

Rg+p Ltd
130 New Walk
Leicester
LE1 7JA

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE
Admin 01775 764723
DC Officers 01775 764703
facsimile 01775 762937
planningadvice@sholland.gov.uk
www.sholland.gov.uk

TOWN AND COUNTRY PLANNING ACT 1990 OUTLINE

Reference: H09-0521-14 **Date of Decision:** 7th December 2016

Applicant: Ashley King Developments Ltd
C/O Rg+P Ltd
130 New Walk
Leicester
LE1 7JA

Location: Manor Farm Fen Road Holbeach

Description: Residential development of up to 900 dwellings, with access off Hall Gate and Fen Road, including public open space, drainage infrastructure, landscaping, including demolition of two dwellings and agricultural buildings (but not listed Manor Farm and adjacent outbuildings)

South Holland District Council hereby give notice that this application has been GRANTED (or equivalent) subject to the following condition(s):

1 Application for approval of reserved matters shall be made in accordance with the following phasing programme beginning with the date of this permission:

·Reserved Matters Application within a year	100 Dwellings
·Reserved Matters Application within 3 years	101-300 Dwellings
·Reserved Matters Application within 6 years	301-500 Dwellings
·Reserved Matters Application within 9 years	501-600 Dwellings
·Reserved Matters Application within 12 years	601-800 Dwellings
·Reserved Matters Application within 15 years	801-900 Dwellings

and the development must be begun before the expiration of two years from the first approval of reserved matters.

Reason: As required by Section 92 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:
Dwg nos. 7884 019 (Location Plan); 7884 022A (Indicative Density Diagram); 7884 024A (Indicative Character Areas); 7884-025A (Indicative Open Space and Drainage Strategy); 7884 026A (Indicative Movement Framework); 7884 027A (Indicative Building Heights); 7884 029 (Proposed Building Demolition and Retention); 7884 030 (Site Layout Education Option); 7884 017 (Topographical Survey); Design and Access Statement prepared by rg+p Ltd June 2014 ; Biodiversity Survey and Report; Flood Risk Assessment 13401 Rev A June 2014;; Archaeological Desk Based Assessment APS Report No. 50/14 May 2014; Geophysical Survey APS report No. 69/14 June 2014; Geo-Environmental Desk Study prepared by Jomas Associated Ltd June 2014; Landscape and Visual Assessment prepared by rg+p Ltd June 2014; Transport Assessment prepared by bps Consulting June 2014; Transport Assessment Addendum 01 prepared by bps Consulting March 2015; Transport Addendum 02 prepared by bps Consulting March 2015 ; Travel Plan prepared by bps Consulting March 2015; Ecological Appraisal and Impact Assessment prepared by Scarborough Nixon Associates May 2014; Archaeological Evaluation APS Report No. 4/16 August 2016.

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

- 3 The following matters are reserved for subsequent written approval by the Local Planning Authority and shall be submitted for such approval simultaneously and no development to which they relate shall be carried out until these matters have been approved apart from landscaping whereby the submitted details need to be approved within 3 months from commencement, viz:

- 1) Detailed drawings to a scale of not less than 1/500 including road and plot layouts.
- 2) Detailed drawings to a scale of not less than 1/100 showing the siting, design, and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs.
- 3) Details of the siting and design of any vehicular access to a highway or estate road.
- 4) Details of the means of foul and surface water disposal;
- 5) Detailed drawings to a scale of not less than 1/500 of a landscaping scheme showing the following details:

- a. the positions, heights and species of existing trees;
- b. proposals for felling or retention of existing trees;
- c. proposals for tree planting, including the number, species, heights on planting and positions of all trees, shrubs and hedgerows;
- d. proposals for the provision of incidental grass areas or other open spaces, including particulars of the treatment of hard surfaces, and any other features intended to enhance the attractiveness of the environment;
- e. proposals for the provision of screen walls or fences, including details of heights, positions, designs and types of construction.

