SOUTH HOLLAND DISTRICT COUNCIL

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FILE COPY

Town and Country Planning Act 1990

Planning Permission

Reference: H02-0493-15 **Received:** 28th May 2015 **Type:** SEC 73 MODIFICATION

Name: Ashley King Developments
C/O Studio 11 Architecture
The Boathouse
Harbour Square
Nene Parade
Wisbech
PE13 3BH

Agent: Studio 11 Architecture
The Boathouse
Harbour Square
Nene Parade
Wisbech
PE13 3BH

Description: Proposed residential development of 50 dwellings - approved under H02-0468-14 - Modification of 2 of H02-0468-14 to allow amendments to previously approved plans - approved under H02-0100-15. Modification of Condition 4 relating to renewable energy.

Location : Land off Peterborough Road Crowland

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the proposal described above, subject to any condition(s) set out below:

1 The development must be begun before 2nd December 2017.

Reason: As required by Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

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

Variation of Condition Report and accompanying appendices (prepared by Studio 11, dated May 2015).

Accompanying planning permission H02-0100-15: Dwg No's: 163.LP.01, 163.SL.01E, 163.K2S2B01-B.P.01, 163.K2S2B02-.P.01B, 163.K2S3B01-B.P.01, 163.K2S3B02-B.P.01, 163.K2S3B03-R.P.01, 163.K2S3B04-B.P.01, 163.Aff-1B2P-01R.P.01, 163.Aff-2B4P-01.P.01, 163.Aff-3B5P-01.P.01, 163.DSG.P.01, 163.DDG.P.01, Flood Risk Assessment (prepared by Geoff Beel Consultancy, dated April 2014) and External Material Schedule (dated 1st December 2014).

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Accompanying condition compliance approval H02-0101-15: Management Plan (dated December 2014) and dwg. nos. 163.MRP.01, 163.BT.01, 163.BT.02, 163.LD.01, 163.LD.02, 163.LD.03 and 163.LD.04.

Accompanying condition compliance approval H02-0359-15: Combined Phase I Desk Study & Phase II Exploratory Investigation, prepared by GeoDyne Limited (dated 14th April 2015).

Accompanying condition compliance approval H02-0323-15: Dwg. No's: 1415-0137-WDK-C-310-P4, 1415-0137-WDK-C-311-P4, 163.CMP.01, 163.A516-100.W.01, 163.711-100.W.01, 163.A731-100.W.01, 163.774.W.01, 163.870-100.W.01, 163.A902-100.W.01, 163.932-100.W.01, 163.1079-100.W.01 and 163.1080-100.W.01.
Statement Confirming the Precautions Taken to Prevent the Deposit of Mud on the Public Highway (Studio 11).
Environmental Policy (Langwith Construction, June 2014).
Health and Safety Management System (Sections 8.0, 9.0 and 27.0).
Email from Kris Baxter regarding hours of operation, dated 23/4/15.

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

3 Before the development is commenced there shall be submitted to and approved in writing by the Local Planning Authority a scheme for the provision and phasing of 16 of the total residential units as affordable housing on the site to meet local housing needs. The scheme shall identify how the affordable housing is to be provided, whether by means of a non-profit registered provider or otherwise, and the timing of delivery. In the submission of these details the location of each affordable housing unit shall be indicated, along with the size and tenure, the type of affordable housing, and arrangements for ensuring that the affordable housing to be provided meets identified local housing need. Not more than 17 of the total number of the approved dwellings, excluding the affordable element, shall be occupied until there has been a material commencement on the affordable housing units and not more than 30 of the approved dwellings, excluding the affordable element, shall be occupied until all the affordable housing units have been completed.

Note:
In order to comply with this condition it may be necessary for the applicant/developer to enter into a planning obligation and/or agreement. You are therefore asked to bear this in mind when determining the timing of your submissions.

Reason: To ensure that the affordable dwellings are provided to meet identified local need, and remain affordable in perpetuity.
This Condition is imposed in accordance with Policy HS8 of the South Holland Local Plan 2006.

4 No development shall commence until measures to deal with any contamination of land or

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pollution of controlled waters have been implemented in accordance with details accompanying condition compliance application reference H02-0359-15.

Notes:
-The applicant's attention is drawn to the recommendation of installing gas protection measures due to an Amber 2 rating on the traffic light system.
-In the event that contamination is found at any time when carrying out the approved development, which was not previously identified, it must be reported immediately to South Holland District Council's Environmental Health Service. An investigation and risk assessment must be undertaken in accordance with details to be agreed with Environmental Health. Where remediation is necessary, a remediation scheme must be submitted to and approved in writing by Environmental Health. Following completion of measures identified in the approved remediation scheme a verification report shall be submitted to and approved by Environmental Health.

Reason: To assess whether the site is polluted and to address any pollution to ensure a satisfactory development.
This Condition is imposed in accordance with Policy SG13 of the South Holland Local Plan 2006.

5 The scheme of landscaping and tree planting for the site shall be in accordance with details accompanying condition compliance application reference H02-0101-15. The approved scheme shall be carried out in its entirety within a period of 12 months beginning with the date on which development is commenced, or within such longer period as may be agreed in writing with the Local Planning Authority. All trees, shrubs and bushes shall be maintained by the owner or owners of the land on which they are situated and all losses shall be made good as and when necessary, unless the Local Planning Authority gives written consent to any variation.

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 Policy SG18 of the South Holland Local Plan 2006.

6 Boundary treatments shall be in accordance with details accompanying condition compliance application reference H02-0101-15, and the details so approved shall be implemented in full before the development is first brought into use.

