Allison Homes Ltd
Fleet House
Cygnet Road
Hampton
Peterborough
PE7 8FD

Council Offices
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PE11 2XE
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TOWN AND COUNTRY PLANNING ACT 1990

FULL

Reference:	H02-0759-25	**Date of Decision:**	2nd September 2026
Applicant:	Allison Homes Ltd Fleet House Cygnet Road Hampton Peterborough PE7 8FD		
Location:	Land East Of Normanton Road Crowland		
Description:	Development for 80 dwellings with access, landscape, drainage, open space and associated infrastructure		

South Holland District Council, in pursuance of the provisions of the Town and Country Planning Act 1990 (as amended), hereby give notice that permission has been GRANTED (or equivalent) for the development referred to above, subject to the following condition(s):

1 The development must be begun not later than the expiration of three years beginning with the date of this permission.

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 and/or documents:

- P24-1403_DE_003_B_02- Location Plan
- P24-1403_DE_003_S_01 - Proposed Layout (Allocation Land)
- Figure D 3 - Pumping Station Layout
- P24-1403_DE_004_B_01 - Hartley - Plans & Elevations - Plots As 57, 58, 59, 60

- P24-1403_DE_004_B_01.1 - Hartley - Plans & Elevations - Plots As 32, 33, 64 & 65
- P24-1403_DE_004_B_02 - Loxley - Plans & Elevations - Plots As 9, 10, 14, 15, 17, 22, 23, 27, 28, 29, 30, 42, 43, 54, 55, 56, 68, 70, 72
- P24-1403_DE_004_B_04.3 - Oatley - Plans & Elevations - Plots As 76
- P24-1403_DE_004_B_05 - Totley - Plans & Elevations - Plots As 6, 7, 31, 50, 61 & 62
- P24-1403_DE_004_C_02.2 - Loxley - Plans & Elevations - Plots As 75
- P24-1403_DE_004_C_03 - Morley - Plans & Elevations - Plots As 1, 2, 3, 4, 11, 13, 24, 25, 35, 38, 39, 40, 41, 44, 45, 46, 47, 51, 63, 66, 67, 73, 74, 77, 78, 79 & 80
- P24-1403_DE_004_B_03.1 - Morley - Plans & Elevations - Plots As 12
- P24-1403_DE_004_B_03.2 - Morley - Plans & Elevations - Plots As 36, 37, 48 & 49
- P24-1403_DE_004_C_04.2 - Oatley - Plans & Elevations - Plots As 5 & 21
- P24-1403_DE_004_A_04.4 - Oatley - Plans & Elevations - Plots As 26
- P24-1403_DE_004_C_05.1 - Totley - Plans & Elevations - Plots As 18 & 19
- P24-1403_DE_004_C_02.1 - Loxley - Plans & Elevations - Plots As 52 & 69
- P24-1403_DE_004_B_04 - Oatley - Plans & Elevations - Plots As 16, 34, 53 & 71
- P24-1403_DE_004_C_04.1 - Oatley - Plans & Elevations - Plots As 8 & 20
- P24-1403_DE_003_D_04 - Boundary Treatments Plan
- P24-1403_DE_003__D - Refused Strategy Plan
- P24-1403_DE_003_D_05 - Parking Strategy
- 3686 - ADC - HGN - XX - DR - CH - 0104 S1 Rev P02 - Internal Swept Path Assessment
- JBA 24/482/01 Rev A - Detailed Landscape Proposals for Plots & Pos
- JBA 24/482/02 Rev A - Detailed Landscape Proposals for Plots & Pos
- JBA 24/482/03 Rev A - Detailed Landscape Proposals for Plots & Pos
- JBA 24/482/04 Rev A - Detailed Landscape Proposals for Plots & Pos
- P24-1403_DE_003_A_08 - Hard Landscaping Plan
- JBA 24/482/06 - Ecological Enhancement Plan
- JBA 24/482/05 - Ecological Enhancement Plan
- JBA 24/482/07 - Ecological Enhancement Plan
- JBA 24/482/08 - Ecological Enhancement Plan
- GTC-E-SS-0012_R1-8_1_of_1 - Close Coupled Substation - Pyramid Roof Detail - General Arrangement
- 24 482 TPP TRP 01 Rev D - Tree Protection & Removals Plan
- 1279-00-03 Rev C - Drainage Strategy Layout
- 1279-00-05 Rev B - Levels Strategy Layout
- 1279-00-06 - Flood Mitigation Strategy
- P24-1403_DE_003_F_03 - Materials Plan

