

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H09-0985-22 **Applicant:** Ashley King Developments Ltd

Proposal: Details of Verification Report for plots 1-3, 67-70 and 74-80 (part condition 4 of H09-0613-21)

Location: Land To East Of Chaffinch Way Holbeach Spalding

Terminal Date: 14th February 2024

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

30 Pollution

National Guidance

National Planning Policy Framework 2023

Section 15 - Conserving and enhancing the natural environment

Representations:

	Object	Support	No Obj.	Comments
SHDC INTERNAL	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This application is to discharge condition 4 of H09-0613-21 (verification report) in respect of plots 1-3, 67-70 and 74-80.

Site Description

As original application, except development is now at the practical completion stage.

Relevant History

H09-0613-21 - Full - Residential development of 81 dwellings, associated garaging, roads and sewers (approved March 2022)

H09-0442-22 - Details of written method statement detailing the remediation strategy for land contamination and/or pollution of controlled waters, construction management plan & method

statement, estate road phasing & completion plan, surface water drainage scheme, existing & proposed site levels, survey work to ascertain whether water voles are present in drain to eastern boundary, landscaping, boundary treatments and management & maintenance schedule for areas of landscaping, incidental open space, refuse/recycling collection points & parking courts/private drives (Conditions 3, 5, 7, 8, 9, 11, 12, 13 & 14 of H09-0613-21) (approved September 2022)

Consultation Responses

SHDC Environmental Protection

Recommend discharge of condition 4 of H09-0613-21 for plots 1-3, 67-70 and 74-80. I look forward to receipt of the validation for those plots still outstanding in due course. For clarity, that is plots 7-24, 35,36 (Zone 1) & plot 81 (Zone 4).

Planning Considerations

The comments of the Council's Environmental Protection Officer are self-explanatory and the details submitted are considered acceptable.

Conclusion

Taking the above into account, it is considered that Condition 4 of H09-0613-21 can be discharged in respect of plots 1-3, 67-70 and 74-80. For clarity, plots 7-24, 35,36 (Zone 1) & plot 81 (Zone 4) remain outstanding.