Corporate Architecture Ltd
Venari House
1 Trimbush Way
Rockingham Road
Market Harborough
LE16 7XY

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE
Admin 01775 764725
DC Officers 01775 764703

planningadvice@sholland.gov.uk
www.sholland.gov.uk

TOWN AND COUNTRY PLANNING ACT 1990
APPROVAL REQUIRED BY CONDITION OF PERMISSION

Reference: H05-0497-23 **Date of Decision:** 14th November 2023

Applicant: Geda
9 High Street
Kegworth
Derbyshire
DE74 2DA

Location: 50 Fleet Road Fleet Spalding Lincolnshire

Description: Details of proposed boundary treatment/screening, finished surface levels, estate road phasing & completion plan, surface water drainage scheme, foul water drainage strategy, construction management, publicly accessible open space, children's play areas, open space/outdoor play area management plan, landscape management and maintenance, storage and disposal of refuse and recycling, contamination of land or pollution of controlled waters and ecological survey (Conditions 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 17 (parts i-iii) and 18 of H05-0468-18).

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the details submitted for the purpose of conditions attached to the planning permission.

Notes:

The determined plans are:
5366/KP/22/003 Rev T3
5366/KP/22/008 Rev T1
4883/KP/19/002 Rev C4
FW2114-E-001-01 Rev A6

FW2114-E-001-02 Rev A4
FW2114-D-003-01 Rev A6
FW2114-D-003-02 Rev A5
FW2114_DM_001 v1
Drainage Strategy by Farrow Walsh (ref. FW2114_DS_001 V4) dated December 2022
Design Settings by Farrow Walsh Consulting Ltd dated 6 December 2022
Estate Road Phasing Plan by Corporate Architecture
Construction Management Plan by GEDA Construction dated 23 May 2023
Landscape Management Plan by Keary Design Associates (ref. 2020-RP-02-Rev B) dated 17 February 2021
Landscape Maintenance Specification (Version 6 10.12.2019) by Platform Housing Group
4/87964 Issue 1 (Childrens Play Area) dated 16 January 2023
Planet Jungle 'The Cloud' Specification
Rotaplay Single Zigzag Twister Specification
Basket Mini Swing Specification
Spring Mobiles Galaxy (Sit-on) Specification
Keyston Seat Specification
Keyston Bin Specification
End Cap Fixing Details
Waste Strategy by Corporate Architecture
Habitat and Protected Species Report by Paul Hickling Associates (ref. 21110-PHA) dated November 2021
Protected Species (Bats) Emergence and Activity Survey Report (ref. 21110-PHA) dated June 2022
Ground Investigation Report by Ground Engineering (ref. C15929A) dated September 2023
Ground Gas Protection Measures Verification Plan by Elemental GI Ltd (ref E23180/G/0) dated October 2023
Summary of Recent Supplementary Environmental Investigation Works (ref. E23180/STLR) dated 3 October 2023



Phil Norman
Head of Planning
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		

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://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.