Such a landscaping scheme as may be approved by the Local Planning Authority shall be carried out in its entirety before occupation of the final dwelling in each phase or within the

next available planting season. Screen walls and fences included in the approved scheme, together with trees, shrubs and hedgerows which it is proposed to plant within the curtilages of individual dwellings, shall be provided before occupation of the respective dwellings or within the next available planting season. Trees, shrubs, bushes and hedgerows shall be adequately maintained by the owner(s) of the land on which they are situated for a period of five years beginning with the date of completion of the scheme, and all losses shall be made good during that period. All walls and fences shall be retained in their approved position. Details of the position and design of any walls or fences to be erected nearer to any highway, public footway or amenity area than the nearest part of each building, other than those shown as part of the approved scheme, shall be submitted to and approved in writing by the Local Planning Authority, and no such walls or fences shall be erected until such details have been approved.

Reason: The application was submitted in outline only and the above details are required to enable the District Council as local planning authority to assess the detailed design, scale, appearance and layout of the development as well as to ensure that appropriate access and services are provided to serve the development. This condition is imposed in accordance with Policies SG1, SG6, SG7, SG11, SG12, SG13, SG14, SG15, SG16, SG17, SG18, SG19, HS3, HS4, HS11 and TC2 of the South Holland Local Plan 2006 and in accordance with the overall thrust of guidance contained in the National Planning Policy Framework, March 2012.

- 4 In accordance with the phasing requirements of condition 1, each individual application for Reserved Matters approval shall be accompanied by all of those details required above in connection with Condition 3, together with all of those details additionally required in connection with Condition 5 .

Reason: To accord with the terms of the application, in the interests of clarity and certainty, and in order to bring forward a phased development which will not only meet with the overall aims the submitted Design and Access Statement but will also be delivered to a high standard of design and durability in the interests of promoting a coherent and sustainable form of development. This condition is imposed in accordance with Policies SG1, SG6, SG7, SG11, SG12, SG13, SG14, SG15, SG17, SG18 and TC2 of the South Holland Local Plan 2006 and in accordance with the overall thrust of guidance contained in the National Planning Policy Framework, March 2012.

- 5 Prior to or concurrent with the submission of the first of the Reserved Matters applications for the built-up area of the site, a Design Code shall be submitted to the District Council as local planning authority for approval. The Design Code shall be prepared in accordance with the principles and parameters established in the outline application and shall include both strategic and more detailed elements. The Design Code shall include:

- a. The character, mix of uses and density established through the parameter plans at the outline stage to include the layout of blocks and the structure of public spaces;
- b. The street hierarchy, including the extent of the adoptable highway, typical street cross-sections, street trees and detailed design elements and how these translate into a legible movement strategy across the site;
- c. Block principles to establish use, density and building typologies. In addition, design principles including primary frontages, access, fronts and backs and perimeter of building definition;

- d. Key groupings and other buildings including information about height, scale, form, level of enclosure, building materials and design features;
- e. Comprehensive designs including detailed plans, sections and materials relating to the treatment of the public realm at all crossing points over the Primary Street or any other highway, at the local squares; and the proposed primary access points into the Primary School;
- f. The approach to the incorporation of ancillary infrastructure such as pipes, flues, vents, meter boxes, fibres, wires and cables required by statutory undertakers as part of building design;
- g. Details of the approach to vehicular parking across the entire site and for each development block, including the Primary School;
- h. Details of the approach to cycle parking for all uses and for each development block, including the distribution (resident/visitor parking and location in the development), type of rack, spacing and any secure or non-secure structures associated with the storage of cycles;
- i. The character and treatment of the structural planting to the development areas;
- j. The treatment of footpaths and cycleways and the treatment of all play areas;
- k. Details of how the sustainable drainage management regime is being applied to the built-up area to control both water volume and water quality including specification of a palette of sustainable drainage features to be used, including planting strategies to enhance biodiversity and improve water quality as much as possible before discharge into the ponds and basins located within the informal open space;
- l. Details of the public realm to include public art, materials, signage, utilities and any other street furniture;
- m. Details of the lighting strategy and how this will be applied to different areas of the development with different lighting needs, so as to maximise energy efficiency, minimise light pollution and avoid street clutter;
- n. Details of waste and recycling provision for all building types and their location within the development block;
- o. Measures to demonstrate how opportunities to maximise resource efficiency and climate change adaptation in the design of the development will be achieved through external, passive means, such as landscaping, orientation, massing, and external building features.