Alongside the following list of approved reports and supporting documents:
- Travel Plan by ADC Infrastructure, ref: ADC3686-RP-D, dated 04 July 2025
- Guide to the Management of Landscape and Ecological Areas, by James Blake Associates, ref: JBA 24 482 LMP 1, dated July 2025
- Biodiversity Net Gain Statement & Habitat Plan, by James Blake Associates ref: JBA 24/482 ECO03 JB, dated July 2025
- Energy & Sustainability Statement, by Allison Homes, dated August 2025
- Design & Access Statement, by Allison Homes, dated August 2025
- Phase 2 Ground Investigation, by BRD Environmental Ltd, Ref: BRD4519-OR2-A, dated December 2024
- Phase 2 Ground Investigation Appendix 1, by BRD Environmental Ltd, Ref: BRD4519-OR2-A, dated December 2024

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- Phase 2 Ground Investigation Appendix 2, by BRD Environmental Ltd, Ref: BRD4519-OR2-A, dated December 2024
- Phase 2 Ground Investigation Appendix 3, by BRD Environmental Ltd, Ref: BRD4519-OR2-A, dated December 2024
- Arboricultural Impact Assessment, by James Blake Associates, ref: JBA 24/482 AR01 Rev B, dated July 2025
- Archaeological Desk-Based Assessment, by rps group, ref: 794-PLN-HER-01170 2.0, dated May 2025
- Archaeological Geophysical Survey, by AOC Archaeology Group, dated March 2025
- Planning Statement, by Boyer, dated August 2025
- Written Scheme of Investigation Evaluation Trenches, prepared by Prospect Archaeology Lrd, dated September 2025
- Phase 1 Geo-Environmental Desk Study, by BRD Environmental Ltd, Ref: BRD4519-OR1-A, dated December 2024
- Arboricultural Impact Assessment, by James Blake, Ref: JBA 24/482 AR01 Rev C, dated July 2025
- Arboricultural Method Statement, by James Blake, Ref: JBA 24/482 AR02 Rev C, dated August 2025
- Written Scheme of Investigation Evaluation Trenches, by prospect archaeology, dated September 2025 (revised October 2025)
- Transport Assessment, by ADC Infrastructure, dated November 2025
- Biodiversity Net Gain Statement, by James Blake, Ref: JBA 24/482 ECO04 Rev A JB, dated November 2025
- JBA 24/482 Revision F - Preliminary Ecological Appraisal, dated November 2025
- Ecological Enhancement Strategy, by James Blake, dated November 2025
- BNG Metric Calculation Tool
- Drainage & Levels Statement, by Infrastructure Design Ltd, ref: 1279/000/01 Rev B, dated November 2025
- Flood Risk Assessment, by amazi, ref: AMA980 Revision A, dated November 2025
- DC5140-NR1 - Noise Impact Assessment

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

3 The materials of the external surfaces (including but not limited to brickwork, finish, roof tiles and windows) of the development hereby permitted shall be carried out in accordance with the details outlined within the approved plans, with particular attention to drawing no. P24-1403_DE_003_F_03 - Materials Plan.

Reason: In the interests of the architectural and visual integrity of the overall development and the visual amenity 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.

4 The development hereby permitted shall be carried out in accordance with the measures set out in the submitted Flood Risk Assessment (AMA980 Revision A - prepared by Amazi Consulting Ltd), forming part of this planning application.

