



# B O S T O N

## BOROUGH COUNCIL

Municipal Buildings, West Street, Boston, Lincolnshire, PE21 8QR

Town and Country Planning Act 1990

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### APPLICATION DECISION NOTICE

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**Application Reference: B/19/0520**

Applicant: Boston West Golf Limited  
Boston West Golf Centre  
Langrick Road  
Hubberts Bridge  
Boston  
PE20 3QX

Agent: Ben Gibson  
Pegasus Group  
Pavilion Court  
Green Lane  
Garforth  
LS25 2AF

In pursuance of the powers exercised by it as Planning Authority, Boston Borough Council, having considered your application to carry out the following development:

**Hybrid planning application seeking:**

**Full planning permission for the part change of use of the golf course for the siting of caravans with associated works including landscaping, handstandings and access routes; provision of a sales area including siting of "show units" and associated parking; and**

**Outline planning permission (all matters reserved) for the development of a "hub" building of up to 12,000sqm total floorspace - to contain an ancillary reception/activity centre/spa (Class D2)/retail unit (up to 100sqm)/ food and beverage (Classes A1, A4 and A5) and facilities management and ancillary works; and provision of a sales building and associated works**

**at Boston West Golf Centre, Langrick Road, Hubberts Bridge, Boston, Lincolnshire, PE20 3SG**

And in accordance with this notice and the particulars given in the application, do hereby give notice of its decision to **GRANT Planning Permission** for the said development subject to **compliance with the following condition(s)**:

**CONDITIONS RELATING TO FULL PLANNING PERMISSION FOR: the part change of use of the golf course for the siting of caravans with associated works including landscaping, handstandings and access routes; provision of a sales area including siting of "show units" and associated parking**

1. The development hereby permitted shall be begun before the expiration of four years from the date of this permission.

Reason: Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Unless varied by other conditions attached to and forming part of this decision, the development hereby approved shall be carried out in accordance with the following approved plans:

- Ref: P19-2767.006 – 'Location Plan'
- Ref: P19-2767.015 – 'Red Line Boundary Plan Western Area'
- Ref: P19-2767.16 – 'Boundary Treatment- Western Area Enlargement'
- Ref: P19-2767.007 Rev C – 'Illustrative site layout'
- Ref: P19-2767.14 – 'Typical Unit Layout'

And read in conjunction with the various recommendations of supporting documents which accompany the application including:

- Economic Benefits Report
- Foul Drainage Strategy
- Heritage Desk Based Assessment
- Ecology and Protected Species Survey
- Flood Risk Assessment
- Transport Statement
- Landscape Visual Appraisal
- Planning, Economic and Design and Access Statement
- Vitality and Needs Assessment
- Tree Report

Reason: To ensure that the development is carried out in accordance with approved plans in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan (2011-2036).

3. The change of use to allow the siting of caravans hereby permitted relates solely to the area within the red line denoted on plan reference P19-2767.015 – 'Red Line Boundary Plan Western Area'. No caravans shall be sited outside of this area.

For the avoidance of doubt, no other similar structures / additions (e.g. camping pods), touring caravans, motor homes, tents, or other forms of temporary holiday accommodation, shall be sited anywhere on the site.

Reason: To ensure that the development is carried out in accordance with approved details in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan (2011-2036).

4. The development hereby permitted, in particular the layout of the site including siting of the caravans; layout and arrangements of access roads; position and scale of SUDS features and position and extent of areas of planting; should be undertaken in substantial accordance with the illustrative plans submitted, plan reference P19-2767.007 Rev C – 'Illustrative site layout'.

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily based on the details submitted with the application, in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan (2011-2036).

5. The development shall be implemented in substantial accordance with the phasing plan (dated 3rd July 2020) and supporting letter submitted on the 25th June 2020.

Reason: To ensure the development is in accordance with what has been applied for, in accordance with Policy 1 and 9 of the South East Lincolnshire Local Plan (2011-2036).

6. A maximum of 300 caravans are permitted only within the approved development area as denoted on plan reference P19-2767.015 - 'Red Line Boundary Plan Western Area'. No caravans shall be sited outside of this area.

For the avoidance of doubt, no other similar structures / additions (e.g. camping pods), touring caravans, motor homes, tents, or other forms of temporary holiday accommodation, shall be sited anywhere on the site.