No development shall commence until such time as the Design Code for the entire site, excluding the areas of informal open space, has been approved in writing by the District Council as local planning authority.

Reason: The application was submitted in outline only and the above details are required to enable the District Council as local planning authority to assess the detailed design, scale, appearance and layout of the development in order to deliver a comprehensive scheme which demonstrates quality and distinctiveness in terms of its architecture and sustainability principles in its built form whilst at the same time facilitating appropriate access and services. This condition is imposed in accordance with Policies SG1, SG6, SG7, SG11, SG12, SG13, SG14, SG15, SG16, SG17, SG18, SG19, HS3, HS4, HS11 and TC2 of the South Holland Local Plan 2006 and in accordance with the overall thrust of guidance contained in the National Planning Policy Framework, March 2012.

- 6 Prior to or concurrent with the submission of the first of the Reserved Matters applications for residential development on the site, a site wide phasing plan shall be submitted to the

District Council as local planning authority for approval. The phasing plan shall include details of the proposed sequence of development across the entire site, the extent of the development phases/plots, and shall include reference to the type and extent of development envisaged and include timing information, by reference to any date, the commencement or completion of development of any phase or the provision of any other element or to any other applicable trigger point, and access arrangements for the provision of the following features within the built-up area:

- a) Major infrastructure including all accesses, roads, footpaths and cycleways
- b) Equipped children's play areas
- c) Informal open space
- d) The Primary School and associated sports facilities
- e) Community facilities
- f) Permanent and temporary recycling facilities
- g) Strategic foul water drainage and pollution control measures
- h) Strategic surface water drainage features, including ponds, pipework, controls and outfalls
- i) Strategic potable water main provisions
- j) Structural landscape and planting provisions
- l) Electricity and telecommunications networks; and
- m) Environmental mitigation measures

The phasing plan shall also include timing information, by reference to any date, the commencement or completion of development of any phase or the provision of any other element or to any other applicable trigger point, for the provision of the following features within all areas of both formal and informal open space:

- n) Access points, maintenance tracks, footpaths and cycleways
- o) Formal outdoor sports facilities
- p) Equipped children's play areas
- q) Informal open space
- r) Strategic SUDS and surface water features
- s) Strategic mounding, grading and embankment areas
- t) Strategic planting, as part of a standalone or combined planting scheme
- u) Environmental mitigation measures

No development shall commence until such time as the phasing plan has been submitted to and approved in writing by the District Council as local planning authority. The development shall be built in accordance with the approved phasing plan unless agreed in writing with the Local Planning Authority.

Reason: To accord with the terms of the application, in the interests of clarity and certainty, and in order to bring forward a phased development which will not only meet with the overall aims of the submitted Design and Access Statement but will also be delivered to a high standard of design and durability in the interests of promoting a coherent and sustainable form of development. This condition is imposed in accordance with Policies SG1, SG6, SG7, SG11, SG12, SG13, SG14, SG15, SG17, SG18 and TC2 of the South Holland Local Plan 2006 and in accordance with the overall thrust of guidance contained in the National Planning Policy Framework, March 2012.

- 7 Each Reserved Matters application for residential development shall include a plan showing the distribution of market and affordable dwellings, including a schedule of dwelling size (by number of bedrooms) with the reserved matters site for which approval is sought. No more than 15 affordable houses or 30 affordable apartments shall be adjacent to or abut one another. No development shall commence within the site for which reserved matters approval is being sought until such time as the affordable housing distribution and dwelling mix has been approved in writing by the District Council as local planning authority. The affordable housing units shall be provided in full accordance with the approved details unless otherwise first agreed in writing by the District Council as local planning authority.

