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REF: 3449-18

RESIDENTIAL DEVELOPMENT
OFF HIGH ROAD
WESTON
SPALDING
LINCS
PE12 6JU

2 NO - ALMSHOUSE BUNGALOWS
&
2 NO - OPEN MARKET PROPERTIES

FOR

WESTON CONSOLIDATED CHARITY (231314)



PLANNING, DESIGN & ACCESS STATEMENT

VAT No. 552 6200 69
Registered in England No: 5667107
Registered Address: Bank House, Broad Street, Spalding, PE11 1TB

REF: 3449-18

RESIDENTIAL DEVELOPMENT
OFF HIGH ROAD
WESTON
SPALDING
LINCS
PE12 6JU

This application is a re-application following refusal of application H22-0190-19 on 2nd May 2019 for the following reason:-

1. *The site is located outside Weston Settlement Boundary as defined in the South East Lincolnshire Local Plan (SELLP), March 2019. For the purposes of the SELLP, the site lies within the countryside.*

   In the opinion of the Local Planning Authority there is not sufficient justification for housing in this location. There are limited number of services within walking distance of the appeal site. The nearest settlements such as Spalding that offer a wide range of services and facilities are not within reasonable walking or cycling distance of the site, Also, the proposal would constitute a form of ribbon development beyond the existing settlement limit and encroach into the open countryside, to the detriment of the character of the area.

   Consequently, the proposed development would not provide a sustainable location for housing on environmental grounds. It would conflict Polices 1 and 2 of the SELLP. Policy 1 directs developments within settlement boundaries. Policy 2 indicates that sustainable considerations should be met in terms of impact upon the character and appearance of the area and the relationship to existing development and land uses. The aforementioned policies are consistent with advice within the National Planning Policy Framework, 2019.

2. *The South East Lincolnshire Strategic Flood Risk Assessment indicated that the site is located within an area identified as "Danger to Some". It is possible for new housing to be delivered on sites that are in locations that are more environmentally sustainable and of lower flood risk. The proposal therefore fails to satisfy the sequential test. It is considered that the proposal would not provide wider sustainability benefits to the community that outweigh flood risk. The proposal is therefore contrary to Policy 4 of the South East Lincolnshire Local Plan and advice within paragraph 158 of the National Planning Policy Framework, 2019.*

The application was acknowledged as valid on 7th March and determined on 2nd May, unfortunately if the application had been made say 2 months earlier chances are it would have been approved, as the South East Lincolnshire Local Plan was adopted in March 2019.

Similar applications prior to March 2019 have been approved in less sustainable locations, namely:-

- H19-1120-18 – JB & JW Cooke – Broadgate, Sutton St Edmund (Other Service Centre & Settlement)
- H22-1271-18 – Highgrove Homes (Spalding) Ltd – Broadgate, Weston Hills (Other Service Centre & Settlement)
- H22-0850-18 – F Earl & Son – Broadgate, Weston Hills (Other Service Centre & Settlement)
- H22-0645-18 – F Earl & Son – Broadgate, Weston Hills (Other Service Centre & Settlement)
- H13-1137-17 – Mr & Mrs P Breach – Pipwell Gate, Moulton Seas End (Other Service Centre & Settlement)
- H23-0980-17 – Mr B & S Naylor & Mrs A Naylor – Washway Road, Saracens Head (Other Service Centre & Settlement)

See appendix for decision notices.

"Planning Applications Should Not Be Determined On Timing"

THE REFUSAL REASONS

1. The South East Lincolnshire Local Plan was adopted in March 2019. The application site is far more sustainable than similar approved applications. Weston is classified as a "Minor Service Centre" with all the facilities available for a South Lincolnshire village, namely:-
    - Regular public transport between Spalding & Kings Lynn – see appendix
    - Weston has a public house, primary school, Church, village store & Post Office, village hall, garden centre, community centre, etc
    - A public footpath is available to the centre of the village 0.5 miles, which also continues to Spalding 3.5 miles
    - The proposal is not within the open countryside, merely a continuation of the built environment to the North of High Road and opposite ribbon development which has been recently completed (H22-0302-19 & H22-1290-16)
    - The site could be classified as in-fill between existing properties and the Baytree Garden Centre which has a variety of retail goods, coffee shop and restaurant

2. The refused application was accompanied by a site specific Flood Risk Assessment with the following "Conclusions & Recommendations"

10.1 As a result of the assessment, the following conclusions have been reached:-

- *The proposed development is in a Defended Floodplain. It is located in the Passive Floodplain of The Wash defences and the South Holland IDB protected by defences both the 1 in 100 year and 1 in 200 year return period events.*
- *The site is in a "Danger for Some" Hazard Zone as protected by existing defences the actual risk of site flooding from an Environment Agency river system is very low (less than 0.5%).*
- *Although the site is located within an Internal Drainage District with a minimum standard of drainage of 1 in 50 years, this accords with Defra guidelines for rural development. Freeboard to design water level of 900mm to lowest land level is available for events greater than 1 in 50 years providing further storage within the drainage channels.*
- *On site rainwater from the development will be discharged from the dwellings via soakaways to BRE 365 design requirements and Building Regulations approval.*
- *Floor level of the new dwellings will be 500mm above existing ground level with safe refuge in the roof space of the bungalows. Flood resilient construction will be incorporated up to 300mm above finished floor level of all dwellings.*

The recommendation if the finished floor levels should be 500mm above existing High Road carriageway level can easily be accommodated. Similar criteria of floor levels was adopted in the bungalows opposite (H22-0302-16 & H22-1290-16).

Following a post refusal meeting with the Charity discussions have taken place with the Planning Case Officer who unfortunately did not appear to appreciate that the Weston Consolidated Charity was a registered charity and a re-application could be made with emphasis on the charitable status (see The Charity Commissioners documentation in the appendix) and particular reference to Policy 19 of the South East Lincolnshire Local Plan 2011-2036 "Rural Exception Sites" which states the following:-

Proposals for housing on sites situated outside, but adjoining the defined settlement boundaries identified by Policy 1 will be permitted where the following criteria are met:

1. *The scheme would meet an identified local need for affordable housing, Starter Homes or specialist housing that cannot be met within the settlement boundaries;*
2. *The scale of the development would be in-keeping with the role and function of the settlement; and*
3. *Pre-application engagement with the local community has been undertaken to the satisfaction of the Local Planning Authority.*

Where it is demonstrated that a proportion of market housing is necessary to cross-subsidise the specific identified housing need, the housing market proportion will be 50% or less.
The housing need to be met will be secured by legal agreement to ensure that the need can be met in perpetuity and available for members of the immediate community.

Weston Consolidated Charity is registered under the Charity Commission for England and Wales (Reg No – 321314) whose stated object within its scheme document include the provision of housing accommodation for beneficiaries.

The definition of beneficiaries for this purpose is poor persons who are residents in the Parish of Weston.

The Charity currently have two almshouses in Small Drove, Weston, which have long term residents and the Trustees would like to be in a position to provide housing for other persons in need. This is why the Trustees wish to build on their allotment frontage.

The Charities hopes are that the building costs of the 2 No Almshouse bungalows could be offset by the sale of the adjacent building plots.

CONCLUSION

The Weston Consolidated Charity (231314) comply with all the criteria of Policy 19 "Rural Exception Sites" which will enable the Charity to create additional accommodation, in perpetuity, for members of the immediate community.

G R Merchant
July 2019

APPENDIX

LOCATION PLAN 1/2500

GOOGLE SITE PLANS

EXISTING ALMSHOUSES – SMALL DROVE, WESTON

SOUTH EAST LINCOLNSHIRE LOCAL PLAN
INSET MAP NO 26 – WESTON
(MINOR SERVICE CENTRE)

POLICY 19: RURAL EXCEPTION SITES
SOUTH EAST LINCOLNSHIRE LOCAL PLAN

PUBLIC BUS SERVICE TIME TABLE
STAGECOACH – SPALDING TO KINGS LYNN

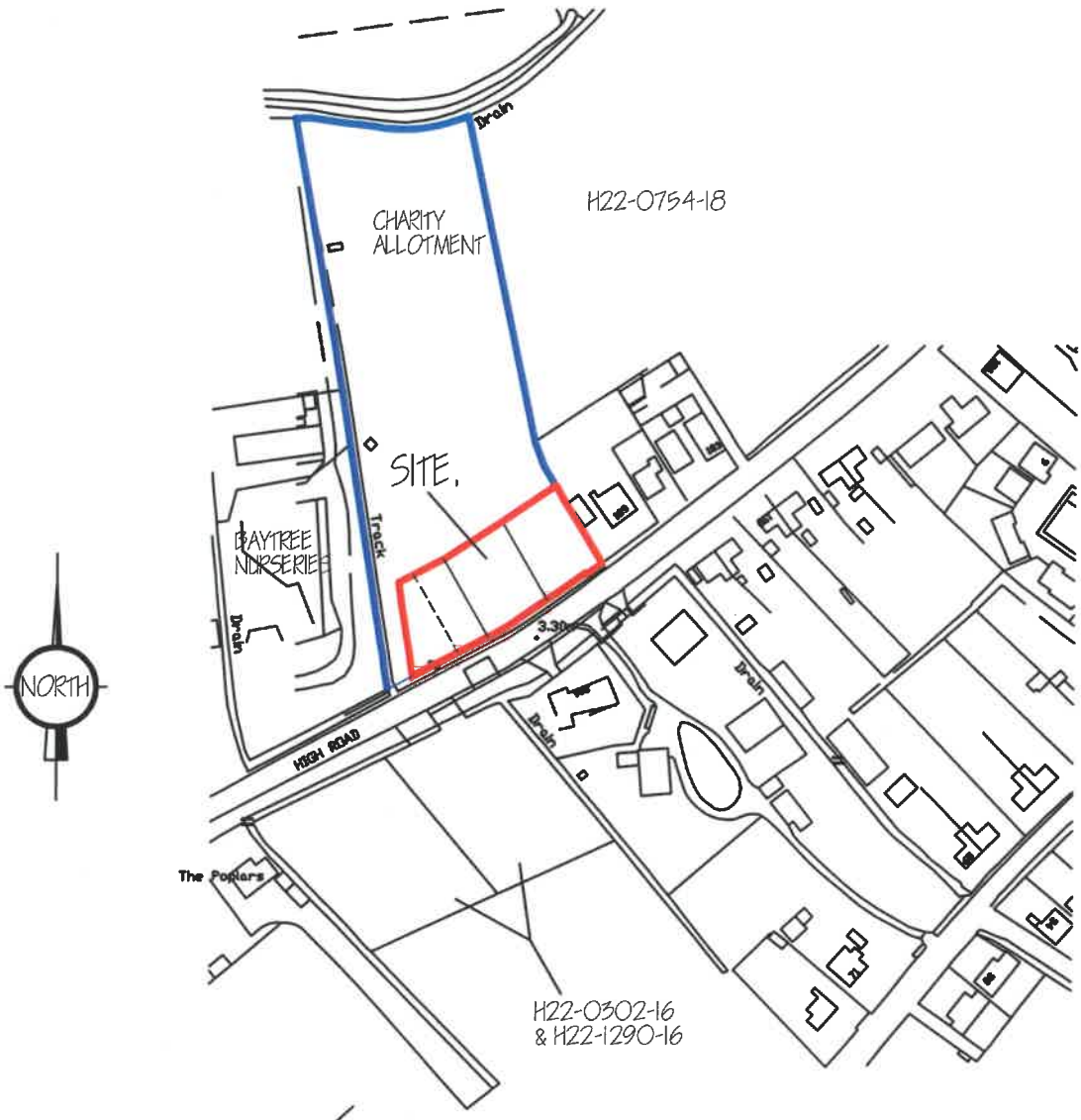
WESTON CONSOLIDATED CHARITY (231314)
REGISTRIATION DOCUMENT

SITE SPECIFIC FLOOD RISK ASESSEMENT

GENERIC FLOOD RESILIENT CONSTRUCTION SCHEDULE

SIMLIAR APPLICATIONS RECENTLY APPROVED:-
H19-1120-18
H22-1271-18
H22-0850-18
H22-0645-18
H13-1137-17
H23-0980-17

LOCATION PLAN 1/2500



LOCATION PLAN
1/2500.

GOOGLE SITE PLANS

Google Maps



Imagery ©2019 Google, Map data ©2019 100 m

Google Maps



Imagery ©2019 Google, Map data ©2019 20 m

EXISTING ALMSHOUSES – SMALL DROVE, WESTON

Google Maps



Imagery ©2019 Google, Map data ©2019 20 m

Google Maps 11 Small Drove



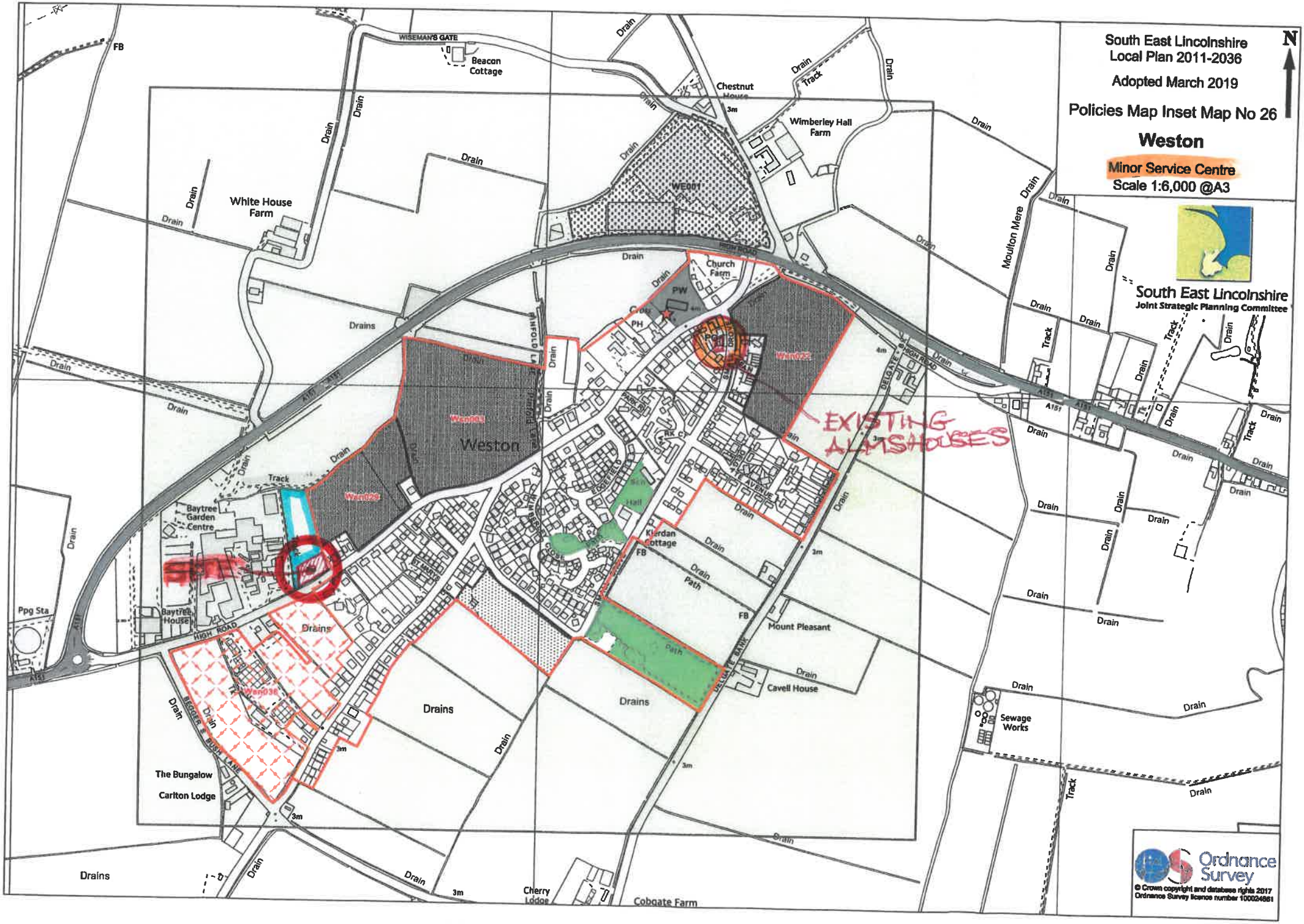
Image capture: Apr 2009 © 2019 Google

England

Google

Street View - Apr 2009

SOUTH EAST LINCOLNSHIRE LOCAL PLAN
INSET MAP NO 26 – WESTON
(MINOR SERVICE CENTRE)


South East Lincolnshire
Local Plan 2011-2036
Adopted March 2019
Policies Map Inset Map No 26
Weston
Minor Service Centre
Scale 1:6,000 @A3
N
South East Lincolnshire
Joint Strategic Planning Committee
EXISTING ALMSHOUSES
Weston
Wes003
Wes022
Wes029
Wes038
WE001
White House Farm
Wimberley Hall Farm
Beacon Cottage
Chestnut House
Church Farm
Moulton Mere
Baytree Garden Centre
Baytree House
Kiardan Cottage
Mount Pleasant
Cavell House
Sewage Works
The Bungalow
Carlton Lodge
Cherry Lodge
Cobgate Farm
Ppg Sta
HIGH ROAD
BECKER'S BUSH LANE
DELGATE BANK
A151
A17
Drains
Drain
Track
Path
3m
4m
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Ordnance Survey licence number 100024861

POLICY 19: RURAL EXCEPTION SITES
SOUTH EAST LINCOLNSHIRE LOCAL PLAN

5.10.11 Where there is evidence that the proportion of affordable housing cannot be met on-site, Policy 18 would enable off-site provision or a financial contribution to be made to enable provision elsewhere. This might be on an allocated site through Policy 11 Distribution of New Housing or through Policy 19: Rural Exception Sites. Planning conditions or a Section 106 agreement will be used in the implementation of Policy 18 or where off-site provision or financial contributions are sought.

5.10.12 As part of the mix of affordable housing, developments should also consider needs for specialist accommodation and how a site could contribute towards delivering them. This may include provision for affordable Gypsy, Traveller and Travelling Showpersons pitches and plots in line with any needs identified in the latest Gypsy and Traveller Accommodation Assessment or Strategic Housing Market Assessment. This would include the needs of those communities who are identified either within or outside the Government's definition set out in Planning Policy for Traveller Sites.

Monitoring

The number of affordable homes completed per annum

5.11. Rural Exception Sites

5.11.1 The Strategic Housing Market Assessments[22,23,24] and the Whole Plan Viability Assessment[4] indicate that meeting the housing needs, particularly for affordable housing is a significant challenge. Therefore, promoting specific housing provision particularly affordable housing (see Policy 18: Affordable Housing) is a significant challenge.

5.11.2 Policy 19 provides a framework for considering proposals rather than identifying specific sites. That is because the scale and variety of specific housing needs throughout the numerous settlements in the spatial strategy (see Policy 1: Spatial Strategy) and options for sites are substantial. Policy 19 may, however, be seen as a starting point by which the housing providers and local councils, for example, can work with the Housing Authorities and the Local Planning Authorities.

Policy 19: Rural Exception Sites

Proposals for housing on sites situated outside, but adjoining the defined settlement boundaries identified by Policy 1 will be permitted where the following criteria are met:

1. the scheme would meet an identified local need for affordable housing, Starter Homes or specialist housing that cannot be met within the settlement boundaries;
2. the scale of the development would be in-keeping with the role and function of the settlement; and
3. pre-application engagement with the local community has been

undertaken to the satisfaction of the Local Planning Authority.

Where it is demonstrated that a proportion of market housing is necessary to cross-subsidise the specific identified housing need, the housing market proportion will be 50% or less.

The housing need to be met will be secured by legal agreement to ensure that the need can be met in perpetuity and available for members of the immediate community.

Reasoned Justification

5.11.3 Policy 19 provides the opportunity for a number of specific housing need gaps to be met. Affordable housing, in general, is likely to be the need to be met but Policy 19 would also allow more specific elements of housing to come forward, such as Starter Homes or sheltered accommodation within the social-housing rented sector.

5.11.4 Rural Exception Sites are specific to an identified need and to a particular settlement; therefore local understanding of the need and general support within that community will be required for proposals to be considered positively. Evidence will need to be provided to the Local Planning Authority and Housing Authority that the proposals are deliverable and that they provide mechanisms for the specific local housing need to be met. Where site or financial viability constraints indicate that cross-subsidy through an element of market housing provision may be necessary the Local Planning Authority will need to be satisfied that there are no other options (e.g. funding from other sources) available. It must be evident from the proposal that the local affordable housing need is the focus of the proposal so market housing cross-subsidy should be no more than 50% of the overall scheme.

