

Lincolnshire County Council

Planning and Regulation Committee 30th July 2018

Item 4.1

Planning Manager

Revised NPPF

Since the publication of the Committee Report the Draft revised National Planning Policy Framework has come into use (24 July 2018) stating that *'the policies in this Framework are material consideration which should be taken into account in dealing with applications from the day of its publication. Plans may also need to be revised to reflect policy changes which this replacement Framework has made. This should be progressed as quickly as possible, either through a partial revision or by preparing a new plan.*

However, existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, according to their degree of consistency with this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).'

Paragraph 26 of the Committee Report reads as follows:

Consultation on a 'Draft revised National Planning Policy Framework' closed 10 May 2018. Although a material consideration, it is at an early stage and carries little weight but does include the following addition which is of relevance to this application (summarised):

Paragraph 168 - states that planning policies and decisions should contribute to and enhance the natural and local environment by:

b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.

The Revised NPPF (July 2018) has transposed the Draft version as follows (summarised):

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

b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;

The addition of the words *'and ecosystem services'* does not materially change the comments, observations and recommendations of the report.

It should be noted that the wording of the paragraphs referenced in the Committee Report under the previous NPPF have been transposed to the Revised NPPF without change to the wording however the numbering of the paragraphs has changed.

Submission of revised documents:

- A minor amendment changing one word to 'operational' in relation to the Bird Hazard Management Plan Version 1 Rev A.

Amendment to the recommended conditions would be as follows:

- Condition 4 - 'Bird Hazard Management Plan' Version No. 1 Rev B date stamped received 20 July 2018 and appendices date stamped received 29 May 2018;

Item 4.2

Planning Manager

Revised NPPF

It should be noted that the wording of the paragraphs referenced in the Committee Report under the previous NPPF have been transposed to the Revised NPPF without change to the wording however the numbering of the paragraphs has changed.

Hykeham Planning Committee

- Representation received from Hykeham Planning Committee (made up of both North Hykeham Town Council and South Hykeham Parish Council) – commented that 'the site and capacity of the proposed water tank is of concern given the already well publicised environmental and drainage issues experienced on Boundary Lan. We would like officers to fully investigate the proposed water run off provisions and how the 'dirty water' is to be collected, cleared and re-used or disposed of.'

Planning Manager

- The need for the firefighting water storage tank was established on the grant of planning permission Ref: N/75/0353/15 and carried forward to the most recent planning permission Ref: PL/0137/17 *Condition 13 - Notwithstanding details of firefighting water provision, shown on Drawing No. GBM1031/05/03 Rev 1 'Plan2 Indicative Operational Layout' (received 10 April 2017) the site shall not accept waste until further details of the above ground vessel to include capacity and design have been submitted to and approved in writing by the Waste Planning Authority. The approved scheme shall be implemented in full and maintained for the duration of the development.*

With regard to the management the surface water run-off from the pressure washer (being located within the site subject to planning permission Ref: PL/0137/17) and fire-fighting water in the event of a fire and any subsequent discharge of clean water to a watercourse would be in accordance with *Condition 12 - The details of the approved scheme shall be maintained for the duration of the development to ensure a Greenfield run-off rate as identified on page 17 of the Flood Risk Assessment 'Proposed Materials Recycling Facility, Boundary Lane, South Hykeham, LINCOLN LN6 9NQ' (date stamped received 10 April 2017).*

All surface water run-off from the site would therefore be contained within the Attenuation Pond located to the south of the Waste Management Site.

Notwithstanding the requirements of the planning permission the Environment Agency will also require controls under their Environmental Permitting regime.