In particular, the following measures shall be fully implemented before the property is first occupied:

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- The dwellings shall have a minimum of two storeys.
- Finished floor levels shall be set no lower than 2.6 metres above Ordnance Datum.
- Flood resilience construction, including all doors and glazing to have frame to brickwork joints fully sealed and all electrical services to be run at ceiling level and drop down to service points, shall be to a minimum of 300mm above finished floor level.

Reason: To ensure that the development does not increase the risk of flooding or be at risk of flooding.
This Condition is imposed in accordance with Policies 3 and 4 of the South East Lincolnshire Local Plan, 2019 and Section 18 of the National Planning Policy Framework, August 2026.

5 The development hereby permitted shall be carried out in accordance with the finished site levels, including the estate road and associated footways, and finished floor levels as shown on drawing no. 1279-00-05 Rev B (Levels Strategy Layout) and the details set out within the Drainage & Levels Statement (1279/000/01 Rev B, dated November 2025, prepared by Infrastructure Design Ltd).

Reason: To ensure that the development does not increase the risk of flooding or be at risk of flooding and to protect surrounding amenity.
This Condition is imposed in accordance with Policies 3 and 4 of the South East Lincolnshire Local Plan, 2019 and Section 18 of the National Planning Policy Framework, August 2026.

6 Prior to its installation, details of the proposed boundary treatments, including a schedule of fencing levels, heights and materials, and details of the size and species of any hedging, shall be submitted to and approved in writing by the Local Planning Authority, and the details so approved shall be implemented in full before the development is first brought into use and retained thereafter.

Note: Where levels are raised above existing ground levels, the submission shall be supported by cross-sectional drawings showing the relationship with adjoining uses and buildings to enable the Local Planning Authority to be satisfied that sufficient mitigation measures will be in place.

Reason: In the interests of the character and appearance of the development and the amenity of the area in which it is set including the amenity of nearby occupiers.
This Condition is imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019.

7 An equipped children's play area shall be provided within the site. Prior to the first occupation of any dwelling hereby permitted, a scheme detailing the timing of the implementation, location, detailed design, layout, specification of the equipment, and the management and maintenance regime of the play area, shall be submitted to and approved in writing by the Local Planning Authority.

The play area shall be provided in accordance with the details so approved, and thereafter so maintained.

Reason: To ensure that adequate play provision is made for the occupiers of the

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development hereby permitted and that the facility is adequately managed and maintained.
This Condition is imposed in accordance with Policy 32 of the South East Lincolnshire Local Plan, 2019.

8 Prior to the commencement of any development beyond oversite, a plan illustrating all areas of publicly accessible open space, alongside a scheme identifying the specification, phasing and time of implementation of these areas, shall be submitted to and approved in writing by the Local Planning Authority.

A management plan for the areas of publicly accessible open space, including management responsibilities and maintenance schedules, shall also be submitted to and approved in writing by the Local Planning Authority.

The areas so approved shall be laid out and made available for use in accordance with these approved details, and shall thereafter be so maintained, and the management of these areas shall be carried out in accordance with the details so approved.

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 Policy 32 of the South East Lincolnshire Local Plan, 2019.

9 The scheme of soft landscaping and tree planting, as shown on dwg. no:

- JBA 24/482/01 Rev A - Detailed Landscape Proposals for Plots & Pos
- JBA 24/482/02 Rev A - Detailed Landscape Proposals for Plots & Pos
- JBA 24/482/03 Rev A - Detailed Landscape Proposals for Plots & Pos
- JBA 24/482/04 Rev A - Detailed Landscape Proposals for Plots & Pos

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, or by those identified within Condition 8 of this permission, for the period of five years beginning with the date of completion of the scheme and during that period all losses, in the opinion of the Local Planning Authority, shall be made good in the first planting season following any such loss with a specimen of the same size and species as was approved under the above approved plans.

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.

10 The development hereby permitted shall be carried out in accordance with the scheme of hard landscaping as detailed within dwg. no P24-1403_DE_003_A_08, and the details so approved shall be implemented in accordance with a timetable to be submitted and agreed in writing by the Local Planning Authority, prior to the first occupation of the development hereby permitted and retained thereafter.

