

Dated

9th March

2022

(1) South Holland District Council

and

(2) Michael Ernest Chapman and James Michael Chapman

DEED OF VARIATION

Sections 106 and 106A of the Town and Country Planning Act 1990

**Relating to land between Seagate Road
and Wisbech Road, Long Sutton, Spalding**

**South Holland District Council
Council Offices
Priory Road
Spalding
PE11 2XE**

SHDC Reference: LD/H11-0076-22

Date

9th March

2022

BETWEEN

- (1) **SOUTH HOLLAND DISTRICT COUNCIL** of Council Offices, Priory Road, Spalding, PE11 2XE ("the Council"); and
- (2) **MICHAEL ERNEST CHAPMAN** of 1 Delph Fields, Long Sutton, Spalding, PE12 9BJ and **JAMES MICHAEL CHAPMAN** of Piper Lodge, 61 Station Road, Long Sutton, Spalding, PE12 9BS ("the Owners")

BACKGROUND

- (A) The Council is the Local Planning Authority for the purposes of the Act for the area within which the Land is situated.
- (B) On 26 September 2019 the Council and the Owners entered into the Original Agreement.
- (C) Loosegate Developments (Long Sutton) Limited (Company Registration No 13084947) of Browns Yard, Seas End Road, Moulton Loosegate, Spalding, PE12 6JX have via their agent submitted to the Council the Section 73 Application to amend Condition 12 of the Original Permission to allow amendments to the wording relating to Flood Risk Assessment.
- (D) Without prejudice to the terms of the other covenants contained in the Original Agreement the parties have agreed to vary the terms of the Original Agreement as set out in this Deed.
- (E) The parties have agreed to enter into this Deed to give its consent to the terms of this Deed.
- (F) This agreement is made under Sections 106 and 106A of the Act and is supplemental to the Original Agreement.

NOW THIS DEED WITNESSES AS FOLLOWS:**1. DEFINITIONS**

For the purposes of this Deed the following expressions shall have the following meanings:

"Original Agreement"	means the agreement made under section 106 of the Act relating to land between Seagate Road and Wisbech Road (B1359), Long Sutton, Spalding dated 26 September 2019 and made between (1) the Council and (2) the Owners
"Section 73 Application"	means the application under section 73 of the Act for the removal or variation of a condition following grant of the Original Planning Permission and submitted by Loosegate Developments (Long Sutton) Limited to the Council on 31 January 2022 and allocated the Council's reference number H11-0076-22

2. CONSTRUCTION OF THIS DEED

- 2.1 Unless the context otherwise requires and save as herein varied all words and phrases defined in the Original Agreement shall have the same meaning in this deed.
- 2.2 Where in this Deed reference is made to any clause, paragraph, schedule or recital such reference (unless the context otherwise requires) is a reference to a clause, paragraph, schedule or recital in this Deed.
- 2.3 Words importing the singular meaning where the context so admits include the plural meaning and vice versa.
- 2.4 Words of the masculine gender include the feminine and neuter genders and words denoting actual persons include companies, corporations and firms and all such words shall be construed interchangeably
- 2.5 Any reference to an Act of Parliament shall include any modification, extension or re-enactment of that act for the time being in force and shall include all instruments, orders, plans, regulations, permissions and directions for the time being made, issued or given under that act or deriving validity from it.

- 2.6 References to any party to this Deed shall include the successors in title to that party and to any deriving title through or under that party to the Land or any part thereof and in the case of the Council, successors to its functions.

3. LEGAL BASIS

- 3.1 This Deed is made pursuant to Sections 106 and 106A of the Act, Section 111 of the Local Government Act 1972 and Section 1 of the Localism Act 2011 and all other enabling powers with the intent that the covenants and obligations shall run with the Land.

