SOUTH HOLLAND DISTRICT COUNCIL

Report of: **Development Manager**

To: **Planning Committee - 10 November 2021**

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

Purpose: **To consider Planning Application H23-0646-21**

Application Number:	H23-0646-21	**Date Received:**	11 June 2021
Application Type:	OUTLINE		
Description:	Residential development, including demolition of public house.		
Location:	New Saracens Head PH Washway Road Saracens Head		
Applicant:	Mrs R Whitelam	**Agent:**	Avocet Design
Ward:	Whaplode and Holbeach St Johns	**Ward Councillors:**	Cllr A C Beal Cllr P A Redgate

You can view this application on the Council's web site at
http://planning.sholland.gov.uk/OcellaWeb/planningDetails?reference=H23-0646-21

1.0 REASON FOR COMMITTEE CONSIDERATION

1.1 The application raises issues that warrant consideration by the Planning Committee.

2.0 PROPOSAL

2.1 Outline planning permission is sought for residential development, including demolition of the existing public house. All matters are reserved for subsequent approval.

2.2 The application is accompanied by information indicating that, due to health issues and declining revenue, the public house was closed and put on the market in November 2020 without success. The submission is also accompanied by accounts for the last four years.

3.0 SITE DESCRIPTION

3.1 The site (approximately 0.1ha) is located on the western side of Washway Road within Saracens Head, close to the junction with Saltney Gate. It is currently occupied by the New Saracens Head Public House, plus associated residential and outbuildings.

3.2 The Old Schoolhouse is situated to the north and bungalows to the south and west (Rosegate and No. 2 The Bluebells). A commercial garage is situated to the south-east and Pipwell Manor (grade II listed) approximately 100 metres to the east on the opposite side of Washway Road.

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
10 Meeting Assessed Housing Requirements
11 Distribution of New Housing
17 Providing a Mix of Housing
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 6. Building a strong competitive economy.
Section 8. Promoting healthy and safe communities.
Section 9. Promoting Sustainable transport;
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.
Section 16. Conserving and enhancing the historic environment.

Planning Practice Guidance (PPG)

5.0 RELEVANT PLANNING HISTORY

5.1 H23-0530-02 - Full - Change of use from pub outbuilding to 2 bed bungalow and erection of single storey extension - Refused 27 June 2002.

6.0 REPRESENTATIONS

6.1 Whaplode Parish Council

We are concerned that this historic site originally the reason for this village being founded could be lost if the application is approved. A transfer to a community asset is preferable. If no such proposal is forthcoming then the application should be favourably considered.

6.2 LCC Highways/SUDs

Does not wish to restrict the grant of permission.

6.3 South Holland Internal Drainage Board

Recommend soakaways for disposal of surface water. 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 Environmental Protection

No comments or objections.

6.5 Community Officer

No application has been submitted to have the public house listed as an asset of community value.

6.6 LCC Archaeology

Recommend conditions.

6.7 Public

Objections received from the owner/occupiers of properties within the village and surrounding area (main points summarised):

Major attraction within village and part of its history; One of few remaining pubs in area; Loss of community asset/infrastructure; Only premises in the village where people can meet and socialise as a hub for the local community; Building not unsafe or uninhabitable; Additional housing unsustainable and unnecessary in village; Lack of infrastructure within village; Need community facilities and not more housing; No effort has been made to retain pub - could be leased, put up for sale as a commercial property or run as a community hub; Not in keeping; Close to dangerous junction/bend; Not enough parking for residential; Detrimental to highway safety.

6.8 Information from Applicant

The family have owned the pub for almost 30 years. Reason for application and details of accounts for last 4 years submitted.

In addition, a map of the village has been submitted which offers a snapshot of those who are regular users. I offer this as I'm mindful of a small but vocal movement in the village to save the pub. I would note that none of those concerned have been users of the pub. In summary, of 65 houses in a radius of 16 hectares only one used the pub on a daily basis. Beyond this, only two people in the survey use the pub on an occasional basis. If we were to extend the radius then we could add three more near-local occasional users.

