SOUTH HOLLAND DISTRICT COUNCIL

Report of: **Development Manager**

To: **Planning Committee - 09 March 2022**

(Author: **David Gedney - Senior Planning Officer)**

Purpose: **To consider Planning Application H22-1064-21**

Application Number:	H22-1064-21	**Date Received:**	11 October 2021
Application Type:	FULL		
Description:	Residential Development - Erection of 3 Dwellings including demolition of existing building		
Location:	Rear of The Hollies 30 Austendyke Road Weston Hills		
Applicant:	Scottpark Developments Ltd.	**Agent:**	G R Merchant Ltd
Ward:	Cowbit, Weston and Moulton	**Ward Councillors:**	Cllr R Grocock Cllr A Casson Cllr A R Woolf

You can view this application on the Council's web site at
http://planning.sholland.gov.uk/OcellaWeb/planningDetails?reference=H22-1064-21

1.0 REASON FOR COMMITTEE CONSIDERATION

1.1 The application raises issues that warrant consideration by the Planning Committee. It was considered at the meeting held on 9 February, 2022, where it was deferred. This was to seek a further view from the Highway Authority on the suitability of the access to serve 3 dwellings, given its length and width and position on a junction and to discuss with the applicant a reduction from 3 to 2 dwellings.

2.0 PROPOSAL

2.1 Full planning permission is sought for the erection of 3 no dwellings consisting of 2 no. 5 bed chalets (plots 1 and 2) and 1 no. 3 bed bungalow (plot 3). It should be noted that the northernmost part of the site has previously had outline planning permission for 2 dwellings with access off the proposed private drive (ref. H22-1137-18).

2.2 Discussions have now taken place with both the applicant's agent and also LCC Highways. The former have chosen to submit a Site Access and Egress Plan in support of the scheme rather than reduce the number of properties. The response from LCC Highways is outlined later in the report.

3.0 SITE DESCRIPTION

3.1 The site (some 0.2ha) is brownfield land situated on the northern side of Austendyke close to the junction with Broadgate. It is presently a yard area with an industrial building within the southern section.

3.2 Houses are located to the east off Broadgate, beyond a high Leylandii hedge, and also to the south off Austendyke. New houses have recently been constructed to the west.

4.0 RELEVANT PLANNING POLICIES

4.1 **The Development Plan**

South East Lincolnshire Local Plan, March 2019

01. Spatial Strategy
02. Development Management
03. Design of New Development
04. Approach to Flood Risk
11. Distribution of New Housing
12. Reserve Sites
28. The Natural Environment
30. Pollution
31. Climate Change and Renewable and Low Carbon Energy
32. Community, Health and Well-being
36. Vehicle and Cycle Parking
APPENDIX 6 Parking Standards

If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, Section 38 (6) to the Town and Country Planning Act as amended by the 2004 Act states that the determination must be made in accordance with the plan unless material considerations indicate otherwise.

National Guidance

National Planning Policy Framework (NPPF), 2021

Section 2. Achieving sustainable development.
Section 4. Decision making.
Section 5. Delivering a sufficient supply of homes.
Section 8. Promoting healthy and safe communities.
Section 9. Promoting sustainable transport.
Section 11. Making effective use of land.
Section 12. Achieving well-designed places.
Section 14. Meeting the challenge of climate change, flooding and coastal change.
Section 15. Conserving and enhancing the natural environment.

Planning Practice Guidance (PPG)

5.0 RELEVANT PLANNING HISTORY

5.1 H22-1137-18 - O/A - Residential development (2 plots) - Granted 8 January 2019.

H22-0381-19 - Cond Comp - Details Relating to Contamination (Condition 8 i) and ii) of H22-1137-18) - Approved 18 December 2020.

6.0 REPRESENTATIONS

6.1 Weston Parish Council

Object to this planning application on the following grounds:
1) Road System is inadequate, there is poor access to the site and the development comes out on a busy road and close to a major junction;
2) Prejudice to highway safety. Exiting the site would be difficult due to poor visibility impaired by current buildings;
3) Poor relationship with adjoining buildings;
4) Overlooking adjoining properties;
5) Public Sewers inadequate;
6) Risk of Flooding. New properties opposite are experiencing sewerage and drainage problems;

7) Threat to health of occupants due to previous contamination.

