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Paul Lunn Architectural Services
1 Brodie Place
Hampton Gardens
Peterborough
PE7 8QD

TOWN AND COUNTRY PLANNING ACT 1990

FULL

Reference: H14-0951-20 **Date of Decision:** 9th March 2021

Applicant: G & L Developments Ltd
3 River Bank
Spalding
PE11 3AA

Location: Former New Bridge Inn Site Slipe Drove West Pinchbeck

Description: Erection of seven dwellings

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

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 documents:

Application Form
Preliminary Ecological Appraisal Survey. Issue 3. 10/12/2020
Biodiversity Net Gain Calculations Prepared by Arbtech Consulting Ltd. 12 February 2021
Flood Risk Assessment. S M Hemmings REVISION C. 6 February 2021
1020 01 - Location plan only
1020 02A
1020 09A
7779-1

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

3 Before the commencement of the development hereby permitted beyond oversite, the approval of the Local Planning Authority is required to a scheme of landscaping and tree planting for the site indicating, inter alia, the number, species, heights on planting and positions of all the trees, together with details of post-planting maintenance. Such scheme as is approved by the Local Planning Authority 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.

Note: The applicant is recommended to employ a qualified and experienced landscape designer to produce a landscaping scheme for the development.

Note: This condition is to be prepared in accordance with the details of Condition 6 below.

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 Condition is imposed in accordance with Policies 2, 3 and 28 of the South East Lincolnshire Local Plan, 2019.

4 The development hereby permitted shall be carried out in accordance with the measures set out in the Flood Risk Assessment. S M Hemmings REVISION C. 6 February 2021, 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 the property is first occupied:

- The area of land shall be raised 4.5-4.8 metres above Ordnance Datum (AOD) and tied into the existing flood defence as shown in brown on the plan on page 10 and cross sections on pages 11 and 12 of the FRA.
- Finished floor levels shall be set no lower than those specified for each plot in the table on page 12 of the FRA.
- The properties shall be two storey construction designed with all sleeping accommodation located on the first floor.
- Flood resilient construction shall be included to a height of 300mm above the finished floor levels.

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 3 and 4 of the South East Lincolnshire Local Plan, 2019 and national guidance contained in Section 14 of the National Planning Policy Framework, 2019.

5 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.

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, 2019.

6 The development hereby permitted shall be carried out in accordance with the measures set out in the Preliminary Ecological Appraisal Survey. Issue 3. 10/12/2020 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 within the first planting season after the occupation of the first dwelling:

Specifically -

- A pre and post construction environmental management plan shall be prepared to assess in detail and mitigate for any adverse environmental impacts caused by the sites construction and its post development residential use. The environmental management plan shall contain a section detailing how any environmental factors that may adversely impact the functioning and species composition of the adjacent habitats will be avoided or mitigated.

- a mosaic of bare ground and wildflower meadow within the future development shall be retained that will aid in retaining a diverse and
healthy invertebrate community on the site. Brash and rock piles will provide additional invertebrate habitat.

- Species for garden areas should be selected with care, excluding any Schedule 9 invasive species or other species of concern such as
buddleia that may spread into the surrounding habitats.

- The lighting on the developed site shall be limited to the new buildings only. No lighting shall be installed within the garden areas/along the site boundaries, thereby maintaining the existing dark areas adjacent the developed site for bats and other light sensitive species.

- A reptile mitigation plan shall be commissioned in which a precautionary approach to minimise the risk of killing or injuring reptiles will be detailed.

- Works shall be undertaken outside the period 1st March to 31st August. If this timeframe cannot be avoided, a close inspection of the vegetation should be undertaken immediately prior to the commencement of works. All active birds nests will need to be retained, or if off site protected with a buffer zone until the young have fledged

Reason: To ensure that the Local Planning Authority retains control over the development in the interests of the ecological importance of the site and area in which it is set.
This Condition is imposed in accordance with Policy 28 of the South East Lincolnshire Local Plan, 2019.

7 Notwithstanding the information contained within the planning application form, before the commencement of the development hereby permitted beyond oversite a schedule of external materials of construction of buildings and hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority. The development shall be

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constructed in accordance with the materials so approved.

Note: TBS TRADITIONAL RED BLEND FACING BRICK are not typical of this locale and further consideration is to be given to this matter.

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.

8 The external boxes for gas and electricity supplies shall be installed in accordance with drawing reference 1020 09A and there shall be no variation from the details so approved.

Reason: To ensure that the Local Planning Authority retains control over these details 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.

9 The development hereby permitted shall be undertaken strictly in accordance with a Construction Management Plan and Method Statement that shall first have been approved in writing by the Local Planning Authority.

The Construction Management Plan and Method Statement shall include details of;
- the parking of vehicles of site operatives and visitors;
- the arrangements for loading and unloading of plant and materials;
- the arrangements for the storage of plant and materials used in constructing the development;
- wheel washing facilities and;
- a strategy stating how surface water run off within and from the development will be managed during construction and protection measures for the sustainable drainage features. This should include drawings showing how the drainage systems (permanent or temporary) connect to an outfall (temporary or permanent) during construction.

Reason: In the interests of the safety and free passage of those using the adjacent public highway and to ensure that the permitted development is adequately drained without creating or increasing flood risk to land or property adjacent to, or downstream of, the permitted development during construction.
This Condition is imposed in accordance with Policies 2, 3 and 4 of the South East Lincolnshire Local Plan, 2019.

10 Prior to the occupation of any dwelling hereby permitted, the damage to the Slipe Drove footway at the frontage of the permitted development, which was sustained during the demolition of New Bridge Inn, shall be repaired and the footway shall be resurfaced, all in accordance with details that shall be approved in writing by the Local Planning Authority prior to the commencement of the permitted development. The submitted details shall include proposals for supporting the Slipe Drove footway, which is presently above the level of the site, and proposals for management of the surface water run-off from the footway and carriageway at the site frontage.

Reason: To ensure the provision of safe and adequate pedestrian access to the permitted development, without increasing flood risk to the highway and adjacent land and property. This Condition is imposed in accordance with Policies 2, 3 and 33 of the South East Lincolnshire Local Plan, 2019.

11 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.

Reason: To protect the quality and quantity of water resources available to the district. This Condition is imposed in accordance with Policy 31 of the South East Lincolnshire Local Plan, 2019.

Notes:

Please contact the Lincolnshire County Council Streetworks and Permitting Team on 01522 782070 to discuss any proposed statutory utility connections and any other works which will be required within the public highway in association with the development permitted under this Consent. This will enable Lincolnshire County Council to assist in the coordination and timings of these works.

The applicant is reminded that it is an offence under the wildlife and Countryside Act, 1981 (as amended) to kill, injure, or take (handle) any protected species occupying a place of shelter or protection and also to take, damage or destroy the nest of any wild bird while that nest is in use or being built. If evidence of bats is found before or whilst the work is carried out you are advised to contact Natural England at their Lincoln office (telephone 03000 603900).

Should unexpected contamination be discovered on the site at any time, the applicant is advised to contact the District Council's Environmental Protection department immediately.

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



Phil Norman
Planning and Building Control Manager
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		

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.