PLANNING CONDITIONS TRACKER, REFERENCE H23-0970-22

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.

Application for Approval of Reserved Matters was approved 27th October 2023, dealing with appearance, means of access, landscaping, layout and scale (ref H23-0797-23). **No further action required for this application.**

2) The development hereby permitted shall be carried out in accordance with the following approved plans and/or documents: Site Location Plan, Block Plan & Application Form.

No further action required for this application.

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 the building(s) (including a schedule of external materials to be used); ii) the means of access to the site; and iii) the landscaping of the site (including boundary treatment).

Application for Approval of Reserved Matters was approved 27th October 2023, dealing with appearance, means of access, landscaping, layout and scale (ref H23-0797-23). **No further action required for this application.**

4) The dwelling hereby permitted shall only be sold and developed as self build / custom provision in accordance with the definition within the Self- Build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016).

No further action required for this application.

5) Before the commencement of the development hereby permitted, full details of the existing and proposed site levels and proposed floor levels of the buildings, hard surfaced areas and garden/amenity areas, including any mitigation measures arising as a consequence (for example increased height of boundary treatment), shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed and retained in accordance with the details so approved. Note: Where levels are raised above existing ground levels, the submission shall be supported by cross-sectional drawings showing the relationship with adjoining uses and buildings to enable the Local Planning Authority to be satisfied that sufficient mitigation measures will be in place.

Condition to be discharged as part of this application, reference attached drawings SE-1985-BR02-1000, SE-1985-BR02-2100 & SE1300-1.

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.

Condition to be discharged as part of this application, reference attached drawings SE-1985-BR02-1000.

7) 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.

Condition to be discharged as part of this application, reference attached WSI RBWC23.

8) 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 7 above in order to facilitate adequate monitoring arrangements

No further action required for this application.

9) A copy of the final report required in connection with Condition 7 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.

No further action required for this application.

10) 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 (including screening of bin collection points), 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 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.

Application for Approval of Reserved Matters was approved 27th October 2023, dealing with appearance, means of access, landscaping, layout and scale (ref H23-0797-23). The approved landscaping is enforced through condition 2 on RESM planning approval H23-0797-23. **No further action required for this application.**

11) Prior to its installation, details of the proposed boundary treatments, including a schedule of fencing levels, heights and 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 and retained thereafter.

Condition to be discharged as part of this application, reference attached drawings SE-1985-BR02-1000.

12) 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 thereafter be constructed/installed in accordance with the details so approved prior to the development being brought into use and shall thereafter be retained.

Condition to be discharged as part of this application, reference attached drawings SE-1985-BR02-1000.

13) The water consumption of the 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 the dwelling.

Condition to be discharged as part of this application, reference attached building regulation notes, confirming the water consumption requirement on page 9.

Macaulay Curt (Agent)

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