6.2 LCC Highways/SUDs

Aware of outline planning permission ref. H22-1137-18 where no objections were raised and this proposal in terms of access arrangements is no different. Also noted that an application next door (no. 523 Broadgate) closer to the junction was previously approved for a new vehicular access (ref. H22-0560-15), which raised no objections at the time.

As previously stated and having reviewed the applicant's amended drawings, the access width is of suitable dimensions to accommodate the passage of two-way vehicular movements with adequate parking for each dwelling and sufficient turning facility within the site to allow vehicles to enter and leave in a forward gear. It is noted that the bin storage area has been relocated and the proposed visibility splays have not been set out correctly in accordance with Manual for Streets where the x dimension (i.e., the setback) should be 2.4 metres from the back edge of the nearside carriageway kerb edge and not from the footway edge as currently shown, so that drivers intending to enter the highway at the access may have sufficient visibility of approaching traffic to judge if it is safe to complete the manoeuvre. The existing access is located within a 40mph speed limit and vehicle speeds on Broadgate will be a lot lower as they approach the junction of Austendyke Road as they will be as they turn from the junction on to Broadgate.

Therefore, the proposed new vehicular access for this development would not present a 'severe' impact on highway safety or capacity issues and as such we do not have the grounds to recommend refusal in accordance with the National Planning Policy Framework.

6.3 South Holland IDB

If (following testing) a strategy wholly reliant on infiltration is not viable and a surface water discharge is proposed to a watercourse, then the proposed development will require land drainage consent in line with the Board's byelaws (specifically byelaw 3).

6.4 SHDC Environmental Protection

Remedial action required. Request remediation method statement in due course.

6.5 Public

Objections/comments received (summarised):
- Blockage of light;
- Should be bungalows as opposed to large chalets;
- Boundary fence should be renewed and trees along eastern boundary cut down;
- Request swift nesting boxes.

7.0 CONSIDERATIONS

7.1 Planning Considerations

7.2 The main issues are:
- Policy/principle;
- The effect of the proposed development on the character and appearance of the area;
- Residential amenity/refuse issues;
- Highway safety;
- Other material considerations such as flood risk, drainage, contamination and ecology.

7.3 Policy/principle

7.4 Section 38 (6) of the Town and Country Planning Act, as amended by the 2004 Act, states that the determination must be made in accordance with the development plan unless material considerations indicate otherwise.

7.5 The site is inside Weston Hills Settlement Limit as defined within the South East Lincolnshire Local Plan (SELLP), 2019. Policy 1 (Spatial Strategy) of the Local Plan indicates that within

Other Service Centres, including Weston Hills, development will be permitted that supports their role as a service centre for the settlement itself, helps sustain existing facilities or helps to meet the service needs of other local communities. Development will normally be limited to committed sites and infill.

7.6 In this case the proposed development is infill within the existing village fabric and the northern section of the site has outline planning permission for residential development. No objections are therefore raised in principle.

7.7 Character/appearance

7.8 Policy 2 of the South East Lincolnshire Local Plan, 2019 indicates that proposals requiring planning permission for development will be permitted provided that sustainable development considerations are met in relation to, inter alia, size, scale and impact on the amenity, character and appearance of the area. Policy 3 indicates that it should create a sense of space and respect the character of the area within which it is situated.

7.9 Four houses have recently been constructed to the west by virtue of planning permission ref. H22-1061-17. They include two backland dwellings. Moreover, the proposal would essentially round off existing development within the centre of the settlement. Existing development within the locality is varied, including two-storey and single-storey properties. A large shed would be removed and replaced by a bungalow of reduced height. Taking these matters into account it is considered that the proposal would not materially harm the character or appearance of the locality.

7.10 The proposal therefore accords with Policies 2 and 3 of the SELLP in this respect.

7.11 Amenity

7.12 Policies 2 and 3 of the South East Lincolnshire Local Plan (2019) set out residential amenity and the relationship to existing development and land uses as main considerations when making planning decisions. They are consistent with advice within the National Planning Policy Framework (2021). Paragraph 130, amongst other matters, seeks places with a high standard of amenity for existing and future users.