Monitoring

Number of affordable and market homes committed on Rural Homes Exception Sites

5.12. Accommodation for Gypsies, Travellers and Travelling Showpeople

5.12.1 In Planning policy for traveller sites, 2015[46], the Government identifies that its 'overarching aim is to ensure fair and equal treatment for travellers, in a way that facilitates the traditional and nomadic way of life for travellers while respecting the interests of the settled community'. It goes on to identify that it expects Local Plans to:

- be based upon robust evidence of the likely accommodation needs of gypsies, travellers and travelling showpeople;
- set targets to meet these needs;
- identify enough sites to accommodate at least the first ten years' needs; and

PUBLIC BUS SERVICE TIME TABLE
STAGECOACH – SPALDING TO KINGS LYNN

King's Lynn • Long Sutton • Holbeach • Spalding

505

MONDAYS TO FRIDAYS EXCLUDING BANK HOLIDAYS

route number	505	505	505	505	505	505	505	505	505	505	505	505	505	505	505	505	505
King's Lynn Bus Station bay B	-	0640	-	0740	-	0845	0915	0945	1015	1045	1115	1145	1215	1245	1315	1345	1415
King's Lynn Hillen Road	-	0646	-	0746	-	0853	0923	0953	1023	1053	1123	1153	1223	1253	1323	1353	1423
West Lynn Ferry Square	-	▼	-	▼	-	▼	▼	0958	▼	1058	▼	1158	▼	1258	▼	1358	▼
Clenchwarton School	-	0651	-	0751	-	0858	0928	1003	1028	1103	1128	1203	1228	1303	1328	1403	1428
Terrington St Clement Church	-	0702	-	0802	-	0909	0939	1014	1039	1114	1139	1214	1239	1314	1339	1414	1439
Walpole Cross Keys School	-	0708	-	0808	-	0915	0945	1020	1045	1120	1145	1220	1245	1320	1345	1420	1445
Sutton Bridge Hotel	0648	0713	0735	0813	-	0920	0950	1025	1050	1125	1150	1225	1250	1325	1350	1425	1450
Long Sutton Bus Interchange	0657	0723	0744	0823	-	0930	1000	1035	1100	1135	1200	1235	1300	1335	1400	1435	1500
Long Sutton Limewalk	0658	0724	0745	0824	-	0931	1001	1036	1101	1136	1201	1236	1301	1336	1401	1436	1501
Gedney Albert Avenue	0700	0727	0747	0827	-	0933	1003	1038	1103	1138	1203	1238	1303	1338	1403	1438	1503
Gedney St. Mary Magdalene Church	0703	0731	0750	0831	-	0936	1006	1041	1106	1141	1206	1241	1306	1341	1406	1441	1506
Fleet Hargate Old Schoolhouse	0705	0733	0752	0833	0908	0938	1008	1043	1108	1143	1208	1243	1308	1343	1408	1443	1508
Holbeach Bus Interchange (Co-Op)	0713	0742	0759	0842	0916	0946	1016	1051	1116	1151	1216	1251	1316	1351	1416	1451	1516
Holbeach University Academy	▼	▼	▼	▼	▼	▼	▼	▼	▼	▼	▼	▼	▼	▼	▼	▼	-
Whaplode The Darjeeling	0718	0751	0808	0851	0924	0954	1024	1059	1124	1159	1224	1259	1324	1359	1424	1459	-
Moulton Harrox Square	▼	▼	▼	▼	▼	0959	▼	▼	▼	▼	1229	▼	▼	▼	▼	▼	-
Moulton Bell Lane	0720	0754	0811	0854	0927	1002	1027	1102	1127	1202	1232	1302	1327	1402	1427	1502	-
Weston Church	0723	0758	0815	0858	0929	1004	1029	1104	1129	1204	1234	1304	1329	1404	1429	1504	-
Springfields Outlet Centre	▼	0807	0824	0907	0935	1010	1035	1110	1135	1210	1240	1310	1335	1410	1435	1510	-
Spalding Bus Station Bay 1	0734	0817	0839	0917	0943	1018	1043	1118	1143	1218	1248	1318	1343	1418	1443	1518	-

MONDAYS TO FRIDAYS EXCLUDING BANK HOLIDAYS

route number	505	505	505	505	505	505	505	505	505	505	505	505	505
	#Sch	Sch	Sch										
King's Lynn Bus Station bay B	1445	-	1445	1515	1545	1615	1645	1715	1745	1815	1845	1915	2000
King's Lynn Hillen Road	1453	-	1453	1523	1553	1623	1653	1723	1753	1823	1852	1922	2007
West Lynn Ferry Square	▼	-	▼	▼	1558	▼	1658	▼	1758	▼	▼	▼	▼
Clenchwarton School	1458	-	1458	1528	1603	1628	1703	1728	1803	1828	1857	1927	2012
Terrington St Clement Church	1509	-	1509	1539	1614	1639	1714	1738	1814	1838	1905	1935	2020
Walpole Cross Keys School	1515	-	1515	1545	1620	1645	1720	1743	1820	1843	1910	1940	2025
Sutton Bridge Hotel	1520	-	1520	1550	1625	1650	1725	1748	1825	1848	1915	1945	2030
Long Sutton Bus Interchange	1530	-	1530	1600	1635	1700	1735	1757	1835	1857	1923	1953	2038
Long Sutton Limewalk	1531	-	1531	1601	1636	1701	1736	1758	1836	1858	-	-	-
Gedney Albert Avenue	1533	-	1533	1603	1638	1703	1738	1800	1838	1900	-	-	-
Gedney St. Mary Magdalene Church	1536	-	1536	1606	1641	1706	1741	1803	1841	1903	-	-	-
Fleet Hargate Old Schoolhouse	1538	-	1538	1608	1643	1708	1743	1805	1843	1905	-	-	-
Holbeach Bus Interchange (Co-Op)	1546	-	1546	1616	1651	1716	1749	1813	1849	1913	-	-	-
Holbeach University Academy	▼	1540	1552	▼	▼	▼	-	▼	-	▼	-	-	-
Whaplode The Darjeeling	1554	1556	1608	1624	1659	1723	-	1820	-	1920	-	-	-
Moulton Harrox Square	▼	▼	▼	▼	▼	▼	-	▼	-	▼	-	-	-
Moulton Bell Lane	1557	1559	1611	1627	1702	1725	-	1822	-	1922	-	-	-
Weston Church	1559	1601	1613	1629	1704	1727	-	1824	-	1924	-	-	-
Springfields Outlet Centre	1605	1607	1619	1635	1710	1733	-	1829	-	1929	-	-	-
Spalding Bus Station Bay 1	1613	1615	1627	1643	1718	1741	-	1837	-	1937	-	-	-

LEGEND

Sch This bus operates on School Days Only

#Sch This bus operates on School Holidays Only

CONTINUED ON NEXT PAGE

If you've searched online for this timetable, it may not be the most up to date. To get the latest version go to ***stagecoachbus.com***

King's Lynn • Long Sutton • Holbeach • Spalding

505

SATURDAYS EXCLUDING BANK HOLIDAYS

route number	505	505	505	505	505	505	505	505	505	505	505		505	505		505	505	505
King's Lynn Bus Station bay B	-	-	-	0845	0915	0945	1015	1045	1115	1145	1215		45	15		1445	1515	1545
King's Lynn Hillen Road	-	-	-	0853	0923	0953	1023	1053	1123	1153	1223		53	23		1453	1523	1553
West Lynn Ferry Square	-	-	-	▼	▼	0958	▼	1058	▼	1158	▼		58	▼		1458	▼	1558
Clenchwarton School	-	-	-	0858	0928	1003	1028	1103	1128	1203	1228		03	28		1503	1528	1603
Terrington St Clement Church	-	-	-	0909	0939	1014	1039	1114	1139	1214	1239		14	39		1514	1539	1614
Walpole Cross Keys School	-	-	-	0915	0945	1020	1045	1120	1145	1220	1245		20	45		1520	1545	1620
Sutton Bridge Hotel	0712	0737	0850	0920	0950	1025	1050	1125	1150	1225	1250		25	50		1525	1550	1625
Long Sutton Bus Interchange	0719	0744	0857	0930	1000	1035	1100	1135	1200	1235	1300	THEN	35	00		1535	1600	1635
Long Sutton Limewalk	0720	0745	0858	0931	1001	1036	1101	1136	1201	1236	1301	AT	36	01		1536	1601	1636
Gedney Albert Avenue	0722	0747	0900	0933	1003	1038	1103	1138	1203	1238	1303	THESE	38	03		1538	1603	1638
Gedney St. Mary Magdalene Church	0725	0750	0903	0936	1006	1041	1106	1141	1206	1241	1306	TIMES	41	06	UNTIL	1541	1606	1641
Fleet Hargate Old Schoolhouse	0727	0752	0905	0938	1008	1043	1108	1143	1208	1243	1308	EACH	43	08		1543	1608	1643
Holbeach Bus Interchange (Co-Op)	0735	0800	0913	0946	1016	1051	1116	1151	1216	1251	1316	HOUR	51	16		1551	1616	1651
Whaplode The Darjeeling	0740	0808	0921	0954	1024	1059	1124	1159	1224	1259	1324		59	24		1559	1624	1659
Moulton Harrox Square	▼	▼	▼	0959	▼	▼	▼	▼	1229	▼	▼		▼	▼		▼	▼	▼
Moulton Bell Lane	0742	0811	0924	1002	1027	1102	1127	1202	1232	1302	1327		02	27		1602	1627	1702
Weston Church	0745	0813	0926	1004	1029	1104	1129	1204	1234	1304	1329		04	29		1604	1629	1704
Springfields Outlet Centre	▼	0819	0932	1010	1035	1110	1135	1210	1240	1310	1335		10	35		1610	1635	1710
Spalding Bus Station Bay 1	0756	0827	0940	1018	1043	1118	1143	1218	1248	1318	1343		18	43		1618	1643	1718

SATURDAYS EXCLUDING BANK HOLIDAYS (CONTINUED)

route number	505	505	505	505	505	505	505	505
King's Lynn Bus Station bay B	1615	1645	1715	1745	1815	1845	1915	2000
King's Lynn Hillen Road	1623	1653	1723	1753	1823	1852	1922	2007
West Lynn Ferry Square	▼	1658	▼	1758	▼	▼	▼	▼
Clenchwarton School	1628	1703	1728	1803	1828	1857	1927	2012
Terrington St Clement Church	1639	1714	1738	1814	1838	1905	1935	2020
Walpole Cross Keys School	1645	1720	1743	1820	1843	1910	1940	2025
Sutton Bridge Hotel	1650	1725	1748	1825	1848	1915	1945	2030
Long Sutton Bus Interchange	1700	1735	1757	1835	1857	1923	1953	2038
Long Sutton Limewalk	1701	1736	1758	1836	1858	-	-	-
Gedney Albert Avenue	1703	1738	1800	1838	1900	-	-	-
Gedney St. Mary Magdalene Church	1706	1741	1803	1841	1903	-	-	-
Fleet Hargate Old Schoolhouse	1708	1743	1805	1843	1905	-	-	-
Holbeach Bus Interchange (Co-Op)	1716	1749	1813	1849	1913	-	-	-
Whaplode The Darjeeling	1723	-	1820	-	1920	-	-	-
Moulton Harrox Square	▼	-	▼	-	▼	-	-	-
Moulton Bell Lane	1725	-	1822	-	1922	-	-	-
Weston Church	1727	-	1824	-	1924	-	-	-
Springfields Outlet Centre	1733	-	1829	-	1929	-	-	-
Spalding Bus Station Bay 1	1741	-	1837	-	1937	-	-	-

SUNDAYS INCLUDING BANK HOLIDAYS

505	505	505		505		505	505	505
-	-	1015		15		1615	1715	1815
-	-	1023		23		1623	1723	1823
-	-	▼		▼		▼	▼	▼
-	-	1028		28		1628	1728	1828
-	-	1037		37		1637	1737	1837
-	-	1042		42		1642	1742	1842
0847	0947	1047		47		1647	1747	1847
0854	0954	1054	THEN	54		1654	1754	1854
0855	0955	1055	AT	55		1655	1755	1855
0856	0956	1056	THESE	56	UNTIL	1656	1756	1856
0859	0959	1059	TIMES	59		1659	1759	1859
0902	1002	1102	EACH	02		1702	1802	1902
0908	1008	1108	HOUR	08		1708	1808	1908
0914	1014	1114		14		1714	-	-
▼	▼	▼		▼		▼	-	-
0917	1017	1117		17		1717	-	-
0920	1020	1120		20		1720	-	-
0926	1026	1126		26		1726	-	-
0933	1033	1133		33		1733	-	-

This timetable starts **20 January 2019**

All of our vehicles are low floor and wheelchair accessible. Each vehicle can carry one wheelchair user.

Spalding • Holbeach • Long Sutton • King's Lynn

505

MONDAYS TO FRIDAYS EXCLUDING BANK HOLIDAYS

route number	505	505	505	505	505	505	505	505	505	505	505	505	505	505	505	505	505
						Sch	Sch	#Sch									
Spalding Bus Station Bay 1	-	-	-	-	-	-	0750	0807	0827	0857	0927	0957	1027	1057	1127	1157	1227
Springfields Outlet Centre	-	-	-	-	-	-	▼	0815	0835	0905	0935	1005	1035	1105	1135	1205	1235
Weston Church	-	-	-	-	-	0754	0801	0821	0841	0911	0941	1011	1041	1111	1141	1211	1241
Moulton Bell Lane	-	-	-	-	-	0758	0805	0824	0844	0914	0944	1014	1044	1114	1144	1214	1244
Moulton Harrox Square	-	-	-	-	-	0801	▼	▼	▼	▼	▼	1017	▼	▼	▼	▼	▼
Whaplode The Darjeeling	-	0614	-	0714	-	0808	0810	0827	0847	0917	0947	1022	1047	1117	1147	1217	1247
Holbeach University Academy	-	▼	-	▼	-	0820	0822	▼	▼	▼	▼	▼	▼	▼	▼	▼	▼
Holbeach Interchange (Co-Op)	-	0622	0652	0722	-	-	0835	0835	0855	0925	0955	1030	1055	1125	1155	1225	1255
Fleet Hargate Old Schoolhouse	-	0629	0659	0729	-	-	0842	0842	0902	0932	1002	1037	1102	1132	1202	1232	1302
Gedney St. Mary Magdalene Church	-	0632	0702	0732	-	-	0845	0845	0905	0935	1005	1040	1105	1135	1205	1235	1305
Gedney Albert Road	-	0637	0707	0737	-	-	0850	0850	0910	0940	1010	1045	1110	1140	1210	1240	1310
Long Sutton Limewalk	-	0638	0708	0738	-	-	0851	0851	0911	0941	1011	1046	1111	1141	1211	1241	1311
Long Sutton Old Post Office	0553	0641	0711	0741	0821	-	0854	0854	0914	0944	1014	1049	1114	1144	1214	1244	1314
Sutton Bridge Bridge Hotel	0601	0651	0721	0751	0831	-	0904	0904	0924	0954	1024	1059	1124	1154	1224	1254	1324
Walpole Cross Keys The Woolpack	0606	0656	0726	0756	0836	-	0909	0909	0929	0959	1029	1104	1129	1159	1229	1259	1329
Terrington St. Clement Church	0608	0701	0731	0801	0841	-	0914	0914	0934	1004	1034	1109	1134	1204	1234	1304	1334
Clenchwarton School	0619	0713	0742	0812	0852	-	0925	0925	0945	1015	1045	1120	1145	1215	1245	1315	1345
West Lynn Ferry Square	▼	▼	▼	0817	0857	-	▼	▼	0950	▼	1050	▼	1150	▼	1250	▼	1350
South Lynn Hillen Road	0623	0717	0746	0822	0902	-	0929	0929	0955	1019	1055	1124	1155	1219	1255	1319	1355
King's Lynn Bus Station	0629	0725	0754	0832	0910	-	0937	0937	1003	1027	1103	1132	1203	1227	1303	1327	1403

MONDAYS TO FRIDAYS EXCLUDING BANK HOLIDAYS (CONTINUED)

route number	505	505	505	505	505	505	505	505	505	505	505	505	505	505
				#Sch	Sch									
Spalding Bus Station Bay 1	1257	1327	1357	1427	1427	1457	1527	-	1627	1657	1727	1757	1840	1940
Springfields Outlet Centre	1305	1335	1405	1435	1435	1505	1535	-	1635	1705	1735	1804	1847	1947
Weston Church	1311	1341	1411	1441	1441	1511	1541	-	1641	1711	1741	1809	1852	1952
Moulton Bell Lane	1314	1344	1414	1444	1444	1514	1544	-	1644	1714	1744	1811	1854	1954
Moulton Harrox Square	1317	▼	▼	▼	▼	▼	▼	-	▼	▼	▼	▼	▼	▼
Whaplode The Darjeeling	1322	1347	1417	1447	1447	1517	1547	-	1647	1717	1747	1814	1857	1957
Holbeach University Academy	▼	▼	▼	▼	▼	▼	▼	-	▼	▼	▼	▼	▼	▼
Holbeach Interchange (Co-Op)	1330	1355	1425	1455	1455	1525	1555	-	1655	1725	1755	1822	1905	2005
Fleet Hargate Old Schoolhouse	1337	1402	1432	1502	1502	1532	1602	-	1702	1732	1802	1828	1911	2011
Gedney St. Mary Magdalene Church	1340	1405	1435	1505	1505	1535	1605	-	1705	1735	1805	1830	1913	2013
Gedney Albert Road	1345	1410	1440	1510	1510	1540	1610	-	1710	1740	1810	1835	1918	2018
Long Sutton Limewalk	1346	1411	1441	1511	1511	1541	1611	-	1711	1741	1811	1836	1919	2019
Long Sutton Old Post Office	1349	1414	1444	1514	1515	1544	1614	-	1714	1744	1814	1839	1922	2022
Sutton Bridge Bridge Hotel	1359	1424	1454	1524	-	1554	1624	1654	1724	1754	1824	1847	1930	2030
Walpole Cross Keys The Woolpack	1404	1429	1459	1529	-	1559	1629	1659	1729	1759	-	1852	1935	-
Terrington St. Clement Church	1409	1434	1504	1534	-	1604	1634	1704	1734	1804	-	1854	1937	-
Clenchwarton School	1420	1445	1515	1545	-	1615	1645	1715	1745	1815	-	1904	1947	-
West Lynn Ferry Square	▼	1450	▼	▼	-	▼	1650	▼	▼	▼	-	▼	▼	-
South Lynn Hillen Road	1424	1455	1519	1549	-	1619	1655	1719	1749	1819	-	1907	1950	-
King's Lynn Bus Station	1432	1503	1527	1557	-	1627	1703	1727	1757	1826	-	1913	1956	-

LEGEND

Sch This bus operates on School Days Only

#Sch This bus operates on School Holidays Only

CONTINUED ON NEXT PAGE

Spalding • Holbeach • Long Sutton • King's Lynn

505

SATURDAYS EXCLUDING BANK HOLIDAYS

route number	505	505	505	505	505	505	505	505	505	505	505	505	505	505	505	505	505
Spalding Bus Station Bay 1	-	-	0757	-	0857	-	0957	1027	1057	1127	1157	1227	1257	1327	1357	1427	1457
Springfields Outlet Centre	-	-	0805	-	0905	-	1005	1035	1105	1135	1205	1235	1305	1335	1405	1435	1505
Weston Church	-	-	0811	-	0911	-	1011	1041	1111	1141	1211	1241	1311	1341	1411	1441	1511
Moulton Bell Lane	-	-	0814	-	0914	-	1014	1044	1114	1144	1214	1244	1314	1344	1414	1444	1514
Moulton Harrox Square	-	-	▼	-	▼	-	1017	▼	▼	▼	▼	▼	1317	▼	▼	▼	▼
Whaplode The Darjeeling	0707	-	0817	-	0917	-	1022	1047	1117	1147	1217	1247	1322	1347	1417	1447	1517
Holbeach Interchange (Co-Op)	0715	0745	0825	0855	0925	0955	1030	1055	1125	1155	1225	1255	1330	1355	1425	1455	1525
Fleet Hargate Old Schoolhouse	0722	0752	0832	0902	0932	1002	1037	1102	1132	1202	1232	1302	1337	1402	1432	1502	1532
Gedney St. Mary Magdalene Church	0725	0755	0835	0905	0935	1005	1040	1105	1135	1205	1235	1305	1340	1405	1435	1505	1535
Gedney Albert Road	0730	0800	0840	0910	0940	1010	1045	1110	1140	1210	1240	1310	1345	1410	1440	1510	1540
Long Sutton Limewalk	0731	0801	0841	0911	0941	1011	1046	1111	1141	1211	1241	1311	1346	1411	1441	1511	1541
Long Sutton Old Post Office	0734	0804	0844	0914	0944	1014	1049	1114	1144	1214	1244	1314	1349	1414	1444	1514	1544
Sutton Bridge Bridge Hotel	0744	0814	0854	0924	0954	1024	1059	1124	1154	1224	1254	1324	1359	1424	1454	1524	1554
Walpole Cross Keys The Woolpack	0749	0819	0859	0929	0959	1029	1104	1129	1159	1229	1259	1329	1404	1429	1459	1529	1559
Terrington St. Clement Church	0754	0824	0904	0934	1004	1034	1109	1134	1204	1234	1304	1334	1409	1434	1504	1534	1604
Clenchwarton School	0805	0835	0915	0945	1015	1045	1120	1145	1215	1245	1315	1345	1420	1445	1515	1545	1615
West Lynn Ferry Square	0810	▼	0920	0950	▼	1050	▼	1150	▼	1250	▼	1350	▼	1450	▼	1550	▼
South Lynn Hillen Road	0815	0839	0925	0955	1019	1055	1124	1155	1219	1255	1319	1355	1424	1455	1519	1555	1619
King's Lynn Bus Station	0825	0847	0933	1003	1027	1103	1132	1203	1227	1303	1327	1403	1432	1503	1527	1603	1627

SATURDAYS EXCLUDING BANK HOLIDAYS (CONTINUED)

route number	505	505	505	505	505	505	505	505
Spalding Bus Station Bay 1	1527	1557	1627	1657	1727	1757	1840	1940
Springfields Outlet Centre	1535	1605	1635	1705	1735	1804	1847	1947
Weston Church	1541	1611	1641	1711	1741	1809	1852	1952
Moulton Bell Lane	1544	1614	1644	1714	1744	1811	1854	1954
Moulton Harrox Square	▼	▼	▼	▼	▼	▼	▼	▼
Whaplode The Darjeeling	1547	1617	1647	1717	1747	1814	1857	1957
Holbeach Interchange (Co-Op)	1555	1625	1655	1725	1755	1822	1905	2005
Fleet Hargate Old Schoolhouse	1602	1632	1702	1732	1802	1828	1911	2011
Gedney St. Mary Magdalene Church	1605	1635	1705	1735	1805	1830	1913	2013
Gedney Albert Road	1610	1640	1710	1740	1810	1835	1918	2018
Long Sutton Limewalk	1611	1641	1711	1741	1811	1836	1919	2019
Long Sutton Old Post Office	1614	1644	1714	1744	1814	1839	1922	2022
Sutton Bridge Bridge Hotel	1624	1654	1724	1754	1824	1847	1930	2030
Walpole Cross Keys The Woolpack	1629	1659	1729	1759	-	1852	1935	-
Terrington St. Clement Church	1634	1704	1734	1804	-	1854	1937	-
Clenchwarton School	1645	1715	1745	1815	-	1904	1947	-
West Lynn Ferry Square	1650	▼	▼	▼	-	▼	▼	-
South Lynn Hillen Road	1655	1719	1749	1819	-	1907	1950	-
King's Lynn Bus Station	1703	1727	1757	1826	-	1913	1956	-

SUNDAYS INCLUDING BANK HOLIDAYS

route number	505	505		505		505	505
Spalding Bus Station Bay 1	-	0945		45		1645	1745
Springfields Outlet Centre	-	0952		52		1652	1752
Weston Church	-	0958		58		1658	1758
Moulton Bell Lane	-	1001		01		1701	1801
Moulton Harrox Square	-	▼		▼		▼	▼
Whaplode The Darjeeling	0903	1003		03		1703	1803
Holbeach Interchange (Co-Op)	0910	1010		10		1710	1810
Fleet Hargate Old Schoolhouse	0915	1015	THEN AT THESE TIMES EACH HOUR	15	UNTIL	1715	1815
Gedney St. Mary Magdalene Church	0918	1018		18		1718	1818
Gedney Albert Road	0923	1023		23		1723	1823
Long Sutton Limewalk	0924	1024		24		1724	1824
Long Sutton Old Post Office	0925	1025		25		1725	1825
Sutton Bridge Bridge Hotel	0934	1034		34		1734	1834
Walpole Cross Keys The Woolpack	0939	1039		39		1739	-
Terrington St. Clement Church	0942	1042		42		1742	-
Clenchwarton School	0953	1053		53		1753	-
West Lynn Ferry Square	▼	▼		▼		▼	-
South Lynn Hillen Road	0957	1057		57		1757	-
King's Lynn Bus Station	1004	1104		04		1804	-

This timetable starts **20 January 2019**

All of our vehicles are low floor and wheelchair accessible. Each vehicle can carry one wheelchair user.

