DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H16-0180-20**	**Applicant:**	**Burmor Projects**
Proposal:	Details of full closure report and landscaping (Conditions 3 (iv) and 6 of H16-0283-17)		
Location:	Land Off Willow Walk Spalding Lincs		
Terminal Date:	21st April 2020		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02	Development Management
03	Design of New Development
30	Pollution

National Guidance

National Planning Policy Framework 2019

NPPF 2019

Representations:

	Object	Support	No Obj.	Comments
SHDC INTERNAL	0	0	0	1
OTHER STATUTORY BODIES	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

Details of full closure report and landscaping (Conditions 3 (iv) and 6 of H16-0283-17).

The submission comprises the application form and topsoil reports.

Site Description

As host application however this development is under construction.

History

H16-0283-17. Residential development of 20 dwellings - Approved 30-07-18.

H16-1218-18. SEC 73 MODIFICATION. Approved 06-03-19.

H16-0923-19. NON MATERIAL AMENDMENT. Approved 19-09-19.

H16-0686-19. Details of landscaping (Condition 6 of H16-0283-17). Approved 21-11-19.

H16-0468-19. Details of external materials (Condition 4 of H16-0283-17). Approved 14-05-19.

H16-0197-19. Details of Conditions 3 . Approved. 26-04-19.

H16-1234-19. Details of boundary treatment (Condition 7 of H16-0283-17). Approved. 05-03-20.

Consultation Responses

SHDC Environmental Protection

Confirms that We accept British Sugar Topsoil without further testing, but do require other validation as usual and is content with the developer's approach.

Planning Considerations

Condition 3 (iv)

The development hereby permitted shall not be commenced until a scheme to deal with any contamination of land or pollution of controlled waters has been submitted to and approved in writing by the Local Planning Authority (LPA) and until the measures approved in that scheme have been implemented. The scheme shall include all of the following measures:

iv) two full copies of a full closure report shall be submitted to and approved in writing by the LPA. The report shall provide verification that the required works regarding contamination have been carried out in accordance with the approved Method Statement(s). Post-remediation sampling and monitoring results shall be included in the closure report to demonstrate that the required remediation has been fully met.

These details are to be acceptable and this is confirmed by the Environmental Protection Officer.

Condition 6

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 in its entirety within a period of twelve months beginning with the date on which development is commenced. 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.

The landscaping details now take in to account the levels requirements of the remediation scheme and are considered to be acceptable.

Conclusion

Approve.