7.13 Policy 30 of the SELLP indicates that development proposals will not be permitted where, taking into account of any mitigation measures, they would lead to unacceptable adverse impacts upon the health and safety of the public, the amenities of the area, or the natural, historic or built environment by way of such factors as air quality, noise, light levels and land quality and condition.

7.14 Access to the site would be via an existing private roadway off Broadgate, which would be hard surfaced. Existing residents would suffer some disturbance from vehicles using this roadway. However, this would not be significantly greater and probably less than noise generated by vehicles, including HGVs, using the present yard area.

7.15 The dwelling on plot 1 would be a 5-bed chalet with gable facing east towards properties off Broadgate. It would have no windows at first floor level on its eastern elevation. There would be no significant overlooking of neighbouring properties from rear first floor windows due to the angles and distances involved and the presence of a rear projection. Similarly, the chalet on plot 2 has no first-floor windows facing west. The dwelling on plot 3 would be a bungalow. Boundary screening would be implemented.

7.16 Concerns have been raised on grounds of blockage of light in respect of the property on Plot 1 and residential properties to the east. Whilst there may be some blockage of direct light later in the afternoon it is not considered to be to such as to justify a refusal of planning permission. It should also be noted that existing Leylandii trees along the boundary would be removed, which presently block light to the properties to the east.

7.17 Overall, it is considered that the development would not materially harm the amenity of

neighbouring residents in terms of overlooking/lack of privacy, overbearing effect, overshadowing or noise/disturbance. The proposal is therefore in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019 in terms of amenity.

7.18 Refuse Collection - The site would be accessed via a private drive that exceeds 30 metres in length. Consequently, the proposal is not in accordance with the Council's current Guidance Note entitled "Private Drives - Waste Vehicle Collection Service". However, outline permission has previously been granted for two dwellings on the northernmost part of the site with similar access arrangements (ref. H22-1137-18). A refuse collection point has been provided and the applicant has agreed in principle to private refuse collection, which can be addressed by means of a condition. Given the previous history of the site and the circumstances of the case it is considered that there is not sufficient reason to refuse the application for this reason.

7.19 Highways

7.20 Policies 2 and 3 of the SELLP indicate that sustainable development considerations should be met in terms of access and vehicle generation levels and layout of car parking. Policy 36 and Appendix 6 set out the minimum standards for parking provision based upon the use class. Two spaces for dwellings with 3 or less bedrooms should be provided within the curtilage. Three spaces for dwellings with 4 or more bedrooms should be provided within the curtilage.

7.21 Concerns have been expressed over the suitability of the access to serve 3 dwellings, given its length and width and position on a junction. The site would be accessed via a private drive, which would be block paved. It already exists and could still be used in conjunction with the site's former industrial use if required. Satisfactory on-site parking would be provided. The applicant's agent has submitted a Site Access and Egress Plan in support of the proposal. The visibility splay shown on the submitted plan is actually set further back than is recommended within the Manual for Streets. LCC Highways have been re-consulted and maintain that there is not sufficient reason to refuse the application on highway safety grounds. Paragraph 111 of the Framework indicates that "development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe."

7.22 In light of comments received from LCC Highways it is considered that the proposal does not materially conflict with the aims and objectives of Policies 2, 3 and 36 of the SELLP in terms of highway safety and parking.

7.23 Flood Risk/drainage

7.24 Policy 4 of SELLP is concerned on flood risk management and states, inter alia, that new development should pass the sequential test and should incorporate the use of Sustainable Drainage Systems (SuDS), unless it is demonstrated that it is not technically feasible.

7.25 The site is predominantly within Flood Zone 1 on the Environment Agency Maps, although a small section is in Flood Zone 2. The Environment Agency's Flood Maps have been created as a tool to raise awareness of flood risk with the public and partner organisations, such as Local Authorities, Emergency Services and Drainage Authorities. The Maps do not take into account any flood defences. Also, large parts of the South Holland District lie within Flood Zone 3. It is therefore necessary to use the refined flood risk information (Hazard and Depth maps) within the South Holland Strategic Flood Risk Assessment (2017) as a basis to apply the sequential test

7.26 The SFRA indicates that the site is located in a transition zone ranging between "danger for some" and no hazard. This is a less severe category and there are not reasonably available alternative sites appropriate for the proposed development located in areas with a lower risk of flooding. In this respect, the Authority views reasonably available sites as those that are deliverable and developable (as defined by the National Planning Policy Framework) for the use proposed within the area, can accommodate the general requirements of the development and are, in principle, in conformity with the objectives and advice within the NPPF and its associated National Planning Practice Guidance relating to sustainable development and flood risk.