Reason: In order to ensure a comprehensively planned, sustainable, inclusive and mixed community suitable for occupation by all. This condition is imposed in accordance with Policy HS8 of the South Holland Local Plan 2006, and in accordance with the overall thrust of guidance contained in the National Planning Policy Framework, March 2012.

- 8 The plans submitted in accordance with the provisions of Condition 3 shall include details of areas of Public Open Space of not less than 14% of the gross site area, together with details of the timing of implementation of the open space.

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 Policies SG1 and HS11 of the South Holland Local Plan 2006, and in accordance with the overall thrust of guidance contained in the National Planning Policy Framework, March 2012.

- 9 The plans submitted in accordance with the provisions of Conditions 3 shall provide for equipped children's play areas within the site. 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 District Council as Local Planning Authority. The play areas 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 development hereby permitted and that the facility is adequately managed and maintained. This Condition is imposed in accordance with Policies SG1 and HS11 of the South Holland Local Plan 2006, and in accordance with the overall thrust of guidance contained in the National Planning Policy Framework, March 2012.

- 10 Notwithstanding the submitted information, and prior to or concurrent to the submission of the first of the phased reserved matters applications within the built-up area of the application site, 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 District Council as Local Planning Authority prior to the commencement of the development hereby permitted. 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 Policies SG1 and HS11 of the South Holland Local Plan 2006, and in accordance with the overall thrust of guidance contained in the National Planning Policy Framework, March 2012.

- 11 When any application is made to the District Council as 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, a timetable for implementation, together with details of post-planting maintenance and such a scheme shall require the approval of the District Council as Local Planning Authority before any development is commenced. Such scheme as is approved by the District Council as Local Planning Authority shall be provided in accordance with the approved timetable. 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.

Note: The applicant is recommended to employ a qualified and experienced landscape designer to produce a landscaping scheme for the development.

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 Policy SG18 of the South Holland Local Plan 2006, and in accordance with the overall thrust of guidance contained in the National Planning Policy Framework, March 2012.

- 12 Before the commencement of each phase of the development hereby permitted, a scheme of tree planting for the site including details of positions, heights on planting and species and timetable for implementation shall be submitted to and approved in writing by the District Council as Local Planning Authority. Such scheme as is approved by the District Council as Local Planning Authority shall be provided in accordance with the approved timetable. All trees 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 that the development includes tree planting, in the interests of its visual amenity and that of the area in which it is set. This condition is imposed in accordance with Policy SG18 of the South Holland Local Plan 2006, and in accordance with the overall thrust of guidance contained in the National Planning Policy Framework, March 2012.

- 13 No occupation of any part of any phase of the site shall take place until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the District Council as local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

- a) a timetable for its implementation, and
- b) a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason: In the interests of sustainability, in order to ensure that the site is adequately drained, to avoid pollution, and to prevent increased risk of flooding. This condition is imposed in accordance with Policies SG11 and SG13 of the South Holland Local Plan 2006 and in accordance with the overall thrust of guidance contained in the National Planning Policy Framework, March 2012.

- 14 Each Reserved Matters application shall include a detailed surface water strategy pursuant to the reserved matters site for which approval is sought. The strategy shall demonstrate how the management of water within the reserved matters application site for which approval is sought accords with the approved details of the strategic site wide surface water strategy. The strategy shall be based upon a SUDS hierarchy and shall maximise the use of measures to control water at source as far as practicable to limit the rate and quantity of run-off and improve the quality of any run-off before it leaves the site or joins any water body. If source control infiltration SUDS methods are demonstrated to be impracticable or only partly feasible the strategy shall promote other measures such as swales, surface water retention ponds, wetlands or other surface water retention measures to promote infiltration and mimic as far as possible existing natural greenfield run-off patterns (rates and volumes). The strategy shall include details of all flow control systems and the design, location and capacity of all such SUDS features and shall include ownership, long-term adoption, management and maintenance schemes and monitoring arrangements/ responsibilities, including detailed calculations to demonstrate the capacity of receiving on-site strategic water retention features without the risk of flooding to land or buildings. The development shall be carried out in accordance with the approved details and no building pursuant to the particular Reserved Matters for which approval is being sought shall be occupied or used until such time as the approved detailed surface water measures have been fully completed in accordance with the approved details.

