



H14-0042-24. Section 73 submission

February 2025

## ASSESSMENT OF PLANNING CONDITIONS

CONDITION	COMMENTARY
<p>1.0 The development hereby approved must be begun no later than the expiration of three years beginning with the date of the permission granted under reference H14-0348-23 on 21st December 2023.</p> <p>Reason: As required by Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.</p>	Informative Condition
<p>2.0 The development hereby permitted shall be carried out in accordance with the following approved plans and/or documents:</p> <p><b>H14-0348-23</b> Application Form JDA/2022/775/LOCATION.001 Landscaping Specification JDA/2022/775, by John Dickie Associates Dated April 2022 Design and Access Statement, JDA/2022/775, by John Dickie Associates, dated April 2022 Protected Species Report JDA/2022/775/TOPO.001 Flood Risk Assessment 78089R2, by GeoSmart Information Ltd, dated, 27 April 2023 Biodiversity Mitigation &amp; Enhancement Plan Amendment 1, JDA/2022/775, by John Dickie Associates, dated April 2023 JDA/2022/775/BOXES.001A Construction Environmental Management Plan Amendment 1, JDA/2022/775, by John Dickie Associates, dated August 2023 JDA/2022/775/CMP.001A JDA/2022/775/SITE.001B (with the exception for the waste collection point and adopted highway access) JDA/2022/775/LIGHTING.001B (with the exception for the waste collection point and adopted highway access)</p>	Informative Condition

<p>JDA/2022/775/P4/P6.001A  JDA/2022/775/P1/2.001A  JDA/2022/775/P3/.001A  JDA/2022/775/P5.001A  JDA/2022/775/P7/.001A  JDA/2022/775/P8.001A  JDA/2022/775/P9.001A</p> <p><b>H14-0189-24</b>  Application Form  Specification for Archaeological Monitoring &amp; Recording,  by Neville Hall, Freelance Field  Archaeologist &amp; Consultant dated February 2024  Materials Schedule ref. JDA/2022/775 V2 dated February  2024  JDA/2022/775/LOCATION.001  JDA/2024/775/CONDITIONS.001.  JDA/2022/775/P5.001  JDA/2022/775/P1/2.001  JDA/2022/775/P3/.001  JDA/2022/775/P4/P6.001  JDA/2022/775/P7/.001  JDA/2022/775/P8.001  JDA/2022/775/P9.001</p> <p><b>H14-0042-24</b>  Application Form  JDA/2022/775/Location.001  Supporting Statement January 2024 V3  JDA/2024/775/SITE/WASTE.001D</p>	
<p>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 within drawing reference JDA/2022/775 V2 and JDA/2024/775/CONDITIONS.001 of planning approval reference H14-0189-24.</p> <p>The development hereby permitted shall be undertaken in accordance with the 'Specification for Archaeological Monitoring &amp; Recording' prepared by Neville Hall, Freelance Field Archaeologist &amp; Consultant dated February 2024 - as approved under reference H14-0189-24.</p>	Informative Condition
<p>4 The development hereby permitted shall be undertaken in accordance with the 'Specification for Archaeological Monitoring &amp; Recording' prepared by Neville Hall, Freelance Field Archaeologist &amp; Consultant dated February 2024 - as approved under reference H14-0189-24.</p>	Informative/compliance Condition
<p>5 The applicant shall notify the Lincolnshire County Council Historic Environment Department in writing of</p>	Informative Condition

the intention to commence at least fourteen days before the start of archaeological work required in connection with Condition 4 above in order to facilitate adequate monitoring arrangements.	
6 A copy of the final report required in connection with Condition 4 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.	Informative/compliance Condition
7 The scheme of landscaping and tree planting shown on dwg. no. JDA/2024/775/SITE/WASTE.001D of application H14-0042-24 and Landscaping Specification JDA/2022/775 of planning approval reference H14-0348-23 by John Dickie Associates, dated April 2022, shall be carried out and completed in its entirety during the first planting season following practical completion of the development. 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.	Informative/compliance Condition
8 The water consumption of each dwelling hereby permitted should not exceed the requirement of 110 litres per person per day (as set out as the optional requirement in Part G of the Building Regulations 2010 and the South East Lincolnshire Local Plan, 2019). The person carrying out the work must inform the Building Control Body that this duty applies. A notice confirming the requirement for the water consumption has been met shall be submitted to the Building Control Body and Local Planning Authority, no later than five days after the completion of each individual dwelling.	Informative/compliance Condition
9 The development hereby permitted shall be carried out in accordance with the measures set out in the Flood Risk Assessment (ref: 78089R2, compiled by GeoSmart Information Ltd, dated, 27 April 2023 - of planning approval reference H14-0348-23) forming part of this planning application, unless otherwise agreed in writing by the Local Planning Authority, in particular the following measures shall be fully implemented before any property is first occupied: <ul style="list-style-type: none"> <li>- Finished floor levels shall be set no lower than 4.3 metres above Ordnance Datum.</li> <li>- Flood resilient construction shall be used to a height 300mm above the finished floor levels.</li> </ul> <p>Note: The above approved plan does not constitute final approval of detailed site levels or finished floor levels.</p>	Informative/compliance Condition