Regarding the Parish Council's argument that the village owes its name to the pub, I would categorically disown this contention. The village does owe its name to a pub but not mine. The original pub, from which the village gains its name, was actually on the other side of the new A17 and was demolished in 1961. Hence the name of my family pub: 'The New Saracen's Head'.

Photographs also submitted that give an indication of some of the building's problems - particularly that of rising damp which affects both storeys with much of the rendering failing making some of the building uninhabitable.

7.0 CONSIDERATIONS

7.1 **Planning Considerations**

7.2 The main issues in this case are:
- Policy/principle;
- Character/appearance and heritage;
- The likely affect upon the amenity of nearby residents;
- Highway safety;
- Other material considerations, including flood risk, drainage and archaeology.

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 located within the settlement boundary for Saracens Head as set out in the South East Lincolnshire Local Plan, 2019 (SELLP). Saracens Head sits within the 'Other Services and Settlements' tier of the Spatial Strategy. Policy 1 states that within the settlement boundaries of the Other Service Centres and Settlements (as shown on the Inset Maps) development will be permitted that supports their role as a service centre for the settlement itself, helps sustain existing facilities or helps meet the service needs of other local communities.

7.6 SELLP Policy 32 specifically relates to community facilities. It states that the redevelopment or change of use of an existing community facility will be permitted only if an assessment has been undertaken which has clearly shown that the facility is:
a. surplus to requirements; or
b. not economically viable; or
c. unfit for purpose"

7.7 The above policies are consistent with advice within the National Planning Policy Framework, 2021. Para 84 states that planning policies and decisions should enable the retention and development of accessible local services and community facilities, including public houses. Paragraph 92 sets out that planning policies and decisions should aim to achieve healthy, inclusive and safe places which promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other. Lastly, paragraph 93 states that to provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs; and ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community.

7.8 Assessing the proposal against criterion a) of Policy 32 of the SELLP, it is clear, given the level of objection from the local community, that it is a valued facility in the village. Since it is the last public house it cannot be argued that it is surplus to requirements from a community point of view.

7.9 Concerning criterion b), financial evidence has been submitted to demonstrate that the public house is not economically viable. The accounts cover a period of 4 years from 2017 to 2021.

7.10 CAMRA has formulated a standard, objective test to assist decision makers to make a fair, open and informed judgement on the question of viability. This test addresses what the business could achieve if it were run efficiently by management committed to maximise its success. To assess trade potential, a number of criteria are used. They are outlined below:

7.11 Local Trade - The public house is located in a small village with a relatively small catchment area. The applicant has indicated that few locals used the facility.

7.12 Customer Potential - The facility is not in a well visited/popular location and is not within a popular tourist area.

7.13 Competition - There are no other pubs/bars/restaurants within the village. However, there are others relatively close; for example, within Holbeach.

7.14 Flexibility of the Site - The existing facility does not appear to have been underused. Physically, there is scope for expansion.

7.15 Parking - Satisfactory parking is available on site.

7.16 Public Transport - There is not frequent/reliable public transport to/from the site.

7.17 Multiple Use - The public house is the sole remaining facility of this nature within the village. There is limited scope for alternative uses such as a bed and breakfast, shop, etc, because the site is within a small village with a small catchment area and not in a popular tourist area.

7.18 Partial Loss - This is not applicable in this case.

7.19 Competition Case Studies - There are still some remaining pubs in villages within the district. However, many seem to be struggling financially due to the general decline in the UK pub sector over recent years, as a result of changing social habits. Covid has also accentuated this decline.

7.20 The Business (Past and Present) - The public house has been owned by the same family for almost 30 years. The applicant has indicated that business has gradually declined over the years and was no longer well supported by locals. Even prior to Covid it was already experiencing significant decline and was not financially viable. Trading figures for the last 4 years demonstrate this.