Reason: To promote a sustainable water management regime and water quality control measures and to ensure that surface water run-off from the development will not adversely affect, by reason of flooding, the safety, amenity and commerce of the residents of this site. This condition is imposed in accordance with Policies SG11 and SG13 of the South Holland Local Plan 2006 and in accordance with the overall thrust of guidance contained in the National Planning Policy Framework, March 2012.

- 15 No development shall take place before the detailed design of the arrangements for surface water drainage for each phase of the development has been agreed in writing by the Local Planning Authority and no building shall be occupied before it is connected to the agreed drainage system.

Reason: To ensure that surface water run-off from the development will not adversely affect, by reason of flooding, the safety, amenity and commerce of the residents of this site. This condition is imposed in accordance with Policies SG11 and SG13 of the South Holland Local Plan 2006 and in accordance with the overall thrust of guidance contained in the National Planning Policy Framework, March 2012.

- 16 Each phase of the development hereby permitted shall only be carried out in accordance with the approved Flood Risk Assessment ref 13401 Rev B. In particular, finished floor levels shall be set not lower than 3.33 metres above Ordnance Datum (AOD) with flood resilience measures incorporated to 3.78 m AOD.

The mitigation measures shall be fully implemented prior to occupation and subsequently remain in place.

Reason: To reduce the risk and impact of flooding on the proposed development and future occupants. This Condition is imposed in order to militate against the risk of flooding in accordance with the provisions of Policies SG1, SG11, SG12 and SG14 of the South Holland Local Plan 2006 and in accordance with the overall thrust of guidance contained in the National Planning Policy Framework, March 2012.

- 17 Before each dwelling (or other development as specified) is occupied the roads and/or footways providing access to that dwelling, for the whole of its frontage, from an existing or proposed public highway, shall be constructed to a specification 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 prior to occupation of the penultimate dwelling.

Reason: To ensure safe access to the site and each dwelling/building in the interests of residential amenity, convenience and safety. This Condition is imposed in accordance with the provisions of Policy SG14 of the South Holland Local Plan 2006, and in accordance with the overall thrust of guidance contained in the National Planning Policy Framework, March 2012.

- 18 No more than 201 dwellings shall be occupied prior to the Peppermint Junction (A17/A151) roundabout being operational unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of proper planning and highway safety. This Condition is imposed in accordance with Policies SG1 and SG6 of the South Holland Local Plan 2006 and in accordance with the overall thrust of guidance contained in the National Planning Policy Framework, March 2012.

- 19 Prior to or concurrent with the first of the reserved matters applications a Framework Travel Plan shall be submitted to the District Council as local planning authority and no part of the development shall be occupied until this condition has been discharged in writing by the District Council as local planning authority. All subsequent applications for reserved matters approval shall be accompanied by a Travel Plan which shall adhere to the approved details contained within the Framework Travel Plan.

Reason: To establish and promote sustainable means of travel from and to the site in the interests of reducing the predicted traffic impact of the permitted development on the highway network of Holbeach. This Condition is imposed in the interests of sustainability and in order to promote modal split and a change in behavioural patterns in accordance with Policies SG1 and SG14 of the South Holland Local Plan 2006 and in accordance with the overall thrust of guidance contained in the National Planning Policy Framework, March 2012.