4. VARIATIONS TO THE ORIGINAL AGREEMENT

- 4.1 The Following definitions shall be added to the Original Agreement

"Original Planning Permission"	means the planning permission issued by the Council and given reference H11-1207-17
"Section 73 Application"	means the application under section 73 of the Act for the removal or variation of a condition following grant of the Original Planning Permission and submitted by Loosegate Developments (Long Sutton) Limited to the Council on 31 January 2022 and allocated the Council's reference number H11-0076-22
"Section 73 Permission"	means the planning permission issued pursuant to the Section 73 Application

- 4.2 The definition of "Application" in Clause 1.1 to the Original Agreement shall be deleted and replaced with the following:

"Application"	means the application for Planning Permission for the Development
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- 4.3 The definition of "Planning Permission" in Clause 1.1 to the Original Agreement shall be deleted and replaced with the following:

"Planning Permission"	means the Original Planning Permission or the Section 73 Permission granted by the Council for the Development pursuant to the Applications or such other planning permissions for the Development granted pursuant to sections 73 or 96A of the 1990 Act
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- 4.4 The following Clause shall be inserted after Clause 8.12 of the Original Agreement to the Original Agreement:

*"8.13 It is agreed between the parties that where planning permission is issued in relation to the Development pursuant to an application under section 73 of the Act this Deed shall continue to bind the Development and shall be in full force and effect subject to and in accordance with the provisions contained herein and shall in addition bind the Development in respect of any subsequent planning permission granted pursuant to section 73 of the Act **AND PROVIDED THAT** in the event that upon receipt of an application under section 73 of the Act the Council considers that the obligations contained in this Deed should be varied or amended it is agreed and acknowledged that the Council should retain the right to refuse such application unless and until a deed of variation or alternative agreement has been entered into to secure the appropriate obligations."*

- 4.5 The draft decision notice for the Section 73 Permission annexed to this Deed at Schedule 1 shall be added as Schedule 2A of the Original Agreement.
- 4.6 In all other respects the Original Agreement (as varied by this Deed) shall remain in full force and effect.

5. THE OWNERS' COVENANTS

- 5.1 The Owners covenant to observe and perform the covenants, restrictions and obligations contained in the Original Agreement as varied by this Deed.

6. LOCAL LAND CHARGE

- 6.1 This Deed shall be registerable as a local land charge by the Council.

7. COUNCIL'S COSTS

- 7.1 On completion of this Deed, the Owner shall pay to the Council their reasonable legal costs together with all disbursements that have been incurred in the negotiation and completion of this Deed

8. VAT

- 8.1 Any consideration given under this Deed shall be done in such a way that the VAT liability is borne by the Owner and not the Council.

9. THIRD PARTY RIGHTS

- 9.1 No provisions of this Deed shall be enforceable under the Contracts (Rights of Third Parties) Act 1999.

10. JURISDICTION

- 10.1 This Deed is governed by and interpreted in accordance with the laws of England and Wales

11. EXECUTION AND DELIVERY

This Deed is executed as a deed by the parties and is delivered on the date first hereinbefore written

IN WITNESS whereof the parties hereto have executed this Deed on the day and year first before written.

SCHEDULE 1

**DRAFT S.73 PLANNING PERMISSION (H11-0076-22)
TO BE ISSUED UNDER THE SECTION 73 APPLICATION**



Lincs Design Consultancy
12 Vickers Lane
Louth
Lincs
LN11 9PJ

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Admin 01775 764723
DC Officers 01775 761161
Facsimile 01775 762937

planningadvice@sholland.gov.uk
www.sholland.gov.uk

TOWN AND COUNTRY PLANNING ACT 1990

DRAFT APPROVAL

Reference: H11-0076-22 **Date of Decision:**

Applicant: Loosegate Developments (Long Sutton) Ltd.
C/O Lincs Design Consultancy
12 Vickers Lane
Louth
Lincs
LN11 9PJ

Location: Land Between Seagate Road & Wisbech Road Long Sutton Spalding

Description: Residential Development of approximately 215 dwellings - approved under H11-1207-17. Modification of Condition 12 to allow amendments to wording relating to Flood Risk Assessment

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

- 1 Application for approval of reserved matters must be made not later than 26th September 2022, 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.

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 and documents:

Accompanying application ref. H11-0076-22:
LDC-3699-PL-60

Flood Risk Assessment (prepared by Lincs Design Consultancy, dated 9th December

2021)

Accompanying application ref. H11-1207-17:

3359-TD-XX-XX-DRG-AR-1002-P0

3359-TD-XX-XX-DRG-AR-0004-P0 (indicative only)

3359-TD-XX-XX-DRG-AR-0003-P0 (indicative only)

3359-TD-XX-XX-DRG-AR-0002-P0 (indicative only)

Application form

Preliminary Ecological Appraisal (prepared by greenwillows associates ltd, dated October 2017)

Document to Inform a Habitats Regulations Assessment (prepared by greenwillows associates ltd, dated November 2017)

Planning Statement (prepared by Templeman Design, dated November 2017)

Drainage Strategy Report (prepared by BHA Consulting Ltd, dated 19th December 2017)

Heritage Statement (prepared by Archaeological Project Services, dated February 2018)

Framework Residential Travel Plan (prepared by BHA Consulting Ltd, dated 16th February 2018)

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

- 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;
- 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;
- iii) the siting and design of any vehicular access to a highway or estate road;
- iv) the means of foul and surface water disposal;
- v) details of landscaping and tree planting.
- vi) the existing and proposed site levels and floor levels of the buildings and hard surfaced areas.