7.21 The Sale - The public house was put on the market in November 2020 without success. No application has been submitted to have it listed as an asset of community value.

7.22 Summarising, therefore, it is recognised that the facility is a community asset and is the only remaining public house within the village. However, the settlement is small with restricted immediate population. The applicant has indicated that it was not well supported by locals. It is not within a popular tourist area and is not well served by public transport. Recent financial accounts indicate that the public house was in decline even prior to Covid and that it was not financially viable. It reflects the general decline in the UK pub sector over recent years. It is considered that these negative factors outweigh other matters in favour of retaining the facility and that it is no longer sustainable/viable.

7.23 In respect of Policy 22 criterion c), notwithstanding information submitted by the applicant, it cannot be argued that it is no longer fit for purpose because repairs could be undertaken.

7.24 Concluding, therefore, it is considered that the applicant has satisfactorily demonstrated that the public house is no longer sustainable/commercially viable. The proposal therefore complies with criterion b) of Policy 32 of the SELLP, which is generally in accordance with advice within the NPPF.

7.25 In terms of housing policy, the site is inside Saracens Head Settlement Limit as defined in the SELLP. Policy 1 (Spatial Strategy) of the SELLP indicates that within Other Service Centres, including Saracens Head, 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.

7.26 In this case, the site is brownfield and is within the village envelope. The site is in a sustainable location and considered suitable for housing. The proposal therefore satisfactorily accords with Policy 1 of the South East Lincolnshire Local Plan, 2019 in locational terms.

7.27 Character/Appearance and Heritage

7.28 The building was probably constructed in the 19th Century, but has lost much of its original character over the years due to periodic alterations/modernisation. It is not of any significant historical or architectural merit and is not listed or within a conservation area. Its demolition would not affect the setting of Pipwell Manor (grade II listed) further to the east. It is considered that there is not sufficient reason to refuse the application on grounds that the proposal would materially harm the character or appearance of the village.

7.29 The proposal does not therefore significantly conflict with the aims and objectives of Policies 2, 3 and 29 of the SELLP in this respect.

7.30 Amenity

7.31 The present use of the site is a public house. In terms of amenity, the proposed use would be less intensive and have less of an impact upon the occupiers of nearby residential property in terms of noise, general disturbance, lack of privacy, etc. This is subject to the dwelling(s) being designed so as not to overlook neighbouring properties at close range, which would be

determined at the reserved matters stage. Although a commercial garage is located to the south-east there are other residential properties nearby and it has not previously created significant noise issues.

7.32 Property devaluation is not a material planning consideration and therefore carries no weight.

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

7.34 Highway Safety

7.35 The site presently has a central vehicular access. The number of properties and proposed access arrangements would be determined at the reserved matters stage. Concerns have been raised by local residents on highway safety grounds, particularly because the site is located on a bend and close to the junction with Saltney Gate. However, the latter is a no through road and the orientation of the bend is such that visibility is considered acceptable. LCC Highways have been consulted and consider that the proposal would not result in an unacceptable impact on highway safety.

7.36 Parking provision would depend on the number and size of the properties and would be determined at the reserved matters stage.

7.37 The proposal therefore satisfactorily accords with Policies 2, 3 and 36 of the SELLP in terms of highway safety and parking requirements.

7.38 Other Material Considerations

7.39 Flood Risk - The site is located within Flood Zone 3 of the Environment Agency's Flood Maps. However, the South Holland Strategic Flood Risk Assessment (2017) indicates that the site is within an area identified of no hazard. The proposal therefore satisfies the sequential test. It is recommended that finished floor levels be set at 300mm and that future occupants sign up to the Environment Agency's free Floodline Warnings Direct Service.

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

7.41 Drainage - Foul and surface water drainage can be addressed by means of a condition. The South Holland Internal Drainage Board recommends that surface water be disposed of via soakaways, subject to satisfactory infiltration testing.