- 20 Prior to or concurrent with the submission of the first of the Reserved Matters applications a 'Green Travel Plan' prepared by an appropriately qualified and experienced person shall be submitted to the District Council as Local Planning Authority. The Plan shall set out proposals to positively encourage visitors and staff to travel to and from the site by alternative modes of transport to the private car, set out a timetable for its implementation and a programme and methodology for monitoring and review. Prior to occupation, the plan that is approved in writing by the District Council as Local Planning Authority shall be implemented in accordance with the timetable set out therein.

Reason: To encourage travel to and from the site by means other than the private car, in the interests of sustainable development and environmental protection. This Condition is imposed in the interests of sustainability in accordance with Policies SG1 and SG14 of the South Holland Local Plan 2006 and in accordance with the overall thrust of guidance contained in the National Planning Policy Framework, March 2012.

- 21 The development hereby permitted shall be carried out and operated in accordance with the Green Travel Plan, to be submitted to and approved in writing by the District Council as local planning authority in accordance with the requirements of Condition 27 (above), and 12 months from the date that the development hereby permitted becomes operative (and annually thereafter), a progress report shall be submitted to the District Council as local planning authority. The progress report shall provide details of the implementation of the Travel Plan and any further proposals for the achievement of its aims.

Reason: To encourage travel to and from the site by means other than the private car, in the interests of sustainable development and environmental protection. This Condition is imposed in the interests of sustainability in accordance with Policies SG1 and SG14 of the South Holland Local Plan 2006 and in accordance with the overall thrust of guidance contained in the National Planning Policy Framework, March 2012.

- 22 No dwelling permitted in any phase of the development hereby permitted shall be occupied until provision for a secure area for the storage of at least one bicycle has been provided in accordance with details which shall first be submitted to and agreed in writing by the District Council as local planning authority.

Reason: To establish and promote cycling as an alternative and healthy form of transport and to deliver storage facilities for cycles within the site in the interests of promoting a sustainable urban extension. This Condition is imposed in the interests of sustainability in order to promote modal split and a change in behavioural patterns in accordance with Policies SG1 and SG14 of the South Holland Local Plan 2006 and in accordance with the overall thrust of guidance contained in the National Planning Policy Framework, March 2012.

- 23 The application for the approval of reserved matters for the primary school shall include full details of a scheme of covered storage for bicycles. The approved details shall be implemented on-site in their entirety prior to the first use of the school.

Reason: To establish and promote cycling as an alternative and healthy form of transport and to deliver storage facilities for cycles within the site in the interests of promoting a sustainable development. This Condition is imposed in the interests of sustainability in order to promote modal split and a change in behavioural patterns in accordance with

Policies SG1 and SG14 of the South Holland Local Plan 2006 and in accordance with the overall thrust of guidance contained in the National Planning Policy Framework, March 2012.

- 24 No dwellings (or other development as specified) shall be commenced before the first 50 metres of estate road from its junction with the public highway, including visibility splays, has been completed.

Reason: In the interests of safety of the users of the public highway and the safety of the users of the site and to enable calling vehicles to wait clear of the carriageway. This Condition is imposed in accordance with the provisions of Policy SG14 of the South Holland Local Plan 2006, and in accordance with the overall thrust of guidance contained in the National Planning Policy Framework, March 2012.

- 25 No more than 15 dwellings shall be commenced until 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, has been laid out and constructed to finished surface levels in accordance with details to be first submitted to and approved in writing by the District Council as local planning authority.

Reason: In the interests of safety of the users of the public highway and the safety of the users of the site and to permit the construction of show houses.. This Condition is imposed in accordance with the provisions of Policy SG14 of the South Holland Local Plan 2006, and in accordance with the overall thrust of guidance contained in the National Planning Policy Framework, March 2012.

- 26 A detailed scheme of construction management to minimise disturbance during each phase of the construction process of the development hereby permitted through noise, dust, vibration and smoke shall be submitted to and approved in writing by the Local Planning Authority and the construction process shall be carried out in accordance with the scheme so approved.