Reason: To ensure the development is in accordance with what has been applied for, in accordance with Policy 1 and 9 of the South East Lincolnshire Local Plan (2011-2036).

7. The caravans hereby permitted shall be occupied for holiday purposes only and shall not be occupied as a person's sole or main place of residence.

Reason: To ensure the development is in accordance with what has been applied for, that it is restricted to holiday use only and the accommodation is not used for permanent residential accommodation. This condition is imposed in accordance with Policy 1 and 9 of the South East Lincolnshire Local Plan (2011-2036).

8. The owners/operators of the site shall maintain an up-to-date register of the names of all occupiers of the accommodation on the site, length of stay (including details of arrival and departure dates) and of their main home addresses, and shall make this information available to the Local Planning Authority on request.

Reason: To ensure the development is in accordance with what has been applied for, that it is restricted to holiday use only and the accommodation is not used for permanent residential accommodation. This condition is imposed in accordance with Policy 1 and 9 of the South East Lincolnshire Local Plan (2011-2036).

9. Prior to siting of any caravans within any phase, details of the types of unit (including size, design and proposed materials for the caravan units) to be sited within that phase, shall be submitted to and approved in writing by the Local Planning Authority. Only those types of unit approved shall be sited within each phase.

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily, in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan (2011-2036).

10. With the exception of the works to be undertaken within phase 1, prior to the commencement of works within each phase a detailed scheme of landscaping for that phase shall be submitted to and approved in writing by the Local Planning Authority. This shall include details of both hard and soft landscape works (including new planting) and earthworks. The scheme as approved shall be completed in full not later than the end of the first planting season following the occupation of the final holiday unit in each phase.

Reason: In the interests of visual amenity and to ensure an effective landscaping scheme is delivered, including planting of trees, and to ensure that the approved scheme is implemented satisfactorily, in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan (2011-2036).

11. With the exception of the works to be undertaken within phase 1, prior to the commencement of works within each phase a detailed a landscape management plan for that phase shall be submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall include long term design objectives, management responsibilities and maintenance schedules for all landscape areas and areas of new planting within that phase. Each phase of the site shall thereafter be managed in accordance with the management plan at all times.

Reason: In the interests of visual amenity and to ensure an effective landscaping scheme is delivered, including planting of trees, and to ensure that the approved scheme is implemented satisfactorily, in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan (2011-2036).

12. With the exception of the works to be undertaken within phase 1, prior to the commencement of works within each phase, a detailed schedule of landscape maintenance for that phase shall be submitted to and approved in writing by the Local Planning Authority. The schedule shall cover a period of not less than 5 years from the first occupation of the last unit within each phase or the completion of the landscaping/planting within that phase whichever is the later. Landscape maintenance shall be undertaken in accordance with the agreed schedule for that phase only.

Reason: In the interests of visual amenity and to ensure an effective landscaping scheme is delivered, including planting of trees, and to ensure that the approved scheme is implemented satisfactorily, in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan (2011-2036).

13. Where the development or groundworks within any phase would require excavations exceeding a depth of 1m, no such works shall proceed unless there is presence of an archaeologist on site who shall observe the excavations and record items of interest and finds that may be encountered.

If during development within any phase, any features of archaeological interest are discovered, works shall cease and no further works shall proceed until such time as details of a written scheme of investigation and recording have been submitted to the Local Planning Authority. Thereafter work on that phase shall continue in accordance with the approved scheme of investigation and recording.

Reason: In the interest of protecting heritage assets and features of archaeological interest, in accordance with Policy 29 of the South East Lincolnshire Local Plan (2011-2036).

14. Prior to the installation of any lighting within each phase or within the sales area, details of the location and type of lighting to be installed, along with details of illumination levels, any shielding proposed, and timing of the illumination, shall be submitted to the Local Planning Authority for agreement in writing. Any lighting shall then only be installed in accordance with the agreed details.

Reason: To ensure an appropriate level of lighting is provided which is not detrimental to the amenity of the area in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan (2011-2036).

15. Prior to the occupation of the first caravan on site, a Framework Travel Plan shall be submitted and approved in writing by the Local Planning Authority. The Plan shall include measures to encourage sustainable travel to and from the site, including provision of information such as: pre-arrival information, location of local facilities and how to get to them by alternative means, routes for cycling & walking, provision of public transport information and timetables. The Travel Plan shall set out monitorable objectives for sustainable travel along with mechanisms for monitoring and review. The applicant shall implement and monitor the approved travel plan in accordance with the approved plan at all times when the accommodation hereby permitted is available for occupation.

