

Development Management Delegated Decision Report

B/21/0260



SUMMARY OF APPLICATION

Application Reference	B/21/0260		
Application Type	Full Planning Permission		
Proposal	Proposed development of one pair of semi-detached dwellings		
Location	Land adj to 125, High Street, Boston PE21 8TJ		
Applicant	Mr Sayed Ghafer Shaker, Silk Road Assets		
Agent	Mike Bacon, Fenland Architectural Design		
Received Date:	04-Jun-2021	Consultation Expiry Date:	20-Jul-2021
Valid Date:	08-Jun-2021	Statutory Expiry Date:	03-Aug-2021
Date of Site Visit:	29-Jun-2021	Extension of Time Date:	
Objections received?	No		
5 day notification record: Not applicable			
Councillors notified	Date	Response received – date	Ok to continue
Recommendation	GRANT Full Planning Permission		
Report by:	Grant Fixter		
Date:	28/07/2021		

OFFICER REPORT

SITE AND SURROUNDINGS:

The application site comprises a parcel of land adjacent to 125 High Street Boston which, as per the South East Lincolnshire Local Plan is within the Settlement Boundary and Conservation Area. North of the site is the Grade II Listed 119-125 High Street (1388897), a dwelling and petrol station to the east and the BO003 Established Employment Site allocation to the west.

DETAILS OF PROPOSAL:

This proposal seeks full planning permission for the erection of one pair of semi-detached dwellings.

The proposal has been designed in a way to respect the character of the adjacent listed buildings, essentially matching their scale and using materials such as orange clay pantiles for the roofing, brickwork will match that existing to the north, in addition to features such as brick arches on the front elevation windows.

The Environment Agency originally objected to the proposal on flood risk grounds as they deemed the mitigation measures proposed were not sufficient. The agent replied outlining all



the additional measures which are proposed to counter the scheme not achieved the required finished floor level and upon receipt of this, the Environment Agency formally withdrew their objection.

Full details of the scheme are shown on the following plans:

- F1128 01 Site Location Plan;
- F1128 04 Proposed Site Plan;
- F1128 05 Floor Layouts;
- F1128 06 Roof Layout;
- F1128 07 Rev A Drainage Layout & Services Plan;
- F1128 08 Landscaping Plan;
- F1128 09 Elevations Plan;
- F1128 10 Site Cross Sections, Site Sections, Site Frontage & Section A-A Plan 1 of 2;
- F1128 11 Site Cross Sections A-A & B-B Plans 2 of 2.

RELEVANT HISTORY:

There is no relevant planning history.

RELEVANT DEVELOPMENT PLAN POLICIES AND DOCUMENTS:

South East Lincolnshire Local Plan (2011-2036)

The following policies contained within the South East Lincolnshire Local Plan (2011-2036) (i.e. SELLP) are relevant to this application:

- Policy 1 – Spatial Strategy;
- Policy 2 – Development Management;
- Policy 3 – Design of New Development;
- Policy 4 – Approach to Flood Risk;
- Policy 5 – Meeting Physical Infrastructure and Service Needs;
- Policy 10 – Meeting Assessed Housing Needs;
- Policy 11 – Distribution of New Housing;
- Policy 17 – Providing a Mix of Housing;
- Policy 28 – The Natural Environment;
- Policy 29 – The Historic Environment;
- Policy 30 – Pollution;
- Policy 31 – Climate Change and Renewable and Low Carbon Energy;
- Policy 36 – Vehicle and Cycle Parking.

OTHER RELEVANT DOCUMENTS / LEGISLATION / GUIDANCE:

National Planning Policy Framework (2021)

At the heart of the 2021 Framework is a presumption in favour of sustainable development. The following sections are relevant to this scheme:

- Section 2: Achieving sustainable development;
- Section 4: Decision making;

- Section 5: Delivering a sufficient supply of homes;
- Section 11: Making effective use of land;
- 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 (Listed Buildings and Conservation Areas) Act 1990

Section 66(1) states:

“In considering whether to grant planning permission [or permission in principle] for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

Section 72(1) states:

“In the exercise, with respect to any buildings or other land in a conservation area, of any [functions under or by virtue of] any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”

CONSULTATION RESPONSES:

Environment Agency

Objected on 28/06/21 as they deemed the mitigation proposed not to be sufficient to protect against flood risk.

The agent responded listing all the mitigation measures proposed and how these will offset the need to further raise the floor level.

