

SOUTH HOLLAND DISTRICT COUNCIL

Report of: Development Manager

To: Planning Committee - 14 November 2023

(Author: Catherine Sutton - Planning Officer)

Purpose: To consider Planning Application H13-0544-23

Application Number: H13-0544-23

Date Received: 09 June 2023

Application Type: FULL

Description: Part two storey, part single storey, rear and side extension to medical centre

Location: MOULTON MEDICAL CENTRE HIGH STREET MOULTON

Applicant: Dr S Dias

Agent: RAW Architecture Ltd.

Ward: Cowbit, Weston and Moulton

Ward Councillors: Cllr T E Sneath
Cllr A Casson
Cllr A R Woolf

You can view this application on the Council's web site at

<http://planning.sholland.gov.uk/OcellaWeb/planningDetails?reference=H13-0544-23>

1.0 REASON FOR COMMITTEE CONSIDERATION

1.1 Referred from Chairmans Panel

2.0 PROPOSAL

2.1 Full planning permission is sought for a part two storey, part single storey, rear and side extension to the existing medical centre. The extension would be constructed of red brick with black render feature panels and fenland pantile profiled concrete tiles (grey/brown) and a membrane flat roof.

3.0 SITE DESCRIPTION

3.1 Moulton Medical Centre is situated to the east of High Street and on the corner of East Cob Gate in Moulton. The area is predominantly characterised by residential development and the site is surrounded by a variety of dwellings of ages and design. A vacant industrial premises is to the north-east.

4.0 RELEVANT PLANNING POLICIES

4.1 The Development Plan

4.2 South East Lincolnshire Local Plan, March 2019

4.3 If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, Section 38 (6) to the Town and Country Planning Act as amended by

the 2004 Act states that the determination must be made in accordance with the plan unless material considerations indicate otherwise.

- 4.4
 - 01 - Spatial Strategy
 - 02 - Development Management
 - 03 - Design of New Development
 - 04 - Approach to Flood Risk
 - 05 - Meeting Physical Infrastructure and Service Needs
 - 07 - Improving S E Lincolnshire's Employment Land Portfolio
 - 30 - Pollution
 - 32 - Community, Health and Well-being
 - 36 - Vehicle and Cycle Parking
 - Appendix 6 - Parking Standards

4.5 **National Guidance**

4.6 National Planning Policy Framework (NPPF), 2023

- 4.7
 - Section 2 - Achieving sustainable development
 - Section 3 - Plan-making
 - Section 6 - Building a strong, competitive economy
 - Section 12 - Achieving well-designed places

4.8 Planning Practice Guidance (PPG)

5.0 **RELEVANT PLANNING HISTORY**

- 5.1
 - H13-1291-04 - Security roller shutter - Approved November 2004
 - H13-0323-21 - Installation of automated prescription collection machine and solid panel surround to front elevation with associated external works (removal of section of hedge and creation of new paving in front) - Approved May 2021

6.0 **REPRESENTATIONS**

6.1 **Initial Responses Received (Consultation period between 28th June 2023 - 19th July 2023)**

- 6.2
 - The responses received from consultees during the initial consultation exercises, which can be viewed in their entirety through the South Holland website, can be summarised as follows:

6.3 Lincolnshire Police

- 6.4
 - Lincolnshire Police do not have any objections to this application

6.5 Historic Environment Officer

- 6.6
 - No archaeological input required at this time.

6.7 SHDC Environmental Protection Officer

- 6.8
 - No comments

6.9 South Holland Internal Drainage Board

- 6.10
 - Byelaw 3 (Surface Water)