Reason: To encourage sustainable development in accordance with Policy 1 of the South East Lincolnshire Local Plan (2011-2036) and the overarching principles of the National Planning Policy Framework 2019.

16. Prior to the occupation of the first caravan on site, the boundary treatment as detailed on plan reference P19-2767.16, 'Boundary Treatment- Western Area Enlargement', shall be implemented. No more than 20 units shall be occupied until the boundary treatments have been completed in full. The approved boundary treatment shall be permanently retained and maintained thereafter.

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily, in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan (2011-2036).

17. The siting of caravans hereby permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) December 2019/Version 1/ RM Associates and the following mitigation measures detailed within the FRA:

- Finished floor levels to be set no lower than 3m above Ordnance Datum (AOD)
- Flood resilience and resistance measures to be incorporated into the proposed development as stated

The mitigation measures shall be fully implemented prior to occupation of each unit and subsequently remain in place.

Reason: To reduce the risk of flooding to the proposed development and future occupants, and to comply with policy 4 of the South East Lincolnshire Local Plan (2011-2036).

18. Prior to the occupation of the first caravan on site, a flood warning and evacuation plan for the entire site shall be submitted to and approved in writing by the Local Planning Authority. The approved plan shall then be implemented from the occupation of the first caravan on site, and the site shall be operated in accordance with the agreed plan at all times.

Reason: To reduce the risk of flooding to the future occupants, and to comply with policy 4 of the South East Lincolnshire Local Plan (2011-2036).

19. With the exception of the works to be undertaken within phase 1, no development or works (including ground works and vegetation clearance) shall take place until a Construction Ecological Management Plan (CEMP) has been submitted to and been approved by the Local Planning Authority.

Guidance on the structure of the CEMP can be found in BS 42020:2013 Biodiversity Code of Practice for Planning and Development. The CEMP should accord with the National Planning Policy Framework 2019 (paragraphs 170, 174 & 175) and chapter 28 of the South East Lincolnshire Local Plan.

Suggested topics for inclusion into the CEMP should include but not be limited to:

- Scheme description
- Identification of areas/species of conservation interest
- Risk assessment of potentially damaging activities and identification of biodiversity protection zones/sensitive areas
- Habitats and species protection - practical measures to be adhered to avoid or minimise impacts during construction e.g. a series of method statements for badgers, bats, common reptiles, hedgehogs and birds etc.
- Incorporation of SuDS and Green Infrastructure
- Full details of how the recommendations in Section 5 of the Inspired Ecology report (March 2020) will be incorporated into the scheme, by what date, how they will be monitored, by whom, how often and for how long.
- The roles and responsibilities of an Ecological Clerk of Works (ECofW) to oversee the implementation of the CEMP and undertake required monitoring and maintenance.
- Responsible persons and lines of communication.
- Details on the submission of interim progress reports to the LPA as evidence of compliance, to report on success failure of mitigation and where necessary the need to amend the CEMP.

- Measures for management, monitoring and recording related to all actions undertaken as a result of the CEMP, for a period of not less than 5 years from the completion of the works identified by the CEMP or the last unit to be occupied, whichever is the later.

The development of the site shall then only proceed in accordance with the agreed Construction Ecological Management Plan (CEMP).

Reason: In the interest of protected species, and to support ecological protection and biodiversity enhancement, in accordance with Policy 28 of the South East Lincolnshire Local Plan (2011-2036).

20. There will be no removal of vegetation within the breeding bird season (1 March and 31 August inclusive), unless a search for active nests has been made by an ecologist in advance. Any nests found with eggs or young will be identified and protected until the young have fledged.

Reason: In the interest of protected species in accordance with Policy 28 of the South East Lincolnshire Local Plan (2011-2036).

21. With the exception of the works to be undertaken within phase 1, prior to siting or occupation of any caravan within each phase, full details of a scheme of foul water drainage for that phase shall be submitted to and approved in writing by the Local Planning Authority. These details shall include connection points, discharge rates, and timetable for the provision of any required foul drainage infrastructure - which may include on and off-site works. All required works relating to that phase, shall then be delivered in accordance with the approved scheme.

Reason: To ensure that adequate foul drainage is provided, to ensure that there is sufficient infrastructure to mitigate the impacts of the development and prevent flooding and pollution as a result of the development, and to comply with policies 2, 4, and 30 of the South East Lincolnshire Local Plan (2011-2036).

