

## Rear of Westerly Back Bank, Whaplode Drove, Spalding.

### Residential Development (maximum 2 plots) H23-0698-22 Reserved Matters Submission compliance statement.

#### Background

The substantive planning permission for the development of 2 homes on the site was granted in 2022 under ref H23-0698-22. This is an outline (OL) planning permission and was granted in September 2022- subject to 14 conditions as set out in the table overleaf.

This establishes the principle of the development of the with 2 homes. The purpose of the reserved matters (REM) is to confirm the details of the dwellings proposed; C3 sets these out and is supplemented by C5 and C6 which request additional detail in relation to landscaping and ecology.

- 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).

Conditions 1, 2, 3, 4, 5, 6 and 7 relate to the requirements of the reserved matters submission. The table below sets out how the reserved matters submission is compliant with the requirements of the OL.

#### Further condition discharge applications

Within the other conditions imposed on the outline permission some are compliance only and some require submission of condition discharge against the outline permission rather than as part of the REM. The client is aware of these and will submit discharge applications against these conditions in due course.

#### Policy considerations

The importance of design is set out in the NPPF and is considered by the government to be a core element of sustainable development as. In relation to the design of the proposal reference is made to the NPPF which advocates good design as a key element of sustainable development- it is included in Para 8 which sets out the 3 strands of sustainable development.

#### NPPF para 8 b)

- b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

As well as - section 12- **Achieving well designed places** paras 131-141.

#### Development plan

The new local plan is some way off from adoption and as such the adopted local plan from 2019 remains in place. In respect to the REM submission the most relevant policy is Policy 3: Design of New Development.

This is a multi-criteria policy setting out a number of design matters that all development needs to address and as such it covers a number of issues not relevant to the submitted REM. Most of the issues have been addressed at the outline stage, however in consideration of Policy 3 it is considered that the proposal is consistent with the reserved matters in respect to the following criteria.

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- 2 -definition of public and private space- see layout plan.
- 5 -provision of bin stores, parking etc. see layout plan
- 8 -crime prevention – the private road provides a secure area where there is no through movement and miscreants can be spotted.
- 9 -Building orientation- the buildings have large roof expanses and windows facing south. There is not loss of residential amenity or material harm to wider landscape amenity.

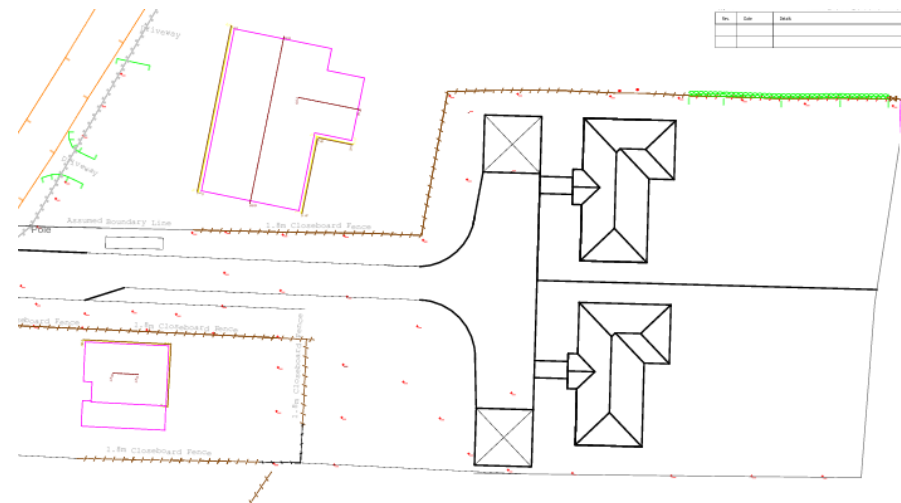


### OL permission

The note attached to C3 sets out they the officer considered that.

***Note: The most appropriate development upon the site would be single storey properties to ensure a satisfactory relationship with neighbouring development from both a visual and residential amenity point of view.***

It is considered that the bungalows proposed are consistent with the outline permission and prevailing built form in the village and does not cause adverse impact in relation to residential or wider amenity contrary to policy 3.



It is concluded that the proposal is both consistent with the outline permission and with material design policy at both local and national levels.

It is therefore requested the REM approval be granted.

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	Wording of conditions and reasons from H23-0698-22	REM submission	Compliance with OL
1	<p>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.</p> <p>Reason: As required by Section 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.</p>	The permission was granted on 8 sept 2022. And as such the 3-year time limit expires 8 Sept 2025.	yes
2	<p>The development hereby permitted shall be carried out in accordance with the following approved plans: 21275-21-01 PD01 P1 Environment Agency Flood Map created 24 February 2022</p> <p>Reason: For the avoidance of doubt and in the interests of proper planning</p>	The proposal is designed in accordance with the approved document.	yes
3	<p>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. Note: The most appropriate development upon the site would be single storey properties to ensure a satisfactory relationship with neighbouring development from both a visual and residential amenity point of view.</p> <p>Reason: To meet the requirements of Section 92 of the Town and Country Planning Act 1990.</p>	The REM submission includes full detail in relation to, layout scale, external appearance access and landscaping as required by C3.	yes
4	<p>The development hereby permitted is limited to two dwellings only.</p> <p>Reason: For the avoidance of doubt.</p>	The reserved matters submission contains 2 plots- see layout plan ref 23.3516.34.	yes
5	<p>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</p>	<p>The REM submission includes a detailed landscape plan. With a maintenance scheme.</p> <p>BNG- the landscape scheme does comply with BNG metric 3.1 (as amended) as required by the second part of the condition.</p>	yes

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	<p>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. Note: The applicant is recommended to employ a qualified and experienced landscape designer to produce a landscaping scheme for the development. The submitted landscaping proposals shall demonstrate that Biodiversity Net Gain will be achieved on site, using the Biodiversity Metric 3.1 (or any successor).</p> <p>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</p>		
	<p>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, 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.</p> <p>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.</p> <p>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.</p>	<p>Landscape/ site layout submission includes boundary treatments</p>	<p>yes</p>

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7	<p>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; 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.</p>	REM submission is in accordance with the FRA guidance.	yes
8	<p>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.</p>	Not part of REM this required a separate condition discharge pursuant to C8 of the OL	Not REM
9	<p>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.</p>	This is not part of the reserved matters and will be discharged pursuant to C9 of the OL.	Not REM

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	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		
10	<p>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.</p> <p>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</p>	This is not part of the reserved matters and will be discharged pursuant to C10 of the OL.	Not REM
11	<p>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 10 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</p>	Not part of REM- this will be complied with alongside C10 as condition discharge pursuant to the OL.	Not REM
12	<p>A copy of the final report required in connection with Condition 10 above shall be submitted within three months of the work being</p>	Not part of REM- this will be complied with alongside C10 as condition discharge pursuant to the OL.	Not REM

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	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.		
13	Before the commencement of the development hereby permitted beyond oversight 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.	Not part of REM, condition submission will be made pursuant to C13 of the OL.	Not REM
14	The development hereby permitted shall not be commenced 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	Not part of REM, condition submission will be made pursuant to C14 of the OL.	Not REM

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	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		
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