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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.

11 Prior to the first occupation of any dwelling hereby permitted, details of the management and maintenance schedule for the areas of landscaping (soft and hard landscaping), refuse/recycling collection points and parking courts/private drives shall be submitted to and approved in writing by the Local Planning Authority.

These areas shall be maintained in accordance with the approved details thereafter.

Reason: To ensure that adequate provision is made for the management and maintenance of the those areas.
This Condition is imposed in accordance with Policies 2, 3 and 30 of the South East Lincolnshire Local Plan, 2019.

12 Prior to the commencement of development hereby permitted, a surface water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The permitted development shall be undertaken in accordance with the details so approved.

The scheme shall:
- be based on verified groundwater levels and seasonal variations, as evidenced through on-site monitoring conducted over a six-month winter period in the planning period, a further 6 months will be required at Section 38 stage;
- be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development;
- provide flood exceedance routing for storm event greater than 1 in 100 year;
- provide details of how run-off will be safely conveyed and attenuated during storms up to and including the 1 in 100 year critical storm event, with an allowance for climate change, from all hard surfaced areas within the development into the existing local drainage infrastructure and watercourse system without exceeding the run-off rate for the undeveloped site;
- provide attenuation details and discharge rates which shall be restricted to greenfield runoff rate;
- provide details of the timetable for and any phasing of implementation for the drainage scheme; and
- provide details of how the scheme shall be maintained and managed over the lifetime of the development, including any arrangements for adoption by any public body or Statutory Undertaker and any other arrangements required to secure the operation of the drainage system throughout its lifetime.

No dwelling/no part of the development shall be occupied until the approved scheme has been completed or provided on the site in accordance with the approved phasing. The approved scheme shall be retained and maintained in full, in accordance with the approved
details.

Reason: To ensure that the permitted development is adequately drained without creating

or increasing flood risk to land or property adjacent to, or downstream of, or upstream of, the permitted development To avoid pollution, and to prevent increased risk of flooding.
This Condition is imposed in accordance with Policies 2, 3 and 30 of the South East Lincolnshire Local Plan, 2019 and Section 18 of the National Planning Policy Framework, August 2026.

13 Before any development beyond oversite is commenced, details of the means of foul water disposal shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be in broad accordance with the drainage strategy forming part of this permission (Report Ref: 1279/000/01 Rev B and Drawing No. 1279-00-03 Rev: C).

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 and to avoid pollution.
This Condition is imposed in accordance with Policy 30 of the South East Lincolnshire Local Plan, 2019.

14 Prior to the commencement of any development hereby permitted, a Construction Management Plan and Method Statement shall be submitted to and approved in writing by the Local Planning Authority.

The Construction Management Plan and Method Statement shall indicate measures to mitigate the adverse impacts of vehicle activity and the means to manage the drainage of the site during the construction stage of the permitted development. It shall include:

- the phasing of the development to include access construction;
- the on-site parking of all vehicles of site operatives and visitors;
- the on-site loading and unloading of plant and materials;
- the storage of plant and materials used in constructing the development;
- wheel washing facilities;
- the routes of construction traffic to and from the site including any off-site routes for the disposal of excavated material; and
- strategy stating how surface water run off on and from the development will be managed during construction and protection measures for any sustainable drainage features. This should include drawing(s) showing how the drainage systems (temporary or permanent) connect to an outfall (temporary or permanent) during construction.

The Construction Management Plan and Method Statement shall also indicate detail measures to minimise disturbance during the construction process through noise, dust, vibration and smoke.

The development hereby permitted shall thereafter be undertaken in accordance with the approved Construction Management Plan and Method Statement.

Reason: In the interests of the safety and free passage of those using the adjacent public highway and to ensure that the permitted development is adequately drained without creating or increasing flood risk to land or property adjacent to, or downstream of, the permitted development during construction; and in the interests of the amenity of local

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residents.
This Condition is imposed in accordance with Policies 2, 3 and 4 of the South East Lincolnshire Local Plan, 2019.