22. With the exception of the works to be undertaken within phase 1, prior to siting or occupation of any caravan within each phase, full details of a scheme of surface water drainage for that phase shall be submitted to and approved in writing by the Local Planning Authority.

These details shall be based upon be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, and shall include:

- details of how run-off will be safely conveyed and attenuated during storms up to and including the 1 in 100 year critical storm event, with an allowance for climate change, from all hard surfaced areas within the development into the existing local drainage infrastructure and watercourse system without exceeding the run-off rate for the undeveloped site;
- details of connection points, attenuation details and discharge rates (which shall be restricted to greenfield run off rate);
- details of the timetable provision of for the surface water drainage scheme; and
- details of how the scheme shall be maintained and managed over the lifetime of the development, including any arrangements for adoption by any public body or Statutory Undertaker and any other arrangements required to secure the operation of the drainage system throughout its lifetime.

All required works relating to that phase, shall then be delivered in accordance with the approved scheme.

Reason: To ensure that adequate surface water drainage is provided, to ensure that there

is sufficient infrastructure to mitigate the impacts of the development and prevent flooding and pollution as a result of the development, and to comply with policies 2, 4, and 30 of the South East Lincolnshire Local Plan (2011-2036).

**CONDITIONS RELATING TO OUTLINE PLANNING PERMISSION FOR: Development of a “Hub” Building(s) of up to 12,000sqm total floorspace containing an ancillary reception/activity centre/Spa (Use Class D2)/Retail Unit (up to 100sqm)/food and beverage (use classes A1, A4 and A5) and facilities management and ancillary works; and provision of a sales building and associated works.**

23. No development shall commence until details of the access, layout, appearance, scale and landscaping of the development (hereafter referred to as the ‘reserved matters’) have been submitted and approved by the Local Planning Authority.

Reason: This is an outline application only and such details must be approved before development commences in order to comply with the objectives of Policies 2 and 3 of the South East Lincolnshire Local Plan (2011-2036).

24. Application for approval of reserved matters shall be made to the Local Planning Authority not later than the expiration of four years from the date of this permission.

Reason: Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004.

25. The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

Reason: Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004.

26. Submissions relating to the 'reserved matters' required under condition 23 above shall include the following arboricultural detail:

1. Tree Survey and Constraints details.
2. An Impact Assessment.
3. A Method Statement and/or Tree Protection Plan to BS5837:2012 Trees in relation to design demolition and construction - Recommendations methodology.

The details shall identify (not necessarily exclusively) the following:

- Identification of trees to be retained and those to be removed.
- Location and specification of protective tree measures in addition to appropriate ground protection measures within the Root Protection Areas of all retained trees within the site.
- Details of all Root Protection Area infringement during the construction and landscaping phases with details on how the impact will be minimised. This includes the location and specification of 'no dig' constructions (where applicable).
- Details of facilitation pruning.
- Location for access, material storage, site office, mixing of cement, welfare facilities etc.
- Specification of landscaping prescriptions (including fencing/walls and changes in soil level) within the Root Protection Area of retained trees.
- Details of signage to be erected within the tree protection areas

Reason: In the interests of visual amenity and in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan (2011-2036).

27. No swimming pool or pools greater than 20m in individual length shall be installed within or associated with the hub building(s) unless the prior written agreement of the Local Planning Authority has been obtained.

In the event that the Hub building(s) or the associated area, is to include the provision of a swimming pool over 20m in length then the reserved matters submission shall be accompanied by a strategic needs assessment which shall include an assessment of the impact of the pool and wider strategic need for pools of the size and type proposed, and demonstrate that the proposal would not negatively impact upon other strategic facilities.

Reason: To ensure that the development complies with the South East Lincolnshire Sports Provision and Open Space and strategic need and in accordance with Policy 32 of the South East Lincolnshire Local Plan (2011-2036).

28. Submissions relating to the 'reserved matters' required under condition 23 above shall include full details of an archaeological evaluation to determine the presence, character and date of any archaeological deposits present within the area proposed for the Hub building(s), and details of any mitigation measures required as part of the development. This evaluation should include details such as: a written scheme of investigation; details of geophysical survey and trial trenching and any associated results; and any necessary mitigation measures including but not limited to an archaeological watching brief.

