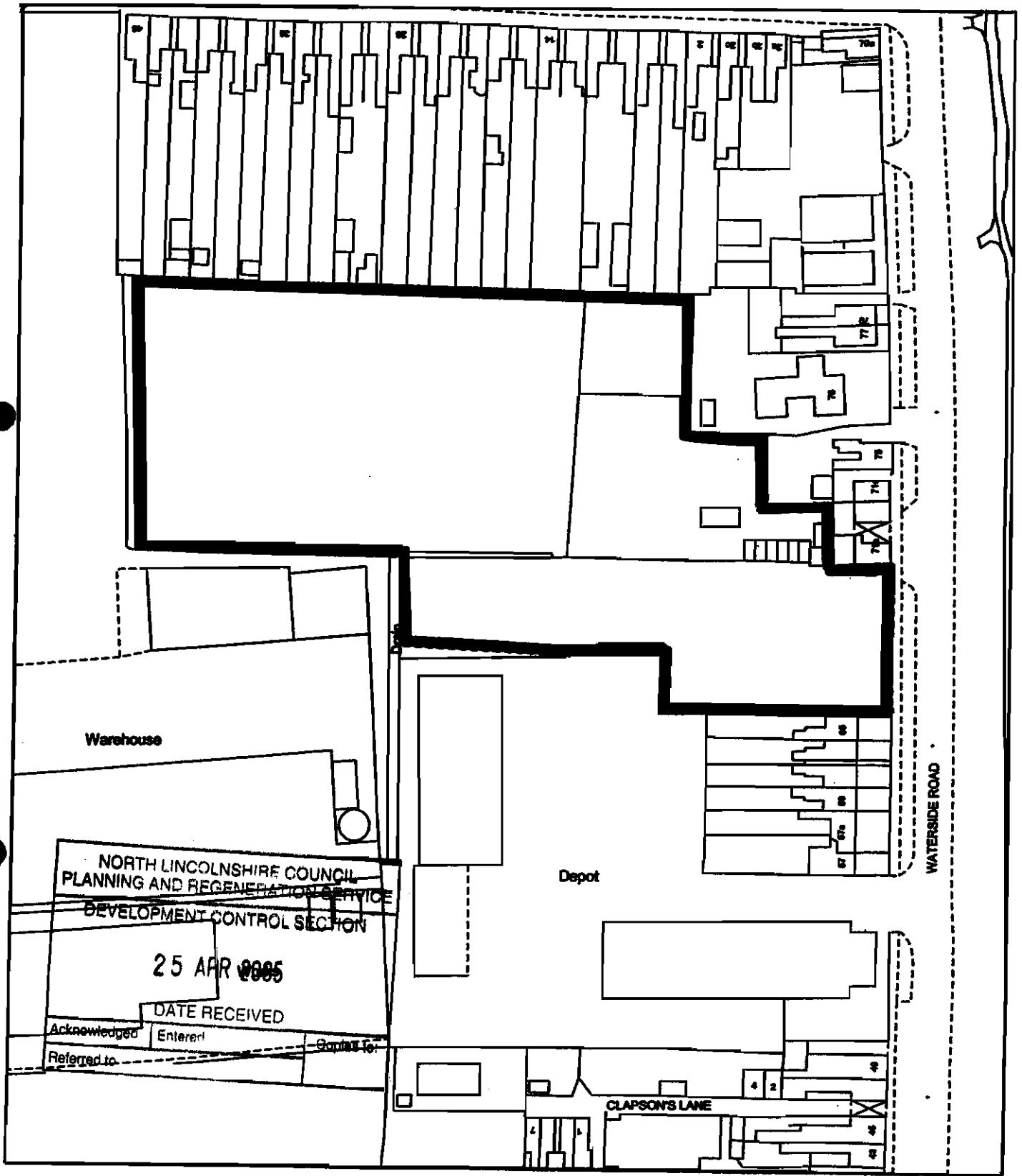
The foul water pumping station will be located within the parking area for 2 blocks of 3 terrace houses. This takes advantage of the 15 metre building restriction around the pumping station.

The 2 blocks of terrace and semi houses on plots 14,15,16,31 & 32, will be built close to the back edge of the footpath, which will form a gateway in the middle of the site. This will help to break up the site and provide a more interesting layout.