7.27 It is not possible, consistent with wider sustainability objectives, for the development to be located in zones with a lower probability of flooding. The exceptions test should therefore be applied. It is a method to demonstrate and help ensure that flood risk to people and property will be managed satisfactorily, while allowing necessary development to go ahead in situations where suitable sites at lower risk of flooding are not available. The NPPF and the PPG set out two elements to the Exceptions Test.

7.28 First, proposed development is required to show that it will provide wider sustainability benefits to the community that outweigh flood risk, and second, that it will be safe for its lifetime without increasing flood risk elsewhere and, where possible, will reduce flood risk overall. This is aimed at allowing necessary development to go ahead in situations where suitable sites at lower risk of flooding are not available whilst helping ensure that flood risk to people and property will be managed satisfactorily.

7.29 In terms of the first element, the proposal scores positively against the aims and objectives of the Local Planning Authority's sustainability appraisal and would provide wider sustainability benefits to the community that outweigh flood risk. This includes the provision of additional sustainable housing within the district to meet the needs of the population, as required by the National Planning Policy Framework. The site has been included within Weston Hills Settlement Limit within the South East Lincolnshire Local Plan.

7.30 Concerning the second element, based upon refined flood risk information within the SFRA Depth Maps, it is recommended that the properties have finished floor levels 300mm above existing ground level. Future occupants are advised to sign up to the Environment Agency's free Floodline Warnings Direct Service.

7.31 In terms of drainage, foul water would be disposed of via the mains sewer. Anglian Water have a statutory duty to provide, improve and maintain such facilities. Surface water would be discharged to soakaways located within the front and rear gardens.

7.32 The proposal therefore satisfactorily complies with Policy 4 of the SELLP and advice within the Framework in terms of flood risk.

7.33 Contamination

7.34 Policy 30 of the SELLP indicates that development proposals will not be permitted where, taking into account of any mitigation measures, they would lead to unacceptable adverse impacts upon the health and safety of the public, the amenities of the area and land quality and condition.

7.35 The site has a long development history and was incorporated in the depot and garage in the 1960's. The air photos show areas of poor waste storage, and this was common historically at depots and garages. The adjacent site required remediation of near surface made ground soils, and there is no evidence to suggest, at this time, that this half of the larger site should be any different. There is limited information available that there was a historic spill and staining around a former above ground tank. There is current poor waste storage on site. I therefore consider that the conceptual model should be updated, and that site investigation is required.

7.36 Environmental Protection have reviewed the submitted environmental report and agree that remedial action is required. They therefore request the submission of a remediation statement, which can be addressed by means of a condition.

7.37 Ecology

7.38 Policy 3 of the SELLP indicates that development proposals should, where relevant to the proposal, include the incorporation of existing hedgerows and trees and the provision of appropriate new landscaping to enhance biodiversity.

7.39 Policy 28 indicates that all development should provide an overall gain in biodiversity. The explanatory text sets out that development can incorporate a number of simple, low-cost

measures to deliver biodiversity benefits and enhance priority habitats and species, such as, the use of bat roost boxes, green roofs or walls, and integrating nesting opportunities into buildings and green infrastructure.

7.40 The scheme includes new tree planting. A condition is recommended concerning bio-diversity.

7.41 Planning Balance

7.42 Section 38 (6) of the Town and Country Planning Act, as amended by the 2004 Act, states that the determination must be made in accordance with the development plan unless material considerations indicate otherwise.

7.43 The site is within Weston Hills Settlement Limit as defined in the South East Lincolnshire Local Plan, 2019 and the northernmost part of it has previously had outline permission for 2 dwellings (ref. H22-1137-18). It is considered that the proposal would not materially harm the character/appearance of the locality or amenity of nearby residents in terms of overlooking, lack of privacy, overshadowing, overbearing effect, noise and disturbance etc. LCC Highways have been re-consulted and maintain that is not sufficient reason to refuse the application on highway safety/parking grounds. Issues relating to flood risk can be addressed by means of a condition.

