

Detail of reserved matters for planning permission H08-0678-16 for residential development, determined 9th July 2018

Reserved Matters Applicant: Woodgate Developments Ltd.

Site location: 25a High Street, Gosberton, Spalding, Lincs

Conditions/matters reserved numbered and listed as on Decision Notice.
Condition text in italics, reserved matters response to each condition below:

- 1 *Application for approval of reserved matters must be made not later than three years beginning with the date of this permission, and the development must be begun before the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.*

Application submitted 8th July 2021

- 2 *The development hereby permitted shall be carried out in accordance with the following approved plans:
dwg. no's.L-DEN-081-LP revision A, L-DEN-081-SLPX revision 1, Highway Access Appraisal (prepared by Local Transport Projects Ltd dated December 2016), Great Crested Newt Survey (prepared by SLR Consulting Ltd - Version 1 July 2016), Preliminary Ecological Appraisal (prepared by SLR Consulting Ltd - Version 2 May 2016),
And Flood Risk Assessment (prepared by RM Associates version 1 June 2016).*

The applicant acknowledges the need to comply with above.

- 3 *The following matters are reserved for subsequent approval by the Local Planning Authority and no development to which these matters relate shall be carried out until these matters have been approved, viz:*

- i) *detailed drawings of the estate layout to a scale of not less than 1:500 and including road and plot layouts;*

Drawing of site are existing (L-WOO-074-SLPX Rev 1) and proposed scheme (L-WOO-074-SLPP Rev C) at 1:500 on A1 are submitted with this application.

- ii) *detailed drawings to a scale of not less than 1:100 showing the siting, design and external appearance of each building, including a schedule of the materials to be used for external walls and roof;*

Plot and material schedule (Rev C) is submitted with this application. The schedule identifies plot numbers, house type and materials. 9no. 1:100 scale drawings of all house type plans and elevations are submitted with this application L-WOO-074 (HTA Rev A, HT-2A, HT-3A, HTB Rev C, HTB-H, HTC, HTD Rev 4, HTD-H, HTF Rev A).

iii) *the means of foul and surface water disposal;*

The drainage and foul water scheme is submitted as Drainage Statement Rev A and 4no. files with prefix 10-5549 (500A – Drainage layout, 501 – Drainage Construction Details, 502A – Manhole schedules, SK501A Exceedance Flow Rates)

iv) *details of landscaping and tree planting;*

For details of landscaping scheme on drawing SLPP Rev C together with annotations and key for further detail.

v) *the existing and proposed site levels and floor levels of the buildings and hard surfaced areas.*

For details of all levels see drainage plan – 10-5549-500A Drainage Layout

vi) *details of secure cycle storage for each dwelling;*

Cycle storage details are annotations on Proposed Site Layout Plan L-WOO-074-SLPP Rev C.

vii) *details of the means of storage and disposal of refuse and recycling and arrangement for its on-going maintenance;*

Refuse and waste disposal “bin details” are annotations on Proposed Site Layout Plan L-WOO-074-SLPP Rev C.

viii) *details of the design and positions of all external boxes for gas and electricity supplies and of any gas flues and soil vent pipes.*

There is no gas on site, for details of electricity boxes and flues see individual house type drawings submitted with this application.

4 *When application is made to the Local Planning Authority for approval of reserved matters, that application shall be accompanied by a scheme of landscaping and tree planting indicating, inter alia, the number, species, heights on planting and positions of all trees in respect of the land to which that application relates, together with*

details of post planting maintenance and such a scheme shall require the approval of the Local Planning Authority before any development is commenced. Such scheme as is approved by the Local Planning Authority shall be carried out in its entirety within a period of twelve months beginning with the date on which development is commenced. All trees, shrubs and bushes 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.

See Site Layout Scheme Plan and Landscaping Scheme L-WOO-074-SLPP Rev C for full landscaping details

- 5 *When application is made to the Local Planning Authority for approval of reserved matters, details of the proposed boundary treatment, including a schedule of 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.*

See annotations and details on Landscaping plan SLPP Rev C.

- 6 *The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (prepared by RM Associates, version 1 dated June 2016) and in particular the following mitigation measures:*

*-finished floor levels shall be set no lower than 150mm above existing ground level; and
-flood resilient construction measures shall be incorporated throughout the development to a minimum height of 300mm above the finished floor level.*

Where appropriate all data submitted with this application complies with the above requirements.

- 7 *Before each dwelling is occupied the roads and/or footways providing access to that dwelling, for the whole of its frontage, from an existing public highway, shall be constructed to a specification, to first be submitted to and approved by the Local Planning Authority, 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 the erection is commenced of the penultimate dwelling.*

The applicant intends to comply with this condition

- 8 *No dwellings (or other development as specified) shall be commenced before the first 60 metres of estate road from its junction with the public highway, including visibility splays, as shown on drawings within the submitted Access Appraisal document dated December 2016 has been completed.*

The applicant intends to comply with this condition.

- 9 *Before any dwelling is commenced, all of that part of the estate road and associated footways that forms the junction with the main road and which will be constructed within the limits of the existing highway, shall be laid out and constructed to finished surface levels in accordance with details to be submitted and approved by the local planning authority.*

The applicant intends to comply with this condition.