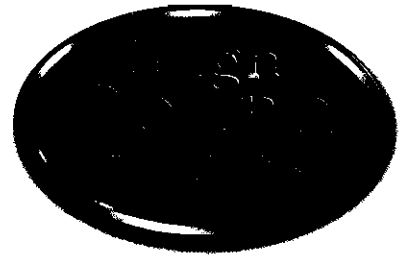
The 3 storey block in the northwest corner of the site will face towards the Humber Bridge. The first floor lounge and particularly the second floor bedrooms should provide an excellent view of the bridge. Likewise, a good view of the approach to the bridge will be seen from the dwellings on plots 17,18 & 24 to 30.

Some open space will be provided next to the existing terrace properties fronting onto Waterside Road. This will prevent the proposed 3 storey dwellings looking dominant next to these existing properties and will also give greater visibility when coming out onto Waterside Road.

This layout contains 45 plots, which, on a site area of 1.2 hectares, will give a density of 37 dwellings per hectare.



NORTH LINCOLNSHIRE COUNCIL PLANNING AND REGENERATION SERVICE		
DEVELOPMENT CONTROL SECTION		
25 APR 2005		
DATE RECEIVED		
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12 April 2005

Environment Agency  
Guy Gibson Hall  
Manby Park  
Louth  
LN11 8UR  
For the attention of Mr M Robinson

*The Recommended Housebuilder*

HUGH BOURN DEVELOPMENTS (WRAGBY) LIMITED  
Louth Road, Wragby, Market Rasen, LN8 5PH.  
Telephone 01673 858831 Fax 01673 857006  
Email: info@hughbourn.co.uk  
www.hughbourn.co.uk

Dear Mr Robinson

**Re:- Flood Risk Assessment - Waterside Road, Barton on Humber**

Further to our meeting 9 March 2005 regarding the above, I now enclose the completed layout and Flood Risk Assessment in support of the Planning Application.

The following additional points have been addressed to meet the requirements of the Environment Agency.

1. All two storey dwellings (plots 7-14, 29-36 and 41-43) will have a minimum Finished Floor Level of 4.0m ODN.
2. I enclose a Revised Breach Scenario from River Humber to take account the predicted higher water levels as identified at the meeting.
3. I enclose the Surface Water Drainage Strategy compiled by Bosworth Bowden and Abbott Ltd. This is the worst case scenario for the development and meets the Greenfield run-off rate (1.4 litres/sec/hectare) as defined by North East Lindsey IDB (copy letter dated 2 March 2005 enclosed). The report shows that the required storage can be achieved on site for the 1 in 100 year storm. Further investigations are ongoing with regards to the surface water drainage strategy these include identifying existing impermeable areas on the site and establishing how the surface water had been disposed in order to increase the discharge to the watercourse. We are also seeking an allowable discharge from Anglian Water into the combined sewer in Waterside Road.

The completed layout enclosed has been designed taking into account the conclusions/recommendations and mitigation measures, as follows:-

4. Three storey buildings (plots 1-6) have been located near the entrance of the development site with ground floors being used for garages and/or utility rooms. Plans will indicate that there are no bedrooms on the ground floor.

5. An area of car parking has also been located at the entrance to the site, this along with the three storey buildings has been located within the danger zone as defined in the Flood Risk Assessment.
6. Three storey buildings (plots 15-28) have also been located in the Northwest corner of the development site, where potential flood depths could be greatest – this is based on existing ground levels.
7. No bungalows have been included in the layout i.e. all buildings are at least two storey.
8. Road levels will fall towards the West of the development, and road drainage (plus surface flows) will discharge to the open watercourse on the Western boundary i.e. the road will act as an overland conveyor of floodwater.
9. The entrance to the development site will be protected by walls (as denoted on the layout), these will also assist in channeling any floodwater into the road layout.
10. The Public Open Space has been relocated to the point at which any overland floodwater will discharge into the open watercourse.
11. All properties will include the construction of concrete floors and electrical sockets will be kept at least 1m above floor level, fed from high level circuits.

If you require any further information please do not hesitate to contact myself.

Yours sincerely  
**HUGH BOURN HOMES**



Stephen Lyon

CC North Lincolnshire Council