WESTON CONSOLIDATED CHARITY (231314)
REGISTRATION DOCUMENT

THE CHARITY COMMISSIONERS FOR ENGLAND AND WALES

Under the power given in the Charities Act 1993

Order that from today, the

9TH NOVEMBER 1998

the following

SCHEME

will govern the charities

previously known as

The Consolidated Charities

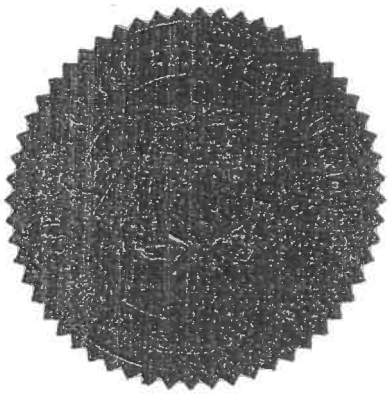
and now to be known as

WESTON CONSOLIDATED CHARITY (231314)

at

Lincolnshire

Commissioners' References:
Sealing: N328(S)
98
Case No: 84987



Billy Hargreaves
ASSISTANT COMMISSIONER

1. Definitions

In this scheme:

"area of benefit" means the parish of Weston.

"beneficiaries" means poor persons who are resident in the Parish of Weston.

"the charity" means the charity created by clause 2 of this scheme.

"existing residents" means the residents living in the homes at the date of this scheme.

"home" means one of the homes.

"homes" means the almshouses of the charity.

"reserve funds" means the funds identified in clause 27 of this scheme.

"residents" means those beneficiaries of the charity who live in the homes.

5.

"trustees" means the trustees of the charity acting under this scheme.

ADMINISTRATION

2. Administration

The charities are to be administered as one charity in accordance with this scheme. This scheme replaces the former trusts of the charities.

3. Name of the charity

The name of the charity is Weston Consolidated Charity.

OBJECTS

4. Objects of the charity

(1) The objects of the charity are:

(a) the provision of housing accommodation for beneficiaries; and

6.

(b) such charitable purposes for the benefit of the residents as the trustees decide; and

(c) the relief of persons resident in the area of benefit who are in need, hardship or distress

(2) The land identified in part 1 of the schedule to this scheme must be retained by the trustees for use for the objects of the charity as set down in clause 4(1)(a) and (b).

(3) The trustees may relieve persons in need by:

(a) making grants of money to them: or

(b) providing or paying for goods, services or facilities for them; or

(c) making grants of money to other persons of bodies who provide goods, services or facilities to those in need.

(4) In exceptional cases the trustees may decide to assist someone (who is otherwise qualified) who is:

(a) resident outside the area of benefit; or

(b) only temporarily resident in the area of benefit.

POWERS OF THE TRUSTEES

5. Powers of the trustees

In addition to any other powers which they have, the trustees may exercise the following powers in furtherance of the objects of the charity:

(1) Power to make reasonable regulations consistent with this scheme for the management of the almshouses and the welfare of the residents.

(2) Power to insure against public liability and, if appropriate, employers' liability; and to insure the homes to their full value against fire and all other usual risks.

(3) Power to appoint a warden and other staff (who must not be trustees) and pay them reasonable remuneration, including pension provision for them and their dependants, and to provide a residence for the warden in the homes or elsewhere.

(4) Power to lease all or any part of the charity's property which is not required to be retained for use for the objects of the charity. (The trustees must comply with the restrictions on disposal imposed by section 36 of the Charities Act 1993, unless the lease is excepted from these restrictions by section 36(9)(b) or (c) or section 36(10) of that Act.)

6. Trustees

(1) There should be:

3 nominated trustees and
6 co-opted trustees

appointed in accordance with clauses 7 and 8.

(2) The first nominated and co-opted trustees are the persons listed in part 2 of the schedule to this scheme. Subject to clause 12 (termination of trusteeship) they will hold office for the periods shown in the schedule.

7. Nominated trustees

(1) The nominated trustees must be appointed by Weston Parish Council

(2) Any appointment must be made at a meeting held according to the ordinary practice of the Council.

(3) Each appointment must be made for:

(a) 4 years; or

(b) if the appointment is being made to fill a casual vacancy, the unexpired term of the appointee's predecessor.

(4) The appointment will be effective from the later of:

(a) the date of the vacancy; and

(b) the date on which the trustees or their secretary or clerk are informed of the appointment.

(5) The person appointed need not be a member of the Council.

8. Co-opted trustees

(1) The appointment of a co-opted trustee must be made by the trustees at a special meeting called under clause 16.

(2) An appointment may, but need not, be made before the date on which the term of office of an existing co-opted trustee comes to an end, to take effect on that date. In these circumstances:

(a) the appointment may not be made more than 3 months before the date on which the existing co-opted trustee's term of office is due to end; and

(b) any co-opted trustee whose term of office is about to come to an end must not vote in favour of their own re-appointment.

(3) Each appointment must be for a term of 4 years.

9. New trustees

The trustees must give each new trustee, on their first appointment:

(1) a copy of this scheme and any amendments made to it;

(2) a copy of the charity's latest report and statement of accounts.

10. Register of trustees

(1) The trustees must keep a register of the name and address of every trustee and the dates on which their terms of office begin and end. Every trustee must sign the register before acting as a trustee, whether on their first appointment or on any later re-appointment.

(2) The trustees must promptly report any vacancy in the office of nominated trustee to the Council.

11. Trustees not to have a personal interest

Except with the prior written approval of the Commissioners no trustee may:

(1) receive any benefit in money or in kind from the charity; or

(2) have a financial interest in the supply of goods or services to the charity; or

(3) acquire or hold any interest in property of the charity (except in order to hold it as a trustee of the charity).

12. Termination of trusteeship

A trustee will cease to be a trustee if he or she:

(1) is disqualified from acting as a trustee by section 72 of the Charities Act 1993; or

(2) is not an ex officio trustee and is absent without the permission of the trustees from all their meetings held within a period of 6 months and the trustees resolve that his or her office be vacated; or

(3) gives not less than one month's notice in writing of his or her intention to resign (but only if at least 4 trustees will remain in office when the notice of resignation is to take effect).

OFFICERS

13. Chairman

(1) At their first ordinary meeting in each year the trustees must elect one of their number to be chairman of their meetings.

(2) The trustees present at a meeting must elect one of their number to chair the meeting if the chairman is not present or the office of chairman is vacant.

14. Secretary or clerk

The trustees may appoint a secretary or clerk. The office may be held by:

(1) a trustee (who must not receive any reward for acting and who may be dismissed as secretary or clerk at any time); or

(2) some other suitable person (who may be employed upon such reasonable terms, including terms as to notice, as the trustees think fit).

MEETINGS OF TRUSTEES

15. Ordinary meetings

(1) The first meeting after the date of this scheme must be called by Martin James Gibson or, if he does not do so within 3 months from that date, by any 2 trustees.

(2) The trustees must hold at least 2 ordinary meetings in each 12 month period.

(3) Ordinary meetings require at least 10 days' notice.

(4) The chairman, or any 2 trustees, may call an ordinary meeting at any time.

16. Special meetings

(1) The chairman, or any 2 trustees, may call a special meeting at any time.

(2) Special meetings require at least 4 days' notice, except that meetings to consider:

(a) the appointment of a co-opted trustee, or

(b) the amendment of this scheme under clause 29,

require at least 21 days' notice.

(3) The notice calling a special meeting must include details of:

(a) the business to be transacted at the meeting; and

(b) any amendment to be made to this scheme (under clause 29).

(4) A special meeting may, but need not, be held immediately before or after an ordinary meeting.

17. Quorum

No business may be transacted at a meeting unless at least 4 trustees are present.

18. Voting

(1) Every matter must be decided by majority decision of the trustees present and voting at a duly convened meeting of the trustees.

(2) The chairman of the meeting may cast a second or casting vote only if there is a tied vote.

19. Recording of meetings

The trustees must keep a proper record of their meetings.

20. Trustees to act jointly

The trustees must exercise their powers jointly, at properly convened meetings.

ALMSHOUSES AND RESIDENTS

21. Existing residents

The rights of existing residents to occupy the homes are not affected by the making of this scheme.

22. Contributions

The trustees may make it a condition of appointing a resident that the resident must:

(1) contribute a weekly sum (which must not cause the resident hardship) towards the cost of maintaining the homes and essential services in them;

(2) contribute towards the cost of lighting and heating the homes and providing hot water in them.

23. Applications for appointment

(1) The trustees must give public notice of a vacancy in the homes, unless:

(a) the person to be appointed has been a resident; or

(b) notice has been given in the last 12 months.

(2) Before making an appointment the trustees must:

(a) decide how applications are to be made to them;

(b) consider the suitability of each applicant;

(c) arrange for at least one of the trustees, or an officer of the charity, to meet the person to be appointed, unless they consider that special circumstances make this unnecessary.

(3) The trustees may, in exceptional circumstances, appoint a resident who lives outside the area of benefit but is otherwise qualified. The trustees must record the exceptional circumstances in the minutes.

24. Records

The trustees must keep records of:

(1) the date of each vacancy and the reason for it;

(2) the names of persons who have applied for appointment;

(3) the name and age of every resident and the date of their appointment.

25. Occupation of homes

(1) The trustees must set out in writing the terms on which a resident occupies their home. A copy of the document recording the terms of occupation (which may take the form of a letter of appointment) must be signed by the resident as evidence of their acceptance.

(2) The terms must include:

(a) a requirement that neither the resident nor any relation or guest of theirs will be a tenant of the charity or have any legal interest in the home;

(b) a requirement that the resident must live in the home and not be absent from it, without the trustees' permission, for more than 28 days in any year;

(c) a requirement that, without the trustees' permission, the resident must not:

(i) allow anyone to share the home with them; or

(ii) give up possession of it,

in whole or in part;

(d) a power for the trustees to require the resident to move, temporarily or permanently, to another home;

(e) a power for the trustees to end the resident's appointment at any time for the reasons mentioned in clause 26 of this scheme; and

(f) such other provisions as the trustees think necessary for the effective running of the homes for the benefit of the residents generally.

26. Termination of appointments

The trustees may terminate the appointment of any resident who:

(1) was appointed without the necessary qualifications or no longer has the necessary qualifications:

(2) persistently breaches the regulations referred to in clause 25 of this scheme; or;

(3) is no longer suited to be a resident by reason of illness or disability.

CHARITY PROPERTY

27. Reserve Funds

(1) The trustees must establish and, if already established, continue to maintain the following reserve funds:

(a) an Extraordinary Repair Fund to be used by them for the extraordinary repair, improvement or rebuilding of the homes and the other property of the charity.

(b) a Cyclical Maintenance Fund to be used by them for ordinary repair and maintenance of the homes and the other property of the charity

(2) They must use the charity's income to do so and they must invest the funds in trust for the charity.

(3) The trustees must keep the size of the funds under review in the light of the demands which may be made upon the funds.

28. Use of income and capital

(1) The trustees must firstly:

(a) apply:

(i) the charity's income; and

(ii) if the trustees think fit, expendable endowment; and

(iii) when the property can properly be charged to it, its permanent endowment

in meeting the proper costs of administering the charity and of managing its property (including the repair and insurance of its buildings);

(b) make such annual payments to the reserve funds as they consider necessary.

(2) After making these payments, the trustees must apply the remaining income in furthering the objects of the charity.

(3) The trustees may also apply for the objects of the charity:

(a) expendable endowment; and

(b) permanent endowment, but only on such terms for the replacement of the amount spent as the Commission may approve by order in advance.

AMENDMENT OF SCHEME

29. Amendment of scheme

(1) Subject to the provisions of this clause, the trustees may amend the provisions of this scheme.

(2) Any amendment must be made by a resolution passed at a special meeting of the trustees. The notice of the special meeting must include notice of the resolution, setting out the terms of the amendment proposed.

(3) The trustees must not make any amendment which would:

(a) vary this clause;

(b) vary the definitions clause and clause 4 of this scheme (the objects clause).

(c) confer a power to dissolve the charity;

(d) enable them to spend permanent endowment of the charity.

(4) The trustees must obtain the prior written approval of the Commissioners before making any amendment which would:

(a) vary clause 11 of this scheme (Trustees not to have a personal interest);

(b) vary the name of the charity;

(c) vary the trustees' powers of investment.

(5) The trustees must:

(a) promptly send to the Commissioners a copy of any amendment made under this clause; and

(b) keep a copy of any such amendment with this scheme.

GENERAL PROVISIONS

30. Questions relating to the Scheme

The Commissioners may decide any question put to them concerning:

(1) the interpretation of this scheme; or

(2) the propriety or validity of anything done or intended to be done under it.

SCHEDULE

PART 1

Land with the buildings thereon situated at Small Drove, Weston.

PART 2

Nominated trustees

Name	Address	Term of office
John Michael Atkin	Greenacres, Fulney Drove, Spalding	3 years
Dennis Jex	89 Cornfields, Holbeach, Spalding	2 years
Henry Halgarth	Old House, 431 Broadgate, Weston Hills, Spalding	4 years

Co-opted trustees

Name	Address	Term of office
Martin James Gibson	Carlton Lodge, Beggars Bush Lane, Weston, Spalding	1 year
Anthony Casson	Old House Farm, Broadgate, Weston Hills, Spalding	1 year
Jeffrey Ronald Grove	521 Broadgate, Weston Hills, Spalding	1 year
Ian Fred. Pennington	Welland House Farm, Spalding Marsh, Spalding	1 year
Albert Fred. Slator	Walsoken House, Shivean Gate, Moulton, Spalding	4 years
vacancy -		

SITE SPECIFIC FLOOD RISK ASSESSMENT

FLOOD RISK ASSESSMENT
FOR PROPOSED
RESIDENTIAL DEVELOPMENT
OFF HIGH ROAD, WESTON, SPALDING, LINCS.

FINAL REPORT

GEOFF BEEL CONSULTANCY

MARCH 2019

GCB/MERCHANT

DISCLAIMER

This document has been prepared solely as a Flood Risk Assessment in support of a planning application for proposed Residential Development off High Road, Weston, Spalding. Lincolnshire. "Geoff Beel Consultancy" accepts no responsibility or liability whatsoever for any use made of this document other than by the clients" Weston Consolidated Charity" for the purposes it was originally commissioned and prepared. All comments and opinions made are based upon information available to "Geoff Beel Consultancy" during the necessary investigative process, and the conclusions and recommendations could therefore, differ in the event of material subsequently being found erroneous, incomplete or misleading. "Geoff Beel Consultancy" therefore, accepts no liability should this prove to be the case.

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Fig 1 - Site & Location Plans –
G R Merchant drg. no. 3449-18-01

Fig 2 - Floor Plans & Elevations, Plots 1 & 2 –
G R Merchant drg. no. 3449-18-02

Fig 3 - Floor Plans & Elevations, Plot 3 –
G R Merchant drg. no. 3449-18-03

Fig 4 - Floor Plans & Elevations, Plot 4 –
G R Merchant drg. no. 3449-18-04

Fig 5 - Environment Agency Flood Map for Planning

Fig 6 - South East Lincolnshire Strategic Flood Risk Assessment
Residual Hazard Map (2115)

Fig 7 - South East Lincolnshire Strategic Flood Risk Assessment
Residual Flood Depth Map (2115)

Fig 8 - South Holland Internal Drainage Board district plan

1.0 INTRODUCTION

1.1 An outline planning application is to be submitted by G R Merchant Ltd on behalf of the Weston Consolidated Charity for proposed residential development at land off High Road, Weston, Spalding, Lincs.

1.2 A Flood Risk Assessment is required to accompany the planning application and meet the requirements and general principles contained in the Planning Practice Guidance to the National Planning Policy Framework (NPPF).

The site, as situated, is located within Flood Zone 3 of the Environment Agency's Flood Map for Planning. The latest Agency Flood Maps have been created as a tool to raise awareness of flood risk with the public and our partner organisations, such as Local Authorities, Emergency Services and Drainage Authorities. The Maps do not take into account any flood defences.

The site however is also shown in a "Danger for Some" Hazard Zone of the South East Lincolnshire Strategic Flood Risk Assessment (2016).

The site is also located in the South Holland IDB drainage district.

1.3 Geoff Beel Consultancy was appointed on 28th February 2019 to undertake a Flood Risk Assessment.

2.0 LOCATION

2.1 The development site is located at land off High Road, Weston. The National Grid Reference of the central point of the development is TF 28572466.

2.2 The position and extent of the site is shown on Fig 1 – Site & Location Plans at the end of the document.

2.3 The site, located within the South Holland Internal Drainage Board district is shown within Flood Zone 3 as detailed on the Environment Agency Flood Map for Planning but in a "Danger for Some" Residual Hazard Zone of the Council's Strategic Flood Risk Assessment Maps (2016) as defended by the Agency's tidal defences and the Internal Drainage Board system.

3.0 THE SITE AND SEQUENTIAL TEST

3.1 The site is currently part of allotments land south west of 189 High Road.

3.2 The area of development is approximately 0.19 hectare.

3.3 The proposed site layout consists the construction of 4 single storey bungalows.

3.4 The Sequential Test is met as the site is located partly in a "Danger for Some" Residual Hazard Zone of the Council's Strategic Flood Risk Assessment Maps (2017) and protected against both the 1 in 100 year fluvial event and the 1 in 200 year tidal event.

4.0 EXISTING FLOOD ALLEVIATION MEASURES

4.1 The site is within a defended floodplain, as defined in Appendix 1 of the Environment Agency's 'Policy for the Protection of Floodplains' and is considered to be passive until such time as a flood greater than that for which the defences were designed occurs. The likelihood of flooding due to overtopping or failure of a flood defence embankment is considered to be small.

The development site within the South Holland Internal Drainage Board is protected by the River Welland and Wash tidal defences to the Holbeach Marsh frontage with embankment levels of a minimum of 7.00m aOD.

4.2 The site and the surrounding land drains by gravity to nearby IDB main drain north of the site and hence via other drains in the Lords Drain catchment to discharge into the tidal River Welland at the Lords Drain Outfall & Pumping Station.

4.3 The existing standard of drainage for the South Holland Internal Drainage Board is 1 in 50 years return period, compatible with the Department of the Environment, Food and Rural Affairs target level of service for rural drainage and flood defence works. Freeboard of 900mm is provided to the lowest land levels.

4.4 Current maintenance standards within the South Holland Internal Drainage Board and of the Environment Agency defences are generally very good.

During the operation and maintenance of its pumping stations, associated structures and channel systems, particularly those that could affect property, the Board seeks to maintain a general standard capable of providing flood protection to its district. A routine maintenance programme is in place to ensure that the Boards assets are commensurate with the standard of protection that is sought. However, bank slips, blocked culverts etc may occur from time to time and these matters are usually dealt with promptly.

5.0 POTENTIAL SOURCES OF FLOODING

5.1 Four potential sources of flooding have been identified as a result of this assessment:

a) local blockages to IDB main drain system.
b) storm return period of 1 in 50 years being exceeded
c) failure of Lords Drain Pumping Station
d) overtopping and breaching of the Wash and River Welland defences

5.2 The probability of flooding from source a) is low due to the maintenance standards already achieved and managed by the IDB.

The probability of flooding from b) is also low due to the South Holland IDB main drain design standard incorporating a minimum 900mm freeboard to the lowest land level which provides adequate storage in events greater than 1 in 50 years.

Previous historic rainfall events of 1968 and 1978, estimated to be greater than 1 in 100 year events, caused no flooding to any residential properties at the time and the Boards policy is to provide a standard of drainage which satisfies NPPF requirements of a 1 in 100 year return period for fluvial protection inclusive of the effects of climate change and developments to the arterial system enables a flexible approach to be adopted and meet the criteria for "sustainable urban drainage".

5.3 Failure of Lords Drain Pumping Station may occur due to long term mechanical breakdown or power supply being disrupted. However, in these circumstances, if conditions were such to put properties and land at risk of flooding, the Internal Drainage Board would take emergency action to maintain the drainage level of service by utilising temporary pumping equipment. The probability of such an occurrence is also considered to be low.

5.4 The flood embankments to the Wash and River Welland defences provide a 1 in 200 year return period level of protection.

