

Allison Homes
Southfield Business Park Ltd
Larkfleet House
Falcon Way
Bourne
PE10 0FF

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TOWN AND COUNTRY PLANNING ACT 1990 APPROVAL REQUIRED BY CONDITION OF PERMISSION

Reference: H13-0709-23 **Date of Decision:** 5th October 2023
Applicant: Allison Homes
Southfield Business Park Ltd
Larkfleet House
Falcon Way
Bourne
PE10 0FF
Location: Land North Of Roman Road Moulton Chapel Spalding Lincolnshire
Description: Details of external materials, landscaping, boundary treatments & screening, existing & proposed site levels & floor levels, construction management, contamination & pollution, storage & disposal of refuse & recycling, estate road & footways finished surface levels, surface water drainage scheme, foul water drainage works & archaeological investigation (Conditions 3, 4, 5, 6, 7, 9 (parts i-iii), 12, 15, 16, 17 & 20 of H13-1215-18)

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the details submitted for the purpose of conditions attached to the planning permission.

- 1 Proposed finished floor levels of the buildings and proposed site levels of the highway, hard surfaced areas and garden/amenity areas shall be strictly in accordance with details shown on dwg. no. L181/PLANSECTION/01 Rev. J accompanying the application. The development shall be constructed and retained in accordance with the details so approved.

Reason: For the avoidance of doubt and to define the terms of the permission in the interests of the character, appearance and amenities of the locality.

This Condition is imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019 and national guidance contained within the National

- 2 Boundary screening shall be in accordance with details shown on dwg. no. L181/CHARTER/01 Rev D. Screening along the western boundary shall consist of 1.8 metre close boarded fencing on 300mm concrete gravel boards (total height 2.1 metres above ground level).

Reason: For the avoidance of doubt and to define the terms of the permission, in the interests of the amenities of the locality.

This Condition is imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019 and national guidance contained within the National Planning Policy Framework, 2023.

- 3 No dwelling shall be occupied until land drains have been provided along the eastern and western boundaries of the site in accordance with the approved details. They shall thereafter be retained and maintained in full working order.

Reason: To ensure a satisfactory development and alleviate surface water run-off onto neighbouring property, in the interests of the amenities of the locality.

This Condition is imposed in accordance with Policies 2, 3 and 4 of the South East Lincolnshire Local Plan, 2019 and national guidance contained within the National Planning Policy Framework, 2023.

Notes:

1) The determined plans are:

Discharge of Conditions Statement by Allison Homes dated August 2023

L181/SITE/01 Rev G

L181/CHARTER/01 Rev D

JBA21/255-01 Rev B

JBA21/255-02 Rev B

JBA21/255-03 Rev B

JBA21/255-04 Rev B

40-01 Rev P12

40-02-01 Rev P4 Sheet 1 of 2

40-02-01 Rev P4 Sheet 2 of 2

40-03-01 Rev P5

40-03-02 Rev P5

40-04 Rev P5

40-05 Rev P8

40-06 Rev P3

40-07-01 Rev P5

40-07-02 Rev P5

40-08 Rev P8

40-12 Rev P9

40-13 Rev P11

40-15-01 Rev P7

40-15-02 Rev P7

40-16 Rev P5

40-17-01 Rev P4
40-17-02 Rev P5
40-17-03 Rev P3
40-18 Rev P12
40-19-01 Rev P4
40-19-02 Rev P4
40-19-03 Rev P4
40-19-04 Rev P4
40-19-05 Rev P5
40-19-06 Rev P2
40-19-07 Rev P2
40-20 Rev P2
40-21-01 Rev P2
40-21-02 Rev P2
L181/LANDDRN/01 Rev C
L181/PLANSECTION/01 Rev J
L181/SEC/A-A Rev B
L181/SEC/B-B Rev B
L181/SEC/C-C Rev B
L181/SEC/D-D Rev D
L181/SEC/E-E Rev D
L181/SEC/F-F Rev D
L181/SEC/G-G Rev D
L181/SEC/H-H Rev D
L181/SEC/I-I Rev D
L181/SEC/J-J Rev D
L181/SEC/K-K Rev D
L181/SEC/L-L Rev D
L181/SEC/M-M Rev D
L181/SEC/N-N Rev D
L181/SEC/O-O Rev C
L181/SEC/P-P Rev B
L181/SEC/Q-Q Rev D
L181/SEC/R-R Rev E
L181/SEC/S-S Rev E
L181/SEC/T-T Rev D
L181/SEC/U-U Rev A
L181/SEC/V-V Rev A
Construction Management Plan by Larkfleet Homes Ltd dated July 2021
L181/CMP/01 Rev E
Ground Investigation Report by EPS (ref. no. UK18.4158 issue 1) dated 26 October 2018
Phase 1 Geo-Environmental Desk Study by EPS (ref. no. UK22.6185 Issue 2) dated 20 January 2023
Remediation Method Statement by Tangent Group dated 14 July 2023
Written Scheme of Archaeological Investigation (Issue 1) by Pre-Construct Archaeology Ltd dated August 2021

2) Your attention is drawn to advice from the South Holland Internal Drainage Board accompanying the application advising that land drainage consent will be required from the Board for the amended scheme. Please contact the Drainage Board directly for further

information.

3) All drainage works within the spread of the preserved Sycamore tree to the rear of plot 15 and also neighbouring trees along the western boundary in particular should be carried out by hand and care taken not to damage tree roots whatsoever.



Phil Norman
Head of Planning
South Holland District Council

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

RIGHTS OF APPEAL

Appeals to the Secretary of State

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or grant consent subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990 or Section 20 of the Planning (Listed Building and Conservation Areas) Act 1990.

Timescales for appealing

The deadlines for appeals are calculated from the **date of decision** and are as follows for the types of applications below:

12 Weeks	6 Months	8 Weeks
Householder Applications	Planning Permission	Consent to Display Adverts
Minor Commercial Development	Listed Building Consent	
Agricultural Determinations	Other Prior Approval Applications	
Householder Prior Approval Applications		

<https://www.gov.uk/appeal-householder-planning-decision>

<https://www.gov.uk/appeal-planning-decision>

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planning-inspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

Enforcement Notices

If an enforcement notice was served prior to the planning application being determined then the deadline for appealing is 28 days from the date of the **planning refusal**.

If an enforcement notice is served after the planning application is determined then the deadline for appealing is 28 days from the date of the **enforcement notice** OR the **timescales stated above for each application type** from the date of the planning refusal - whichever is sooner.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in

giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under the order.

Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grant it subject to conditions the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of the Part VI of the Town and Country Planning Act 1990 or Section 32 of the Planning (Listed Building and Conservation Areas) Act 1990.

Compensation

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.

These circumstances are set out in Section 114 and related provisions of the Town and Country Planning Act 1990 and Section 27 of the Planning (Listed Building and Conservation Areas) Act 1990.