Reason: In the interest of considering the impact upon and protecting heritage assets, in accordance with Policy 29 of the South East Lincolnshire Local Plan (2011-2036).

29. Submissions relating to the 'reserved matters' required under condition 23 above shall include a detailed design brief for the 'Hub' building(s) including:

- Design principles applied to the new building and full design details of the building(s) including external appearance
- Details of how the relationships with existing physical features, and surrounding developed forms including designated and non-designated heritage assets have influenced and shaped the design of the hub building
- Details of all external materials and finishes to be used on the building and surrounding hard landscaping and boundaries
- The layout siting and scale of the building(s) and uses to be contained therein
- Details relating to landscaping – including retention or replacement of existing trees as appropriate and any additional planting proposed
- Details of proposed lighting to serve the building and surrounding areas
- Any phasing of development

Reason: In the interests of visual amenity and the historic environment, in accordance with Policies 2, 3 and 29 of the South East Lincolnshire Local Plan (2011-2036).

30. Submissions relating to the 'reserved matters' required under condition 23 above shall include a noise assessment for the 'Hub' building(s) and details of the proposed hours of use/operation.

Reason: In the interest of residential amenity, in accordance with Policy 2 and 3 of the South East Lincolnshire Local Plan (2011-2036).

31. Submissions relating to the 'reserved matters' required under condition 23 above shall include a Construction Ecological Management Plan (CEMP).

Guidance on the structure of the CEMP can be found in BS 42020:2013 Biodiversity Code of Practice for Planning and Development. The CEMP should accord with the National



Planning Policy Framework 2019 (paragraphs 170, 174 & 175) and chapter 28 of the South East Lincolnshire Local Plan.

Suggested topics for inclusion into the CEMP should include but not be limited to:

- Scheme description
- Identification of areas/species of conservation interest
- Risk assessment of potentially damaging activities and identification of biodiversity protection zones/sensitive areas
- Habitats and species protection - practical measures to be adhered to avoid or minimise impacts during construction e.g. a series of method statements for badgers, bats, common reptiles, hedgehogs and birds etc.
- Incorporation of SuDS and Green Infrastructure
- Full details of how the recommendations in Section 5 of the Inspired Ecology report (March 2020) will be incorporated into the scheme, by what date, how they will be monitored, by whom, how often and for how long.
- The roles and responsibilities of an Ecological Clerk of Works (ECofW) to oversee the implementation of the CEMP and undertake required monitoring and maintenance.
- Responsible persons and lines of communication.
- Details on the submission of interim progress reports to the LPA as evidence of compliance, to report on success failure of mitigation and where necessary the need to amend the CEMP.
- Measures for management, monitoring and recording related to all actions undertaken as a result of the CEMP, for a period of not less than 5 years from the completion of the works identified by the CEMP or the last unit to be occupied, whichever is the later.

Reason: In the interest of protected species in accordance with Policy 28 of the South East Lincolnshire Local Plan (2011-2036).

32. Submissions relating to the 'reserved matters' required under condition 23 above shall include details of the arrangements for the parking / turning / manoeuvring / loading / unloading of vehicles within the site. These approved arrangements shall be implemented before the 'Hub' building(s) are occupied and shall be kept permanently available for such use at all times thereafter.

Reason: To ensure the provision of satisfactory parking and turning in accordance with Policy 36 of the South East Lincolnshire Local Plan (2011-2036).

33. The 'Hub' building(s) hereby approved shall be restricted to a maximum of 12,000 sqm floorspace, and shall only comprise the following uses:

- Reception and associated facilities management / ancillary areas
- Activity centre/Spa (Use Class D2)
- Retail Unit - (Use Class A1) up to a maximum of 100sqm to be ancillary to the wider site
- Food and beverage facilities - (Use Classes A4 and A5) to be ancillary to the wider site

Reason: To ensure that the size and use of the building remains compatible with the surrounding area and in accordance with Policy 9 of the South East Lincolnshire Local Plan (2011-2036).

34. The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) December 2019/Version 1/ RM Associates and the following mitigation measures detailed within the FRA:

- Finished floor levels to be set no lower than 3m above Ordnance Datum (AOD)
- Flood resilience and resistance measures to be incorporated into the proposed development as stated

The mitigation measures shall be fully implemented prior to first use of the development and subsequently remain in place.

Reason: To reduce the risk of flooding to the proposed development and future occupants, and to comply with policy 4 of the South East Lincolnshire Local Plan (2011-2036).

