

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H23-0064-23 **Applicant:** Mr K Shepperson

Proposal: Details of landscaping, tree planting, ecological biodiversity measures and drainage (Conditions 5, 6 and 7 of H23-0179-22)

Location: Washway Road Saracens Head Spalding

Terminal Date: 22nd March 2023

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02	Development Management
03	Design of New Development
04	Approach to Flood Risk
28	The Natural Environment
30	Pollution
31	Climate Change and Renewable and Low Carbon Energy

National Guidance

National Planning Policy Framework 2021

Section 2. Achieving sustainable development.
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.

Representations:

	Object	Support	No Obj.	Comments
SOUTH HOLLAND INTERNAL DRAINAGE BOARD	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

The application is to discharge conditions 5, 6 and 7 of H23-0179-22 (details of landscaping, tree planting, ecological biodiversity measures and drainage).

Site Description

The site (some 0.89ha) is agricultural land located on the southern side of Washway Road on the eastern fringe of the village. The site to the north fronting Washway Road has permission for 3 no. houses, which are under construction. Land to the north-west fronting Washway Road between the site and Saracen House has the benefit of planning permission for 3 bungalows (ref. H23-0980-17 and H23-1087-20). Residential development is located on the opposite side of Washway Road.

History

H23-0179-22 - Full - Change of use of agricultural land to field/paddock and erection of implement building - Granted 11 April 2022

Consultation Responses

South Holland Internal Drainage Board

If infiltration is not feasible at this site, following the drainage hierarchy we would expect the applicant to propose to discharge surface water to a watercourse. In this case, consent would be required under Byelaw 3.

Planning Considerations

Condition 5 (landscaping) - trees (alternate Hornbeam and Silver Birch - heavy standard) would be planted along the perimeter of the field.

Condition 6 (ecological diversity measures) - Swift, owl and bat boxes would be installed on the building or on poles.

Condition 7 (drainage) - surface water from the building would be disposed of to 2 no. 5m x 2m crate soakaways. There is more than adequate capacity for drainage fields if required.

Conclusion

The details are considered acceptable. It is therefore recommended that conditions 5, 6 and 7 of H23-0179-22 be discharged.