Reason: The application was submitted in outline only and the above details are required to enable the Local Planning Authority to assess the detailed design, scale, appearance and layout of the development as well as ensure that appropriate access and services are provided to serve the development.

This Condition is imposed in accordance with Policies 2, 3, 4, 5, 6, 10, 11, 12, 17 and 18 of the South East Lincs Local Plan and the National Planning Policy Framework, 2021.

- 4 The development hereby permitted is limited to no more than 215 dwellings.

Reason: To define the terms of the permission.

- 5 The development hereby permitted shall not be commenced until a scheme to deal with any contamination of land or pollution of 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 none 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. 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 issue is integral to the development and therefore full details need to be finalised prior to the commencement of works.

This Condition is imposed in accordance with Policies 2, 3 and 30 of the South East Lincs Local Plan and the National Planning Policy Framework, 2021.

- 6 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.

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 issue is integral to the development and therefore full details need to be finalised prior to the commencement of works.

This Condition is imposed in accordance with Policies 2 and 3 of the South East Lincs Local Plan and the National Planning Policy Framework, 2021.

- 7 Prior to its installation, 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.

Reason: 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 accordance with Policies 2 and 3 of the South East Lincs Local Plan and the National Planning Policy Framework, 2021.

- 8 Details of the means of storage and disposal of refuse and recycling shall be submitted to and be approved by the Local Planning Authority and the development shall not commence in advance of that approval. The approved scheme shall be fully implemented before any dwellings are occupied and shall thereafter be retained.

Reason: To ensure that adequate facilities are made available for refuse storage and disposal 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 issue is integral to the development and therefore full details need to be finalised prior to the commencement of works.

This Condition is imposed in accordance with Policies 2 and 3 of the South East Lincs Local Plan and the National Planning Policy Framework, 2021.

- 9 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 Policy 29 of the South East Lincs Local Plan and the National Planning Policy Framework, 2021. This issue is integral to the development and therefore full details need to be finalised prior to the commencement of works.

- 10 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 9 above in order to facilitate adequate monitoring arrangements.

Reason: To ensure satisfactory archaeological investigation and retrieval of archaeological finds in accordance with Policy 29 of the South East Lincs Local Plan and the National Planning Policy Framework, 2021.

- 11 A copy of the final report required in connection with Condition 9 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 in accordance with Policy 29 of the South East Lincs Local Plan and the National Planning Policy Framework, 2021.

- 12 The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (prepared by Lincs Design Consultancy, dated 9th December 2021) and the following mitigation measures detailed within the FRA:

- Finished floor levels shall be set no lower than 3.7 metres above Ordnance Datum (AOD) for the two storey dwellings.
- Finished floor levels for the single storey dwellings shall be set a minimum of 1 metre above existing ground levels.
- Flood resilient and resistance construction methods shall be incorporated to a minimum height of 300mm above the predicted flood level.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason: To ensure that the development does not increase the risk of flooding or be at risk of flooding.

This Condition is imposed in accordance with Policies 2, 3 and 5 of the South East Lincs Local Plan and the National Planning Policy Framework, 2021.

- 13 All works should be in accordance with the submitted Preliminary Ecological Appraisal (prepared by greenwillows associates ltd, dated October 2017) and the Document to Inform a Habitats Regulations Assessment (prepared by greenwillows associates ltd, dated November 2017).

Reason: In the interest of nature conservation. This Condition is imposed in accordance with advice within Section 15 of the National Planning Policy Framework, 2021.

- 14 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 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.

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 Policies 2, 3 and 28 of the South East Lincs Local Plan and the National Planning Policy Framework, 2021.

- 15 No dwellings shall be commenced before the first 60 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 construction and site personnel vehicles and vehicles making materials deliveries to the permitted development to wait clear of the carriageways of Seagate Road and Wisbech Road.

