

Development Management Delegated Decision Report

B/21/0499



SUMMARY OF APPLICATION

Application Reference	B/21/0499		
Application Type	Outline Planning Permission		
Proposal	Outline application with all matters (Access, Appearance, Landscaping, Layout and Scale) reserved for later approval for erection of one dwelling		
Location	Land adj to Dial House, Timms Drove, Low Grounds, Boston, PE20 3PG		
Applicant	Mr & Mrs Claydon		
Agent	Mrs Jenny McIntee, JMAD Architecture		
Received Date:	12-Nov-2021	Consultation Expiry Date:	09-Dec-2021
Valid Date:	12-Nov-2021	Statutory Expiry Date:	07-Jan-2022
Date of Site Visit:	20-Dec-2021	Extension of Time Date:	14-Jan-2022
Objections received?	None		
5 day notification record: Not applicable			
Councillors notified	Date	Response received – date	Ok to continue
Recommendation	GRANT Planning Permission		
Report by:	Simon Eldred		
Date:	10 th January 2022		

OFFICER REPORT

SITE AND SURROUNDINGS:

The application site is located on the southern side of Timms Drove, a single-track rural road without street-lights or footways, which is subject to the national speed limit. The site is located in the countryside with the majority of surrounding land in agricultural use, although there is a loose group of dwellings in the immediate area.

The site consists of parts of two grass paddocks, which are separated one from the other by a post and rail fence and a group of timber buildings with sheet material roofs. The site has:

- to its north, a 1m-high timber post and rail fence and 1.4m-high chicken wire fence, beyond them the highway and, beyond that, an agricultural field;
- to its west, part of a grass paddock, a 1m-high timber post and rail fence and 1.4m-high chicken wire fence and, beyond them, the curtilage to a dwelling (Dial House);
- to its south, a 1m-high timber post and rail fence and 1.4m-high chicken wire fence, a grass paddock, an evergreen hedge and, beyond that, an agricultural field; and
- to its east, a grass paddock.



DETAILS OF PROPOSAL:

This application seeks outline permission for the erection of one dwelling, with all matters (access, appearance, landscaping, layout and scale) reserved for later approval.

The application is accompanied by:

- Dwg. No. 201 - Location Plan;
- Dwg. No. 202 – Outline Site Plan as Proposed;
- Dwg. No. 203 – Proposed Landscape, Environmental & Ecological Enhancements Plan; and
- a Supporting Planning Statement which identifies that the proposal will have the following environmental benefits:
 - the dwelling will be built to an air tightness of $<3\text{m}^3/\text{hr}/\text{m}^2$;
 - the building will be oriented to maximise solar gain;
 - the building will have a mechanical ventilation heat recovery system (intended to reduce space heating requirements);
 - photovoltaic solar tiles will be integrated into the dwelling's south-facing roof;
 - an electric vehicle recharging point will be provided;
 - cycle storage will be provided;
 - rainwater harvesting will be included;
 - a greywater recycling system will be included;
 - the driveway and parking area will be fully permeable;
 - significant landscape planting to benefit wildlife will be included; and
 - roosting/nesting spaces for bats, house sparrows, swifts and starlings will be included.

RELEVANT HISTORY:

B/01/0449 – full planning permission was granted on 8th March 2002 for the construction of glasshouses, packaging/storage unit, 2 water storage tanks and new vehicular access.

B/02/0102 – full planning permission was granted on 2nd May 2002 for the siting of a temporary residential caravan.

B/03/0355 – full planning permission was granted on 3rd October 2003 for the construction of a two storey house and a new vehicular access.

B/03/0356 – full planning permission was granted on 31st July 2003 for the construction of a stable block.

B/21/0188 – outline planning permission was granted on 16th July 2021 for the erection of 1 dwelling with all matters reserved for later approval.

RELEVANT DEVELOPMENT PLAN POLICIES AND DOCUMENTS:

The South East Lincolnshire Local Plan 2011-2036 shows the application site as being within the Countryside, approximately 480m from the nearest Settlement Boundary (Swineshead). No other allocations or designations apply. The relevant Policies are:

- Policy 1 – Spatial Strategy;
- Policy 2 – Development Management;
- Policy 3 – Design of New Development;

- Policy 4 – Approach to Flood Risk;
- Policy 10 – Meeting Assessed Housing Requirements;
- Policy 28 – The Natural Environment;
- Policy 30 – Pollution;
- Policy 31 – Climate Change and Renewable and Low Carbon Energy; and
- Policy 36 – Vehicle and Cycle Parking.

OTHER RELEVANT DOCUMENTS / LEGISLATION / GUIDANCE:

At the heart of the National Planning Policy Framework (2021) 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 9 – Promoting sustainable transport;
- 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; and
- Section 15 – Conserving and enhancing the natural environment.

CONSULTATION RESPONSES:

Boston Borough Council's Environmental Health department indicates that it has no objections.