The 1 in 200 year tidal event to the tidal River Welland and the Holbeach Marsh frontage inclusive of climate change to 2116 is estimated to be 7.20m aOD as against existing embankment levels of a minimum of 7.00m aOD.

There is a low risk during such an event for wave and wind action to cause overtopping and/or breaching of the first line defences. However, the site is further protected by second line defences with embankment levels of 6.00m aOD. Any overtopping/breaching could reach the development site to a depth of between 0.25-0.50m as shown on the South East Lincolnshire Strategic Flood Risk Assessment Residual Flood Depth Maps (2016).

Finished floor levels of the bungalows has been raised 500mm above High Road carriageway level with a further 300mm of flood resilient construction above finished floor level.

Similarly, the River Welland and Crowland Cowbit Washes are located 3.00kms south west of the site and provide protection against the 1 in 100 year plus climate change fluvial flood event.

5.5 Finished floor level of all the development has been raised 500mm above existing High Road carriageway level.

Flood resilient construction will be incorporated up to a minimum level of 300mm above finished floor level with sleeping accommodation at ground floor level and safe refuge in the roof space of the bungalows.

5.6 The Environment Agency has recently published The Wash Shoreline Management Plan 2 from Gibraltar Point to Old Hunstanton. The summary of the plan between Gibraltar Point and Wolferton Creek is as follows:-

The intent of management for this Policy Development Zone (PDZ) is to sustain flood defence for the communities and their hinterland on the low-lying areas around The Wash. This includes an increase of management as needed to sustain the current level of flood risk in the face of climate change.

5.7 Surface water drainage from the residential development will be to soakaways designed to BRE365 requirements and Building Regulations approval.

6.0 EXTENT OF KNOWN FLOODING

6.1 During the preparation of this assessment, no evidence was discovered of the site being flooded or of any adjoining properties.

7.0 PROBABILITIES AND TRENDS OF FLOODING

7.1 The probability of this development flooding from localised drainage systems is very low.

7.2 The probability of the site flooding with water from any South Holland IDB main drain is less than 1% because of the standards of the existing flood defence systems, storage within existing drainage channels and the location of the site.

7.3 The probability of the site flooding with tidal waters from any main river system is less than 1% because of the standards of the existing flood defences and the location of the site.

7.4 If under very extreme events, levels of floodwater from the South Holland IDB main drains or arterial systems rose to such an extent that the site was affected, the situation would not be sudden. It is very probable that sufficient time would be available to take precautionary actions to limit the extent and potential impact of flooding.

7.5 The water levels in the drainage channels will tend to rise as a result of the impacts of climate change. However the existing systems and defences together with the proposed floor levels at 500mm above High Road carriageway level with a further 300mm of flood resilient constriction above finished floor level will be appropriate for the design life of the development (i.e. 100 years).

8.0 IMPACTS OF FLOODING

8.1 No significant impacts of flooding are anticipated.

8.2 Floor levels of the development will be 500mm above existing High Road carriageway level, which together with the flood resilient construction and proposed soakaway drainage will offer additional protection against impacts arising from any extreme short duration, localised events.

8.3 The general location of the site within the catchment is such that if flooding occurred from any of the South Holland IDB main drain systems, then probably 2 to 3 days warning time would be available.

8.4 No displacement of water from the site will affect any adjoining properties as soakaway drainage to BRE365 design requirements will be installed for the proposed dwellings for the maintenance by future property owners.

8.5 The developer should ensure that the eventual occupiers of the dwellings are sufficiently aware of the risk of flooding, and the standard of the existing defences. The Environment Agency provides a Flood Warning Service which includes Flood Warning Codes and uses direct warning methods where the risks and impacts of flooding are high. Indirect warnings are provided to all flood risk areas, even those at low risk of flooding. The main method is media broadcasts via local radio and also by television.

In addition to direct and indirect flood warnings, the Environment Agency operates a 24 hour a day Floodline Service providing advice and information on flooding, contact tel no: 0345 988 1188 and the occupiers of the new dwellings should register with the Floodline Direct Warnings Service to receive future flood warnings.

9.0 RESIDUAL RISK – EXTREME EVENTS

9.1 The residual risk from extreme events is very low on this site, because of its location, within the South Holland IDB area and its location 2.50kms from the River Welland tidal defences with secondary defences between the defences and the site. Also being 3.00kms from the River Welland fluvial defences and the Crowland & Cowbit Washes.

9.2 The site is within a "Danger for Some" Residual Hazard Zone of the Council's SFRA Maps as a result of existing defences according to NPPF classification, the site actually has a very low risk of flooding due to the current standards of drainage and flood defence and land levels. The site is not located within a Functional Flood Plain of any 'main river' or 'main drain' The Environment Agency Flood Map for Planning has been produced irrespective of existing flood defences and standards of protection.

9.3 South Holland District Council in conjunction with Boston Borough Council, the Environment Agency and the local IDB's within the Council's area have carried out a Strategic Flood Risk Assessment (2016) by appointed Consulting Engineers.

The South East Lincolnshire Strategic Flood Risk Assessment (2016) has produced more definitive Flood Risk Maps similar to those published by the Environment Agency and at the same time has analysed flood return periods of all tidal and fluvial defences to account for the effects of climate change.

Breach scenarios of embankments failing and/or being overtopped have also been carried out to establish Flood Risk Zones. As a result of the Strategic Flood Risk Assessment (2016) the site is within a "Danger for Some" Hazard Zone and within Residual Flood Depths in year 2115 as defended by tidal defences and tidal doors.

10.0 CONCLUSIONS AND RECOMMENDATIONS

10.1 As a result of the assessment, the following conclusions have been reached:-

- The proposed development is in a Defended Floodplain. It is located in the Passive Floodplain of The Wash defences and tidal and fluvial River Welland defences and the South Holland IDB protected by defences to both the 1 in 100 year and 1 in 200 year return period events.

- The site is in a "Danger for Some" Hazard Zone as protected by existing defences the actual risk of site flooding from any Environment Agency river system is very low (less than 0.5%).

- Although the site is located within an Internal Drainage District with a minimum standard of drainage of 1 in 50 years, this accords with Defra guidelines for rural development. Freeboard to design water level of 900mm to lowest land level is available for events greater than 1 in 50 years providing further storage within the drainage channels.

- On site rainwater from the development will be discharged from the dwellings via soakaways to BRE 365 design requirements and Building Regulations approval.

- Floor level of the new dwellings will be 500mm above existing High Road carriageway level with safe refuge in the roof space of the bungalows. Flood resilient construction will be incorporated up to 300mm above finished floor level of all dwellings.



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Project

Client

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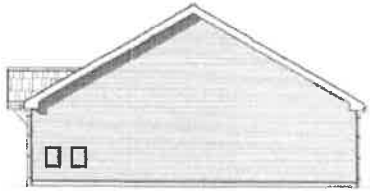
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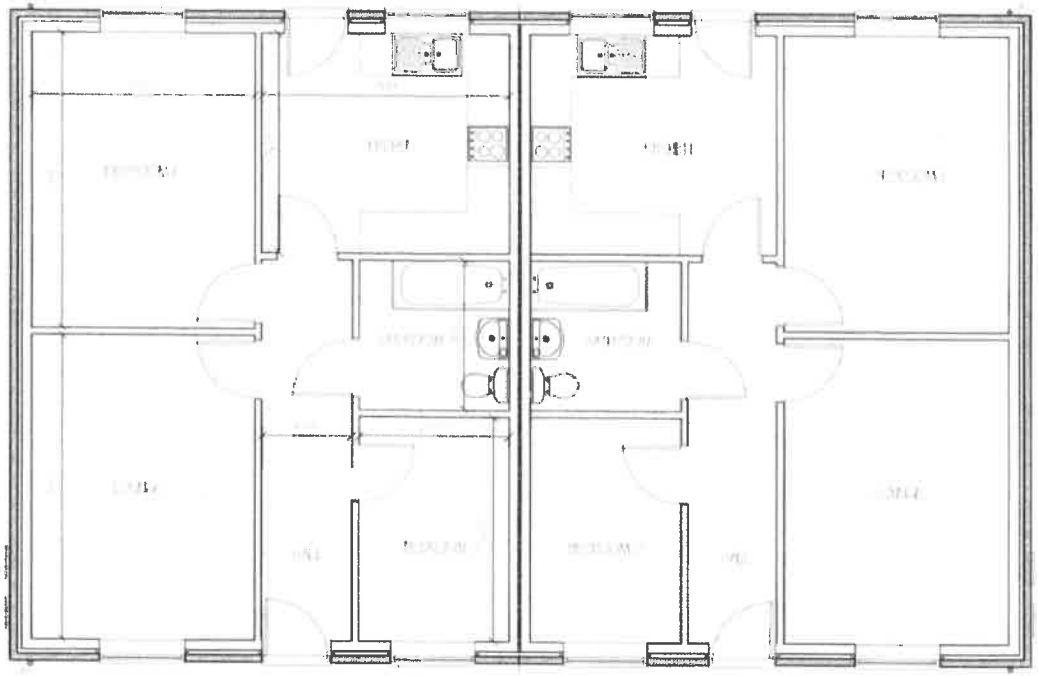








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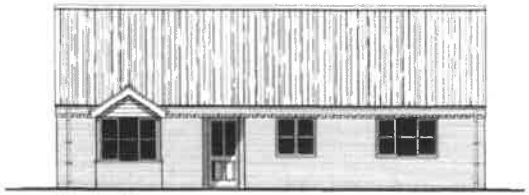
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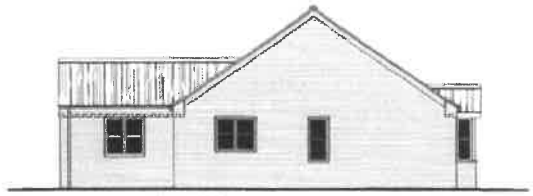
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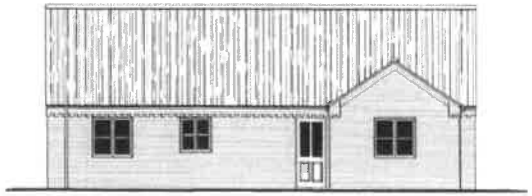
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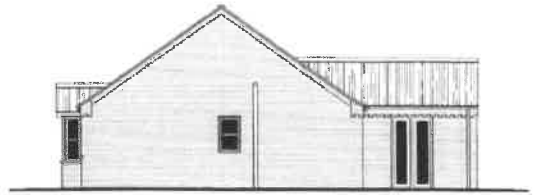
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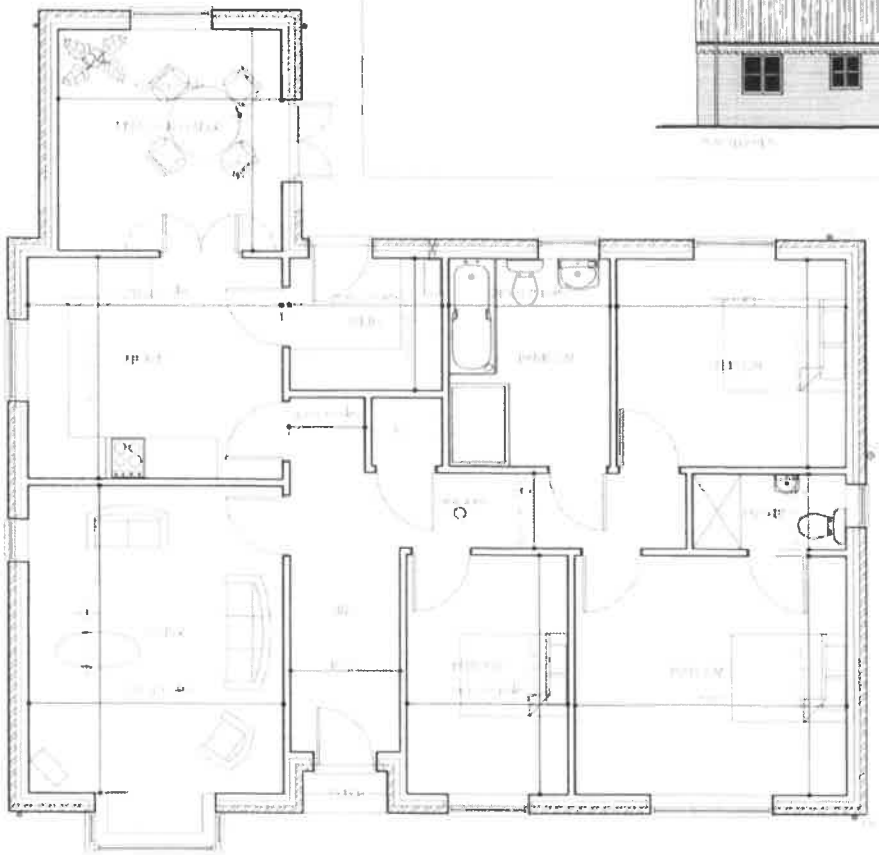
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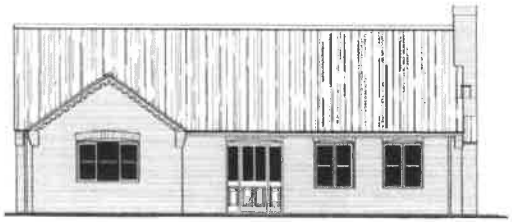
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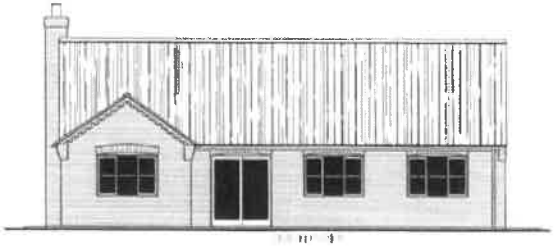
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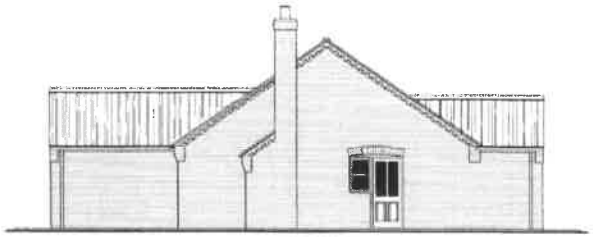
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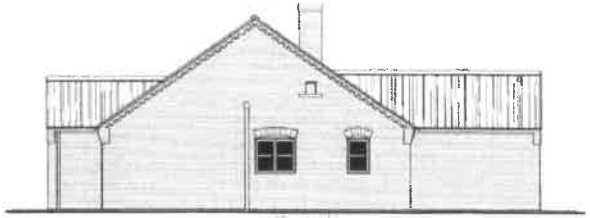
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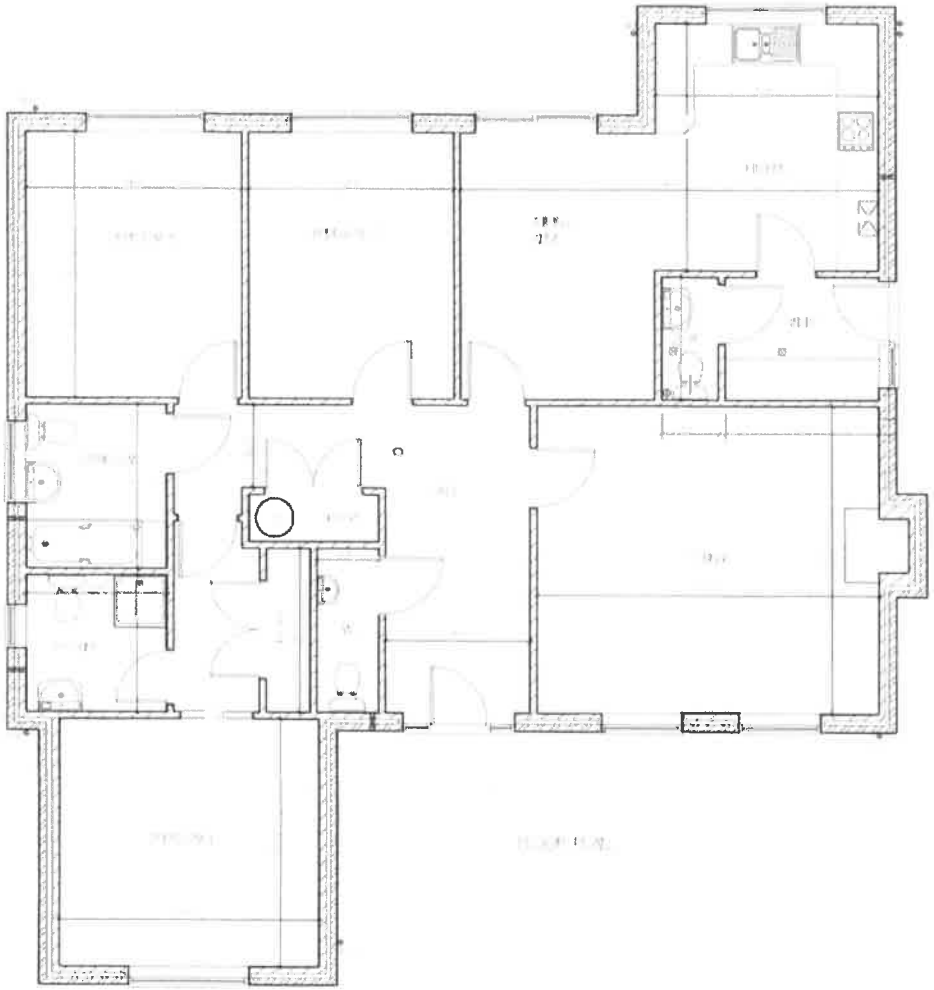
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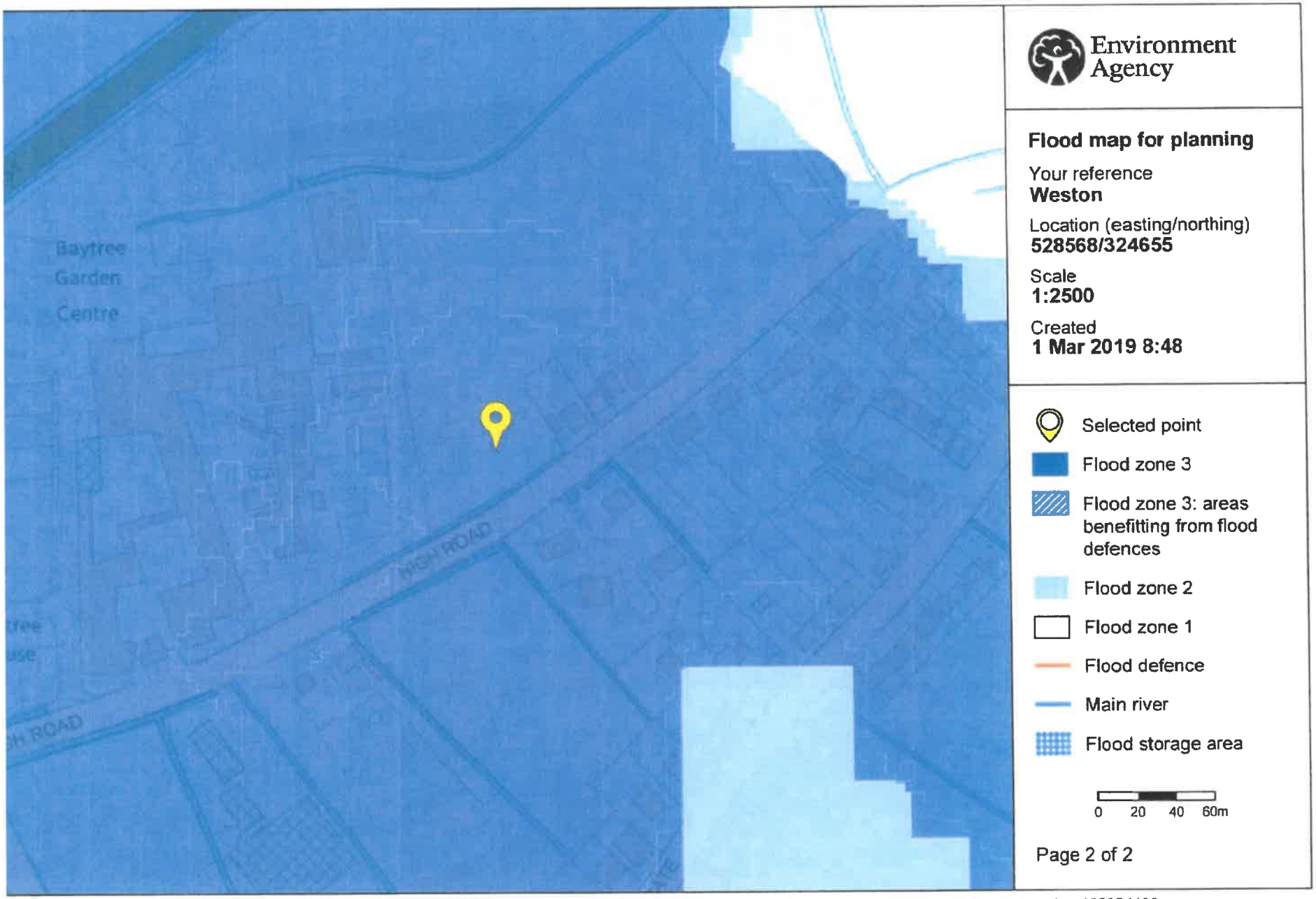
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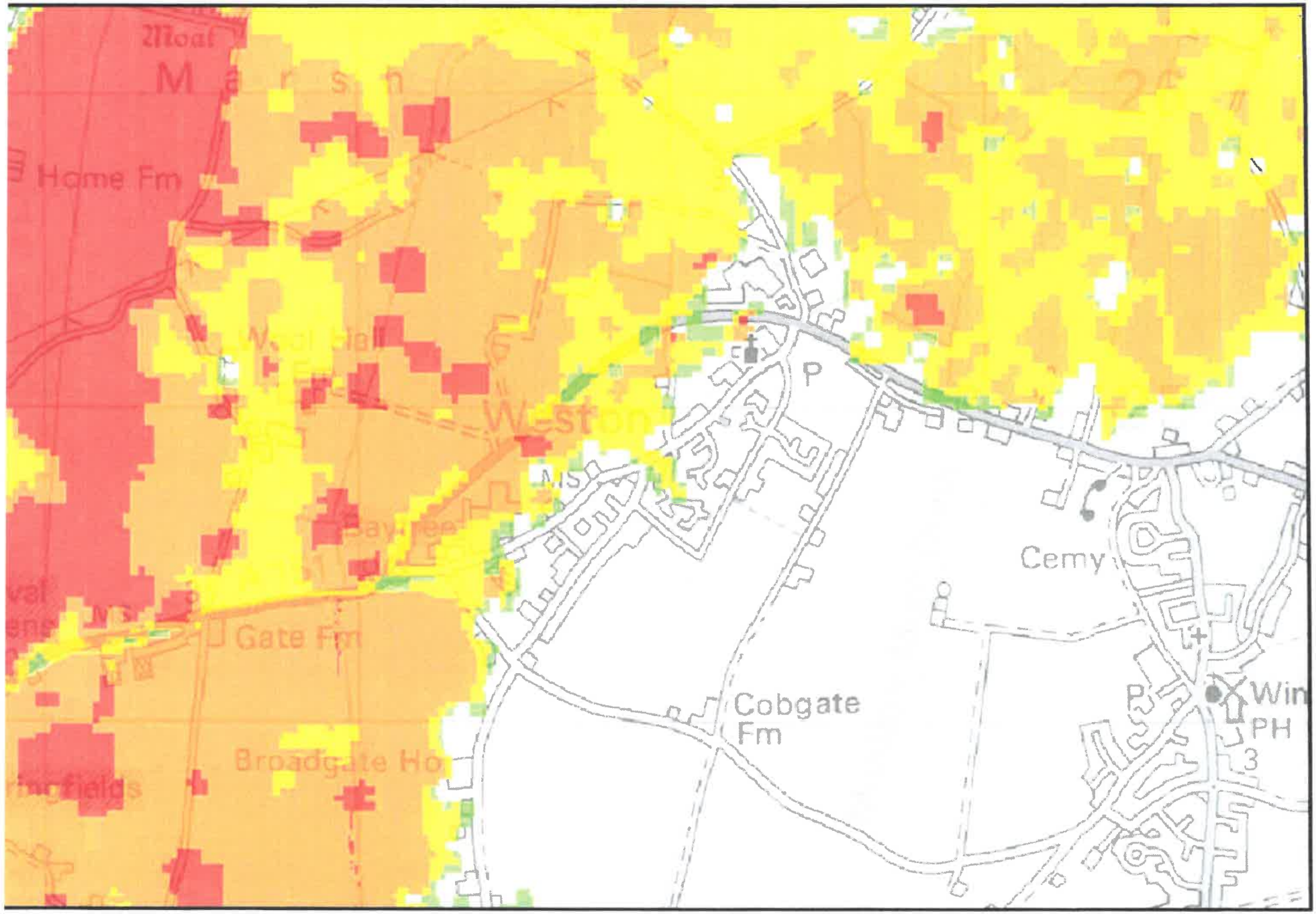
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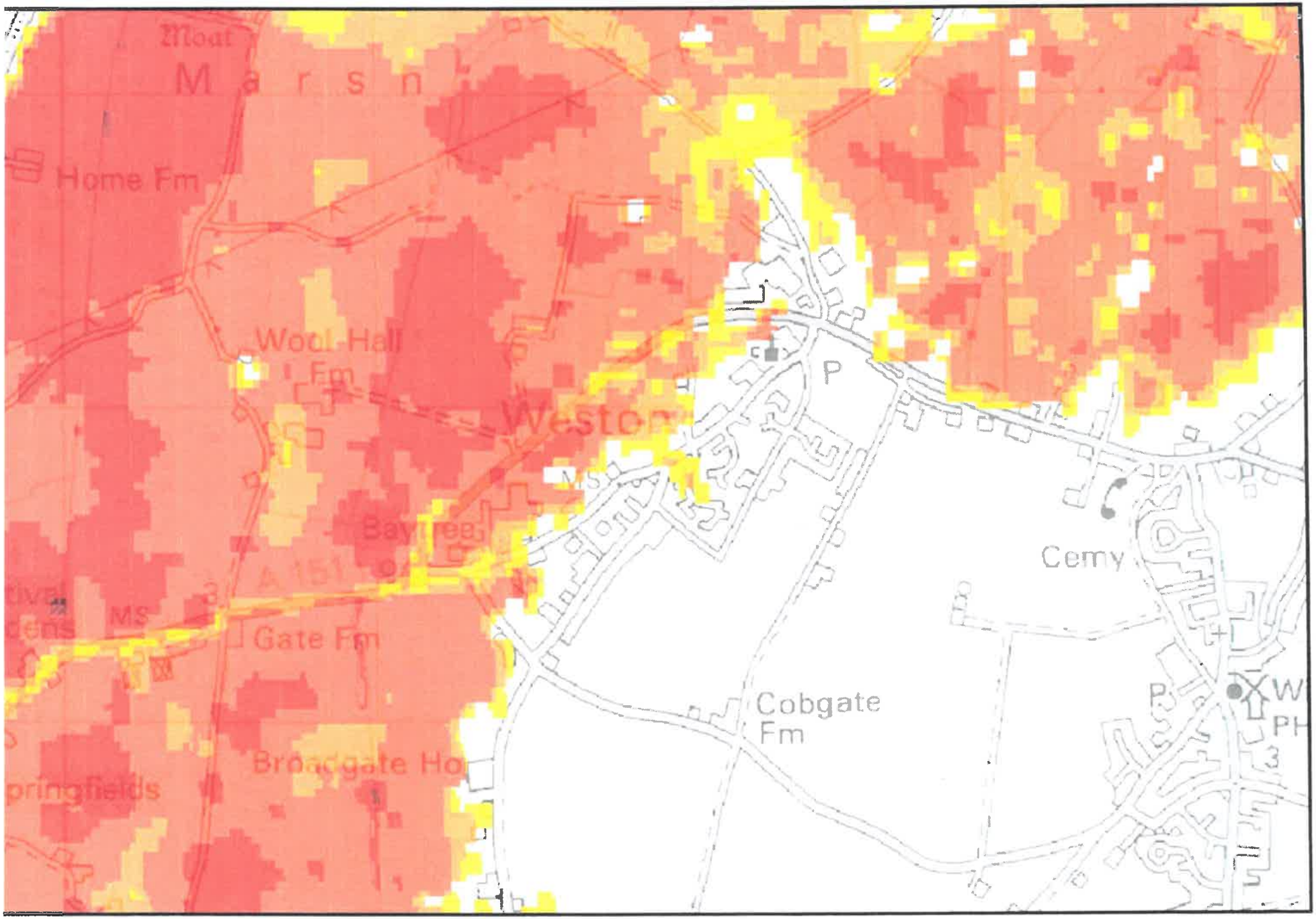
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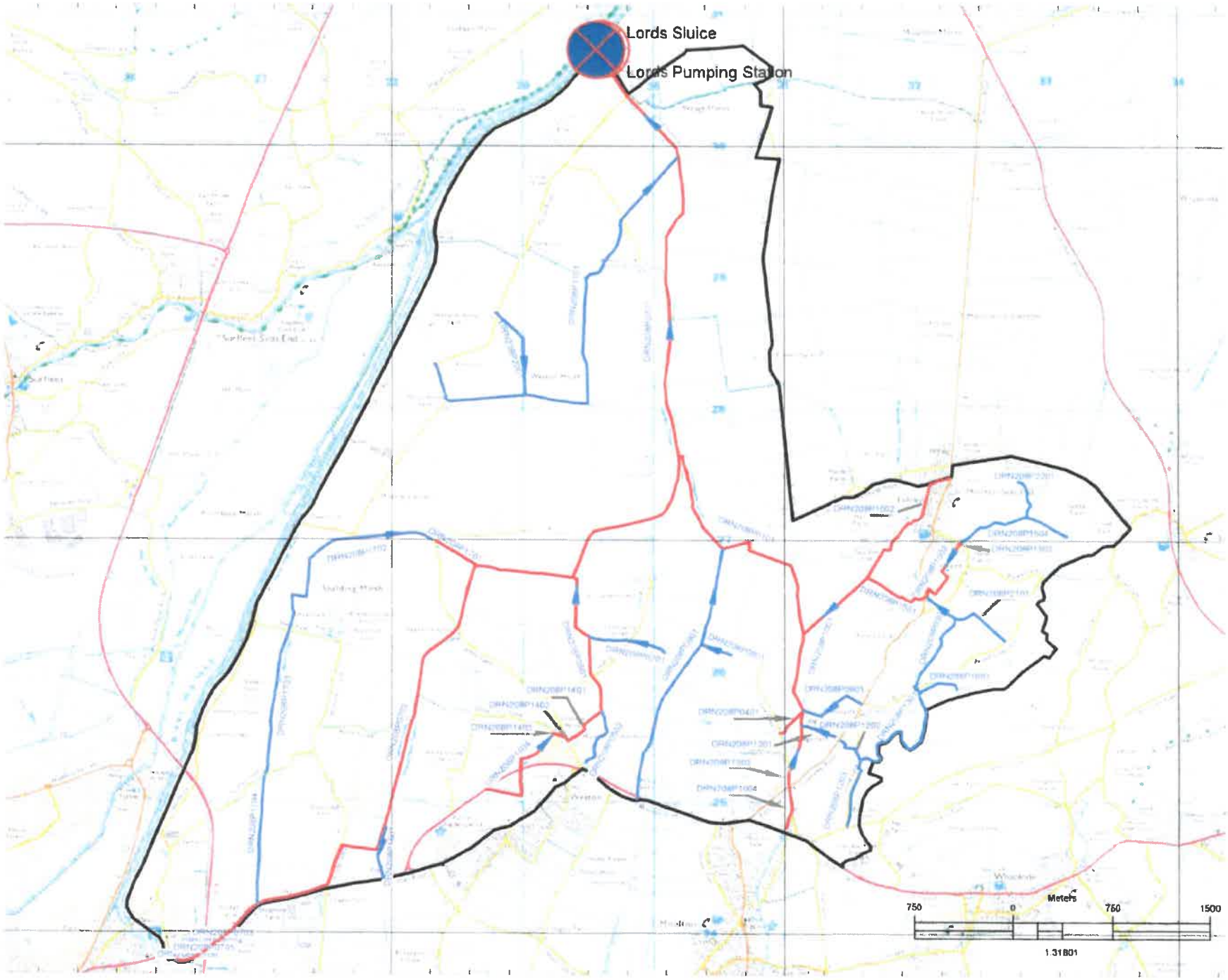
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Moat
Home Fm
Gate Fm
Broadgate Ho
Cobgate
Fm
PH