- 10 *No development shall take place until a surface water drainage scheme for the site, based on sustainable urban drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority.*

The scheme shall:

- a) 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;*
- b) Provide attenuation details and discharge rates which shall be restricted to 1.4 litres per second per hectare;*
- c) Provide details of the timetable for and any phasing of implementation for the drainage scheme; and*
- d) 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. The development shall be carried out in accordance with the approved drainage scheme and no dwelling 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.*

The surface water drainage scheme is submitted as Drainage Statement Rev A and 4no. files with prefix 10-5549 (500A – Drainage layout, 501 – Drainage Construction Details, 502A – Manhole schedules, SK501A Exceedance Flow Rates)

11 The development hereby permitted shall not be commenced until the following have been submitted to and approved in writing by the Local Planning Authority (LPA) and until the measures approved have been implemented:

- i) a written method statement detailing the remediation requirements for land contamination and/or pollution of controlled waters affecting the site shall be submitted to and approved in writing by the LPA, and all requirements shall be implemented and completed to the satisfaction of the LPA. No deviation shall be made from this scheme. If during redevelopment contamination not previously considered is identified, then the LPA shall be notified immediately and no further work shall be carried out until a method statement detailing a scheme for dealing with the suspect contamination has been submitted to and agreed in writing by the LPA.*
- ii) two full copies of a full closure report shall be submitted to and approved in writing by the LPA. The report shall provide verification that the required works regarding contamination have been carried out in accordance with the approved Method Statement(s). Post-remediation sampling and monitoring results shall be included in the closure report to demonstrate that the required remediation has been fully met.*

A Preliminary Environmental Risk Assessment (PRA) has been produced and is submitted with this application. Utilising the results within the PRA a Remediation Strategy (RMS) has been produced and is submitted with this application. The RMS includes details of how the applicant will comply with the requirements of 11(ii) above.

12 When application is made to the Local Planning Authority for the approval of reserved matters, that application shall be accompanied by the following details:

- i) a plan providing the following information for each tree on site with a trunk diameter exceeding 100mm measured over the bark at a point 1.5 metres above ground level:
 - a reference number*
 - its location*
 - its species*
 - an accurately drawn canopy and measurements of its radius*
 - its approximate height*
 - an assessment of its general state of health and stability;**
- ii) details of which trees are proposed to be removed;*
- iii) details of any proposed topping or lopping of any retained tree, or of any tree on land adjacent to the site.*

None of the existing trees on the site shall be cut down, up-rooted, destroyed, topped cropped until the above information has been submitted to and approved by the Local.

The Existing Site Layout – L-WOO-074-SLPX Rev 1 is annotated with the locations and sizes of all existing trees on site over 100mm at 1.5m. A tree survey report is submitted with this application providing the remainder of the data required by this condition.

- 13 *Prior to the commencement of the development hereby permitted there shall be submitted to and approved in writing by the Local Planning Authority details of a scheme for the provision of 5 bat boxes for the roosting of bats, and 5 nest boxes for breeding birds in accordance with the findings and recommendations of the approved Preliminary Ecological Appraisal (prepared by SLR Consulting Ltd - Version 2 May 2016). The approved scheme shall be implemented prior to the commencement of development hereby approved, and shall thereafter be retained.*

This habitat wildlife mitigation scheme will be finalised once the house types and locations have been agreed to ensure that the bat and bird boxes are appropriately located. However the wildlife habitat scheme cannot be implemented prior to development as the boxes will mainly be located on the dwellings. The applicant is content to comply with the mitigation scheme, however it is requested that this condition is amended on the reserved matters permission, in that it is an undeliverable and unenforceable pre-condition and should be a standard condition.

- 14 *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 the details so approved.*

There is no gas on site, for details of electricity boxes and flues see individual house type drawings submitted with this application.

- 15 *A detailed scheme of construction management to minimise disturbance during the construction process through noise, dust, vibration and smoke shall be submitted to and approved in writing by the Local Planning Authority before the development commences and the construction process shall be carried out in accordance with the scheme so approved. It shall also include a method statement, detailing how construction traffic, site personnel vehicles, materials deliveries and site accommodation will be managed to safeguard*

highway safety, free passage along Station Road and residential amenity.

A detailed construction management plan will be produced and agreed with the LPA prior to commencement of development. This will be produced once the reserved matters relating to construction details have been approved so as to ensure the management plan is fit for purpose.

- 16 When application is made to the Local Planning Authority for the approval of reserved matters, that application shall be accompanied by a plan illustrating all areas of publicly accessible open space. The areas so approved shall be laid out and made available for use in accordance with a specification and phasing that shall first be agreed in writing by the Local Planning Authority, and shall thereafter be so maintained.*

The layout of the Public Open Space (POS) is indicated on the Proposed Layout Scheme L-WOO-074-SLPP Rev C. Phasing to be agreed with the LPA during the determination period for this application.

- 17 A management plan for the areas of publicly accessible open space and any outdoor play areas, including management responsibilities and maintenance schedules, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby permitted beyond oversight. The management of these areas shall be carried out in accordance with the details so approved.*

The applicant intends to comply with this condition once the location and area of the POS has been agreed and for avoidance of doubt prior to commencement of development.

This reserved matters application submits the data required to grant permission for this application subject to the above limitations and any other data required by the LPA, which the applicant is content to provide.