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# TOWN AND COUNTRY PLANNING ACT 1990
# RESERVED MATTERS

| | | | |
|---|---|---|---|
| **Reference:** | H08-0744-21 | **Date of Decision:** | 31st January 2022 |
| **Applicant:** | Woodgate Developments Ltd.<br>Thorney<br>Peterborough<br>PE6 0FF | | |
| **Location:** | 25a High Street Gosberton Spalding | | |
| **Description:** | Residential development & associated works - outline approval H08-0678-16 | | |

**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:

L-WOO-074-LP Rev 1
L-WOO-074-SLPX Rev 1
L-WOO-074-SLPP Rev L
L-WOO-074-G Rev A
L-WOO-074-HT-A1+A2 Rev C (and handed)
L-WOO-074-HT-A2 Rev A
L-WOO-074-HT-A2+A3 Rev A
L-WOO-074-HT-A3 Rev A
L-WOO-074-HTA Rev 1
L-WOO-074-HTB Rev C
L-WOO-074-HTB-H Rev C
L-WOO-074-HTC Rev C
L-WOO-074-HTD Rev A
L-WOO-074-HTD-H Rev 1
L-WOO-074-HTF Rev B
L-WOO-074 Plot Materials Schedule Rev G

L-WOO-074-FFL (SLPP Rev G) (N.B. This dwg. applies in so far as it relates to proposed finished floor levels and not the layout)
Finished Floor Levels Schedule
10-5549-300 Rev B
10-5549-301 Rev B
10-5549-303 Rev A
10-5549-304 Rev A
10-5549-305 Rev A
10-5549-306 Rev A
10-5549-307 Rev A
10-5549-308 Rev A
10-5549-500 Rev B
10-5549-501
10-5549-502 Rev B
10-5549-SK501 Rev B
Drainage Statement (prepared by Ward Cole Consulting Engineers, Rev B, dated 17th December 2021)
Preliminary Environmental Risk Assessment (prepared by Delta-Simons, dated 6th July 2021)
Remediation Strategy (prepared by Delta-Simons, dated 6th July 2021)
Tree Survey Report & Schedule (dated 1st July 2021)
Affordable Dwellings Schedule
Bird and Bat Box Schedule (prepared by SLR, dated January 2022)

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

Applicant will comply with this condition during the development of the site

2 Before the commencement of development hereby permitted beyond oversite, details of the management and maintenance schedule for the areas of landscaping, incidental open space, refuse/recycling collection points and parking courts/private drives shall be submitted to and approved in writing by the Local Planning Authority. Thereafter these areas shall be maintained in accordance with the approved details.

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.

To comply with the above condition a management and maintenance schedule has been submitted for consideration and approval by South Holland DC.

3 The details of the proposed boundary treatments indicated on dwg. no. L-WOO-074-SLPP Rev L shall be implemented in full before the development is first brought into use and retained thereafter.

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.

The developer notes this condition and will comply during development.


DC_FINAL_DECISION - ODB:14

4 Prior to the occupation of any dwelling, the details of the proposed level(s) of the footway to the rear of Highbridge House, Fairholme and Greetham's Bungalow, Boston Road, shall be submitted to, and approved in writing by, the Local Planning Authority. The footway shall be constructed in accordance with those details.

Note: Higher fencing may be required in this location dependent on levels.

Reason: To prevent overlooking in the interests of the amenity of nearby residents.
This Condition is imposed in accordance with Policy 3 of the South East Lincolnshire Local Plan, 2019 and with national guidance contained in Section 12 of the National Planning Policy Framework 2021.

Please see drawing 10-5549-301B – Construction layout kerb levels submitted with this application for details of the footway levels requested.

5 Prior to first occupation of any dwelling, details of lighting to be installed on the foot and cycle path from High Street shall be submitted to and approved in writing by the Local Planning Authority.

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 path is adequately lit.
This Condition is imposed in accordance with Policies 2, 3 and 30 of the South East Lincolnshire Local Plan, 2019.

The Section 38 agreement for the adoption of the roads and footpaths is presently being negotiated with Lincolnshire County Council Highways. As part of this process the details of the lighting will be agreed. A copy of the agreed specification will be sent to SHDC on agreement. Please amend this condition to represent this situation.

6 The footway and cycle link to High Street shall be completed prior to the occupation of any dwelling.

Reason: To ensure the timely completion of this link.
This Condition is imposed in accordance with Policies 2, 3 and 33 of the South East Lincolnshire Local Plan, 2019.

The developer notes this condition and will comply during development.

7 The development hereby permitted shall be carried out in accordance with the Bird and Bat Box Schedule (prepared by SLR, dated January 2022). The integrated bird and bat boxes shall be installed prior to the completion of each individual dwelling (Plots 7, 9, 19, 28 and 32). The tree-mounted bat boxes shall be installed prior to the occupation of Plots 6 and 7.

Reason: In the interests of biodiversity.
This Condition is imposed in accordance with Policy 28 of the South East Lincolnshire Local Plan, 2019.

The developer notes this condition and will comply during development.


DC_FINAL_DECISION - ODB:14

8 The existing hedge along the northern boundary of the site to the rear of Plots 42-46 site shall be retained. Only minor pruning of this hedge is permitted to clear branches overhanging the drain along that boundary.

In the event of the existing hedgerow being removed or dying, it shall be replaced to a specification that shall first have been approved in writing by the Local Planning Authority. The new hedgerow plants 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 the protection of the existing hedge on that boundary of the site, in the interests of the amenity of the locality.
This Condition is imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019 and national guidance contained in Section 15 of the National Planning Policy Framework, 2021.

The developer notes this condition and will comply during development.

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

PLEASE NOTE: Prior to the commencement of any works on site, an application must be submitted to the Welland and Deepings IDB for the proposed alteration works to the riparian drains and to discharge surface water to the watercourse.

All roads within the development hereby permitted must be constructed to a satisfactory 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 above comments are noted by the applicant

Please be aware that Conditions 7, 9, 10, 11, 13, 14 and 15 of H08-0678-16 must still be discharged separately through a condition compliance application.

A discharge of conditions application has been submitted to include discharge of the original conditions on the outline application and the conditions noted above. This document is part of that submission.