Moat
Marsh
Home Fm
Wool Hall
Fm
Weston
P
MS
Bay Tree
A151
Gate Fm
Cemy
Cobgate
Fm
Broadgate Ho
PH


Lords Sluice
Lords Pumping Station
750
0
750
1500
Meters
1:31801
528000
531000
534000

GENERIC FLOOD RESILIENT CONSTRUCTION SCHEDULE

FLOOD RESILIENT CONSTRUCTION

The following measures are to be taken in an attempt to satisfy this condition as suggested in the Communities and Local Government document "Improving the Flood Performance of New Buildings" – May 2007.

- Any flood waters to be diverted around the building, where possible, to where the gardens are lower.
- Ground floors to be constructed with ground bearing type concrete slab (at least 100mm thick) on well consolidated hard-core, the DPM is to be sealed with the DPC, the insulation is to be Celotex, or similar approved, closed cell type and be positioned over the ground floor bearing slab with sand and cement render topping.
- All sub-structure walling to be constructed from red engineering bricks, up to DPC level, the remainder of the external facing bricks up to 300mm above DPC to be either red engineering or pressed, not handmade bricks. The cavity insulation up to 300mm above DPC is to be partial fill Celotex, or similar closed cell type insulation secured to the internal wall.
- Avoid the use of plasterboard and gypsum plaster to lower part of internal walls and use water resistant lime and cement render or painted blockwork. If plasterboard is to be used the first board be to laid horizontal to allow for removal.
- All external doors to be of a good quality not susceptible to moisture and have good seals for water tightness.
- Treated and sealed timber or UPVC skirting's and architraves.
- Ensure all kitchen areas, particularly behind units, to be sealed to prevent passage of water.
- Arrange for all service circuits to be routed at a first floor level if practical and sockets, boilers and cookers to be a minimum 300mm above floor level.
- Occupants of the property to register with the Environment Agency automated early warning system of potential floor events.

SIMILAR APPROVED APPLICATIONS:-

H19-0021-18

H22-1271-18

H22-0850-18

H22-0645-18

H13-0137-17

H23-0980-17

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Lincolnshire
PE11 2XE
Admin 01775 764723
DC Officers 01775 764703
facsimile 01775 762937
planningadvice@sholland.gov.uk
www.sholland.gov.uk

G R Merchant Ltd
Unit 4 Wrights Mews
12a Park Road
Holbeach
Spalding Lincs
PE12 7EE

TOWN AND COUNTRY PLANNING ACT 1990
OUTLINE

Reference: H19-1120-18 **Date of Decision:** 31st December 2018

Applicant: J B & J W Cooke
Chestnut Farm
Broadgate
Sutton St Edmund
Spalding Lincs
PE12 0LT

Location: Off Broadgate Sutton St Edmund Spalding

Description: Residential development

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

1 Application for approval of reserved matters must be made not later than three years beginning with the date of this permission, and the development must be begun before the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by Section 92 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:
3421-18 01
Flood Risk Assessment (Prepared by Geoff Bell Consultancy - November 2018)

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

3 No development shall take place without the prior written approval of the Local Planning

Authority of all details of the following matters:
i) the layout, scale and external appearance of building(s), including a schedule of external materials to be used;
ii) the means of access to the site;
iii) the landscaping of the site;
iv) the means of sewage and surface water disposal;
v) the existing and proposed site levels and floor levels of the buildings and hard surfaced areas.

Reason: The application was submitted in outline only and the above details are required to enable the Local Planning Authority to assess the detailed design, appearance and layout of the development as well as ensure that appropriate access and services are provided to serve the development.
This Condition is imposed in accordance with Policies SG12, SG13, SG14 and SG18 of the South Holland Local Plan, 2006 and national guidance contained in Section 14 of the National Planning Policy Framework, 2018.

4 When application is made to the Local Planning Authority for approval of reserved matters, that application shall be accompanied by a scheme of landscaping and tree planting indicating, inter alia, the number, species, heights on planting and positions of all trees in respect of the land to which that application relates, together with details of post-planting maintenance and such a scheme shall require the approval of the Local Planning Authority before any development is commenced. 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.

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

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 issue is integral to the development and therefore full details need to be finalised prior to the commencement of works.
This Condition is imposed in accordance with Policy SG18 of the South Holland Local Plan, 2006.

5 Prior to its installation, details of the proposed boundary treatment, including a schedule of materials, and details of the size and species of any hedging, shall be submitted to and approved in writing by the Local Planning Authority, and the details so approved shall be implemented in full before the development is first brought into use.

Reason: 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 Policy SG14 of the South Holland Local Plan, 2006.

Notes:

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 subsequently determining to grant planning permission.

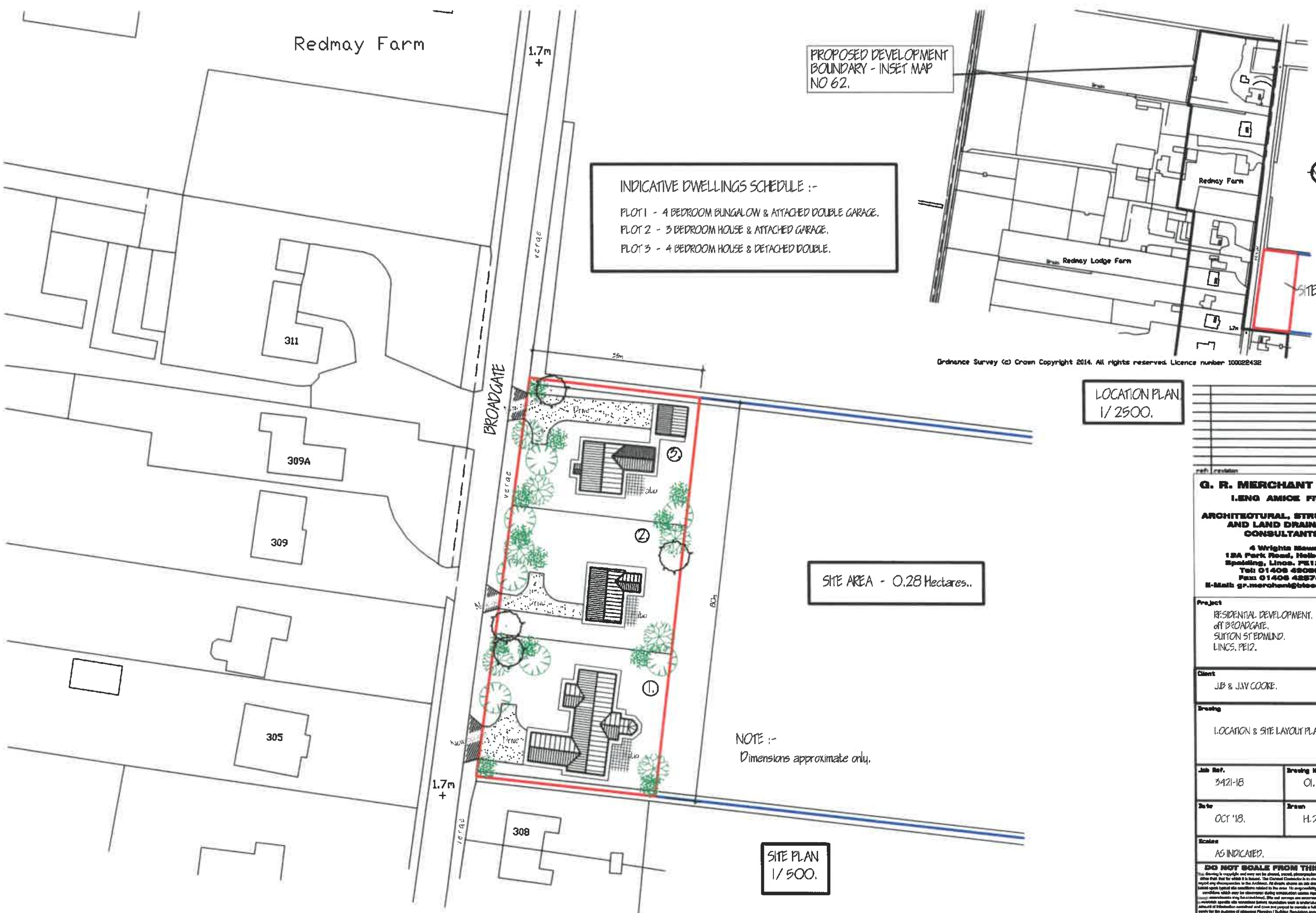
This decision notice, the relevant accompanying report and the determined plans can be viewed online at http://planning.sholland.gov.uk/OcellaWeb/planningSearch

The permitted development requires the formation of a new/amended vehicular access. Applicants should note the provisions of Section 184 of the Highways Act 1980. The works should be constructed to the satisfaction of the Highway Authority in accordance with the Authority's specification that is current at the time of construction. For further information, please telephone 01522 782070 or e-mail developmentmanagement@lincolnshire.gov.uk.

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.

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



ref | revision | date

G. R. MERCHANT LTD.
I.ENG AMICE FIWO
ARCHITECTURAL, STRUCTURAL AND LAND DRAINAGE CONSULTANTS
4 Wrights Mews
12A Park Road, Holbeach,
Spalding, Lincs. PE12 7EE
Tel: 01406 490800
Fax: 01406 425744
E-Mail: gr.merchant@btconnect.com

Project
RESIDENTIAL DEVELOPMENT.
off BROADGATE.
SUTTON ST EDMUND.
LINCS. PE12.

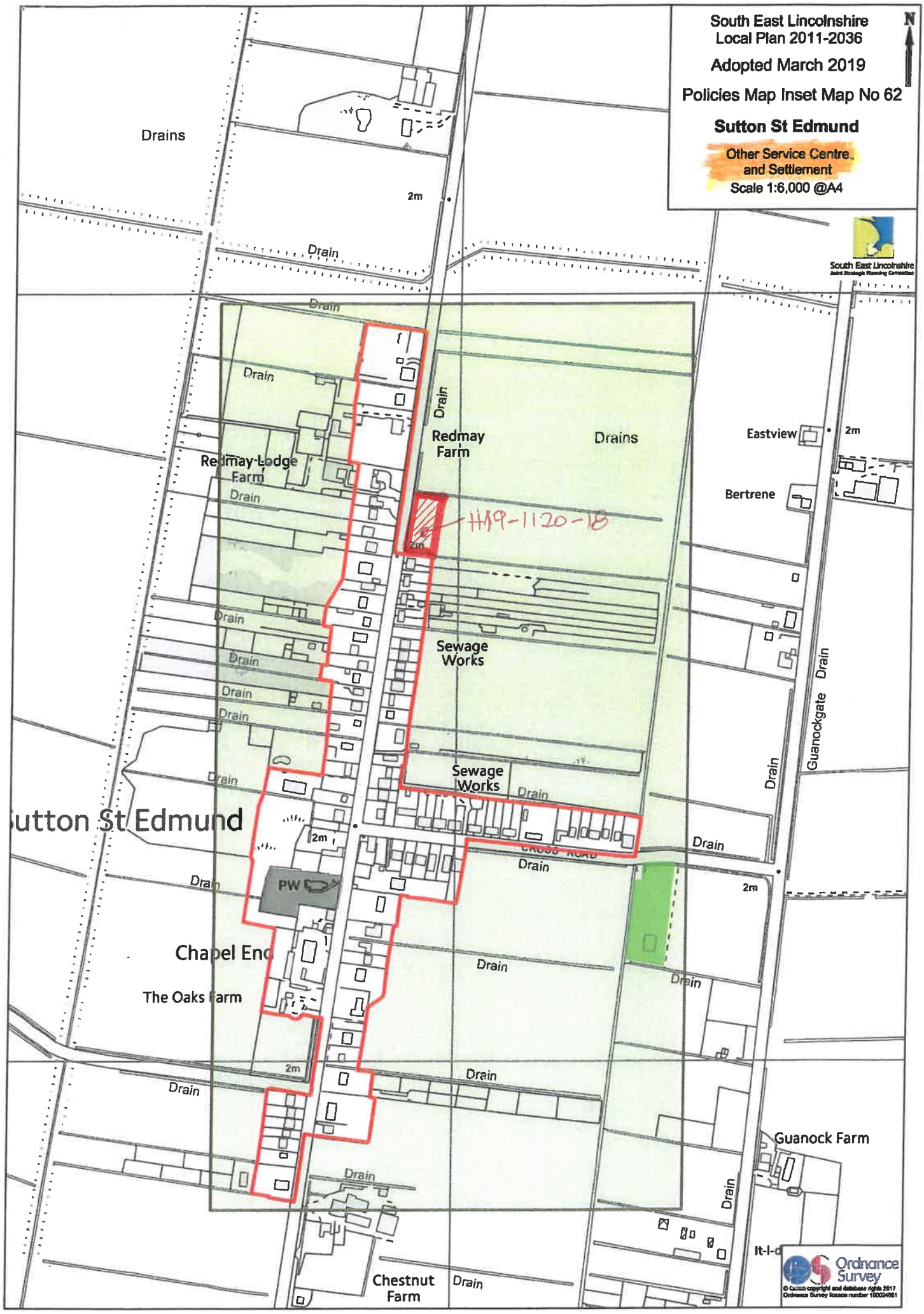
Client
J.B & J.W COOKE.