As such, the Environment Agency believed the proposal satisfied the requirements of the NPPF and formally withdrew their objection on 16/07/21.

Black Sluice Internal Drainage Board

Did not respond.

Historic Conservation Advisor

Have no objections and made the following comments:

“The site in question is located within the Boston Conservation Area, and immediately adjacent to listed buildings, as such any development needs to be sensitive to the special character and appearance of the site.

The proposal is sympathetic of the neighbouring grade II listed building. Following on from pre application advice the proposal highlights the use of sympathetic materials

with the inclusion of; clay pantiles, timber traditional sash vertical windows, timber doors and brickwork to match the existing neighbouring building. All of which positively impacts the setting of the grade II, 119 – 125 High Street.

The scale and design of the proposed one pair of semi-detached dwellings is in keeping with the local character and neighbouring listed building. The proposal shows the use of driveways, whilst this deviates from the local character it illustrates that building is of new construction and makes good use of the land.

Due to the proximity to a number of properties, external facing materials, including pantiles and brick, surface treatments, windows and external doors should all be conditioned as details and samples for approval prior to their use on the site.

Overall, this proposal can be accepted as it sympathetic to the special character and setting of the neighbouring grade II listed 119 – 126 buildings.”

Lincolnshire County Council

Have no objections.

Environmental Health

Have no objections and requested the ground contamination conditions are attached.

Planning Archaeologist

Have no objections and made the following comments:

“Archaeological background:

The site for the proposed development lies in an area of archaeological interest. Evidence of medieval and post-medieval remains has been recorded during archaeological investigations in the vicinity, off London Road. A number of Listed Buildings are recorded along High Street / London Road and 125 High Street is a Grade II Listed Building dating from at least the late 18th century.

A Heritage Statement has been submitted alongside the application which describes the known heritage assets in the vicinity of the proposal and assesses the archaeological potential. The assessment describes a moderate potential for the presence of medieval and later date archaeological remains at the site.

Recommendation:

It is considered that the site offers a potential for archaeological remains to be encountered during development. Therefore, it is recommended that the developer should be required to commission a Scheme of Archaeological Works, according to a written scheme of investigation to be agreed with, submitted to and approved by the local authority. Initially I envisage that this would involve monitoring of all groundworks, with the ability to stop and fully record archaeological features...”

THIRD PARTY REPRESENTATIONS RECEIVED:

One third party representation has been received in the form of comments requesting the provision of swift nest bricks.

EVALUATION:

The key considerations in regard to this application are set out below:

- Principle of development;
- Impact on the character and appearance of the area;
- Impact on the historic environment;
- Impact on residential amenity;
- Highway safety and parking;
- Flood risk;
- Impact on the natural environment;
- Archaeology.

Principle of development

Policy 1 of the SELLP sets out the settlement hierarchy, stating development will be permitted within the settlement boundaries of the respective settlements providing the proposal supports the designated role of the settlement in which it is to be executed.

As shown on 'Inset Map 1 – Boston' of the SELLP, the site is located within the settlement boundary for Boston which is identified as a Sub-Regional Centre. The SELLP indicates that development will be permitted in such settlements where it supports their roles as Sub Regional Centres.

The provision of 2 dwellings would make a small but positive contribution to maintain the Local Planning Authorities 5 year land supply.

The principle of residential development on this site is acceptable subject to the objectives of the relevant policies in the SELLP as identified above being met.

Impact on the character and appearance of the area

Policy 2 of the SELLP states that proposals requiring planning permission will be permitted provided that sustainable development considerations are met. These include size, scale, layout, density and impact on the amenity, trees, character and appearance of the area as well as the quality of its design and orientation.

Policy 3 of the SELLP states all development must create a sense of place by respecting the density, scale, visual closure, landmarks, views, massing of neighbouring buildings and the surrounding area.

The proposal is for the erection of a pair of semi-detached dwellings on a vacant parcel of land off High Street, Boston.

Firstly, it is important to consider the form of development. There is residential development immediately adjacent to the north and east, with the site also being within the settlement boundary of Boston. As such, residential development is deemed an appropriate form of development on site.

Turning to the design itself, it is imperative the scheme respects the historic environment of the area. Given it is within the conservation area and immediately adjacent to a Grade II Listed Building, this is explored in greater detail in the next section of the report, however, it is deemed the scheme will not detract from the historic environment.