- 6.11 The Application Form (13-06-23) suggests that the applicant proposes to discharge surface water to an existing watercourse, however, the Board are not aware of any watercourses immediately surrounding the site boundary.
- 6.12 If the applicant does propose to discharge surface water to a watercourse, then this proposal will require consent under Byelaw 3, and I recommend that the applicant contacts our office to make an application for this consent at their earliest convenience. The discharge rate has not been provided at this stage. Please note that we recommend that any discharge is in line with the Non-Statutory technical standards for sustainable drainage systems (SuDS), therefore the Board is unlikely to grant consent for discharges in excess of greenfield rate.
- 6.13 Byelaw 3 (Treated Foul Water)
- 6.14 I note that the applicant intends to dispose of foul water to a main sewer. Should the applicant's proposals change to include the discharge of treated foul water to a watercourse, consent would be required under Byelaw 3.
- 6.15 Section 23, Land Drainage Act 1991
- 6.16 I am not aware of any riparian owned/maintained watercourses within or adjacent to the site boundary, however this should be confirmed by the applicant. Should the applicant's proposals include works to alter a watercourse, or if works are proposed to alter a watercourse at any time in the future, consent would be required under the Land Drainage Act 1991 (and byelaw 4).
- 6.17 The nearest watercourse to the site is a Board Maintained watercourse (F49 Moulton River, DRN197P4907) located approximately 115 metres to the east of the site boundary.
- 6.18 Byelaw 10
- 6.19 There are no Board maintained watercourses within or adjacent to the site boundary therefore Byelaw 10 does not apply.
- 6.20 LCC Highways/SUDS
- 6.21 ADDITIONAL INFORMATION REQUIRED Please ask the Applicant/Agent to explain how, with the removal of two car parking spaces from the site and with the increase in the accommodation/facilities to be provided by the proposed extension, the Practice would have sufficient car parking for all staff, patients and visitors.
- 6.22 **Responses Received within Re-consultation (Consultation period between 11th August 2023 to 02nd September 2023)**
- 6.23 South Holland Internal Drainage Board
- 6.24 We note from the title of the re-consultation that the applicant has changed their proposal to discharge surface water to a soakaway. However, we cannot see that this is reflected in any of the revised documents uploaded to the planning portal. If an existing soakaway is to be used to serve the additional impermeable area from the extension, we recommend that you satisfy yourselves that the soakaway will be able to efficiently dispose of the additional runoff. If new soakaways are proposed, we would advise that these are appropriately distanced from the existing soakaways and that infiltration testing in line with BRE Digest 365 (or equivalent) is undertaken to determine its efficiency.
- 6.25 Other than the above, the Board's comments made on 17/07/2023 remain.
- 6.26 Lincolnshire Police
- 6.27 Lincolnshire Police do not have any objections to this amended application.

- 6.28 SHDC Environmental Protection Officer
- 6.29 No comments in regards amendment 1.
- 6.30 LCC Highways/SUDS
- 6.31 No objection:
- 6.32 Moulton Medical Centre is a finite piece of land with existing residential properties on its northern and eastern boundaries. There is therefore no possibility of providing additional car parking spaces within the curtilage of the Centre.
- 6.33 It is acknowledged that the additional medical facilities that would be provided by the extensions being proposed in this Application would have the potential to increase the demand, by both staff and patients, for the limited number of spaces that are available within the site. It was noted during the highway officers visit to the site that parking spaces were filled by patients' vehicles as soon as they emptied and in quick succession. It was also noted that there were places within the neighbouring road network where, with the application of some common sense, it is possible to park for the relatively short duration of a medical appointment, without necessarily causing an unacceptable hazard to other road users.
- 6.34 The details submitted in support of this Application explain why the additional medical services are required and also provide some means to reduce and mitigate the adverse impacts caused by the limited number of parking spaces that are available within the Centre.
- 6.35 **Public Representation**
- 6.36 This application has been advertised in accordance with the Development Procedure Order and the Council's Statement of Community Involvement. In this instance, six letters of representation have been received.
- These can be summarised as:
- Concerns regarding parking
 - There should be double yellow lines on the road
 - A lot of the second floor space does not look necessary
 - Potential overlooking into residential premises and gardens
 - Request that the medicine dispensing machine has limited hours
 - Is this overdevelopment?
 - Out of character

7.0 **CONSIDERATIONS**

7.1 **Key Planning Considerations**

7.2 The main issues and considerations in this case are (but are not limited to):

- 7.3
- Principle of Development and Sustainability
 - Layout, Design and Impact on the Character of the Area
 - Impact on Neighbouring Residents/Land Users/Land Uses
 - Highway Safety and Parking

7.4 **Evaluation**

7.5 Section 38 (6) of the Town and Country Planning Act, as amended by the 2004 Act, requires that the Local Planning Authority makes decisions in accordance with the adopted Development Plan, unless material considerations indicate otherwise.