15 During the construction period, no construction on site and no deliveries to the site, shall take place on Sundays or Bank Holidays, or outside of the following times:

07:30 to 18:30 on Mondays to Fridays; and
09:00 to 13:30 on Saturdays.

Reason: In the interests of the amenity of local residents.
This Condition is imposed in accordance with Policies 2, 3 and 30 of the South East Lincolnshire Local Plan, 2019.

16 No part of the development hereby permitted shall be occupied before the works to improve the public highway (by means of tactile crossing points at Burghley Close and the junction with the B1166, widen the footway on Cloot Drove from Victory Gardens to the B1166 to 2m) have been certified complete by the Local Planning Authority, by way of a discharge of conditions application.

Reason: To ensure the provision of safe and adequate means of access to the permitted development.
This Condition is imposed in accordance with Policy 2 of the South East Lincolnshire Local Plan, 2019.

17 Prior to the commencement of any development beyond oversite, an Estate Road Phasing and Completion Plan shall be submitted to and approved in writing by the Local Planning Authority.

The Plan shall set out how the construction of the development will be phased and standards to which the estate roads on each phase will be completed during the construction period of the development.

The development hereby permitted shall be carried out in accordance with the details so approved.

Reason: To ensure that a safe and suitable standard of vehicular and pedestrian access is provided for residents throughout the construction period of the development.
This Condition is imposed in accordance with Policy 2 of the South East Lincolnshire Local Plan, 2019.

18 Notwithstanding the submitted details, prior to the first occupation the development hereby permitted, an updated Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall be in broad accordance with ADC3686-RP-D Version 3 (prepared by ADC Infrastructure Limited), and shall include a welcome pack (including travel vouchers) and a timetable for implementation.

The Travel Plan must be implemented and adhered to in accordance with the timetable contained in the approved plan and shall continue to be implemented for as long as any part of the development is occupied.

Reason: In order that the permitted development conforms to the requirements of the National Planning Policy Framework, by ensuring that access to the site is sustainable and that there is a reduced dependency on the private car for journeys to and from the development. This issue is integral to the development and therefore full details need to be finalised prior to the commencement of works.
This Condition is imposed in accordance with Policies 2, 3 and 33 of the South East Lincolnshire Local Plan, 2019, and Section 15 of the National Planning Policy Framework, August 2026.

19 No development shall take place until a written scheme of archaeological investigation has been submitted to and approved in writing by the Local Planning Authority. This scheme should include the following and should be in accordance with the archaeological brief supplied by the Lincolnshire County Council Historic Environment advisor on behalf of the Local Planning Authority:

1. An assessment of significance and proposed mitigation strategy (i.e. preservation by record, preservation in situ or a mix of these elements).
2. A methodology and timetable of site investigation and recording
3. Provision for site analysis
4. Provision for publication and dissemination of analysis and records
5. Provision for archive deposition
6. Nomination of a competent person/organisation to undertake the work
7. The scheme to be in accordance with the Lincolnshire Archaeological Handbook.

The archaeological site work shall only be undertaken in accordance with the approved written scheme.

Reason: To ensure the preparation and implementation of an appropriate scheme of archaeological mitigation, in compliance with Section 20 of the National Planning Policy Framework, August 2026. This issue is integral to the development and therefore full details need to be finalised prior to the commencement of works.
This Condition is imposed in accordance with Policy 29 of the South East Lincolnshire Local Plan, 2019 and Section 20 of the National Planning Policy Framework, August 2026.

20 The applicant shall notify the Lincolnshire County Council Historic Environment Department in writing of the intention to commence at least fourteen days before the start of archaeological work required in connection with Condition 19 above in order to facilitate adequate monitoring arrangements.

