Studio 11 Architecture
The Boathouse Office 32
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Nene Parade
Wisbech Cambs
PE13 3BH

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TOWN AND COUNTRY PLANNING ACT 1990
RESERVED MATTERS

Reference: H02-0039-19 **Date of Decision:** 28th November 2019

Applicant: Seagate Homes
C/O Studio 11 Architecture
The Boat House
Office 32 Harbour Square
Wisbech Cambs
PE13 3BH

Location: Land Off: James Road Crowland

Description: Erection of 49 dwellings and associated works - outline approval H02-0771-18

South Holland District Council hereby give notice that APPROVAL HAS BEEN GRANTED for the details submitted under the terms of the outline permission, subject to any condition(s) set out below:

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

Application Form
Site Layout & Location Plan 437.SL.01I
External Material Schedule - James Road, Crowland: Rev A
Drainage Strategy 437.DL.P.01D
Drainage Strategy 9 Jan 2019
Drainage Design Report v5.0
Landscaping Details 1 of 4 437.LD.P.01A
Landscaping Details 2 of 4 437.LD.P.02D
Landscaping Details 3 of 4 437.LD.P.03
Landscaping Details 4 of 4 437.LD.P.04C
Cheverley - Floor Plans & Elevations 437.Che.P.01A
Twin Double Garage - Floor Plans & Elevations 437.DTW1.P.01

Single Garage - Floor Plans & Elevations 437.SG1.P.01
Double Garage - Floor Plans & Elevations 437.DG1.P.01
Triple Garage - Floor Plans & Elevations 437.TG1.P.01
Oakham - Floor Plans & Elevations 437.Oak.P.01B
Stirling - Floor Plans & Elevations 437.Stir.P.01
Lumley - Floor Plans & Elevations 437.Lum.P.01
Lancaster - Floor Plans & Elevations 437.Lan.P.01
Richmond - Floor Plans & Elevations 437.Ric.P.01
Colchester - Floor Plans & Elevations 437.Col.P.01
Elsden - Floor Plans & Elevations 437.Els.P.01B
Hylton - Floor Plans & Elevations 437.Hyl.P.01
Alnwick - Floor Plans & Elevations 437.Aln.P.01

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

2 The scheme of landscaping and tree planting shown on dwg. nos. 437.LD.P.01A, 437.LD.P.02D, 437.LD.P.03 and 437.LD.P.04C shall be carried out and completed in its entirety during the first planting season following practical completion of the development. All trees, shrubs and bushes shall be maintained by the owner or owners of the land on which they are situated for the period of five years beginning with the date of completion of the scheme and during that period all losses shall be made good as and when necessary.

Reason: To ensure that the development is adequately landscaped, in the interests of its visual amenity and that of the area in which it is set.
This Condition is imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019.

3 The water consumption of each dwelling hereby permitted should not exceed the requirement of 110 litres per person per day (as set out as the optional requirement in Part G of the Building Regulations 2010 and the South East Lincolnshire Local Plan, 2019). The person carrying out the work must inform the Building Control Body that this duty applies. A notice confirming the requirement for the water consumption has been met shall be submitted to the Building Control Body and Local Planning Authority, no later than five days after the completion of *the/each individual* dwelling.

Reason: To protect the quality and quantity of water resources available to the district.
This Condition is imposed in accordance with Policy 31 of the South East Lincolnshire Local Plan, 2019.

Notes:

The Local Planning Authority has acted positively and proactively in determining this application by assessing it against all material considerations, including national guidance, planning policies and representations that have been received during the public consultation exercise, and by identifying matters of concern within the application and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal.

DC_FINAL_DECISION - ODB:14

This decision notice, the relevant accompanying report and the determined plans can be viewed online at http://planning.sholland.gov.uk/OcellaWeb/planningSearch



Phil Norman
Planning and Building Control Manager
South Holland District Council

BUILDING REGULATIONS:
This decision refers only to planning permission as granted under the Town and Country Planning Act 1990. The works that you are proposing may also require Building Regulations and this planning permission does not give authority under Building Regulations to commence work. Please contact the Building Control section for further information on 01775 764557 or bcadmin@sholland.gov.uk

RIGHTS OF APPEAL

Appeals to the Secretary of State

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or grant consent subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990 or Section 20 of the Planning (Listed Building and Conservation Areas) Act 1990.

Timescales for appealing

The deadlines for appeals are calculated from the **date of decision** and are as follows for the types of applications below:

12 Weeks	6 Months	8 Weeks
Householder Applications	Planning Permission	Consent to Display Adverts
Minor Commercial Development	Listed Building Consent	
Agricultural Determinations	Other Prior Approval Applications	
Householder Prior Approval Applications		

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planning inspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

Enforcement Notices

If an enforcement notice was served prior to the planning application being determined then the deadline for appealing is 28 days from the date of the **planning refusal**.

If an enforcement notice is served after the planning application is determined then the deadline for appealing is 28 days from the date of the **enforcement notice** OR **the timescales stated above for each application type** from the date of the planning refusal - whichever is sooner.

Appeals can be made online at: https://www.gov.uk/planning-inspectorate. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the

Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under the order.

Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grant it subject to conditions the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of the Part VI of the Town and Country Planning Act 1990 or Section 32 of the Planning (Listed Building and Conservation Areas) Act 1990.

Compensation

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.

These circumstances are set out in Section 114 and related provisions of the Town and Country Planning Act 1990 and Section 27 of the Planning (Listed Building and Conservation Areas) Act 1990.