- 7.6 In this case, the adopted South East Lincolnshire Local Plan 2011-2036, adopted March 2019, forms the development plan for the District, and is the basis for decision making in South Holland. The relevant development plan policies are detailed within the report above.
- 7.7 The policies and provisions set out in the National Planning Policy Framework (updated 2023) are also a material consideration in the determination of planning applications, alongside adopted Supplementary Planning Documents.
- 7.8 Furthermore, where a Neighbourhood Plan has been adopted, this alongside the adopted Local Plan, forms part of the Development Plan for the District, and must be considered when assessing development proposals. In this instance, no relevant neighbourhood plans have been adopted.
- 7.9 Principle of Development and Sustainability
- 7.10 The South East Lincolnshire Local Plan sets out the settlement hierarchy in respect of delivering sustainable development that meets the social and economic needs of the area whilst protecting and enhancing the environment.
- 7.11 Policy 1 of the South East Lincolnshire Local Plan sets out a spatial strategy for delivering sustainable development across South East Lincolnshire to 2036. Policy 1 (Spatial Strategy) expresses this sustainable framework of settlements, ranking the settlements deemed to be most sustainable in descending order. The most sustainable locations for development are situated within the 'Sub-Regional Centres' followed by 'Main Service Centres'. Lower down the hierarchy in respect of sustainable development are areas of limited development opportunity including Minor Service Centres, with areas of development constraint comprising 'Other Service Centres and Settlements'. The countryside is at the bottom of the settlement hierarchy and represents the least sustainable location in terms of sustainability.
- 7.12 Policy 1 (Spatial Strategy) of the South East Lincolnshire Local Plan indicates that within Minor Service Centres, development will be permitted that supports their role as a service centre for the settlement itself, helps sustain existing facilities or helps meet the service needs of other local communities. This policy goes on to detail that development within Minor Service Centres will normally be limited to Allocated and Committed sites and infill.
- 7.13 The application site in this instance is within Moulton, a Minor Service Centre, and lies within the defined settlement boundaries as detailed by Policy 1.
- 7.14 Policy 7 of the Local Plan (Improving South East Lincolnshire's Employment Land Portfolio) states that:
- 7.15 *"New employment development/businesses or the extension of an existing business outside the...allocated employment sites will be supported provided that the proposal involves the re-use of previously-developed land or the conversion/re-use of redundant buildings. Where it can be demonstrated that no suitable building capable of conversion/re-use is available or the re-use of previously-developed land is not available or is unsuitable, proposals on non allocated sites may be acceptable provided:*
- a. the development does not conflict with neighbouring land uses;*
 - b. there is no significant adverse impact upon the character and appearance of the area;*
 - c. the design is responsive to the local context;*
 - d. there will be no significant adverse impact on the local highway network;*
 - e. there will be no significant adverse impact upon the viability of delivering any allocated employment site;*
 - f. proposals maximising opportunities for modal shift away from the private car are demonstrated; and*
 - g. there is an identified need for the business location outside of identified employment areas on the Policies Map."*
- 7.16 Whilst it is not a requirement of the Local Plan that all new employment development/businesses be directed to an allocated employment site, Policy 7 does require that it be satisfactorily demonstrated that there is an identified need for the business location outside of identified employment areas. However, given the long established existing use of the site by

the Moulton Medical Centre the proposed extension is considered acceptable in principle.

- 7.17 As such, the proposal is considered to be in accordance with the requirements of Policy 1 and 7 of the South East Lincolnshire Local Plan when viewed in principle. This is subject to the assessment against site specific criteria; including (but are not limited to) the impact of the proposal on the character or appearance of the area, impact on the residential amenities of neighbouring occupiers, impact on highway safety and flood risk, which are discussed in turn as follows.
- 7.18 Layout, Design and Consideration of the Character and Appearance of the Area
- 7.19 Section 12 of the National Planning Policy Framework (2023) specifically relates to 'Achieving well-designed places' and details that "The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve" and as such, it is generally accepted that good design plays a key role towards sustainable development.
- 7.20 Paragraph 130, contained within section 12 of the National Planning Policy Framework (2023), states that new development should function well and add to the overall quality of the area (including beyond the short term) and should be visually attractive as a result of good architecture and appropriate landscaping. This goes on to establish that it is important that new development should be of the highest quality to enhance and reinforce good design characteristics, and that decisions must have regard towards the impact that the proposed development would have on local character and history, including the surrounding built environment and landscape setting such as topography, street patterns, building lines, boundary treatment and through scale and massing. Development proposals should also ensure that developments create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users, among other considerations.
- 7.21 Proposals for new development would therefore require the aforementioned considerations to be adequately assessed and designed, including the siting, design and scale to be respectful of surrounding development and ensure that the character of the area is not compromised.
- 7.22 Likewise, Policy 2 of the South East Lincolnshire Local Plan outlines sustainable development considerations for development proposals, providing a framework for an operational policy to be used in assessing the sustainable development attributes of all development proposals. Furthermore, policy 3 accords with the provisions of section 12 of the National Planning Policy Framework, in that it requires development to comprise good design; identifying issues that should be considered when preparing schemes so that development sits comfortably with, and adds positively to, its historically-designated or undesignated townscape or landscape surroundings.
- 7.23 These policies accord with the provisions of the National Planning Policy Framework and require that design which is inappropriate to the local area, or which fails to maximise opportunities for improving the character and quality of an area, will not be acceptable.
- 7.24 The two storey element of the extension would project from the western elevation by 14.4m and project from the northern elevation by 5.1m. The maximum height of the two storey extension would be 7.6m with an eaves height of 5.5m. The proposed development would be a hipped roof with a flat roof element to the rear of the extension.
- 7.25 Overall, having regard to the existing dimensions of the building and plot it sits within, the two storey extension is acceptable in terms of scale, mass and bulk.
- 7.26 The proposal also comprises materials of red brick with black render feature panels and fenland pantile profiled concrete tiles (grey/brown) and a membrane flat roof. These materials are considered to be acceptable and not at odds with the surrounding area. This would ensure that the extensions, by way of materials, would be in keeping with the host building and surrounding area.