Reason: To ensure satisfactory archaeological investigation and retrieval of archaeological finds in compliance with Section 20 of the National Planning Policy Framework, August 2026.
This Condition is imposed in accordance with Policy 29 of the South East Lincolnshire Local Plan, 2019 and Section 20 of the National Planning Policy Framework, August 2026.

21 A copy of the final report required in connection with Condition 19 above shall be

submitted within two years of the work being carried out to the Local Planning Authority and the Lincolnshire Historic Environment Record. The material and paper archive required as part of the written scheme of investigation shall be deposited with an appropriate archive in accordance with guidelines published in The Lincolnshire Archaeological Handbook.

Reason: To ensure satisfactory arrangements are made for the recording of possible archaeological remains in accordance with national guidance contained in Section 20 of the National Planning Policy Framework, August 2026.
This Condition is imposed in accordance with Policy 29 of the South East Lincolnshire Local Plan, 2019.

22 The development hereby permitted shall not commence until a biodiversity gain plan has been submitted to and approved in writing, by the Local Planning Authority. The development shall then be carried out in accordance with the details as approved.

Reason: To comply with Schedule 7A of the Town and Country Planning Act (1990, as amended).
This Condition is imposed in accordance with Schedule 7A of the Town and Country Planning Act (1990, as amended) and Policy 28 of the South East Lincolnshire Local Plan, 2019.

23 Prior to any vegetation clearance (defined as the deliberate removal of any semi-natural vegetative habitat e.g., grassland, trees, and native shrubs); or prior to the commencement of any development hereby permitted (whichever comes first); a written 30-year Habitat Management and Maintenance Plan (HMMP) for the Site in question shall be submitted to and approved in writing by the Local Planning Authority.

The approved HMMP shall be strictly adhered to and implemented in full for its duration and shall contain:

A) Aims, objectives and targets for management, including habitat target conditions matching the Statutory Biodiversity Metric submitted with the application.

B) Details of the phasing and implementation of the habitats

C) Details of the management operations necessary to achieving aims and objectives.

D) Preparation of a works schedule, including timescales for habitat clearance and habitat creation and/or enhancement.

E) Details of the monitoring needed to measure the effectiveness of management and details of an assessment as to whether the target condition is achieved within the time to target period specified within the approved metric.

F) Details of the persons responsible for the implementation and monitoring.

G) Mechanisms of adaptive management and remedial measures to account for changes in the work schedule to achieve required targets.

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H) Reporting on the delivery of on-site gains on years 1, 2, 5, 10, 20 and 30 following the implementation of the habitats in accordance with the above details.

Reason: To meet the requirements in delivering the Mandatory Biodiversity Net Gain and to ensure net gain in biodiversity is provided on site.
This Condition is imposed in accordance with Schedule 7A of the Town and Country Planning Act (1990, as amended) and Policy 28 of the South East Lincolnshire Local Plan, 2019.

24 The development hereby permitted shall be carried out in accordance with the mitigation, recommendations and provisions contained in the following list of ecological reports and plans:

- JBA24 482 ECO01 Rev F - Preliminary Ecological Appraisal of Land at Cloot Drove Crowland, dated November 2025, prepared by James Blake Associates Ltd
- JBA24-482_ECO06 - Cloot Road_Ecological Enhancement Strategy, prepared by James Blake Associates Ltd
- Ecological Enhancement Strategy, dated November 2025, prepared by James Blake Associates Ltd
- JBA 24 482 05 - Ecological Enhancement Plan
- JBA 24 482 06 - Ecological Enhancement Plan
- JBA 24 482 07 - Ecological Enhancement Plan
- JBA 24 482 08 - Ecological Enhancement Plan

This includes the need for the installation of bat and bird boxes as shown within these approved plans and documents.

Should any protected species be identified, or matters arise that were not otherwise previously encountered through the Ecological Appraisal, works shall stop and a detailed mitigation strategy shall be submitted to and approved in writing by the Local Planning Authority prior to works recommencing.

Reason: In the interests of the protection of local wildlife, protected species, and 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, 3 and 28 of the South East Lincolnshire Local Plan, 2019 and the Environment Act 2021.