7.42 Archaeology - The site is in an area of archaeological interest where extensive remains of medieval salterns have been identified. The salterns at Saracens Head were of such importance during the medieval period that the Bishop of Lincoln had to intervene in disputes between the parishes of Whaplode and Holbeach, who both claimed rights to them.

7.43 Previous development a short distance to the east off Roman Bank has revealed in situ hearth ovens used in medieval salt production, and there is the potential for similar remains to survive here that could be impacted by development.

7.44 Given the aforementioned, LLC Archaeology has recommended that the developer should be required to commission a Scheme of Archaeological Works. This can be secured by means of conditions.

7.45 Balance of Considerations

7.46 Policy 32 of the SELLP states that the redevelopment or change of use of an existing community facility will be permitted only if an assessment has been undertaken which has clearly shown that the facility is surplus to requirements, not economically viable, or unfit for purpose. It is consistent with advice within the National Planning Policy Framework (2021). In

this case, information has been submitted satisfactorily demonstrating that the existing public house is no longer sustainable/commercially viable. Moreover, the site is brownfield and is within Saracens Head Settlement Limit. It is therefore suitable for housing.

7.47 No objections are raised to the proposal on character, heritage, amenity and highway safety grounds. In terms of flood risk, the site is within an area of no hazard within the South Holland Strategic Flood Risk Assessment (2017). Means of drainage can be addressed by means of a condition.

7.48 The proposal therefore satisfactorily accords with Policies 1, 2, 3, 4, 29, 30, 32 and 36 of the SELLP, 2021. There are no material considerations in this case that are of such weight as to outweigh factors in favour of the proposal.

7.49 **Conclusion**

7.50 The planning balance lies in favour of the proposal. It is therefore recommended that the application be approved.

7.51 **Additional Considerations**

7.52 Public Sector Equality Duty

7.53 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.

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

7.55 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.

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

7.57 Human Rights

7.58 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).

7.59 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. 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;
   1:500 Block Plan;
   Flood Risk Assessment by S M Hemmings dated 28 July 2021.

   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 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).

   The development shall be carried out as approved.

   Reason: To meet the requirements of Section 92 of the Town and Country Planning Act 1990.

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 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 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 and 3 of the South East Lincolnshire Local Plan, 2019.

5. When application is made to the Local Planning Authority for approval of reserved matters, that application shall be accompanied by a scheme of boundary treatments/screening, including a schedule of fencing levels, heights and materials, and details of the size and species of any hedging. The details so approved shall be implemented in full before the development is first brought into use and retained thereafter.

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.

Reason: 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.

6. 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, including/plus the following measures:
- Finished floor levels shall be set 300mm above existing ground level;
- Flood resilient construction shall be incorporated within the development up to 300mm above finished 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.

7. 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 2, 3 and 30 of the South East Lincolnshire Local Plan, 2019 and national guidance contained in Section 14 of the National Planning Policy Framework, 2021.

8. 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.

9. 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 16 of the National Planning Policy Framework, 2021. 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 29 of the South East Lincolnshire Local Plan, 2019.

10. 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 9 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 16 of the National Planning Policy Framework, 2021.
This Condition is imposed in accordance with Policy 29 of the South East Lincolnshire Local Plan, 2019.

11. A copy of the final report required in connection with Condition 9 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 16 of the National Planning Policy Framework, 2021.
This Condition is imposed in accordance with Policy 29 of the South East Lincolnshire Local Plan, 2019.

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 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.

13. Your attention is drawn to advice from Lincolnshire County Council Highways dated 17 August 2021 relating to the development.