- 7.27 The materials to be used, coupled with the design of the extensions, would ensure that the proposal would not cause an unacceptable impact to the character or appearance of the area. In addition, the proposal would provide additional facilities that would outweigh any minor impact.
- 7.28 Taking account of the design, scale and nature of the development, as detailed above, the proposal is considered to be acceptable. The proposal would not cause an adverse impact to the character or appearance of the area and would therefore be in accordance with policies 2 and 3 of the South East Lincolnshire Local Plan and Section 12 of the National Planning Policy Framework.
- 7.29 Impact on Residential Amenity/Land Users
- 7.30 Paragraph 130 of the National Planning Policy Framework (2023) states that development should create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.
- 7.31 Policies 2 and 3 of South East Lincolnshire Local Plan (2019) sets out that residential amenity and the relationship to existing development and land uses is a main consideration when making planning decisions.
- 7.32 The closest neighbour to the north is No.38 High Street, this neighbouring property is a detached bungalow. The extension would be located 11.5m away from the closest elevation of No.38 with six first floor windows facing this neighbouring property; however, the windows are proposed to be obscure glazed with restricted openings to lessen any potential overlooking and loss of privacy, which will be secured by condition.
- 7.33 Representation has been received with concerns regarding loss of privacy and loss of light. The agent has submitted shadow plans demonstrating the shadowing on the neighbouring property with the existing property and with the proposed extension. The submitted plans have indicated that the proposed extension would not be considered to create an unacceptable overshadowing on No.38's garden.
- 7.34 The neighbouring property to the east is No.4 East Cob Gate, this neighbouring property is a detached chalet bungalow. The extension would be located 20.5m away from the closest elevation of No.4 East Cob Gate with two first floor windows facing this neighbouring property; however, the windows are proposed to be obscure glazed with restricted openings to lessen any potential overlooking and loss of privacy, which will be secured by condition.
- 7.35 Overall, taking the above into account, it is noted that the proposed extension would be turning a single storey building into a larger building with a two storey element, so there could be potential impact to neighbouring properties. However, it is not deemed to be an unacceptable impact with regards to being overbearing or causing undue overshadowing of neighbouring properties.
- 7.36 As detailed above, the scale and design of the proposal is considered to be such that there would be no significant or unacceptable impact on the residential amenities of the occupiers of adjacent properties or land users, when also taking account of the conditions recommended. As such, the proposal is considered to accord with the provisions of Section 12 of the National Planning Policy Framework, and Policies 2 and 3 of the Local Plan.
- 7.37 Highway Safety and Parking
- 7.38 Section 9 of the National Planning Policy Framework (2023) specifically relates to 'Promoting sustainable transport'. Paragraph 111 of the National Planning Policy Framework (2023) advises that "development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe".