This Condition is imposed in accordance Policies 2 and 3 of the South East Lincs Local Plan and the National Planning Policy Framework, 2021.

- 16 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.

Reason: In the interests of safety of the users of the public highway and the safety of the users of the site.

This Condition is imposed in accordance Policies 2 and 3 of the South East Lincs Local Plan and the National Planning Policy Framework, 2021.

- 17 No development shall take place until a surface water drainage scheme for the site, based on sustainable 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, unless agreed otherwise with the surface water receiving body, 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;
- 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 and
- e) Provide details for the provision of new drainage infrastructure within Seagate Road, to replace the existing drainage infrastructure between the Application Site and the Board-maintained 'Falls Drain' system which is not considered to be adequate to serve the permitted development. 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.

Reason: To ensure residents of the permitted development, neighbouring properties and neighbouring land are not adversely affected, by reason of flooding, by the construction of the permitted development.

This Condition is imposed in accordance Policies 2, 3 and 30 of the South East Lincs Local Plan and the National Planning Policy Framework, 2021.

- 18 Development shall not be commenced until a detailed Travel Plan has been submitted to and approved in writing by the local planning authority. Those parts of the approved Travel Plan that are identified therein as being capable of implementation after occupation shall be implemented in accordance with the timetable contained therein and shall continue to be implemented as long as any part of the development is occupied.

Reason; In order that the local planning authority conforms to the requirements of the National Planning Policy Framework, a Travel Plan has been conditioned to ensure that access to the site is sustainable and reduces dependency on the car.

This Condition is imposed in accordance Policies 2 and 3 of the South East Lincs Local Plan and the National Planning Policy Framework, 2021.

- 19 An equipped children's play area shall be provided 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 Local Planning Authority. The play area 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 Policies 2, 3 and 32 of the South East Lincs Local Plan and the National Planning Policy Framework, 2021.

- 20 Prior to the commencement of the development hereby permitted beyond oversight, a plan illustrating all areas of publicly accessible open space shall be submitted to and approved in writing by the Local Planning Authority. 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.

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 Policies 2, 3 and 32 of the South East Lincs Local Plan and the National Planning Policy Framework, 2021.

- 21 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.

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 Policies 2, 3 and 32 of the South East Lincs Local Plan and the National Planning Policy Framework, 2021.

- 22 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 Seagate Road and Wisbech Road and residential amenity.

Reason: In the interests of the amenity of local residents. This issue is integral to the development and therefore full details need to be finalised prior to the commencement of works.

This Condition is imposed in accordance Policies 2 and 3 of the South East Lincs Local Plan and the National Planning Policy Framework, 2021.

- 23 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 during the construction process. This issue is integral to the development and therefore full details need to be finalised prior to the commencement of works.

This Condition is imposed in accordance Policies 2 and 3 of the South East Lincs Local Plan and the National Planning Policy Framework, 2021.

- 24 There shall be three fire hydrants installed as part of the site development in accordance with the request from Lincolnshire Fire and Rescue dated 10th January 2018.

Reason: In the interests of the safety of local residents. This Condition is imposed in accordance Policies 2 and 3 of the South East Lincs Local Plan and the National Planning Policy Framework, 2021.

Notes:

This planning permission is subject to an Agreement under Section 106 of the Town & Country Planning Act 1990 dated 26 September 2019 and can only be implemented as a consequence of meeting the provisions of that Agreement.

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 subsequently determining to grant planning permission.

This decision notice, the relevant accompanying report and the determined plans can be viewed online at <http://planning.sholland.gov.uk/OcellaWeb/planningSearch>



Phil Norman
Planning Manager
South Holland District Council

25th February 2022

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

The **COMMON SEAL** of **SOUTH
HOLLAND DISTRICT COUNCIL**

was hereunto affixed
in the presence of:-

Authorised Signatory



**SIGNED as a DEED by
MICHAEL ERNEST CHAPMAN**



In the presence of:

Name of Witness

Signature of Witness

Address

Occupation

P. F. S. Brown
P F S BROWN
Mrlbeach PE12 7LP
Solicitor

**SIGNED as a DEED by
JAMES MICHAEL CHAPMAN**



In the presence of:

Name of Witness

Signature of Witness

Address

Occupation

P. F. S. Brown
As above