35. No building works to the 'Hub' building(s) shall be undertaken until full details of a scheme including phasing, for the provision of mains foul sewage infrastructure on and off site has been submitted to and approved in writing by the Local Planning Authority. The building(s) shall not be brought into use until the works have been carried out in accordance with the approved scheme.

Reason: To prevent flooding, pollution and detriment to public amenity through provision of suitable water infrastructure, and to comply with policies 2, 4 and 30 of the South East Lincolnshire Local Plan (2011-2036).

36. Submissions relating to the 'reserved matters' required under condition 23 above shall include a strategic/business plan for the retained golfing facilities which includes improvements to the golfing facilities, including upgrading of the driving range and practice facilities, and timing for the delivery of such improvements, as well as measures to attract membership, particularly within the local community.

Reason: To ensure that retention and enhancement of the existing leisure facilities in accordance with Policy 9 of the South East Lincolnshire Local Plan (2011-2036).

37. There will be no removal of vegetation within the breeding bird season (1 March and 31 August inclusive), unless a search for active nests has been made by an ecologist in advance. Any nests found with eggs or young will be identified and protected until the young have fledged.

Reason: In the interest of protected species in accordance with Policy 28 of the South East Lincolnshire Local Plan (2011-2036).

38. Submissions relating to the 'reserved matters' required under condition 23 above shall include details of renewable energy provisions, including the location and number of EV charging points to be provided, along with a timetable for the implementation/installation of such provisions.

Reason: To ensure the development meets the requirements in respect of climate change in accordance with Policy 31 of the South East Lincolnshire Local Plan (2011-2036).

In determining this application the authority has taken account of the guidance in paragraph 38 of the National Planning Policy Framework 2019 in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the Borough.

**Date: 22<sup>nd</sup> September 2020**



**Mike Gildersleeves**  
**Growth Manager**

## **Informatives**

1. **This decision is subject to a Legal Agreement under S106 of the Town & Country Planning Act**
2. Notwithstanding the conditions imposed and the requirements of any other regulatory regimes, the Local Planning Authority advocate that the site is implemented and managed in with the site rules as set out in the 'Woodland Nature Resort - Overarching Management Principles' document dated 4th May 2020.

## **Informatives requested by Anglian Water:**

3. Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991. Or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.
4. Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087.
5. A public sewer is shown on record plans within the land identified for the proposed development. It appears that development proposals will affect existing public sewers. It is recommended that the applicant contacts Anglian Water Development Services Team for further advice on this matter. Building over existing public sewers will not be permitted (without agreement) from Anglian Water.
6. No building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Anglian Water. Please contact Development Services Team on 0345 606 6087.
7. The developer should note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Anglian Water (under Sections 104 of the Water Industry Act 1991), they should contact our Development Services Team on 0345 606 6087 at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with Sewers for Adoption guide for developers, as supplemented by Anglian Water's requirements.
8. It is highly recommend that you engage with Anglian Water at your earliest convenience to develop in consultation with us a feasible drainage strategy. If you have not done so already, we recommend that you submit a Pre-planning enquiry with our Pre-Development team. This can be completed online at

<http://www.anglianwater.co.uk/developers/pre-development.aspx>

## TOWN AND COUNTRY PLANNING ACT 1990

### Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- **If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice**, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- **If an enforcement notice is served relating to the same or substantially the same land and development as in your application** and if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.
- **If this is a decision to refuse planning permission for a householder application**, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- **If this is a decision to refuse planning permission for a minor commercial application**, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- **If this is a decision to refuse express consent for the display of an advertisement**, if you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.
- **If this is a decision to refuse consent for works to a tree protected by a Tree Preservation Order**, if you want to appeal against your local planning authority's decision then you must do so within 28 days of the date of this notice.
- **For all other decisions**, if you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- **If you intend to submit an appeal** that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. [Further details are on GOV.UK](#).
- **Proposed Demolition** - The provision of Section 80 of the Building Act 1984 require that anyone who intends to demolish a building or structure shall give notice to the Council's Building Control department (01205 314295) beforehand, and work shall not commence until the Local Authority has given Notice under Section 81, or the relevant period of 6 weeks has expired.

**THIS IS A LEGAL DOCUMENT – PLEASE RETAIN IN A SAFE PLACE, PREFERABLY WITH YOUR DEEDS**