<p>10 The development hereby permitted shall be carried out in strict accordance with drawing no. JDA/2024/775/CONDITIONS.001. as approved under reference H14-0189-24.</p> <p>The site levels of the development hereby permitted shall be constructed, graded and retained in accordance with this approved plan.</p>	<p>Informative/compliance Condition</p>
<p>11 The boundary treatments shall be undertaken in accordance with drawing reference JDA/2024/775/CONDITIONS.001. of planning approval reference H14-0189-24, and shall be implemented in full before any of the dwellings hereby permitted are first brought into use. The boundary treatments shall be retained thereafter.</p>	<p>Informative/compliance Condition</p>
<p>12 Notwithstanding any submitted details, before the commencement of the development hereby granted beyond oversite, full details of the means of surface water disposal 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 hereby permitted is first brought into use.</p>	<p><b>Pre -commencement Condition to be discharged prior to commencement</b></p>
<p>13 Notwithstanding any submitted details, before the commencement of the development hereby granted, details of the means of foul water disposal 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 hereby permitted is first brought into use.</p>	<p><b>Pre -commencement Condition to be discharged prior to commencement</b></p>
<p>14 The development hereby permitted shall be carried out in accordance with the refuse collection and recycling storage facilities, as shown on drawing no. JDA/2024/775/SITE/WASTE.001D, forming part of this planning application, unless otherwise agreed in writing by the Local Planning Authority. In particular, the following measures shall be fully implemented before any property is first occupied:</p> <ul style="list-style-type: none"> <li>- Installation of dedicated waste collection area, comprising Western Red Cedar Woven Fencing</li> <li>- Formation of partially adopted highway, as indicated on drawing no. JDA/2024/775/SITE/WASTE.001D</li> <li>- The waste collection area shall be used solely on the day of collection and no other location shall be used for the storage of waste.</li> </ul> <p>The waste collection facilities shall be retained thereafter.</p> <p>15 Notwithstanding the provisions of Schedule 2, Part 1, Classes A, B, C, D, and E of the Town and Country Planning (General Permitted Development) Order 2015, (or any Order or Statutory Instrument revoking and re-enacting that Order), none of the following</p>	<p>Informative/compliance Condition</p>

<p>developments or alterations shall be carried out other than those expressly authorised by this permission, without Planning Permission first having been granted by the Local Planning Authority.</p> <ul style="list-style-type: none"> <li>i) the erection of freestanding curtilage buildings or structures including car ports, garages, sheds, greenhouses, pergolas or raised decks;</li> <li>ii) the erection of house extensions or additions to the roof including dormer windows, conservatories, garages, car ports, porches or pergolas;</li> <li>iii) alterations including the installation of replacement or additional windows or doors and the installation of roof windows.</li> </ul>	
<p>16 Notwithstanding the provisions of Schedule 2 Part 2, Class A of the Town and Country Planning (General Permitted Development) Order 2015, (or any Order or Statutory Instrument revoking and re-enacting that Order), no walls, fences or other means of enclosure other than those illustrated on the plans forming part of the application hereby approved shall be erected on the site.</p>	<p>Informative/compliance Condition</p>
<p>17 The development hereby permitted shall be undertaken in accordance with the Construction Management Plan and CMP ref: JDA/2022/775/CMP.001A and Construction Environmental Management Plan Amendment 1, JDA/2022/775, by John Dickie Associates, dated August 2023 - as approved under reference H14-0348-23.</p>	<p>Informative/compliance Condition</p>

**\*The February 2025 Section 73 application will include details to cover Conditions 12 and 13 in concert with the scheme revisions.**