Drawing
LOCATION & SITE LAYOUT PLANS.

Job Ref.	Drawing No.
3421-18	01.
Date	**Drawn**
OCT '18.	H.?/ GRM.

Scales
AS INDICATED.

DO NOT SCALE FROM THIS DRAWING


South East Lincolnshire
Local Plan 2011-2036
Adopted March 2019
Policies Map Inset Map No 62
Sutton St Edmund
Other Service Centre and Settlement
Scale 1:6,000 @A4
N
South East Lincolnshire
Joint Strategic Planning Committee
H19-1120-18
Drains
Drain
2m
Redmay Farm
Redmay Lodge Farm
Eastview
Bertrene
Sewage Works
Guanockgate
Sutton St Edmund
PW
Chapel End
The Oaks Farm
Chestnut Farm
Guanock Farm
Ordnance Survey

Ashgrove Associates
Ashgrove Lodge
Austendyke Road
Weston Hills
Spalding Lincs
PE12 6BZ

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE
Admin 01775 764723
DC Officers 01775 764703
facsimile 01775 762937
planningadvice@sholland.gov.uk
www.sholland.gov.uk

TOWN AND COUNTRY PLANNING ACT 1990
RESERVED MATTERS

Reference: H22-1271-18 **Date of Decision:** 13th February 2019

Applicant: Highgrove Homes (Spalding) Ltd
Ashgrove Lodge
Austendyke Road
Weston Hills
Spalding Lincs
PE12 6BZ

Location: Land Opposite: 233 Broadgate Weston Hills Spalding

Description: Erection of 3 dwellings - outline application H22-0558-18

South Holland District Council hereby give notice that APPROVAL HAS BEEN GRANTED for the details submitted under the terms of the outline permission, subject to any condition(s) set out below:

1 The development hereby permitted shall be carried out in accordance with the following approved plans:
AA-18-014/01;
AA-18-014/02B;
AA-18-014/03;
AA-18-014/04;
AA-18-014/05;
AA-18-014/06; and
Foul sewage and utilities plan.
Reason: For the avoidance of doubt and in the interests of proper planning.

2 The scheme of landscaping and tree planting shown on dwg. no. AA-18-014/02B 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.

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 Policy SG18 of the South Holland Local Plan, 2006.

3 Before the access is brought into use the existing wall/hedge/fence shall, be lowered to, and at all times thereafter maintained at, a height not exceeding 0.6 metres above the edge of the adjacent carriageway for a distance of 0.6 metres on each side of the access.

Reason: In the interests of safety of the users of the public highway and the safety of the users of the site.
This Condition is imposed in accordance with Policies SG14 and SG15 of the South Holland Local Plan, 2006.

Notes:

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

The permitted development requires the formation of new vehicular accesses. Applicants should note the provisions of Section 184 of the Highways Act 1980. The works should be constructed to the satisfaction of the Highway Authority in accordance with the Authority's specification that is current at the time of construction. Gravel accesses must have a 1m buffer of bond material within the private drive curtilage to prevent overspill onto the highway. For further information, please telephone 01522 782070.

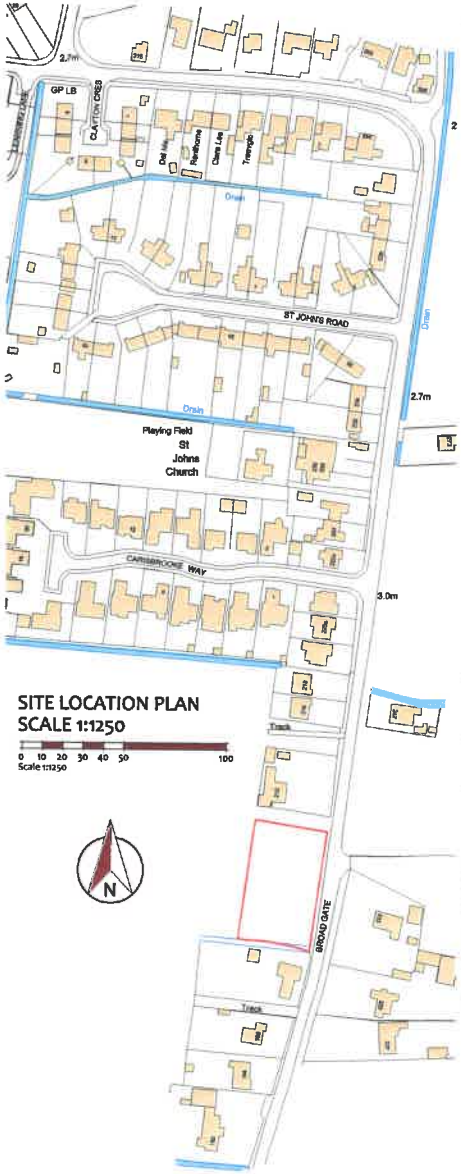
Please contact the Lincolnshire County Council Streetworks and Permitting Team on 01522 782070 to discuss any proposed statutory utility connections and any other works which will be required within the public highway in association with the development permitted under this Consent. This will enable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

Condition 4 of outline application H22-0558-18 should be discharged through a separate condition compliance application.

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

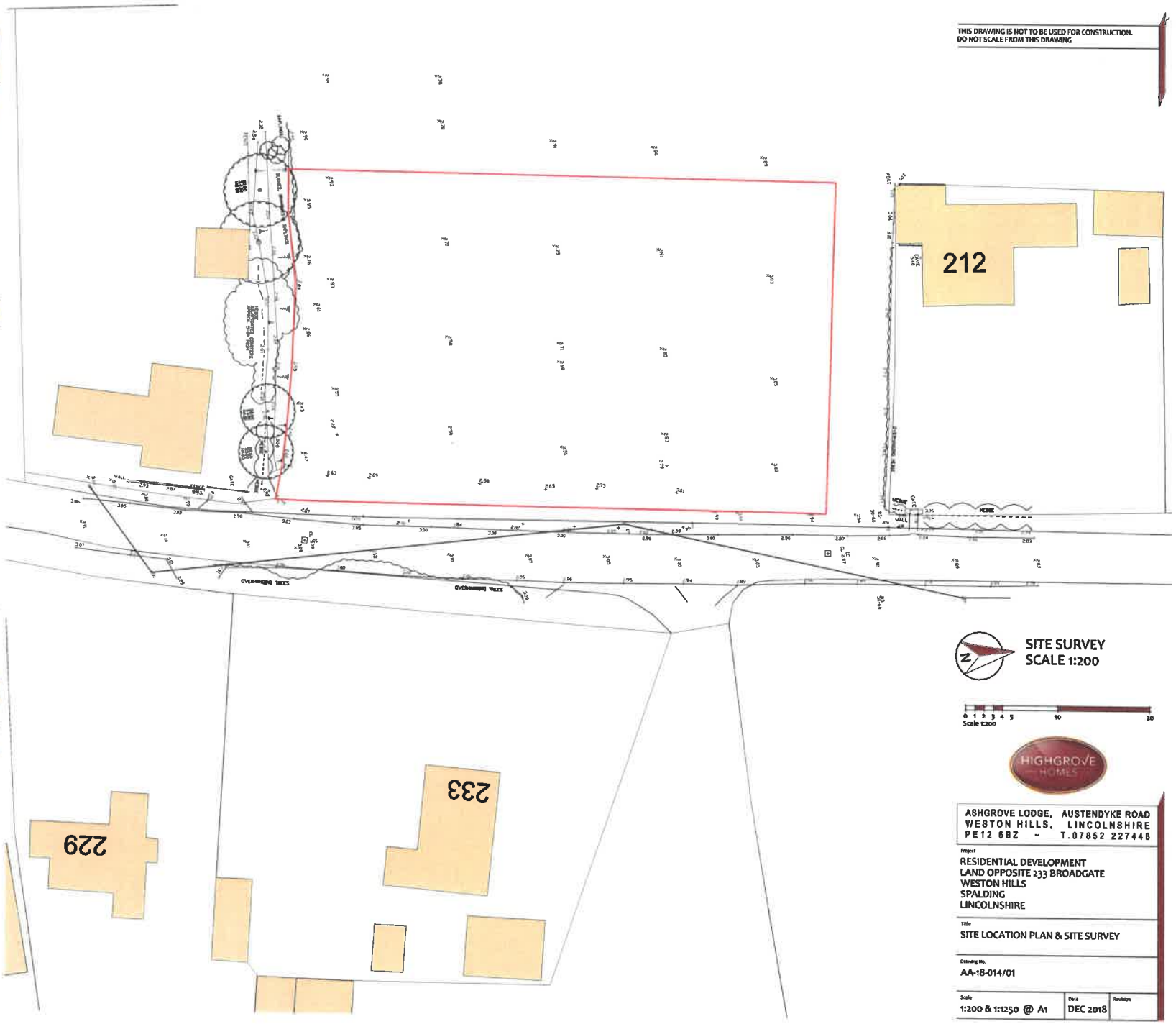
THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION.
DO NOT SCALE FROM THIS DRAWING



SITE LOCATION PLAN
SCALE 1:1250

0 10 20 30 40 50 100
Scale 1:1250

Ordnance Survey, (c) Crown Copyright 2018. All rights reserved. Licence number 100022432



SITE SURVEY
SCALE 1:200

0 1 2 3 4 5 10 20
Scale 1:200

HIGHGROVE HOMES

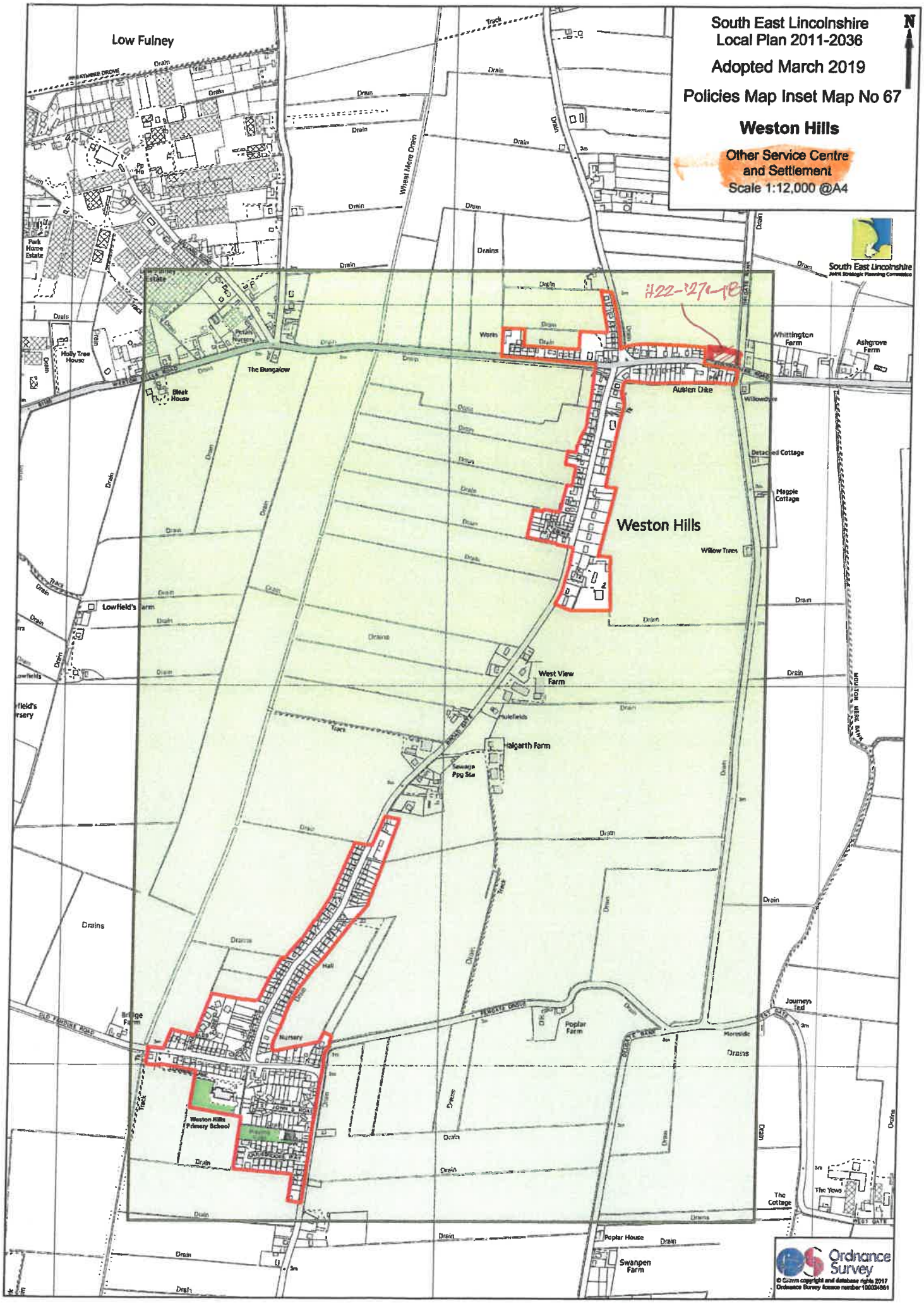
ASHGROVE LODGE, AUSTENDYKE ROAD
WESTON HILLS, LINCOLNSHIRE
PE12 6BZ ~ T.07852 227448

Project
RESIDENTIAL DEVELOPMENT
LAND OPPOSITE 233 BROADGATE
WESTON HILLS
SPALDING
LINCOLNSHIRE

Title
SITE LOCATION PLAN & SITE SURVEY

Drawing No.
AA-18-014/01

Scale	Date	Revision
1:200 & 1:1250 @ A1	DEC 2018	


South East Lincolnshire
Local Plan 2011-2036
Adopted March 2019
Policies Map Inset Map No 67
Weston Hills
Other Service Centre and Settlement
Scale 1:12,000 @A4
N
Low Fulney
Weston Hills
H22-127-18
The Bungalow
Bleak House
Holly Tree House
Park Home Estate
Whittington Farm
Ashgrove Farm
Auldern Dike
Detached Cottage
Magpie Cottage
Willow Trees
Lowfield's Farm
West View Farm
Halgarth Farm
Poplar Farm
Journeys End
Weston Hills Primary School
The Yews
The Cottage
Poplar House
Swanpen Farm
Drains
Drain
Ordnance Survey

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE
Admin 01775 764723
DC Officers 01775 764703
facsimile 01775 762937
planningadvice@sholland.gov.uk
www.sholland.gov.uk

Ashgrove Associates
Ashgrove Lodge
Austendyke Road
Weston Hills
Spalding
PE12 6BZ

TOWN AND COUNTRY PLANNING ACT 1990
OUTLINE

Reference: H22-0850-18 **Date of Decision:** 12th October 2018

Applicant: F Earl & Son
Ashgrove Farm
Austendyke Road
Weston Hills
Spalding Lincs
PE12 6BZ

Location: Land Opposite 548 Broadgate Weston Hills Spalding Lincs

Description: Residential development - 4 plots

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

1 Application for approval of reserved matters must be made not later than three years beginning with the date of this permission, and the development must be begun before the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by Section 92 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:
Site location plan;
Dwg. No. AA-18-015; and
Flood Risk Assessment (prepared by S M Hemmings, dated 10th June 2018).

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

3 No development shall take place without the prior written approval of the Local Planning Authority of all details of the following matters:
i) the layout, scale and external appearance of building(s), including a schedule of external materials to be used;
ii) the means of access to the site;
iii) the landscaping of the site;
iv) the means of sewage and surface water disposal;
v) the existing and proposed site levels and floor levels of the buildings and hard surfaced areas.

Reason: The application was submitted in outline only and the above details are required to enable the Local Planning Authority to assess the detailed design, appearance and layout of the development as well as ensure that appropriate access and services are provided to serve the development.
This Condition is imposed in accordance with Policies SG12, SG13, SG14 and SG18 of the South Holland Local Plan, 2006 and national guidance contained in Section 14 of the National Planning Policy Framework, 2018.

4 Prior to its installation, details of the proposed boundary treatment, including a schedule of materials, and details of the size and species of any hedging, shall be submitted to and approved in writing by the Local Planning Authority, and the details so approved shall be implemented in full before the development is first brought into use.

Reason: 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 Policy SG14 of the South Holland Local Plan, 2006.

5 The development hereby permitted shall not be occupied before a 2 metre wide frontage footway, to connect the development to the footway network to be provided by the adjacent development, has been provided in accordance with details that shall first have been submitted to, and approved in writing by, the Local Planning Authority. The works shall also include appropriate arrangements for the management of surface water run-off from the highway.

Reason: To ensure safe access to the site and each dwelling/building in the interests of residential amenity, convenience and safety. This issue is integral to the development and therefore full details need to be finalised prior to the commencement of works.
This Condition is imposed in accordance with Policies SG14 and SG15 of the South Holland Local Plan, 2006

6 The development hereby permitted shall be carried out in accordance with the measures set out in the Flood Risk Assessment (prepared by S M Hemmings, dated 10th June 2018) 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:

- Finished floor levels shall be set no lower than 300mm above average existing ground 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 national guidance contained in Section 14 of the National Planning Policy Framework, 2018.

Notes:

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 subsequently determining to grant planning permission.

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

There is a requirement for a new/amended vehicular access. Applicants should note the provisions of Section 184 of the Highways Act 1980. The works should be to the specification and constructed to the satisfaction of the Highway Authority, please contact 01522 782070.

Please contact Lincolnshire County Council Streetworks & Permitting team on 01522 782070 to discuss any proposed statutory utility connections and any other works which will be required in the public highway in association with this application. This will enable Lincolnshire County Council to assist you in the coordination and timings of such works.

The highway improvement works referred to in Condition 5 are required to be carried out by means of a legal agreement between Lincolnshire County Council as Highway Authority and the landowner.