The proposal essentially mirrors the design seen on the adjacent Listed Building, matching its height, scale, use of brickwork and roofing, in addition to features such as arches over the windows on the front elevation. This helps achieve an appropriate design which respects the character of the area.

The dwellings are of an appropriate size and scale, meaning the development will neither look cramped, nor detract from the street scene.

The main issues to overcome with character of the area is the design of the elevations. By virtue of the site being within Flood Zone 3, the floor level has to be raised to ensure a flood proof design is achieved. If not designed effectively, the extent of brickwork from cill height to floor level can appear incongruous and achieve a bad design. A key part of this scheme was avoiding raising the FFL to the required 0.5m as this would be out of keeping with the adjacent Listed Building. As such, a compromise has been achieved which respects the character of the area and ensures the proposal is safe from flood risk.

The proposal, therefore, complies with policies 2 and 3 of the SELLP in respect of the character of the area.

Impact on the historic environment

Policy 29 of the SELLP relates to the historic environment. Proposals that affect the setting of a Listed Building will be supported where they preserve or better reveal the significance of the Listed Building.

Any proposals affecting the setting of, or affecting views into or out of, a Conservation Area should preserve (and enhance or reinforce, as appropriate) features that contribute positively to the area's character, appearance and setting. Proposals should:

- “1. Retain buildings/groups of buildings, existing street patterns, historic building lines and ground surfaces;*
- 2. Retain architectural details that contribute to the character and appearance of the area;*
- 3. Where relevant and practical, remove features which are incompatible with the Conservation Area;*
- 4. Retain and reinforce local distinctiveness with reference to height, massing, scale, form, materials and plot widths of the existing built environment;*
- 5. Assess, and mitigate against, any negative impact the proposal might have on the townscape, roofscape, skyline and landscape;*
- 6. Aim to protect trees, or where losses are proposed, demonstrate how such losses are appropriately mitigated against.”*

Policy 30 of the SELLP will not be permitted where proposals will have adverse impacts upon aspects such as the amenities of the area and the historic environment.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires development which affects a listed building or its setting to be appropriately assessed by the LPA and ensure its historic interests and setting are preserved. It is considered that there is sufficient distance between the site and relevant listed buildings/structures that there would be no harm arising and thus this matter is given no further consideration.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires attention to be paid to the desirability of preserving or enhancing the character and appearance of the area.

The application site is immediately adjacent to a Grade II Listed Building and is also within the Boston Conservation Area.

Upon review of the scheme, the Historic Conservation Advisor concluded the following:

- The proposal is sympathetic of the neighbouring Grade II listed building;
- Use of sympathetic materials with the inclusion of clay pantiles, timber traditional sash vertical windows, timber doors and brickwork to match the existing neighbouring building;
- All of the above positively impacts the setting of the Grade II, 119 – 125 High Street;
- The scale and design of the proposed one pair of semi-detached dwellings is in keeping with the local character and neighbouring listed building;
- The use of driveways deviates from the local character, but illustrates that building is of new construction and makes good use of the land;
- Overall, the proposal is sympathetic to the special character and setting of the neighbouring Grade II listed 119 – 126 buildings.

They go on to request the materials are conditioned, in addition to conditioning the need for samples to ensure they are deemed appropriate by the Local Planning Authority.

From the above, it is clear that the scheme helps preserve the historic environment by protecting the surrounding historic assets. Given the current vacant nature of the site, this proposal will likely enhance the setting of these assets.

It is therefore considered the proposed development would cause no harm to the Boston Conservation Area or Listed Buildings within the vicinity of the site and as such complies with policies 2, 3, 29 and 30 of the SELLP in respect of impact on the character of the area and the historic environment.

Impact on residential amenity

SELLP Policies 2, 3 and 30 seek to ensure that a new development does not significantly impact neighbouring land uses by reason of noise, odour, disturbance or visual intrusion.

From review of the submission, the proposal will not lead to an increase in any existing overlooking or loss of privacy issues. The scale of the build is in keeping with the surrounding residential development so will neither be overbearing, nor lead to overshadowing.

The rear private amenity areas are of an appropriate size and the scheme has been designed in such a way that amenity for future occupiers will be protected.

The vehicle movements associated with two dwellings will not be of detriment to neighbouring amenity, especially considering there is a service station to the east and an established employment site to the west.

The proposal, therefore, complies with policies 2, 3 and 30 in respect of residential amenity.

