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Woods Hardwick Ltd.
15-17 Goldington Road
Bedford
MK40 3NH

TOWN AND COUNTRY PLANNING ACT 1990
RESERVED MATTERS

Reference: H02-0659-18 **Date of Decision:** 16th November 2018

Applicant: Wheatley Group Developments
Wheatley House
Dunhams Lane
Letchworth Garden City
SG6 1BE

Location: Land At Harvester Way Crowland

Description: Erection of 100 dwellings and associated works - outline approval H02-1087-14 allowed on appeal and the discharge of Condition 10 (management of publicly accessible open space) and Condition 11 (management of incidental open space, recycling/refuse collection points and parking courts/private drives) of the host outline planning permission (H02-1087-14).

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 dated 29/06/2018
Covering Letter CM/DC/17239/B1 dated 29 June 2018
Proposed Floor Plans 17239/100 House Type 1341
Proposed Elevations 17239/101 House Type 1341
Proposed Floor Plans 17239/104 House Type 1023 (V1)
Proposed Elevations 17239/105 House Type 1023 (V1)
Proposed Floor Plans 17239/106 House Type 1023 (V2)
Proposed Elevations 17239/107 House Type 1023 (V2)
Proposed Floor Plans 17239/108 House Type 919 (V1)

Proposed Elevations 17239/109 House Type 919 (V1)
Proposed Floor Plans 17239/110 House Type 919 (V2)
Proposed Elevations 17239/111 House Type 919 (V2)
Proposed Floor Plans 17239/112 House Type 875
Proposed Elevations 17239/113 House Type 875
Proposed Floor Plans 17239/114 House Type 743
Proposed Elevations 17239/115 House Type 743
Proposed Plans 17239/116 Bungalow Type 658
Proposed Plans 17239/117 Bungalow Type 1B2P
Proposed Plans 17239/118A House Type 1B2P
Proposed Plans 17239/119 Bungalow Type 2B3P
Proposed Floor Plans 17239/120 House Type 2B4P
Proposed Elevations 17239/121 House Type 2B4P
Proposed Floor Plans 17239/122 House Type 3B5P (Wide)
Proposed Elevations 17239/123 House Type 3B5P (Wide)
Proposed Floor Plans 17239/124 House Type 3B5P (Narrow)
Proposed Elevations 17239/125 House Type 3B5P (Narrow)
Proposed Floor Plans 17239/126 House Type 4B7P
Proposed Elevations 17239/127 House Type 4B7P
Proposed Plans 17239/128 Single Garage
Proposed Plans 17239/129 Twin Garage
Proposed Plans 17239/130 Triple Garage
Soft Landscaping JBA 14-159-1C
Soft Landscaping JBA 14-159-2C
Soft Landscaping JBA 14-159-3C
Guide to the Management of Landscape Areas at Harvester Way, Crowland REF JBA 14/159
Planning Noise Assessment Spectrum Acoustic Consultants MWH1721/15168/0
Planning Noise Assessment Spectrum Acoustic Consultants Appendices A-G
Planning Noise Assessment Spectrum Acoustic Consultants Appendices H-J
Parking Strategy 17239/1010B
Open Areas Plan 17239/1011B
Boundary Treatment Plan 17239/1012B
Site Location Plan 17239/1002
Proposed Layout 17239/1007C
Drainage & Levels 18127-5-SK001-B
Fire Vehicle Tracking 17239/1009B
Refuse Strategy Plan 17239/1008B

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

2 Before the commencement of the development hereby permitted beyond oversite a schedule of external materials of construction of buildings and hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the materials so approved.

Reason: To ensure that the Local Planning Authority retains control over the external materials of construction 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.

3 Within 4 months of the completion of the development hereby permitted a fire hydrant shall be installed and operational, in accordance with details to be submitted and approved by the Local Planning Authority.

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.

4 Notwithstanding the details shown in plans refs Soft Landscaping JBA 14-159-1C, Soft Landscaping JBA 14-159-2C, Soft Landscaping JBA 14-159-3C, Open Areas Plan 17239/1011B and Boundary Treatment Plan 17239/1012B as they relate to the boundary of the site with Crease Drove, further details of the boundary treatment to Crease Drove, including railings and soft landscaping, shall be submitted to and approved by the Local Planning Authority and shall be carried out in its entirety within a period of twelve months beginning with the date on which development is commenced.

Reason: To ensure that the Local Planning Authority retains control over the hard and soft landscaping of the development in the interests of the character and appearance of the development, highway safety and the visual amenity of the area in which it is set.
This Condition is imposed in accordance with Policies SG14 and SG15 of the South Holland Local Plan, 2006.

Notes:

Your attention is drawn to conditions 2, 3, 4, 5, 6, 7, 8, 9, 12, 13, 14, 15, 16, 17 and 18 on outline permission H02-1087-14 granted on appeal reference APP/A2525/W/17/3171837 dated 2 August 2017.

Notwithstanding the information submitted, the means of foul and surface water disposal is required to be submitted to and approved the Local Planning Authority and no development to which these matters relate shall be carried out until these matters have been approved, in accordance with outline permission H02-1087-14 granted on appeal reference APP/A2525/W/17/3171837 dated 2 August 2018.

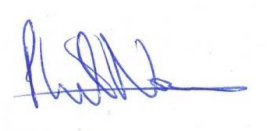
Should unexpected contamination be discovered on the site at any time, the applicant is advised to contact the District Council's Environmental Protection department immediately

With regard to Condition 4 above, the boundary of the open space to Crease Drove shall be bounded by railings and supplemented by hedging, in order to soften the boundary and in the interests of highway and pedestrian safety, and the safety of people using the open space.

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.

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		

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.

All appeals must be made using an Appeal Form which you can get from The Planning Inspectorate at Temple Quay House, 2 The Square, Bristol, BS1 6PN (tel: 0303 444 5000) or you can submit your appeal online at:

http://www.planningportal.gov.uk/planning/appeals/online/makeanappeal

The Secretary of State can allow a longer period for giving notice of an appeal but he 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 him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the

provisions of the development order and to any directions given under the order. In practice the Secretary of State does not refuse to consider appeals solely because the Local Planning Authroity based its decision on a direction given by him.

For detailed information on appeals, appeal types and guidance on the appeals process please visit:

http://www.planningportal.gov.uk/planning/appeals/planningappeals

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.