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

FFL to be set at 3.10m OD

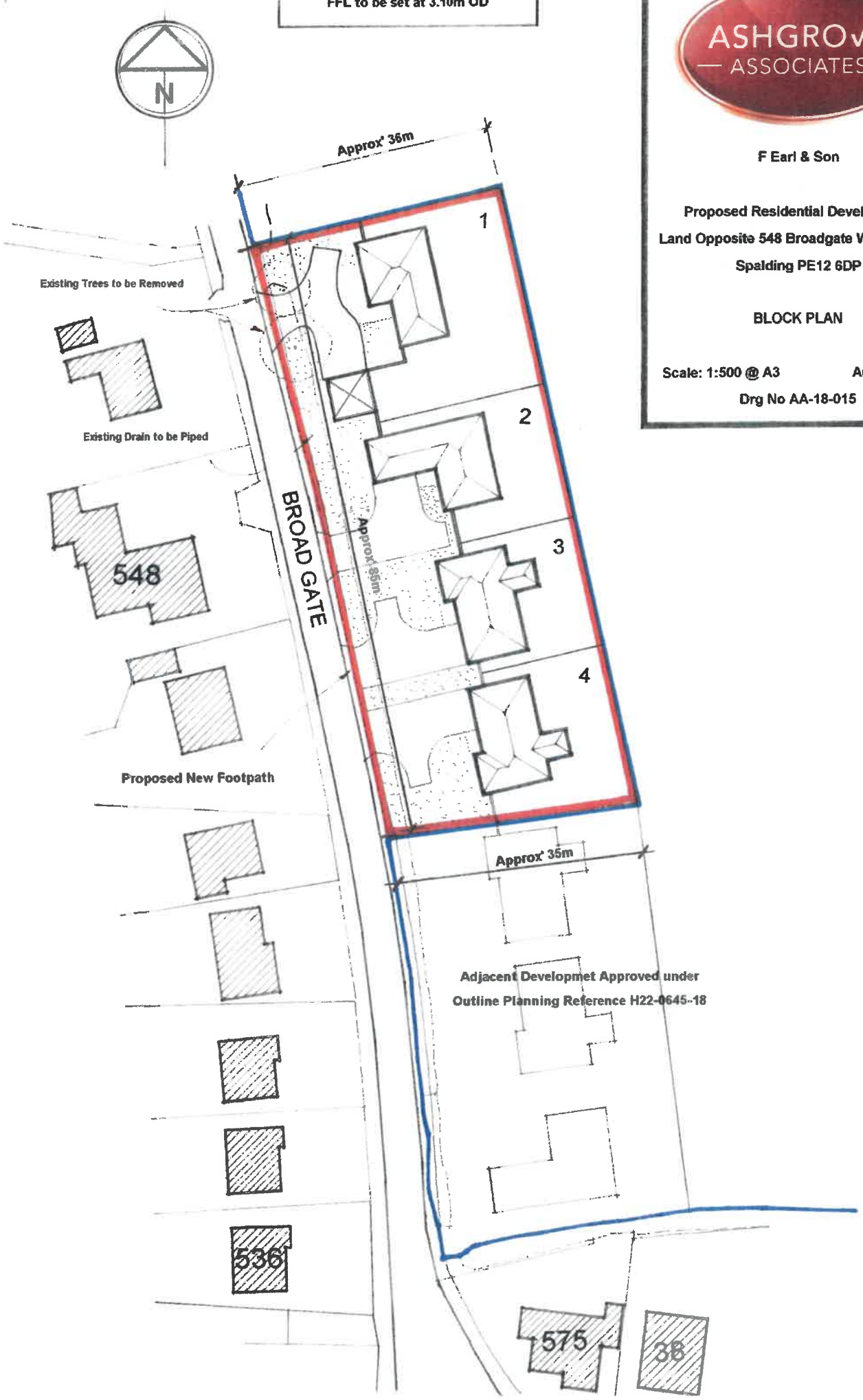
ASHGROVE ASSOCIATES

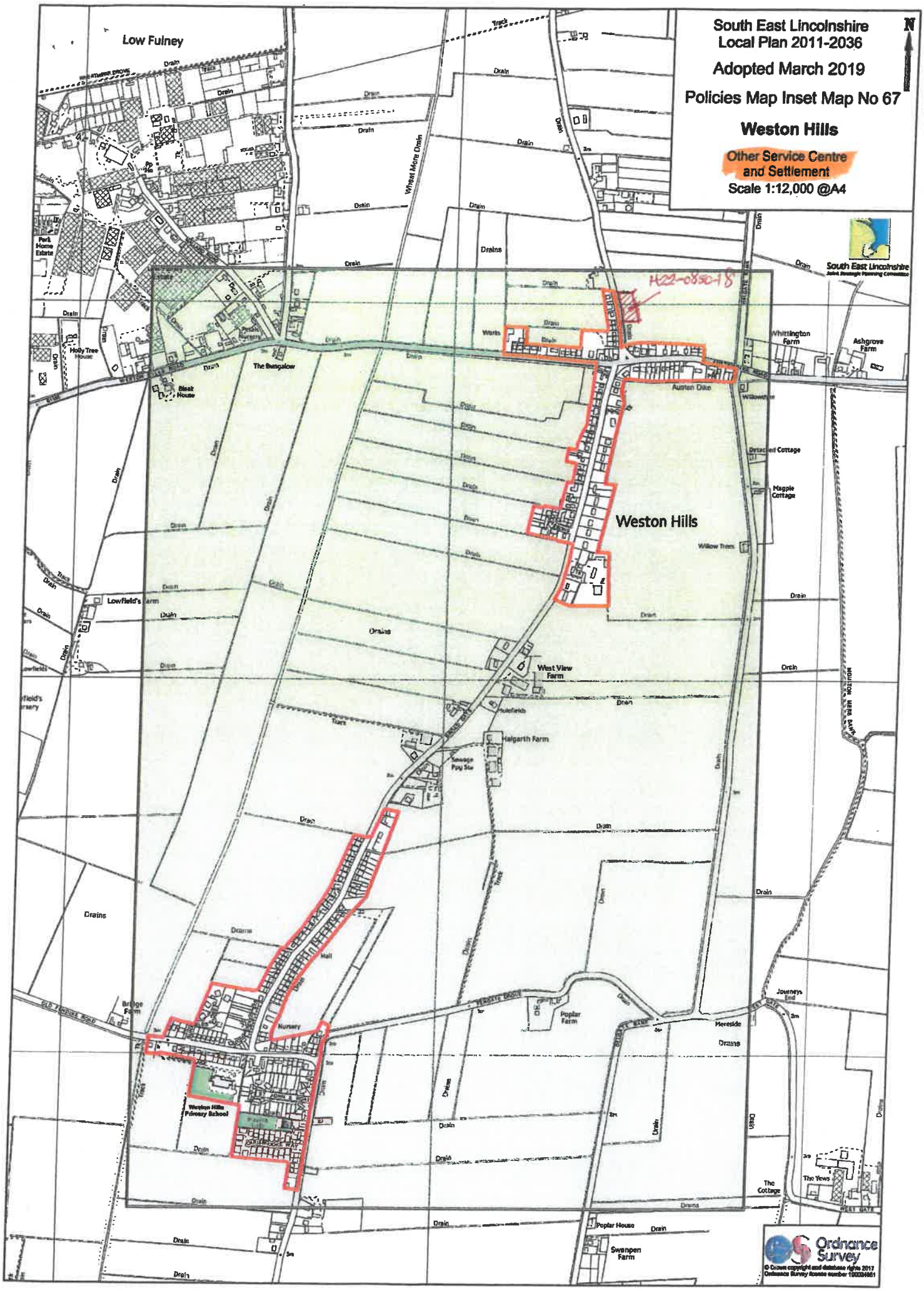
F Earl & Son

Proposed Residential Development
Land Opposite 548 Broadgate Weston Hills
Spalding PE12 6DP

BLOCK PLAN

Scale: 1:500 @ A3 August 2018
Drg No AA-18-015




South East Lincolnshire
Local Plan 2011-2036
Adopted March 2019
Policies Map Inset Map No 67
Weston Hills
Other Service Centre and Settlement
Scale 1:12,000 @A4
N
Low Fulney
Weston Hills
Wheat Mere Drain
Austen Dike
Whittington Farm
Ashgrove Farm
Magpie Cottage
Lowfield's Farm
West View Farm
Halgarth Farm
Weston Hills Primary School
Poplar Farm
Swanpen Farm
Mereside
The Yews
The Cottage
Poplar House
Ordnance Survey

Ashgrove Associates
Ashgrove Lodge
Austendyke Road
Weston Hills
Spalding
PE12 6BZ

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE
Admin 01775 764723
DC Officers 01775 764703
facsimile 01775 762937
planningadvice@sholland.gov.uk
www.sholland.gov.uk

TOWN AND COUNTRY PLANNING ACT 1990

OUTLINE

Reference: H22-0645-18 **Date of Decision:** 7th August 2018

Applicant: F Earl & Son
Ashgrove Farm
Austendyke Road
Weston Hills
Spalding
PE12 6BZ

Location: Adjacent 575 Broadgate Weston Hills Spalding

Description: Residential development - 3 plots

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

1 Application for approval of reserved matters must be made not later than three years beginning with the date of this permission, and the development must be begun before the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by Section 92 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:
Site location plan;
Block plan (AA-18-012); and
Flood risk assessment (prepared by S M Hemmings, dated 10th June 2018).

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

3 No development shall take place without the prior written approval of the Local Planning Authority of all details of the following matters:
i) the layout, scale and external appearance of building(s), including a schedule of external materials to be used;
ii) the means of access to the site;
iii) the landscaping of the site;
iv) the means of sewage and surface water disposal;
v) the existing and proposed site levels and floor levels of the buildings and hard surfaced areas.

Reason: The application was submitted in outline only and the above details are required to enable the Local Planning Authority to assess the detailed design, appearance and layout of the development as well as ensure that appropriate access and services are provided to serve the development.
This Condition is imposed in accordance with Policies SG12, SG13, SG14 and SG18 of the South Holland Local Plan, 2006 and national guidance contained in Section 14 of the National Planning Policy Framework, 2018.

4 Prior to its installation, details of the proposed boundary treatment, including a schedule of materials, and details of the size and species of any hedging, shall be submitted to and approved in writing by the Local Planning Authority, and the details so approved shall be implemented in full before the development is first brought into use.

Reason: 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 Policy SG14 of the South Holland Local Plan, 2006.

5 The development hereby permitted shall be carried out in accordance with the measures set out in the Flood Risk Assessment (prepared by S M Hemmings, dated 10th June 2018) 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:

- Finished floor levels shall be set no lower than 300mm above average existing ground 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 national guidance contained in Section 14 of the National Planning Policy Framework, 2018.

6 No development shall take place before a scheme has been agreed in writing by the local planning authority for the construction of a 1.8 metre wide footway, together with arrangements for the disposal of surface water run-off from the highway at the frontage of the site. The agreed works shall be fully implemented before (any of) the dwelling(s) is/are occupied. Or in accordance with a phasing arrangement to be agreed in writing with the local planning authority.

Reason: To ensure safe access to the site and each dwelling/building in the interests of

residential amenity, convenience and safety. This issue is integral to the development and therefore full details need to be finalised prior to the commencement of works.
This Condition is imposed in accordance with Policies SG14 and SG15 of the South Holland Local Plan, 2006

Notes:

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 subsequently determining to grant planning permission.

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

The highway improvement works referred to in Condition 6 are required to be carried out by means of a legal agreement between Lincolnshire County Council as Highway Authority and the landowner.

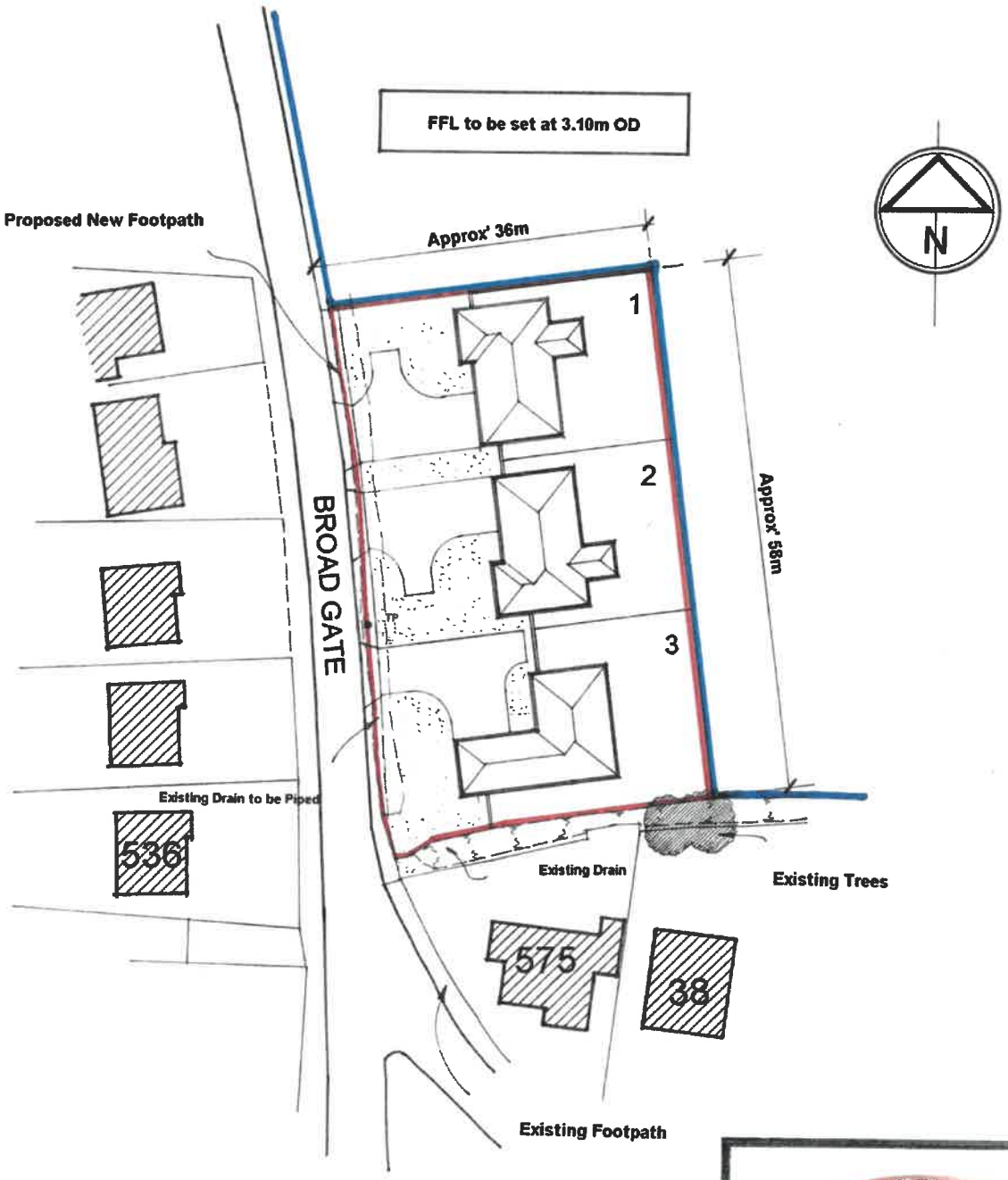
There is a requirement for a new/amended vehicular access. Applicants should note the provisions of Section 184 of the Highways Act 1980. The works should be to the specification and constructed to the satisfaction of the Highway Authority, please contact 01522 782070.

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 in the public highway in association with this application. This will enable Lincolnshire County Council to assist you in the coordination and timings of such works.



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



ASHGROVE ASSOCIATES

F Earl & Son

Proposed Residential Development

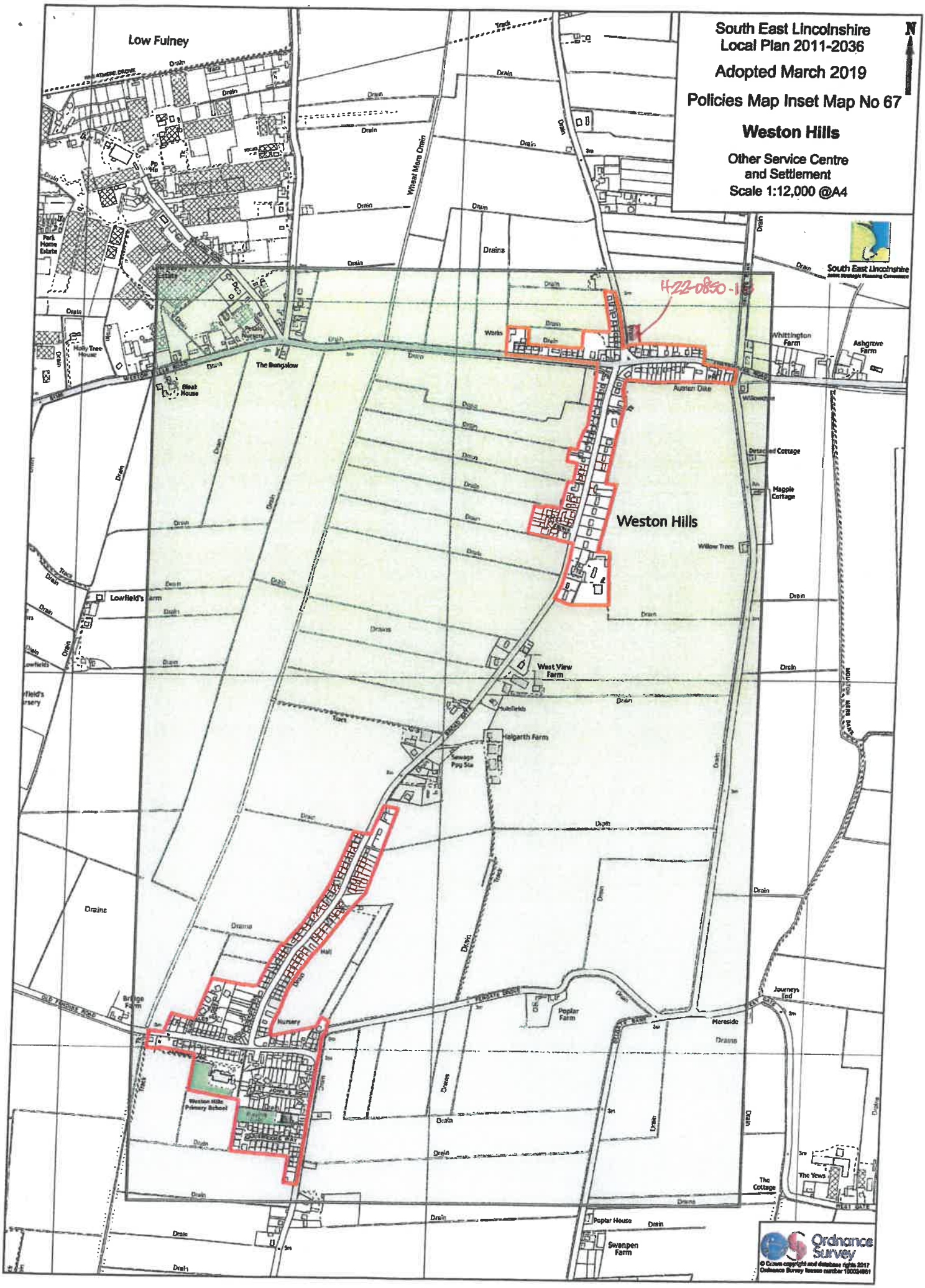
Land Adjacent 575 Broadgate Weston Hills

Spalding PE12 6DP

BLOCK PLAN

Scale: 1:500 @ A3 June 2018

Drg No AA-18-012


South East Lincolnshire
Local Plan 2011-2036
Adopted March 2019
Policies Map Inset Map No 67
Weston Hills
Other Service Centre
and Settlement
Scale 1:12,000 @A4
N
South East Lincolnshire
Low Fulney
Weston Hills
Lowfield's Farm
West View Farm
Halgarth Farm
Whittington Farm
Ashgrove Farm
Austen Dike
Willow Trees
Haggle Cottage
Weston Hills Primary School
Poplar Farm
Poplar House
Swanpen Farm
Hereside
Journeys End
The Yews
The Cottage
The Bungalow
Bleak House
Holly Tree House
Bridge Farm
Wheat More Drain
Drains
Drain
Ordnance Survey

SOUTH HOLLAND DISTRICT COUNCIL

G R Merchant Ltd
Unit 4 Wrights Mews
12a Park Road
Holbeach
Spalding Lincs
PE12 7EE

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE
Admin 01775 764723
DC Officers 01775 764703
facsimile 01775 762937
planningadvice@sholland.gov.uk
www.sholland.gov.uk

TOWN AND COUNTRY PLANNING ACT 1990
FULL

Reference: H13-1137-17 **Date of Decision:** 26th February 2018

Applicant: Mr & Mrs P Breach
The Retreat
Pipwell Gate
Moulton Seas End
Spalding Lincs
PE12 6LU

Location: Off Pipwell Gate Moulton Seas End Spalding

Description: Residential development - bungalow (re-submission following refusal of H13-0610-16)

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:
Dwg. nos. 3247-17-01 and 3247-17-02;
Flood Risk Assessment by Geoff Beel Consultancy (ref. GCB/Merchant) dated January 2018.

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

3 Before the commencement of the development beyond oversite a scheme of landscaping

and tree planting for the site shall be submitted to and approved in writing by the Local Planning Authority. It shall include:
i) Details of the number, species, heights on planting and positions of all the trees, together with details of post-planting maintenance;
ii) Details of which of the existing trees on site are to be retained or removed.
Such scheme as is approved by the Local Planning Authority shall be carried out in its entirety within a period of 12 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.

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 Policy SG18 of the South Holland Local Plan, 2006.

4 Prior to the commencement of the dwelling the vehicular access to Pipwell Gate and the drivewayshall be improved in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of safety of the users of the public highway and the site and also the amenity of neighbouring residents.
This Condition is imposed in accordance with Policies SG14, SG15 and SG17 of the South Holland Local Plan, 2006.

5 The development shall incorporate the following flood mitigation measures which shall be fully implemented before the property is first occupied:
- Finished floor levels shall be set at 4m Above Ordnance Datum (AOD) with flood resilient construction incorporated to 300mm above finished floor level;
- An escape roof light shall be installed in accordance with details shown on dwg. no. 3247-17-02.

Reason: To define the terms of the permission and 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 national guidance contained in Section 10 of the National Planning Policy Framework, 2012.

6 Before the commencement of the development hereby granted beyond oversite, full details of the proposed means of foul and surface water disposal to separate systems shall be submitted to and approved in writing by the Local Planning Authority and the details so approved shall be implemented in full before there are any flows into the receiving systems.

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 SG11, SG12 and SG13 of the South Holland Local Plan, 2006 and national guidance contained in Section 10 of the National Planning Policy Framework, 2012.

Notes:

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 subsequently determining to grant planning permission.