Highway safety and parking

Policy 36: Appendix 6 of the SELLP relates to parking standards. It requires 2 spaces for dwellings with up to 3 bedrooms and 3 spaces for dwellings with 4 or more bedrooms. It also requires 1 cycle space within each residential plot.

In order to be policy compliant, the proposal should provide 3 spaces per dwelling and upon review of the plans this is achieved. Albeit the form of off-street parking is not ideal given its tandem arrangement, meaning certain vehicles will need moving to leave in a vehicle parked towards the rear of the site. However, the parking arrangement is still off street and is considerably better than surrounding provision.

LCC Highways have no objections and have deemed the proposal would not be of detriment to highway safety.

The proposal, therefore, is acceptable on parking and highway safety grounds.

Flood risk

Policy 4 of the SELLP state a proposed development within an area of flood risk (Flood Zones 2 and 3) will be permitted where it can be demonstrated that there are no other sites available at a lower risk of flooding, the proposed works are essential infrastructure in in FZ3a & FZ3b, highly vulnerable development in FZ2 and more vulnerable development in FZ3 provide wider sustainability benefits to the community that outweigh flood risk, and appropriate flood mitigation measures have been put in place.

Development within all flood zones (and development larger than 1 hectare in Flood Zone 1) will need to demonstrate that surface water from the development can be managed whilst not increasing the risk of flooding to third parties.

The application site is within Flood Zone 3 and a Flood Risk Assessment forms part of this submission which outlines the finished floor level will be raised by 100mm, in addition to a number of further mitigation measures which include:

- The development to have at least two storeys;
- Flood resilient doors and high sill levels up to +6.35mAOD;
- Flood resilient ground floor construction up to level +6.35mAOD, which is the maximum level of flooding in 100 year event (including 30% climate change factor);
- All new electrics in the ground floor will run from the ceiling towards the floor, to avoid any issues in the remote case that the ground floor floods;
- Flood information will be provided to all tenants and occupants, including EA Emergency Flood line;
- A non-return valve will be fitted to all connections to Anglian Water surface water drainage as well as black water sewer;
- Sump pump with battery backup in case of power cut.

Each application is considered on a case by case basis and in this instance, the above was deemed acceptable to overcome the EA's initial objection to not raising the FFL by 500mm.

It is deemed the proposal would not increase the flood risk in the area or have an adverse effect on surface water.

Impact on the natural environment

Policy 28 of the SELLP requires development proposals to protect, enhance or manage natural assets. All proposals are required to provide an overall net gain in biodiversity.

It is both a national and local requirement for new development proposals to achieve a net gain in biodiversity levels. From review of the submission, no such details have been submitted and it is deemed appropriate to seek such provisions through a planning condition.

Archaeology

Heritage Lincolnshire (HL) considers that the site lies within an area of archaeological interest. HL state the site offers a potential for archaeological remains to be encountered during development. As such, they recommend the developer should be required to commission a Scheme of Archaeological Works, according to a written scheme of investigation to be agreed with, submitted to and approved by the local authority. They envisage that this would involve monitoring of all groundworks, with the ability to stop and fully record archaeological features.

The above will be secured through a planning condition.

CONCLUSION:

The application site is within the settlement boundary for Boston and as such, the principle of development was deemed acceptable.

The proposal will not be of detriment to the character and amenity of the area, whilst it has been proven the proposal will be safe from flooding.

The Historic Conservation Advisor has confirmed the proposal achieves a sympathetic design which helps preserve both the conservation area and adjacent Grade II Listed Building.

The site is suitable for residential development and the primary issues in the determination of the application have been fully assessed as identified above and found to be acceptable or would be acceptable subject to the imposition of the conditions recommended.

The principle of development is acceptable and the proposal complies with both local and national policy. The proposal is, therefore, deemed acceptable.

It is therefore recommended that the application is supported.