25 Prior to the commencement of any development hereby permitted, an ecological survey shall be carried out to determine the presence, or otherwise, of badgers upon the site, and the results of such a survey shall be submitted to the Local Planning Authority. If protected species are present, a working design, method and timetable to mitigate any harm to the species involved shall be submitted to and approved in writing before any works are carried out.

The development shall thereafter be carried out in accordance with the approved details.
This Condition is imposed in accordance with Section 19 of the National Planning Policy Framework, August 2026.

26 In the event that contamination is found at any time when carrying out the development hereby approved that was not previously identified within the contamination reports

submitted as part of this application, the development must stop and such findings must be reported immediately to the Local Planning Authority (LPA).

An investigation and risk assessment must be undertaken in accordance with details to be agreed with the Local Planning Authority. Where remediation is necessary, a remediation scheme must be submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report shall be submitted to and approved by the Local Planning Authority.

No deviation shall be made from this scheme without the express written agreement of the Local Planning Authority.

Reason: To assess whether the site is polluted and to address any pollution to ensure a satisfactory development. This issue is integral to the development and therefore full details need to be finalised prior to the commencement of works.
This Condition is imposed in accordance with Policy 30 of the South East Lincolnshire Local Plan, 2019

27 Prior to the first occupation of plots 32-35, 50 and 51 hereby permitted, the refuse and recycling storage areas as shown on dwg no. P24-1403_DE_003_S_01 and approved under this Decision Notice, shall be carried out and installed, shall thereafter be so maintained.

Reason: To ensure that adequate facilities are made available for refuse storage and disposal to avoid pollution, to protect residential amenity, and in the interests of the appearance of the site and the area within which it is set.
This Condition is imposed in accordance with Policies 2, 3 and 30 of the South East Lincolnshire Local Plan, 2019.

28 Details of the design and positions of all external boxes for gas and electricity supplies and of any gas flues and soil vent pipes shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. The provision shall be installed in accordance with the details so approved and there shall be no variation from the details so approved.

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 Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019

29 Prior to the commencement of any development hereby permitted beyond oversite, details of the installation of fire hydrants shall be submitted and approved in writing by the Local Planning Authority.

The details shall include the number, location, capacity and timeframe, for implementation of fire hydrants, and shall be prepared in consultation with Lincs Fire and Rescue.

The development shall be carried out in accordance with the details so approved.

Reason: In the interests of the amenity and safety of local residents.
This Condition is imposed in accordance with Policy 2 of the South East Lincolnshire Local Plan 2019

30 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.

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.

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

This planning permission is subject to an Agreement under Section 106 of the Town & Country Planning Act 1990 dated 21 August 2026 and can only be implemented as a consequence of meeting the provisions of that Agreement

Biodiversity Net Gain

The applicant's attention is drawn to the following Biodiversity Net Gain requirement.

The effect of Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 is that planning permission is deemed to have been granted subject to the "biodiversity gain condition". The effect of this "biodiversity gain condition" is that development granted by this notice must not begin unless:

(a) a Biodiversity Gain Plan has been submitted to the planning authority, and

(b) the planning authority has approved the plan, or

(c) the development is exempt from the biodiversity gain condition.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be South Holland District Council.

This permission will require the submission and approval of a Biodiversity Gain Plan and Habitat Management and Monitoring Plan (HMMP before development is begun). This is over and above the information submitted and considered as part of this application, and will be required before development is begun, because none of the statutory exemptions or transitional arrangements listed below are considered to apply.

For guidance on the contents, in respect of the details that must be submitted and agreed by the Local Planning Authority, prior to the commencement of the consented development, please see the GOV.uk website and Planning Practice Guidance.

Statutory exemptions and transitional arrangements

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These can be found at Paragraph: 003 Reference ID: 74-003-20240214 of the Planning Practice Guidance, which can be found at
https://www.gov.uk/guidance/biodiversity-net-gain.