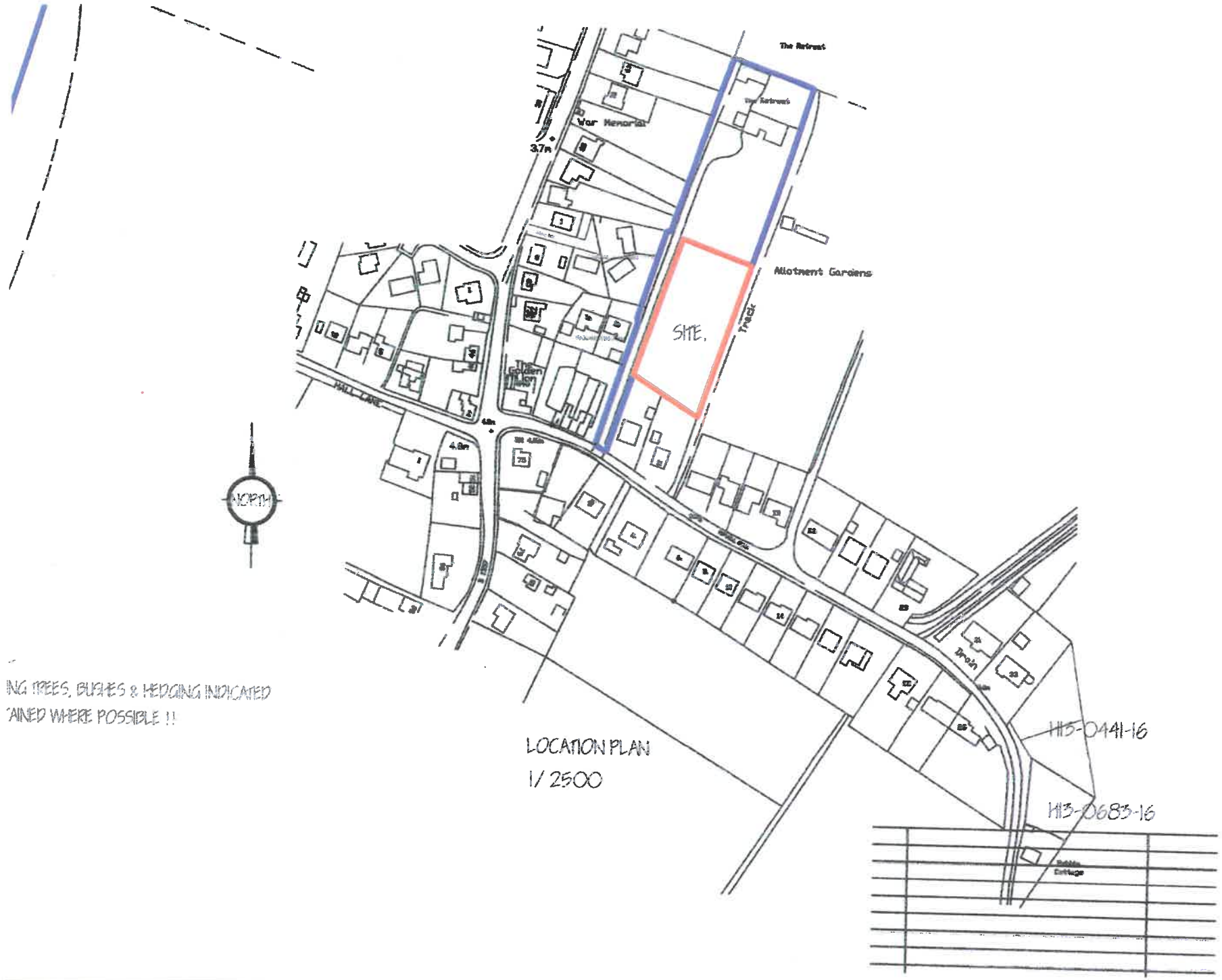
This decision notice, the relevant accompanying report and the determined plans can be viewed online at http://planning.sholland.gov.uk/OcellaWeb/planningSearch

Prior to the submission of details for any access works within the public highway you must contact
the Head of Highways on 01522 782070 for application, specification and construction information.

The applicant is reminded that this road is private and will not be adopted as a Highway Maintainable at the Public Expense (under the Highways Act 1980).

Paul Jackson
Place 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

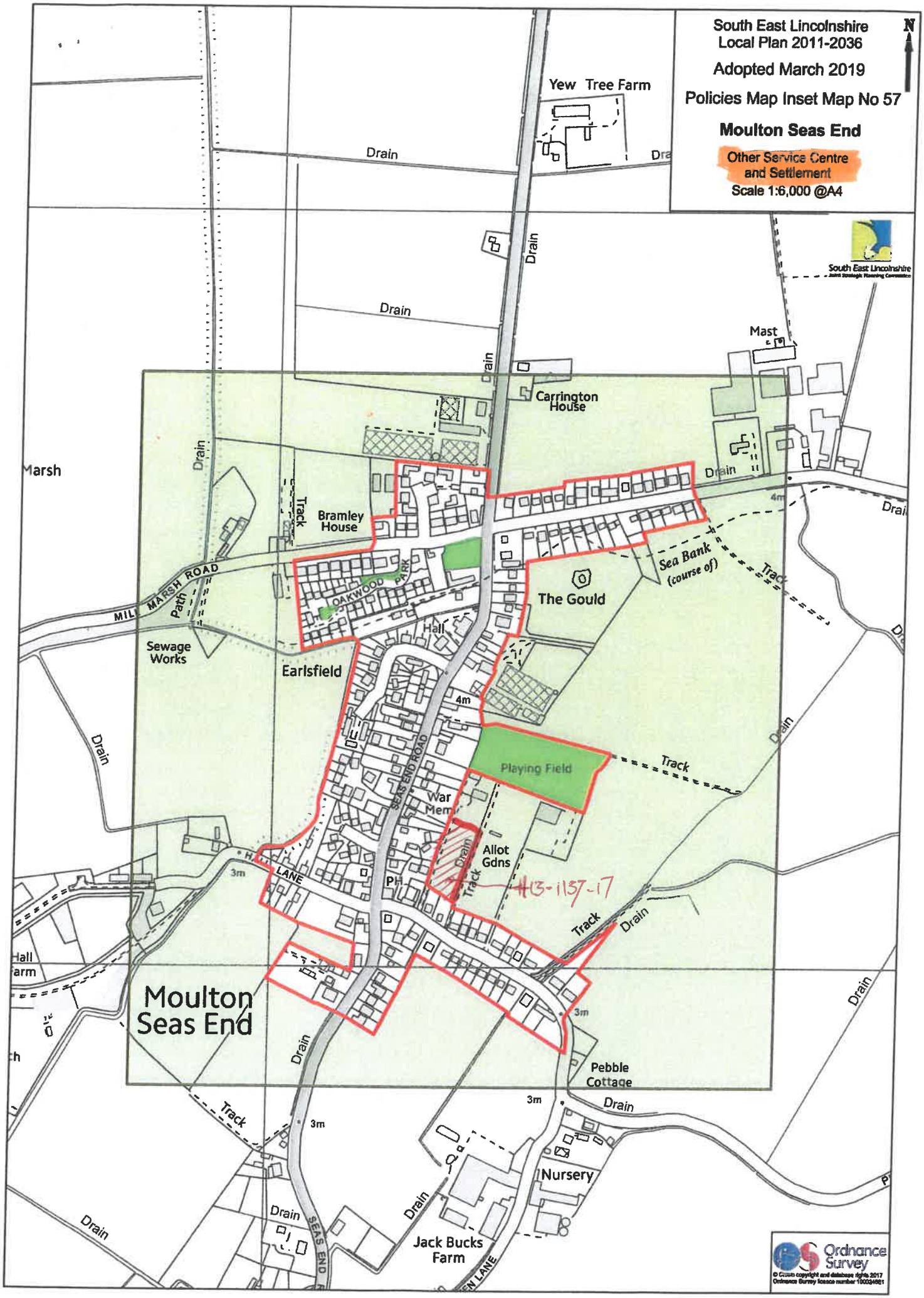


ING TREES, BUSHES & HEDGING INDICATED
'AINED WHERE POSSIBLE !!

LOCATION PLAN
1/2500

H15-0441-16

H13-0683-16


South East Lincolnshire
Local Plan 2011-2036
Adopted March 2019
Policies Map Inset Map No 57
Moulton Seas End
Other Service Centre and Settlement
Scale 1:6,000 @A4
N
South East Lincolnshire
Yew Tree Farm
Drain
Mast
Carrington House
Marsh
Track
Bramley House
MARSH ROAD
Path
OAKWOOD PARK
Sea Bank (course of)
The Gould
Sewage Works
Earlsfield
Hall
4m
Playing Field
SEAS END ROAD
War Mem
Allot Gdns
PH
LANE
3m
Moulton Seas End
Pebble Cottage
Nursery
Jack Bucks Farm
H13-1157-17
Ordnance Survey

SOUTH HOLLAND DISTRICT COUNCIL

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE
Admin 01775 764723
DC Officers 01775 764703
facsimile 01775 762937
planningadvice@sholland.gov.uk
www.sholland.gov.uk

Ashgrove Associates
Ashgrove Lodge
Austendyke Road
Weston Hills
Spalding Lincs
PE12 6BZ

TOWN AND COUNTRY PLANNING ACT 1990
OUTLINE

Reference: H23-0980-17 **Date of Decision:** 7th December 2017

Applicant: Mr B & S Naylor and Mrs A Naylor
C/O R Longstaff & Co
5 New Road
Spalding
Lincs
PE11 1BS

Location: Adjacent: Saracen House Washway Road Saracens Head Spalding

Description: Residential development (3 plots)

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

1 Application for approval of reserved matters must be made not later than three years beginning with the date of this permission, and the development must be begun before the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by Section 92 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:
1:1250 location plan;
Dwg. no. 6368-1;
Dwg. no. AA-17-06;
Flood Risk Assessment (Rev A) by S M Hemmings dated 31 October 2017.

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

3 No development shall take place without the prior written approval of the Local Planning Authority of all details of the following matters:

i) the layout, scale and external appearance of building(s), including a schedule of external materials to be used;
ii) the means of access to the site;
iii) the landscaping of the site;
iv) the means of sewage and surface water disposal;
v) the existing and proposed site levels and floor levels of the buildings and hard surfaced areas.

Reason: The application was submitted in outline only and the above details are required to enable the Local Planning Authority to assess the detailed design, appearance and layout of the development as well as ensure that appropriate access and services are provided to serve the development.
This Condition is imposed in accordance with Policies SG12, SG13, SG14 and SG18 of the South Holland Local Plan, 2006 and national guidance contained in Section 10 of the National Planning Policy Framework, 2012.

4 When application is made to the Local Planning Authority for approval of reserved matters, that application shall be accompanied by a scheme of landscaping and tree planting indicating, inter alia, the number, species, heights on planting and positions of all trees in respect of the land to which that application relates, together with details of post-planting maintenance and such a scheme shall require the approval of the Local Planning Authority before any development is commenced. 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.

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 issue is integral to the development and therefore full details need to be finalised prior to the commencement of works.
This Condition is imposed in accordance with Policy SG18 of the South Holland Local Plan, 2006.

5 Prior to its installation, details of the proposed boundary treatment/screening, including a schedule of materials, and details of the size and species of any hedging, 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 is first brought into use.

Reason: 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 Policy SG14 of the South Holland Local Plan, 2006.

6 Existing trees overhanging the western boundary of the site shall be protected during construction work as follows:

i)chestnut pale or similar fencing 1.5 metres in height shall be provided on site around the spread of the trees before development is commenced, or in accordance with details to be submitted to and approved in writing by the local planning authority. No materials, equipment, site huts, fuels or other items shall be placed or stored within the areas enclosed by the fencing so erected and the ground levels within those areas shall not be altered, nor shall any excavation be made,
ii)no burning of materials or other items shall take place within 3 metres of the crown spread of any of the trees;
iii)no services shall be routed under the spread of the crowns of the trees;
iv)the trees shall not be trimmed unless first agreed in writing by the Local Planning Authority.
Reason: To ensure the protection of the trees overhanging the site.

This Condition is imposed in accordance with Policy SG18 of the South Holland Local Plan, 2006 and national guidance contained in Section 11 of the National Planning Policy Framework, 2012.

7 No development shall take place before a scheme has been agreed in writing by the local planning authority for the construction of a 1.8 metre wide footway, together with arrangements for the disposal of surface water run-off from the highway at the frontage of the site. The agreed works shall be fully implemented before any of the dwellings are occupied, or in accordance with a phasing arrangement to be agreed in writing with the local planning authority.

Reason: To ensure safe access to the site and each dwelling in the interests of residential amenity, convenience and safety. This issue is integral to the development and therefore full details need to be finalised prior to the commencement of works.
This Condition is imposed in accordance with Policies SG14 and SG15 of the South Holland Local Plan, 2006

8 No development shall take place until a written scheme of archaeological investigation has been submitted to and approved in writing by the Local Planning Authority. This scheme should include the following and should be in accordance with the archaeological brief supplied by the Lincolnshire County Council Historic Environment advisor on behalf of the Local Planning Authority:

1. An assessment of significance and proposed mitigation strategy (i.e. preservation by record, preservation in situ or a mix of these elements).
2. A methodology and timetable of site investigation and recording
3. Provision for site analysis
4. Provision for publication and dissemination of analysis and records
5. Provision for archive deposition
6. Nomination of a competent person/organisation to undertake the work
7. The scheme to be in accordance with the Lincolnshire Archaeological Handbook.
The archaeological site work shall only be undertaken in accordance with the approved written scheme.

Reason: To ensure the preparation and implementation of an appropriate scheme of archaeological mitigation in accordance with national guidance contained in Section 12 of

the National Planning Policy Framework, 2012. This issue is integral to the development and therefore full details need to be finalised prior to the commencement of works.

9 The applicant shall notify the Lincolnshire County Council Historic Environment Department in writing of the intention to commence at least fourteen days before the start of archaeological work required in connection with Condition 8 above in order to facilitate adequate monitoring arrangements.

Reason: To ensure satisfactory archaeological investigation and retrieval of archaeological finds in accordance with national guidance contained in Section 12 of the National Planning Policy Framework, 2012.

10 A copy of the final report required in connection with Condition 8 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.

Reason: To ensure satisfactory arrangements are made for the recording of possible archaeological remains in accordance with national guidance contained in Section 12 of the National Planning Policy Framework, 2012.

11 The development hereby permitted shall be carried out in accordance with the measures set out in the Flood Risk Assessment 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:

- Finished floor levels shall be set at 3.75m ODN (500mm above existing ground level);
- Flood resilience and resistance measures shall be incorporated into the development up to a height of at least 300mm above 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 national guidance contained in Section 10 of the National Planning Policy Framework, 2012.

Notes:

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 subsequently determining to grant planning permission.

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

The development hereby permitted will require the provision of a new vehicular access crossing. Applicants are requested to contact the Local Highway Authority's Divisional Office at Pode Hole - (via call centre Tel: 01522 782070) prior to the commencement of

any works within the public highway.

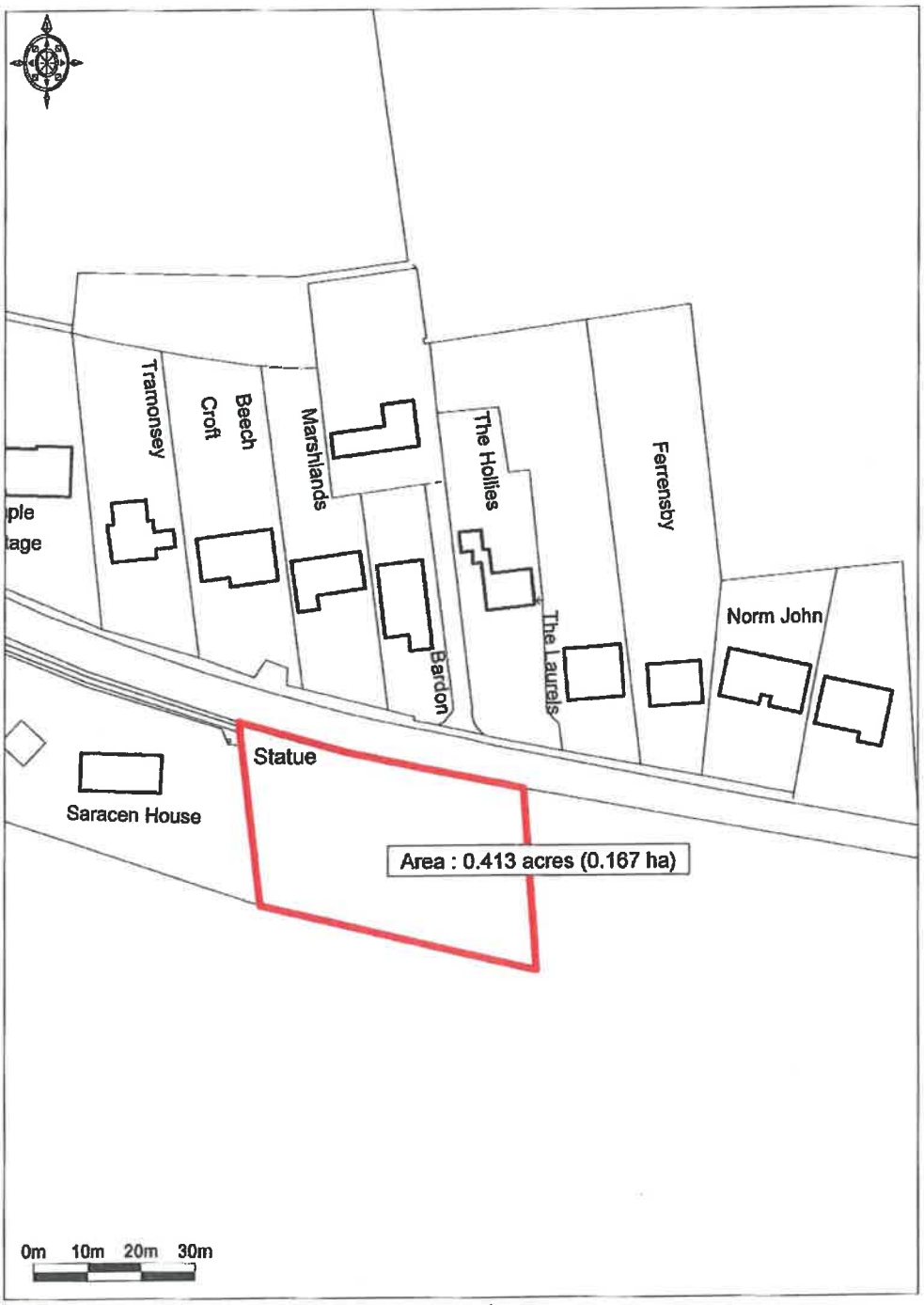
The highway works referred to above are required to be carried out by means of a legal agreement between Lincolnshire County Council as Highway Authority and the landowner.

Please contact Lincolnshire County Council Streetworks & Permitting Team on 01522 782070 to discuss any proposed statutory utility connections and any other works which will be required in the public highway in association with this application. This will enable Lincolnshire County Council to assist you in the co-ordination and timing of such works.

Paul Jackson
Place Manager
South Holland District Council

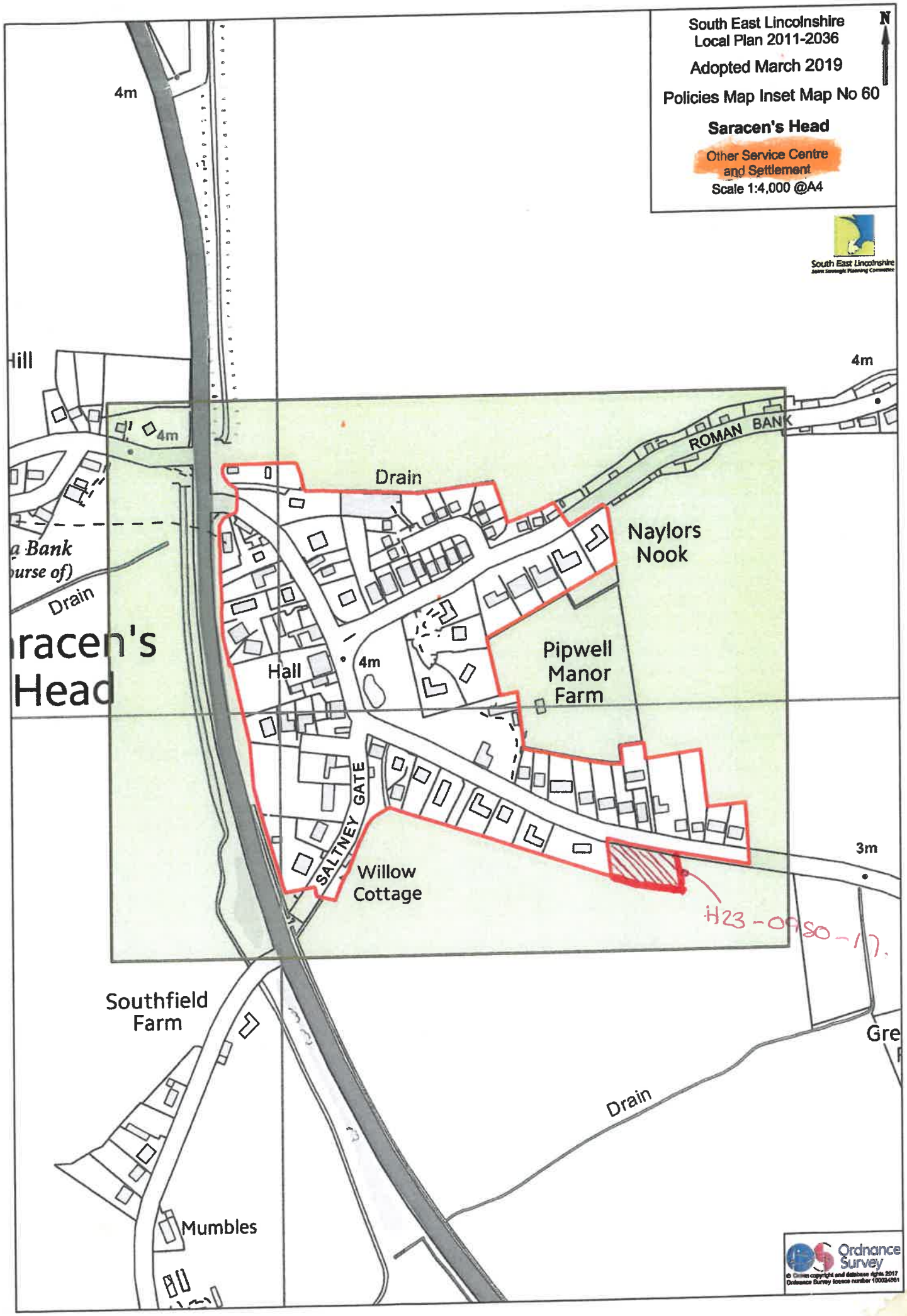
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Washway Road, Saracen's Head



Promap
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R Longstaff & Co


South East Lincolnshire
Local Plan 2011-2036
Adopted March 2019
Policies Map Inset Map No 60
Saracen's Head
Other Service Centre and Settlement
Scale 1:4,000 @A4
N
South East Lincolnshire
4m
Hill
4m
4m
ROMAN BANK
Drain
Naylors Nook
Drain
Pipwell Manor Farm
Hall
4m
SALTNEY GATE
Willow Cottage
3m
H23-0980-17.
Southfield Farm
Drain
Mumbles
Ordnance Survey