7.44 The proposal therefore satisfactorily complies with Policies 1, 2, 3, 4, 30 and 36 of the South East Lincolnshire Local Plan (SELLP), 2019, plus advice within the National Planning Policy Framework (NPFF), 2021. There are no material considerations that outweigh factors in favour of the proposal.

7.45 **Conclusion**

The planning balance lies in favour of the proposal for the reasons outlined above.

7.46 **Additional Considerations**

7.47 Public Sector Equality Duty

7.48 In making this decision the Authority must have regard to the public sector equality duty (PSED) under s.149 of the Equalities Act. This means that the Council must have due regard to the need (in discharging its functions) to:
A. Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act
B. Advance equality of opportunity between people who share a protected characteristic and those who do not. This may include removing or minimising disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic; taking steps to meet the special needs of those with a protected characteristic; encouraging participation in public life (or other areas where they are underrepresented) of people with a protected characteristic(s).
C. Foster good relations between people who share a protected characteristic and those who do not including tackling prejudice and promoting understanding.

7.49 The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

7.50 The PSED must be considered as a relevant factor in making this decision but does not impose a duty to achieve the outcomes in s.149. It is only one factor that needs to be considered, and may be balanced against other relevant factors.

7.51 It is not considered that the recommendation in this case will have a disproportionately adverse impact on a protected characteristic.

7.52 Human Rights

7.53 In making a decision, the Authority should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as South Holland District Council to act in a manner that is incompatible with the European Convention on Human Rights. The Authority is referred specifically to Article 8 (right to respect for private and family life) and Article 1 of the First Protocol (protection of property).

7.54 It is not considered that the recommendation in this case interferes with local residents' right to respect for their private and family life, home and correspondence, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general public interest and the recommendation is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

8.0 RECOMMENDATIONS

8.1 **Grant Permission subject to those conditions listed at Section 9.0 of this report.**

9.0 CONDITIONS

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:
   3874-21 01C;
   3874-21 02;
   3874-21 03;
   3874-21 04;
   3874-21 05;
   3874-21 06;
   Geo-Environmental Desk Study by Goldfinch Environmental Ltd (Report Ref. 0602/1) dated March 2019;
   Geo-Environmental Ground Investigation Report by Goldfinch Environmental Ltd (Report ref. 0666/2) dated August 2020.

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

3. Before the commencement of the development hereby permitted beyond oversite a schedule of external materials of construction of buildings and hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the materials so approved.

   Reason: To ensure that the Local Planning Authority retains control over the external materials of construction of the development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set.
   This Condition is imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019.

4. The approved scheme of landscaping and tree planting shall be carried out and completed in its entirety during the first planting season following practical completion of the development. All trees, shrubs and bushes shall be maintained by the owner or owners of the land on which they are situated for the period of five years beginning with the date of completion of the scheme and during that period all losses shall be made good as and when necessary.

   Reason: To ensure that the development is adequately landscaped, in the interests of its visual amenity and that of the area in which it is set.
   This Condition is imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019.

5. Before any dwelling is occupied the existing Leylandii trees along the eastern boundary shall be felled.

Reason: To ensure a satisfactory development in the interest of the amenities of the locality.
This Condition is imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019.

6. The approved scheme of boundary screening shall be carried out in its entirety prior to occupation of any dwelling and shall thereafter be so maintained. It shall include new 1.8 metre high closeboarded fencing along the whole of the eastern boundary adjoining nos. 536-540 (even) Broadgate, which shall be erected prior to occupation of any dwelling.

Reason: In order to ensure that the site is adequately screened, in the interests of the character and appearance of the development and the amenity of the area in which it is set including the amenity of nearby occupiers.
This Condition is imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019.

7. Before any dwelling is occupied the private driveway shall be block paved in accordance with the details accompanying the application.

Reason: To ensure a satisfactory development in the interest of the amenity of future occupiers and also highway safety.
This Condition is imposed in accordance with Policies 2, 3 and 30 of the South East Lincolnshire Local Plan, 2019.

8. The development hereby permitted shall not be commenced beyond oversite before details of the means of storage and disposal of refuse and recycling, as well as appropriate management and maintenance, have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented before the first occupation of relevant dwellings and shall thereafter be retained.