RECOMMENDATION:

GRANT Full Planning Permission subject to the following condition(s) and reason:-

CONDITIONS / REASONS	
Pre-commencement conditions?	Yes Agreed with applicant/agent - Date: 28/07/21
1	<p>The development hereby permitted shall be begun before the expiration of four years from the date of this permission.</p> <p>Reason: Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004.</p>
2	<p>The development hereby permitted shall be carried out in strict accordance with the application received on 08/06/2021 and in accordance with the associated plans referenced:</p> <ul style="list-style-type: none"> ▪ F1128 01 Site Location Plan; ▪ F1128 04 Proposed Site Plan; ▪ F1128 05 Floor Layouts; ▪ F1128 06 Roof Layout; ▪ F1128 07 Rev A Drainage Layout & Services Plan; ▪ F1128 08 Landscaping Plan; ▪ F1128 09 Elevations Plan; ▪ F1128 10 Site Cross Sections, Site Sections, Site Frontage & Section A-A Plan 1 of 2; ▪ F1128 11 Site Cross Sections A-A & B-B Plans 2 of 2. <p>Reason: To ensure the development is undertaken in accordance with the approved details, in accordance with Policies 2, 3 and 4 of the South East Lincolnshire Local Plan (2011-2036) and with the intentions of the National Planning Policy Framework (2021).</p>
3	<p>No development shall take place within the application site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.</p> <p>The development shall be carried out in accordance with the approved details.</p> <p>Reason: In order to ensure that satisfactory arrangements are made for the investigation, retrieval and recording of any possible archaeological remains on the site and to accord with the National Planning Policy Framework (2021).</p>
4	<p>The development hereby permitted shall not be commenced until details of a comprehensive contaminated land investigation has been submitted to and approved in writing by the Local Planning Authority and until the scope of works approved therein have been implemented. The assessment shall include all of the following measures unless the LPA dispenses with any such requirements in writing:</p> <p>a) A Phase I desk study carried out to identify and evaluate all potential sources of contamination and the impacts on land and/or controlled waters, relevant to the site. The desk study shall establish a 'conceptual model' of the site and identify all plausible pollutant linkages. Furthermore, the assessment shall set objectives for</p>

	<p>intrusive site investigation works/ Quantitative Risk Assessment (or state if none required). A full desk top study and a non-technical summary shall be submitted in writing to the Local Planning Authority.</p> <p>b) A site investigation shall be carried out to fully and effectively characterise the nature and extent of any land contamination and/or pollution of controlled waters. It shall specifically include a risk assessment that adopts the Source-Pathway-Receptor principle and take into account the site's existing status and proposed new use. A copy of the site investigation and findings shall be submitted in writing to the Local Planning Authority.</p> <p>Reason: To ensure potential risks arising from previous site uses have been fully assessed and in accordance with Policy 30 of the South East Lincolnshire Local Plan (2011-2036).</p>
5	<p>Where the risk assessment (see preceding condition) identifies any unacceptable risk or risks, a detailed remediation strategy to deal with land contamination and/or pollution of controlled waters affecting the site shall be submitted to and approved in writing by the Local Planning Authority. No works, other than investigative works, shall be carried out on the site prior to receipt of written approval of the remediation strategy by the Local Planning Authority.</p> <p>Reason: To ensure the proposed remediation plan is appropriate and in accordance with Policy 30 of the South East Lincolnshire Local Plan (2011-2036).</p>
6	<p>Remediation of the site shall be carried out in accordance with the approved remediation strategy (see preceding condition). No deviation shall be made from this scheme.</p> <p>Reason: To ensure site remediation is carried out to the agreed protocol in accordance with Policy 30 of the South East Lincolnshire Local Plan (2011-2036).</p>
7	<p>On completion of remediation, a copy of a closure report shall be submitted to the Local Planning Authority for approval in writing. The report shall provide validation and certification that the required works regarding contamination have been carried out in accordance with the approved Method Statement(s). Post remediation sampling and monitoring results shall be included in the closure report.</p> <p>Reason: To provide verification that the required remediation has been carried out to the required standards in accordance with Policy 30 of the South East Lincolnshire Local Plan (2011-2036).</p>
8	<p>The development permitted by this planning permission shall be carried out in accordance with the email dated 30 June 2021 from Fenland Architectural Design and the following mitigation measures detailed within the FRA:</p> <ul style="list-style-type: none"> ▪ Finished floor levels to be set no lower than 5.4mAOD above existing ground level ▪ The development to have at least two storeys; ▪ Flood resilient doors and high sill levels up to +6.35mAOD; ▪ Flood resilient ground floor construction up to level +6.35mAOD, which is the maximum level of flooding in 100 year event (including 30% climate change factor);