Reason: In the interests of the amenity of local residents. This Condition is imposed in accordance with the provisions of Policy SG17 of the South Holland Local Plan 2006, and in accordance with the overall thrust of guidance contained in the National Planning Policy Framework, March 2012.

- 27 Prior to the commencement each phase of the development hereby permitted, details of proposals for parking all vehicles associated with the construction works, including employees' private cars, clear of the highway, shall be submitted to and approved in writing by the Local Planning Authority. Parking shall be restricted in accordance with the details so approved.

Reason: In the interests of the amenity of local residents. This Condition is imposed in accordance with the provisions of Policy SG17 of the South Holland Local Plan 2006, and in accordance with the overall thrust of guidance contained in the National Planning Policy Framework, March 2012.

- 28 Before the commencement each phase of the development hereby permitted, details of access points and routes for construction traffic shall be submitted to and approved in writing by the Local Planning Authority. Construction vehicles shall visited and access the

site only in accordance with the details so approved.

Reason: In the interests of highway safety and the amenity of local residents during the construction process. This Condition is imposed in accordance with the provisions of Policy SG17 of the South Holland Local Plan 2006, and in accordance with the overall thrust of guidance contained in the National Planning Policy Framework, March 2012.

- 29 Before the commencement of each phase the development hereby permitted details of the hours of working during the construction period shall be submitted to and approved in writing by the Local Planning. Work shall only take place during the hours so approved.

Reason: In the interests of the amenity of local residents. This Condition is imposed in accordance with the provisions of Policy SG17 of the South Holland Local Plan 2006, and in accordance with the overall thrust of guidance contained in the National Planning Policy Framework, March 2012.

- 30 Details of the precautions to be taken to prevent the deposit of mud on public highways by vehicles travelling from the site during construction of the development shall be submitted to and approved in writing by the Local Planning Authority before the development commences. These facilities shall include the provision of wheel washing facilities where considered necessary by the Local Planning Authority. These precautions shall be made available before commencement of the construction of the development and be kept available and in full working order until such time as the Local Planning Authority agrees in writing to their withdrawal or the completion of the development.

Reason: In the interests of highway safety and convenience during the construction process. This Condition is imposed in accordance with the provisions of Policies SG17 of the South Holland Local Plan 2006, and in accordance with the overall thrust of guidance contained in the National Planning Policy Framework, March 2012.

- 31 Before the commencement of each phase of the development hereby permitted, full details of the existing and proposed site levels and proposed floor levels of the 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 details so approved.

Reason: To ensure that the Local Planning Authority retains control over the finished site and floor levels of the development, in the interests of the amenity of adjacent residents and its visual and architectural relationship with adjacent development. This Condition is imposed in accordance with the provisions of Policies SG14 and SG17 of the South Holland Local Plan 2006, and in accordance with the overall thrust of guidance contained in the National Planning Policy Framework, March 2012.

- 32 Concurrent with each phase of the development hereby permitted full details of on-site facilities for the storage, prior to disposal, of domestic refuse including waste for recycling, shall be submitted to and approved in writing by the Local Planning Authority. Such details shall identify the specific positions of where bins, recycling boxes or any other means of storage will be stationed and the arrangements for the disposal of waste. This will need to extend to the provision and delivery of litter bins. The approved details shall be implemented prior to the occupation of any dwellings or other buildings to which they

relate and thereafter retained on site.

Reason: To ensure that adequate facilities are made available for refuse storage and disposal and the recycling of waste 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 the provisions of Policies SG13, SG14 and SG17 of the South Holland Local Plan 2006, and in accordance with the overall thrust of guidance contained in the National Planning Policy Framework, March 2012

- 33 Concurrent with each phase of the Reserved Matters applications, and in order to facilitate the provisions of Conditions 3 and 5 above, a detailed scheme for the pedestrian environment around the site to which the particular Reserved Matters application relates will need to be submitted to and agreed in writing by the District Council as local planning authority. The detailed scheme for the pedestrian environment shall include details of surfacing materials, footways, street furniture and road crossing points, including the phasing of these works, and will need to be submitted to and approved in writing by the District Council as local planning authority prior to the commencement of each phase of the development hereby permitted. The scheme so approved shall be implemented in its entirety and thereafter retained in accordance with the phasing details subsequently approved.