14. The formation of a new/amended vehicular access 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

15. 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

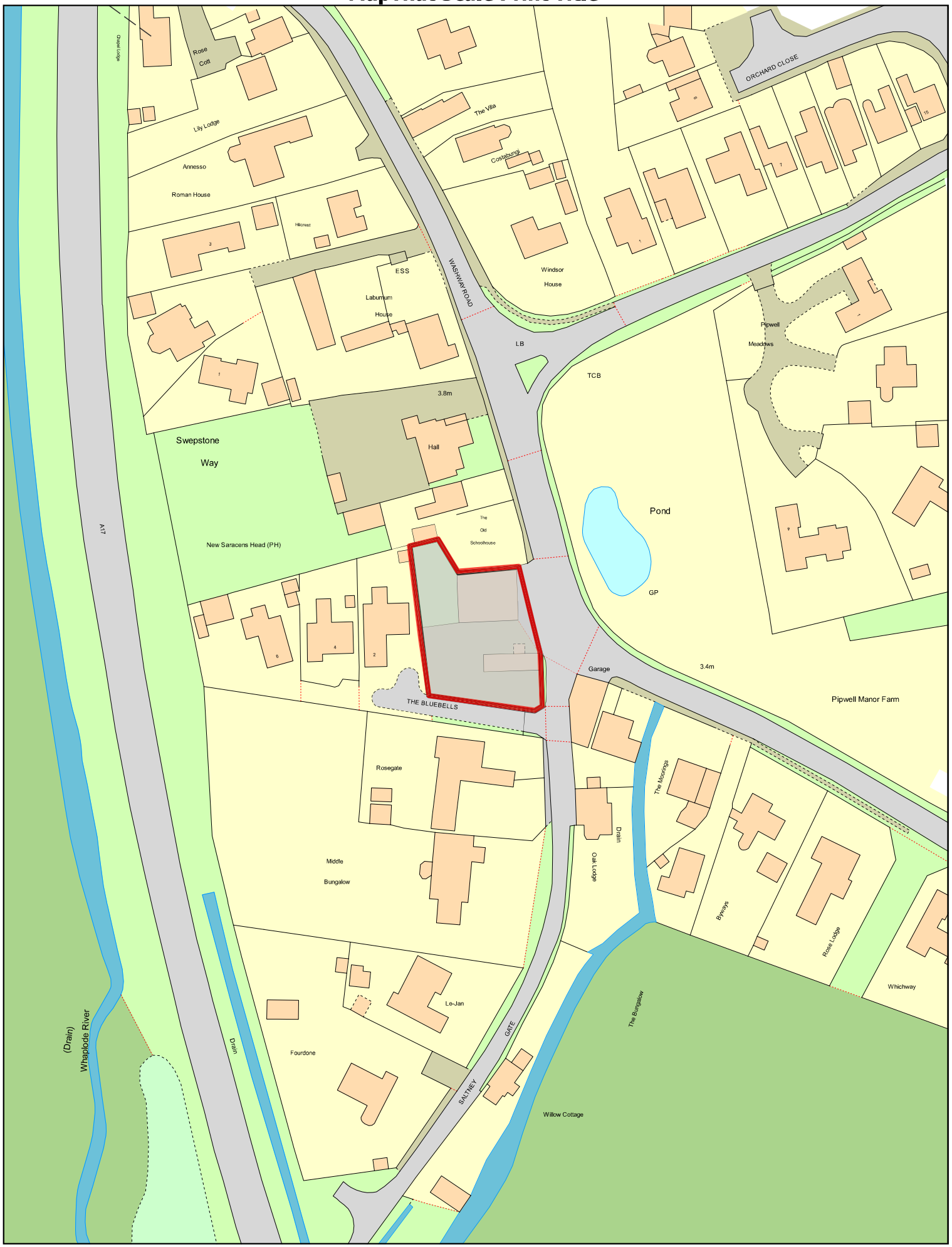
Lead Contact Officer

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Appendices attached to this report:

Appendix A Plan A

MapThat Scale Print Title



SOUTH HOLLAND DISTRICT COUNCIL

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MAP SCALE 1:1250
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