Note: For residential development, reference should be made to the Council's published "Private Drives - Waste Vehicle Collection Service - Guidance Note" when submitting these details.

Reason: To ensure that adequate facilities are made available for refuse storage and disposal to avoid pollution, to protect residential amenity, and in the interests of the appearance of the site and the area within 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 Policies 2, 3 and 30 of the South East Lincolnshire Local Plan, 2019.

9. The development hereby permitted shall incorporate the following flood risk measures:
- Finished floor levels shall be 300mm above existing ground level;
- Flood resilient construction shall be incorporated within the development up to 300mm above finished floor level;
- Safe refuge shall be provided above ground floor level;
The mitigation measures shall be fully implemented prior to occupation.

Notes:
1. The applicant is advised to refer to the following document for information on flood resilience and resistance techniques that could be incorporated into the development: "Improving Flood Performance of New Buildings - Flood Resilient Construction" (Department for Communities and Local Government, 2007);
2. Future occupants are advised to sign up to the Environment Agency's free Floodline Warnings Direct Service.

Reason: To ensure that the development does not increase the risk of flooding or be at risk of flooding.
This Condition is imposed in accordance with Policies 3 and 4 of the South East Lincolnshire Local Plan, 2019 and national guidance contained in Section 14 of the National Planning Policy Framework, 2021.

10. No dwelling shall be commenced until a written method statement detailing the remediation strategy for land contamination and/or pollution of controlled waters affecting the site and a timetable for their completion has been submitted to and approved in writing by the LPA. This shall include details of the proposed verification plan including compliance criteria and monitoring details.

No deviation shall be made from this scheme without the express written agreement of the LPA. If during redevelopment contamination not previously considered is identified, then the LPA shall be notified immediately and no further work shall be carried out until a method statement detailing a scheme for dealing with the suspected contamination has been submitted to and agreed in writing by the LPA.

Reason: To ensure a satisfactory development.
This Condition is imposed in accordance with Policy 30 of the South East Lincolnshire Local Plan, 2019.

11. A full copy of a verification report in relation to condition 10 shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development. The report shall provide verification that the required works regarding contamination have been carried out in accordance with the approved Method Statement(s). Post-remediation sampling and monitoring results shall be included in the closure report to demonstrate that the required remediation objectives and criteria has been fully met.

Note: The applicant is advised that the phased risk assessment required by the Contaminated Land Scheme Condition should be carried out in accordance with the procedural guidance of the Environmental Protection Act 1990 Part 11A.

Reason: To ensure the satisfactory remediation of contaminated land and/or waters.
This Condition is imposed in accordance with Condition 30 of the South East Lincolnshire Local Plan, 2019.

12. The water consumption of each dwelling hereby permitted should not exceed the requirement of 110 litres per person per day (as set out as the optional requirement in Part G of the Building Regulations 2010 and the South East Lincolnshire Local Plan, 2019). The person carrying out the work must inform the Building Control Body that this duty applies. A notice confirming the requirement for the water consumption has been met shall be submitted to the Building Control Body and Local Planning Authority, no later than five days after the completion of each individual dwelling.

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

13. Before the commencement of the development hereby permitted beyond oversite full details of ecological biodiversity measures to be installed in conjunction with the development shall be submitted to and approved in writing by the Local Planning Authority. The measures shall be constructed and retained in accordance with the details so approved.

Note: Development can incorporate a number of simple, low-cost measures to deliver biodiversity benefits and enhance priority habitats and species, such as, the use of bat and barn owl roost boxes and integrating nesting opportunities into buildings. The use of swift bricks on new developments would help minimise the decline in swifts, a priority species.

Reason: To ensure that the development is able to deliver a net gain in biodiversity.
This Condition is imposed in accordance with Policy 28 of the South East Lincolnshire Local Plan, 2019 and national guidance contained in the National Planning Policy Framework, 2021.