Lincolnshire County Council (the Local Highway and Lead Local Flood Authority) concludes that the proposed development is acceptable, and indicates that it has no objections. However, it indicates that, as this is an outline application with all matters reserved, access and layout have not been considered and asks that the applicant should be made aware of the requirements for access, parking, visibility, turning and layout as detailed in the Lincolnshire County Council Design Approach and Development Road Specification.

The Black Sluice Internal Drainage Board indicates that:

- Rainfall runoff - It is understood that the applicant intends to discharge surface water to soakaways. If this is the case, any soakaways or infiltration systems should be designed and proved in accordance with BRE Digest 365 or other approved code. Evidence that soakaways are suitable for the site should be submitted to the local planning authority for their approval. Should soakaways prove unsuitable, the applicant should submit details of an alternative scheme for the local planning authority for consideration, and must have received approval for any such scheme, prior to works commencing on site. Discharge to any watercourse will require prior written consent from the Board;
- Disposal of foul or dirty water – a method for the disposal of foul water has not been indicated. If the applicant intends to discharge foul or dirty water via a suitable bio or package treatment unit and the point of discharge is to any watercourse, the Board's prior written consent is required. If the discharge is to soakaways, any soakaways or infiltration systems should be designed and proved in accordance with BRE Digest 365 or other approved code. If the applicant intends to dispose of foul water to a septic tank, any overflow discharge should be to a soakaway only, which should be designed and proved in accordance with BRE Digest 365 or other approved code. The discharge of foul or dirty water direct into a watercourse is strictly prohibited.

Swineshead Parish Council indicates that it has no comments.

THIRD PARTY REPRESENTATIONS RECEIVED:

No third party representations have been received.

EVALUATION:

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that determination must be made in accordance with the Plan unless material considerations indicate otherwise. The key considerations in regards to this application are considered to be:

- matters of principle;
- impact on the character and appearance of the area;
- impact on neighbours' amenity;
- flood risk;
- biodiversity;
- water use issues;
- highway safety; and
- parking provision.

Principle

Part D of Policy 1 of the Local Plan indicates that, *"in the Countryside, development will be permitted that is necessary to such a location and/or where it can be demonstrated that it meets the sustainable development needs of the area in terms of economic, community or environmental benefits."* The Reasoned Justification to Policy 1 indicates that *"housing needs may also, by exception, be justified in the Countryside"*.

It must be noted that:

- Boston Borough Council's 'Assessment of 5-year housing land supply as at 30th September 2021' identifies that 5.7 years' supply of deliverable housing sites is available; and
- the Housing Delivery Test 2020 Measurement for Boston Borough identifies that the new housing delivered over the previous 3 years amounted to 156% of that required.

In these circumstances (and in accordance with the provisions of paragraph 11 of the 2021 NPPF), the Local Plan's Policies can be given full weight in considering this proposal.

Paragraph 8 of the NPPF (2021) indicates that the three overarching objectives of the planning system are:

*"a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*

*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*

*c) **an environmental objective** – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.”*

The NPPF sets out (in paragraphs 78 to 79) when rural housing will be supported, stating:

“In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs. Local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs, and consider whether allowing some market housing on these sites would help to facilitate this.

To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.”

Paragraph 80 of the NPPF considers isolated homes in the countryside. Whilst the application site is located a significant distance outside of Swineshead's Settlement Boundary, there is an existing loose group of dwellings and other buildings in the immediate area, and outline planning permission (B/21/0188) is outstanding for the erection of a further dwelling on land immediately to its east. In these circumstances, it is considered that: the application site cannot be considered as 'isolated'; and that the provisions of the NPPF's paragraph 80 do not therefore apply.

In considering this proposal against the provisions of part D of Policy 1 of the Local Plan, it is important to note that this part of the Policy sets out two separate tests, but that its wording requires a proposal to satisfy only one of the tests, and not both. Thus, if the proposal is deemed to comply with either of the tests, it will comply with Policy 1.

The first test set out in part D of Policy 1 is whether the proposed development is necessary to its countryside location. The Local Plan provides sufficient opportunities for new residential development on Housing Allocations and via windfall developments within Settlement Boundaries in order to meet the Borough's housing requirements until 2036. No specific justification has been put forward to demonstrate that residential development is necessary on this site. As a consequence, it is not considered that new residential development is 'necessary' on the application site. Thus, it is considered that the first test of part D of Policy 1 is not passed.