Reason: To ensure that the District Council as local planning authority retains control over the details of pedestrian environment to the development in the interests of the character, appearance and visual amenity of the whole. This Condition is imposed in order to promote a development of overall high quality, and a public realm which contributes to this quality, in accordance with the provisions of Policy SG14 of the South Holland Local Plan 2006, and in accordance with the overall thrust of guidance contained in the National Planning Policy Framework, March 2012.

- 34 Before the commencement of each phase of the development hereby permitted a schedule of external materials of construction of hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority. Samples shall be provided as may be required by the Local Planning Authority of the materials in the schedule and the use of such samples shall be approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the schedule and samples 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 order to promote a development of overall high quality in accordance with the provisions of Policy SG14 of the South Holland Local Plan 2006, and in accordance with the overall thrust of guidance contained in the National Planning Policy Framework, March 2012.

- 35 No part of the development hereby permitted, or any phase of the development hereby permitted, shall be commenced until a scheme to deal with any contamination of any land or any pollution of any controlled waters has been submitted to and approved in writing by the Local Planning Authority (LPA) and until the measures approved in that scheme have been implemented. The scheme shall include all of the following measures:

(i) A desk-top study carried out to identify and evaluate all potential sources of contamination and the impacts on land and/or controlled waters, relevant to the site. The desk-top study shall establish a 'conceptual site model' and identify all plausible pollutant linkages. Furthermore, the assessment shall set objectives for intrusive site investigation works/Quantitative Risk Assessment (or state if one required). Two full copies of the desk-top study and a non-technical summary shall be submitted to the LPA without delay upon completion.

(ii) If identified as being required following the completion of the desk-top study, a site investigation shall be carried out to fully and effectively characterise the nature and extent of any land contamination and/or pollution of controlled waters. It shall specifically include a risk assessment that adopts the Source-Pathway-Receptor principle, in order that any potential risks are adequately assessed taking into account the sites existing status and proposed new use. Two full copies of the site investigation and findings shall be forwarded to the LPA without delay upon completion.

(iii) Thereafter, 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 without the express written agreement of the LPA. 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.

(iv) 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.

Note:

The applicant is advised that the phased risk assessment required by the Contaminated Land Scheme Condition should be carried out in accordance with the procedural guidance of the Environmental Protection Act 1990 Part 11A.

The applicant's attention is also drawn to the document entitled "Developing Land Within Lincolnshire - A guide to submitting planning applications to develop land that may be contaminated", which can be obtained through the Local Environmental Health Department.

Reason: To assess whether the site is polluted and to address any pollution to ensure a satisfactory development. This Condition is imposed in accordance with the provisions of Policy SG13 of the South Holland Local Plan 2006, and in accordance with the overall thrust of guidance contained in the National Planning Policy Framework, March 2012.

- 36 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 accordance with national guidance contained in Section 12 of the National Planning Policy Framework, 2012. This issue is integral to the development and therefore full details need to be finalised prior to the commencement of works.

- 37 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 36 above in order to facilitate adequate monitoring arrangements.

Reason: To ensure satisfactory archaeological investigation and retrieval of archaeological finds in accordance with national guidance contained in Section 12 of the National Planning Policy Framework, 2012

- 38 A copy of the final report required in connection with Condition 36 above shall be submitted within three months 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 12 of the National Planning Policy Framework, 2012.

Notes:

This planning permission is subject to an Agreement under Section 106 of the Town & Country Planning Act 1990 dated 29 November 2016 and can only be implemented as a consequence of meeting the provisions of that Agreement



Paul Jackson
Place Manager

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 Authority 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.