



CONDITION DISCHARGE

NEW DWELLINGS : ADJ. FAIR VIEW HOLBEACH DROVE GATE HOLBEACH DROVE
SPALDING PE12 0PX

OCT 2025

H09-0205-25 Adj. Fair View Holbeach Drove Gate Holbeach Drove Spalding PE12 0PX

Conditions to be discharged :

5: Prior to its installation, details of the proposed boundary treatments, including a schedule of fencing levels, heights and materials, and details of the size and species of any hedging, shall be submitted to and approved in writing by the Local Planning Authority. The details so approved shall be implemented in full before the development is first brought into use and retained thereafter.

6 : Before any development beyond oversight is commenced, full details of the proposed means of foul and surface water disposal shall be submitted to and approved in writing by the Local Planning Authority and the details so approved shall be implemented in full before there are any flows into the receiving systems.

7: Before the commencement of the development hereby permitted beyond oversight, the approval of the Local Planning Authority is required to a scheme of landscaping and tree planting for the site (including screening of bin collection points) indicating, inter alia, the number, species, heights on planting and positions of all the trees, together with details of post-planting maintenance.

11: 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.

14: The development hereby permitted shall not commence until a biodiversity gain plan has been submitted to and approved in writing, by the Local Planning Authority. The development shall then be carried out in accordance with the details as approved.

15: Prior to any vegetation clearance (defined as the deliberate removal of any semi-natural vegetative habitat e.g., grassland, trees, and native shrubs); or prior to the commencement of any development hereby permitted (whichever comes first); a written 30-year Habitat Management and Maintenance Plan (HMMP) for the Site in question shall be submitted to and approved in writing by the Local Planning Authority.

16: Prior to any development taking place on site, further details regarding the Biodiversity Net Gain Metric will need to be submitted to and approved in writing by the Local Planning Authority. The metric details must be re-entered for the baseline and post development total area to be the same. Notwithstanding this, the Local Planning Authority can be confident that the site can achieve a 10% net gain providing these changes/additions are made.

Responses to conditions :

5: Refer to Drawing J25175/CON01 for boundary treatments including fencing and hedging this includes 3 types of fence :

Type A : 1.2M Close board fencing with gravel boards

Type B : 1.8m close board fencing with gravel boards

Type C: Post and Rail fencing to 1.5m high

6 : Parsons Engineering details for the drainage has been submitted for surface and foul water

7 : Landscaping plan has been submitted as per the BNG report and screened bin collection area has been provided , Also the submitted documents with this application include for the upkeep and monitoring of the landscaping

11. archaeological investigation has been provided and information supplied for on going works

14 : Arbtech Pea and BNG has been provided

15: 30 year habitat management plan has been provided , as per the PEA and BNG is little habitat on the site and the upkeep of this habitat has been detailed within the documents

16: BNG provided by Arbtech