	<ul style="list-style-type: none"> ▪ All new electrics in the ground floor will run from the ceiling towards the floor, to avoid any issues in the remote case that the ground floor floods; ▪ Flood information will be provided to all tenants and occupants, including EA Emergency Flood line; ▪ A non-return valve will be fitted to all connections to Anglian Water surface water drainage as well as black water sewer; ▪ Sump pump with battery backup in case of power cut. <p>The mitigation measures shall be fully implemented prior to occupation and subsequently remain in place.</p> <p>Reason: To reduce the risk of flooding to the proposed development and future occupants, in addition to providing the appropriate level of protection in accordance with the National Planning Policy Framework and Policies 2 and 4 of the South East Lincolnshire Plan (2011- 2036).</p>
9	<p>The scheme shall be implemented and completed fully in accordance with the requirements of the approved drainage strategy outlined in the approved documents:</p> <ul style="list-style-type: none"> ▪ F1128 07 Rev A Drainage Layout & Services Plan; ▪ Flood Risk Assessment (FRA) & Sustainable Drainage Systems (SuDS) Report - May 2021 - ECOstudio DC-r1 LTD <p>The applicant shall confirm the completion of the approved scheme in writing to the Local Planning Authority within one month of completion.</p> <p>Reason: To prevent the increased risk of flooding in accordance with Policies 2 and 4 of the South East Lincolnshire Plan (2011-2036).</p>
10	<p>No development shall take place above ground level until a Flood Warning and Evacuation Plan has been submitted to and approved in writing by the Local Planning Authority.</p> <p>The plan shall be implemented prior to the occupation of the first dwelling and followed as approved thereafter.</p> <p>Reason: To provide the appropriate level of protection in accordance with the National Planning Policy Framework and Policies 2 and 4 of the South East Lincolnshire Plan (2011-2036).</p>
11	<p>Before any development is commenced above ground level a sample panel of the materials to be used for the external walls shall be prepared on site for inspection and approval in writing by the Local Planning Authority. All external work shall be constructed to match the approved panel.</p> <p>Reason: To ensure a satisfactory external appearance in the interests of the appearance of this part of the Conservation Area in accordance with Policy 29 of the South East Lincolnshire Local Plan (2011-2036).</p>
12	<p>No development shall take place above ground level until details regarding the provision of electric vehicle charging points have been submitted to and approved in writing by the</p>

	<p>Local Planning Authority. The details shall include:</p> <ul style="list-style-type: none"> ▪ The number of charging points; ▪ Location of charging points; ▪ Specification of charging points; ▪ Timetable for the implementation of the above measures. <p>The development shall then be carried out in strict accordance with the approved details.</p> <p>Reason: In the interests of promoting sustainable transport in accordance with Section 9 of the National Planning Policy Framework 2019 and Policy 31 of the South East Lincolnshire Local Plan (2011-2036).</p>
13	<p>Notwithstanding Condition No. 2 of this permission, no above ground construction works shall take place until full details of the biodiversity enhancement measures across the site and a timetable for their implementation have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved scheme.</p> <p>Reason: In the interest of enhancing the ecology of the area in accordance with Policy 2, 28 and 31 of the South East Lincolnshire Local Plan (2011-2036).</p>
14	<p>The water consumption of the dwelling hereby permitted should not exceed the requirement of 110 litres per person per day (as set out as the optional requirement in Part G of the Building Regulations 2010 and Policy 31 of the South East Lincolnshire Local Plan (2011-2036).</p> <p>The person carrying out the work must inform the Building Control Body that this duty applies.</p> <p>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> <p>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 (2011-2036).</p>
15	<p>If, during development, contamination not previously considered is identified, then the Local Planning Authority shall be notified immediately and no further work shall be carried out until a method statement detailing a scheme for dealing with the suspect contamination has been submitted to and agreed in writing with the Local Planning Authority.</p> <p>Reason: To ensure all contamination within the site is dealt with in accordance with Policy 30 of the South East Lincolnshire Local Plan (2011-2036).</p>

INFORMATIVES / NOTES TO BE INCLUDED ON/WITH DECISION NOTICE

Highway Informative 03

The permitted development requires the formation of a new/amended vehicular access. These works 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 application guidance, approval and specification details, please visit <https://www.lincolnshire.gov.uk/licences-permits/apply-dropped-kerb> or contact vehiclecrossings@lincolnshire.gov.uk

Highway Informative 08

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.

STATEMENT OF PROACTIVE WORKING:

In determining this application, the authority has taken account of the guidance in paragraph 38 of the National Planning Policy Framework 2021 in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the Borough.