Reason: In the interests of the character and appearance of the development and the visual amenity of the area in which it is set.
This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan 2006.

7 Before the commencement of the development hereby permitted, the detailed design and location of all lighting to be provided to roads, parking areas and footpaths within the development shall be submitted to and approved in writing by the Local Planning Authority and all

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lighting utilised in the development shall conform to the details so approved. The approved scheme shall be implemented in its entirety before any dwelling is occupied.

Reason: To ensure that the Local Planning Authority retains control over these matters, in the interests of the visual amenity of the overall development, to prevent light pollution and to ensure that the development is adequately lit.
This Condition is imposed in accordance with Policy SG13 and SG14 of the South Holland Local Plan 2006.

8 Before the commencement of the development hereby granted, full details of the means of surface water disposal shall be submitted to and approved in writing by the Local Planning Authority. The details so approved shall be implemented in full before the development hereby permitted is first brought into use.

Reason: To ensure that the site is adequately drained, to avoid pollution, and to prevent increased risk of flooding.
This Condition is imposed in accordance with Policies SG11 and SG13 of the South Holland Local Plan 2006, and national guidance contained in Section 10 of the National Planning Policy Framework, 2012.

9 The management of areas of publicly accessible open space shall be carried out in accordance with the details accompanying condition compliance application reference H02-0101-15.

Reason: To ensure that adequate open space provision is made available for the occupiers of the development hereby permitted and that provision is made for the management and maintenance of the open space.
This Condition is imposed in accordance with Policies SG1 and HS11 of the South Holland Local Plan 2006.

10 The landscape management and maintenance for areas of incidental open space, refuse/recycling collection points and parking courts shall be carried out in accordance with the details accompanying condition compliance application reference H02-0101-15.

Reason: To ensure that provision is made for the management and maintenance of communal areas.
This Condition is imposed in accordance with Policies SG1 and HS11 of the South Holland Local Plan 2006.

11 Proposed site levels and proposed floor levels of the buildings and hard surfaced areas shall be carried out in accordance with the details accompanying condition compliance application reference H02-0323-15.

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Reason: To ensure that the Local Planning Authority retains control over the finished site and floor levels of the development, in the interests of the amenity of adjacent residents and its visual and architectural relationship with adjacent development.
This Condition is imposed in accordance with Policies SG14 and SG17 of the South Holland Local Plan 2006.

12 The design and positions of all external boxes for gas and electricity supplies and of any gas flues and soil vent pipes shall be carried out in accordance with the details accompanying condition compliance application reference H02-0323-15.

Reason: To ensure that the Local Planning Authority retains control over these details of the development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set.
This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan 2006.

13 The scheme of construction management to minimise disturbance during the construction process through noise, dust, vibration and smoke shall be carried out in accordance with the details accompanying condition compliance application reference H02-0323-15.

Reason: In the interests of the amenity of local residents.
This Condition is imposed in accordance with Policy SG17 of the South Holland Local Plan 2006.

14 Precautions to be taken to prevent the deposit of mud on public highways by vehicles travelling from the site during construction of the development shall be carried out in accordance with the details accompanying condition compliance application reference H02-0323-15. These precautions shall be made available before commencement of the construction of the development and be kept available and in full working order until such time as the Local Planning Authority agrees in writing to their withdrawal or the completion of the development.

Reason: In the interests of highway safety during the construction process.
This Condition is imposed in accordance with Policies SG15 and SG17 of the South Holland Local Plan 2006.

15 Prior to the occupation of each dwelling having a frontage onto a potentially adoptable highway, the roads and/or footways providing access to that dwelling, for the whole of its frontage, from Peterborough Road, shall be constructed to a specification to enable them to be adopted as highways maintainable at the public expense, less the carriageway and footway surface courses. The carriageway and footway surface courses shall be completed within three months from the date upon which construction of the penultimate dwelling is commenced.

Reason: To ensure safe access to the site and to each dwelling in the interests of safety and

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residential amenity.
This Condition is imposed in accordance with Policy SG14 and SG15 of the South Holland Local Plan 2006.

16 No dwelling shall be commenced before the junction with Peterborough Road, including the visibility splays and the first 60 metres of estate road, as shown on Dwg. No. 163.SL.01E, have been completed.

Reason: In the interests of safety of the users of the public highway, the safety of the users of the site and to enable calling vehicles to wait clear of the carriageway of Peterborough Road.
This Condition is imposed in accordance with Policy SG14 and SG15 of the South Holland Local Plan 2006.

17 Before any dwelling is commenced, all of that part of the estate road and associated footways that form the junction with Peterborough Road and which fall within the confines of the existing public highway shall be laid out and constructed to finished surface levels in accordance with the details to be submitted to and approved by the local planning authority.

Reason: in the interests of safety of the users of the public highway and the users of the site.
This Condition is imposed in accordance with Policy SG14 and SG15 of the South Holland Local Plan 2006.

The Local Planning Authority has acted positively and proactively in determining this application by assessing the application against all material considerations, including national guidance, planning policies and representations that have been received during the public consultation exercise and subsequently determining to grant planning permission within the statutory timeframe in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Copies of all documentation submitted in connection with this application can be viewed online at www.sholland.gov.uk/doitonline/plandev/plansearch.aspx.

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Paul Jackson
Place Manager

26th August 2015 **H02-0493-15**

This decision refers only to that required for the purposes of the Town and Country Planning Acts and not for Building Regulations or any other legislation.