- 7.39 In respect of highway matters, Policy 2 details that proposals requiring planning permission for development will be permitted provided that sustainable development considerations are met, specifically in relation to access and vehicle generation. Policy 3 details that development proposals will demonstrate how accessibility by a choice of travel modes including the provision of public transport, public rights of way and cycle ways will be secured, where they are relevant to the proposal.
- 7.40 Lincolnshire County Council Highways Department requested further information with how the removal of two car parking spaces from the site and with the increase in the accommodation/facilities to be provided by the proposed extension, the Practice would have sufficient car parking for all staff, patients and visitors.
- 7.41 Following the request for further information the agent has supplied additional information confirming that there will only be a loss of two parking spaces, as well as the intention to encourage staff to use sustainable transport methods including the bus and car sharing.
- 7.42 Following the additional information received, the LCC Highways department have confirmed there are no objections.
- 7.43 Moulton Medical Centre is a finite piece of land with existing residential properties on its northern and eastern boundaries. There is therefore no possibility of providing additional car parking spaces within the curtilage of the Centre.
- 7.44 It is acknowledged that the additional medical facilities that would be provided by the extensions being proposed in this Application would have the potential to increase the demand, by both staff and patients, for the limited number of spaces that are available within the site. It was noted during the highway officers visit to the site that parking spaces were filled by patients' vehicles as soon as they emptied and in quick succession. It was also noted that there were places within the neighbouring road network where, with the application of some common sense, it is possible to park for the relatively short duration of a medical appointment, without necessarily causing an unacceptable hazard to other road users.
- 7.45 The details submitted in support of this Application explain why the additional medical services are required and also provide some means to reduce and mitigate the adverse impacts caused by the limited number of parking spaces that are available within the Centre.
- 7.46 The proposal would be acceptable and would not have an unacceptable adverse impact on highway safety.
- 7.47 The proposal would therefore be acceptable and would not have an unacceptable adverse impact on highway safety in accordance with Local Plan Policies 2, 3 and 36, and Section 9 of the National Planning Policy Framework.
- 7.48 Planning Balance
- 7.49 As detailed above, Section 38 (6) of the Town and Country Planning Act, as amended by the 2004 Act, requires that the Local Planning Authority makes decisions in accordance with the adopted Development Plan, unless material considerations indicate otherwise.
- 7.50 The proposal represents appropriate development within the defined settlement boundary. The development hereby proposed does not materially harm the character or appearance of the locality, or amenity of nearby residents, whilst conforming with the South East Lincolnshire Local Plan and the provisions of the National Planning Policy Framework when viewed as a whole.
- 7.51 **Conclusion**
- 7.52 Taking into consideration these factors, the proposal is considered to comply with Policies 2, 3, 4, 36 and Appendix 6 of the South East Lincolnshire Local Plan (SELLP), 2019, plus advice within the National Planning Policy Framework (NPPF), 2023. Notwithstanding the

aforementioned minor conflicts, there are no significant factors in this case that would outweigh the benefits of the proposal; therefore, in considering all the matters raised above the planning balance is in favour of the proposal and the policies referred to above.

7.53

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.

8.0 RECOMMENDATIONS

8.1 **That the application be approved subject to those conditions listed at Section 9.0 of this report**

9.0 CONDITIONS

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: As required by Section 91 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/or documents:

Application Form
A102 Rev E
A301 rev A
1230373-2
A100 Rev A
0382 Proposed shadow study Rev A
Design & Access Statement dated June 2023

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

3. The materials of the external surfaces (brickwork, finish, roof tiles and windows) of the development hereby permitted shall be carried out in accordance with those detailed submitted within drawing no. A301 Rev A.
This Condition is imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019.

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 accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019.

4. Notwithstanding the details submitted, the following window(s) shall be obscure glazed and thereafter so maintained:

All windows above ground level

Reason: To prevent overlooking in the interests of the amenity of nearby residents.
This Condition is imposed in accordance with Policy 3 of the South East Lincolnshire Local Plan, 2019 and with national guidance contained in Section 12 of the National Planning Policy Framework 2023.

5. Before the development is commenced beyond oversight, full details of the proposed soakaway system for the disposal of surface water from the development hereby permitted, including percolation test results, shall be submitted to and approved in writing by the Local Planning Authority. This shall include the calculations undertaken to determine the volume of storage required. Should the percolation test results be considered unacceptable by the Local Planning Authority details of an alternative means of providing for surface water drainage shall be submitted for consideration. The approved means of surface water drainage shall be implemented in full before the development hereby permitted is first brought into use.

Reason: 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 2, 3 and 30 of the South East Lincolnshire Local Plan, 2019 and national guidance contained in Section 14 of the National Planning Policy Framework, 2023.

6. 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 by identifying matters of concern within the application and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal.

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

7. Your attention is drawn to the letter from South Holland Internal Drainage Board dated 17 July 2023. You are advised of the need to comply with the requirements of the Drainage Board, which are covered by their own Bye-laws. You are further advised that any future amendments to this application and/or compliance with Conditions must also respect those Bye-laws. Please contact the Drainage Board directly for further information.

Background papers:- Planning Application Working File

Lead Contact Officer

Name and Post:	Mark Simmonds; Development Manager (Interim)
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Appendices attached to this report:

Appendix A Plan A

MapThat Scale Print Title