14. Note - 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

15. Note - The permitted development requires the formation of a new/amended vehicular access. These works will require approval from the Highway Authority in accordance with Section 184 of the Highways Act. The works should be constructed in accordance with the Authority's specification that is current at the time of construction. Relocation of existing apparatus, underground services or street furniture will be the responsibility of the applicant, prior to application. For approval and specification details, please contact vehiclecrossings@lincolnshire.gov.uk

16. Note - 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.

Background papers:- Planning Application Working File

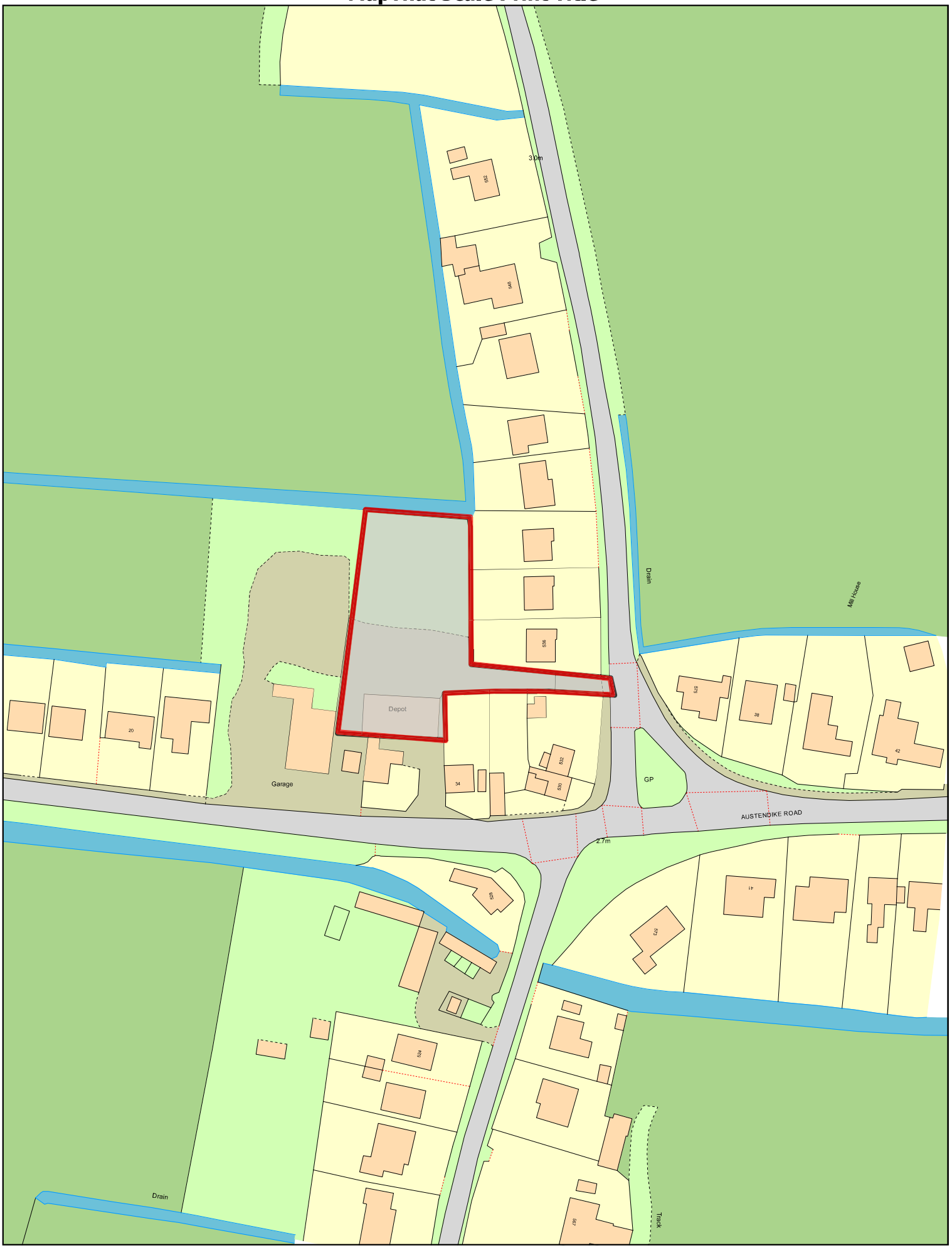
Lead Contact Officer

Name and Post:	Richard Fidler , Development Manager
Telephone Number:	01775 764428
Email	rfidler@sholland.gov.uk

Appendices attached to this report:

Appendix A Plan A

MapThat Scale Print Title



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MAP SCALE 1:1250
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