For clarity, the Local Planning Authority do not consider that any of the exemptions apply in this case. As such, the development hereby permitted will be subject to the biodiversity gain condition.

Irreplaceable habitat

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

For clarity the LPA do not consider that irreplaceable habitats are present at this site.

The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

Effect of Section 73(2D) of the 1990 Act

Under Section 73(2D) of the Town and Country Planning Act 1990 (as amended) where

(a) a biodiversity gain plan was approved in relation to the previous planning permission ("the earlier biodiversity gain plan"), and

(b) the conditions subject to which the planning permission is granted:

(i) do not affect the post-development value of the onsite habitat as specified in the earlier biodiversity gain plan, and

(ii) in the case of planning permission for a development where all or any part of the onsite habitat is irreplaceable habitat within the meaning of regulations made under paragraph 18 of Schedule 7A, do not change the effect of the development on the biodiversity of that onsite habitat (including any arrangements made to compensate for any such effect) as specified in the earlier biodiversity gain plan.

- the earlier biodiversity gain plan is regarded as approved for the purposes of paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 (as amended) in relation to the planning permission.

In accordance with Section 59 of the Highways Act 1980, please be considerate of causing damage to the existing highway during construction and implement mitigation measures as necessary. Should extraordinary expenses be incurred by the Highway Authority in
maintaining the highway by reason of damage caused by construction traffic, the Highway Authority may seek to recover these expenses from the developer.

All roads within the development hereby permitted must be constructed to an acceptable engineering standard. Those roads that are to be put forward for adoption as public highways must be constructed in accordance with the Lincolnshire County Council Development Road
Specification that is current at the time of construction and the developer will be required to enter into a legal agreement with the Highway Authority under Section 38 of the Highways Act 1980. Those roads that are not to be voluntarily put forward for adoption as public
highways, may be subject to action by the Highway Authority under Section 219 (the Advance Payments code) of the Highways Act 1980. For guidance, please refer to: https://www.lincolnshire.gov.uk.

The highway improvement works referred to in the above condition are required to be carried out by means of a legal agreement between the landowner and the County Council, as the Local Highway Authority.

For further guidance please visit: https://www.lincolnshire.gov.uk/adoptingimproving-roads-footpath.

Please contact the Lincolnshire County Council Streetworks and Permitting Team on 01522 782070 to discuss any proposed statutory utility connections and any other works which will be required within the public highway in association with the development permitted under this Consent. This will enable Lincolnshire County Council to assist in the coordination and timings of these works.

For further guidance please visit:
Traffic Management - https://www.lincolnshire.gov.uk/traffic-management
Licences and Permits - https://www.lincolnshire.gov.uk/licences-permits.

The existing ground level of the site must not be raised above the ground level of any surrounding land without further consultation with the Lead Local Flood Authority and

Local Planning Authority, to consider suitable mitigation measures to ensure that surface water
flood risk is not created or increased to land adjacent to the permitted development.

The approved site layout drawing/s demonstrate a network of edge lanes and permeable vehicular links which are proposed for adoption as public highway. Please note that should you decide, post-permission, to keep these streets as privately owned and maintained then
this will require material changes to the layout to accommodate turning space for refuse vehicles and bin collection points, as refuse vehicles will not enter private streets.



Phil Norman
Assistant Director - Planning and Strategic Infrastructure
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 team for further information on 01775 764557 or bcadmin@sholland.gov.uk

BUILDING REGULATIONS 2010:
The plans given approval as part of this application, may require the provision of additional information or amendment to show compliance the relevant requirements of the Building Regulations 2010. Typical circumstances include, highly glazed extensions achieving compliance with requirement L1 (Conservation of fuel and power) which may influence the areas of glazed elements/ building elevations, or requirement B1 (Means of warning and escape) which may influence an internal layout for fire safety purposes. Please contact the Building Control team 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		

https://www.gov.uk/appeal-householder-planning-decision

https://www.gov.uk/appeal-planning-decision

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://appeal-planning-decision.service.gov.uk/before-you-start**. 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.