

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H11-0418-25 **Applicant:** Seagate Homes

Proposal: Details of Construction Method Statement (Condition 3 of H11-0842-23)

Location: Land Off Lime Walk Long Sutton Spalding

Terminal Date: 1st July 2025

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

30 Pollution

02 Development Management

36 Vehicle and Cycle Parking

National Guidance

National Planning Policy Framework December 2024

Section 9: Promoting Sustainable Transport

Section 14: Meeting the Challenge of Climate Change, Flooding and Coastal Change

Representations:

	Object	Support	No Obj.	Comments
HIGHWAYS & SUDS SUPPORT	0	0	0	1
SOUTH HOLLAND INTERNAL DRAINAGE BOARD	0	0	0	1
SHDC INTERNAL	0	0	0	1
OTHER STATUTORY BODIES	0	0	0	2

CASE OFFICER ASSESSMENT

Proposal

Planning permission was granted on appeal in October 2024 for the construction of two residential schemes, Appeal A sought the provision of 56 dwellings under application reference H11-0994-22 and Appeal B was granted consent for the construction of 48 houses under application reference H11-0842-23.

The scheme the applicant is implementing is that permitted under Appeal B, this current application seeks to discharge Condition 03 of application H11-0842-23 which requires no development to take place, including works of demolition, until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority.

Site Description

The site is an area of agricultural land, predominantly located to the rear of 36 Lime Walk, Long Sutton. The site is located within the settlement boundary of the settlement.

History

H11-0842-23: Residential development comprising 48 dwellings. Approved 25.10.2024

H11-0306-25: Details of Contamination and Remediation Scheme (Conditions 04 and 05 of H11-0842-23). Approved 15.10.2025.

Consultation Responses

Anglian Water

The proposed development site is not in Anglian Water network, Anglian Water has no designated surface water sewer in the area.

Designing Out Crime Officer

No objections.

Internal Drainage Board

The application proposes to manage surface water during the construction phase of the development through the permanent drainage network that is to be constructed. The Board will be in contact with the applicant directly to discuss the temporary Land Drainage Consent requirements.

Environmental Protection

Advise, ensure appropriate screening is used for material storage compounds to reduce noise and dust to adjacent occupied properties.

Highway and Lead Local Flood Authority

Recommend approval.

Planning Considerations

Condition 03 Wording

No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by the local planning authority. The Statement shall provide for:

- the phasing of the development to include access construction;
- the on-site parking of vehicles of site operatives and visitors;
- the on-site loading and unloading of plant and materials;
- the on-site storage of plant and materials used in constructing the development;
- wheel washing facilities;
- a strategy stating how surface water run off on and from the development will be managed during construction and protection measures for any sustainable drainage features. This should include drawing(s) showing how the drainage systems (temporary or permanent) connect to an outfall (temporary or permanent) during construction;

- measures to minimise the impact of noise, dust, vibration and smoke during the construction period.

Condition 03 Detail

The highway are satisfied with the details provided relating to highway and drainage requirements of condition 03 and advise the submitted details are acceptable. The Internal Drainage Board state they intend to contact the applicant direct to discuss consent required in respect of land drainage requirements.

The Environmental Protection Officer has advised that appropriate screening is required to the material storage compounds to reduce the effect on existing neighbouring properties, in terms of noise and dust. In response to this request the applicant has submitted a revised Construction Management Plan, which shows the provision of a 1.8metre close boarded fence around the boundary of the site/ contractor parking and the construction of a 2.1metres high fence to provide an acoustic barrier to the boundaries of the material storage compounds. It is considered that these measures will minimise the effect on existing residential occupants in terms of unacceptable levels of noise and dust during the construction phase.

Conclusion

The submitted details are considered acceptable.

Additional Considerations

Public Sector Equality Duty

In making this decision the Authority must have regard to the public sector equality duty (PSED) under s.149 of the Equalities Act. This means that the Council must have due regard to the need (in discharging its functions) to:

A. Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act

B. Advance equality of opportunity between people who share a protected characteristic and those who do not. This may include removing or minimising disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic; taking steps to meet the special needs of those with a protected characteristic; encouraging participation in public life (or other areas where they are underrepresented) of people with a protected characteristic(s).

C. Foster good relations between people who share a protected characteristic and those who do not including tackling prejudice and promoting understanding.

The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The PSED must be considered as a relevant factor in making this decision but does not impose a duty to achieve the outcomes in s.149. It is only one factor that needs to be considered, and may be balanced against other relevant factors.

It is not considered that the recommendation in this case will have a disproportionately adverse impact on a protected characteristic.

Human Rights

In making a decision, the Authority should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as South Holland District Council to act in a manner that is incompatible with the European Convention on Human Rights. The Authority is referred specifically to Article 8 (right to respect for private and family life) and Article 1 of the First Protocol (protection of property).

It is not considered that the recommendation in this case interferes with local residents' right to respect for their private and family life, home and correspondence, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general public interest and the recommendation is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

Recommendation

Condition 03 of planning permission H11-0842-23 is discharged.