The second test set out in part D of Policy 1 is whether it can be demonstrated that the proposed development meets the sustainable development needs of the area in terms of economic, community or environmental benefits. Looking at these issues in turn:

- Economic benefits - It is accepted that the construction of a new dwelling on the application site would bring some benefit to the local economy. However, such benefits could be realised equally well within a town or village;
- Community benefits - The proposal would also bring community benefits (in that it would provide a home for a family) but such benefits could be realised equally well within a town or village, where the occupants would have better access to services and facilities; and
- Environmental benefits – Dwg. No. 203 and the Supporting Planning Statement indicate that the proposed development will incorporate the following environmental benefits:
 - the dwelling will be built to an air tightness of <3m³/hr/m²;

- the building will be oriented to maximise solar gain;
- the building will have a mechanical ventilation heat recovery system;
- photovoltaic solar tiles will be integrated into the dwelling's south-facing roof;
- an electric vehicle recharging point will be provided;
- cycle storage will be provided;
- rainwater harvesting will be included;
- a greywater recycling system will be included;
- the driveway and parking area will be fully permeable;
- landscape planting to benefit wildlife will be included; and
- roosting/nesting spaces for bats house sparrows, swifts and starlings will be included.

The Local Plan's Policies (3, 28, 30, 31 and 36) require the provision of several of these benefits (the provision of an electric vehicle recharging point and cycle storage, and measures to provide an overall net gain in biodiversity) as part of any new residential development. Nonetheless, it is considered that the benefits listed above go significantly beyond the Local Plan's 'standard' requirements – both in terms of biodiversity enhancement and measures that will help to reduce pollution and resource use and promote the use renewable and low carbon energy.

In all, it is considered that the proposal complies with the second test of part D of Policy 1, due to the significant environmental benefits that will be incorporated into the building and its surrounding curtilage. As was noted above, this means that the proposal meets the requirements of Policy 1 generally. Furthermore, it has been established that (whilst the application site is in the countryside), given that there is an existing loose group of dwellings and other buildings in the immediate area and outline planning permission (B/21/0188) is outstanding for the erection of a further dwelling on land immediately to the site's east, the proposal will not lead to the creation of an isolated home in the countryside, and can therefore be classed as 'infill'.

The principle of development is therefore deemed acceptable, subject to:

- the proposal meeting the other relevant Policy requirements (see the remainder of this report); and
- conditions to require any reserved matters application to include details of:
 - the ecological enhancements; and
 - the measures to reduce pollution and resource use and promote the use of renewable and low carbon energy
 which are set out in this application.

This mirrors the approach recently taken by the Borough Council to a similar application on adjacent land (B/21/0188).

Character of the area

Policy 2 of the Local Plan 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 states that 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.

Paragraph 130 of the NPPF (2021) states that developments should: add to the overall quality of the area, not just for the short-term but over the lifetime of the development; be visually attractive;

and be sympathetic to local character with a high standard of amenity for future existing and future occupiers. Paragraph 134 advocates that, where a development is of a poor design that fails to take the opportunities available to improve the character and quality of an area, planning permission should be refused.

As this is an outline application with all matters reserved, details regarding the appearance, layout and scale of the development are not to be considered as part of this application. That being said, indicative plans have been submitted (Dwg. No.s 202 and 203) showing how the application site could be developed. These plans show that a dwelling can be accommodated on the application site without creating a development with a cramped appearance, as well as having a similar siting to nearby existing dwellings in respect to distance from the highway edge.

The application site can be classed as 'infill', and will not lead to the creation of an isolated home in the countryside.

A high level and quality of landscaping will help to retain the rural character of the area, and it will be imperative that any future reserved matters application should respect the site's rural setting and the character of adjacent development through a high-quality design.

Subject to an appropriate reserved matters application, it is considered that the proposal complies with these requirements of Policies 2 and 3.

Neighbours' amenity

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

The indicative drawings show that there will be significant distance between the proposed building and those immediately adjacent (whether existing or planned (B/21/0188)). As such, it is highly unlikely that the new dwelling will have significant adverse impacts in terms of overshadowing, loss of light, or harm to outlook. As the application is outline and all plans are indicative only, details such as fenestration have not yet been decided, and an assessment of impacts in terms of loss of privacy or overlooking cannot currently be made. Nonetheless, it is considered that a scheme could be designed that would have no such severe adverse impacts. A detailed assessment will, of course, be possible at reserved matters stage, and reserved matters will not be approved if there will be an unacceptable loss of privacy or outlook.

Finally, the vehicle movements generated by one dwelling will not be detrimental to neighbours' amenity.

Subject to details being submitted, it is considered that the proposal could meet these requirements of Policies 2, 3 and 30.

Flood risk

Policy 4 of the Local Plan states that 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; it is essential infrastructure in FZ3a or FZ3b; it is highly vulnerable development in FZ2, or more vulnerable development in FZ3 providing wider sustainability benefits to the community that outweigh flood risk; and the application is supported by an appropriate site specific flood risk assessment.

The majority of the application site is located within Flood Zone 1 and, as the majority of the Borough is within higher risk flood zones, this site is sequentially preferable and will be safe from flooding.

It is considered that the proposal will not increase flood risk in the area and, subject to a suitable surface and foul water strategy (which will need to be conditioned), will not have an adverse effect on surface water.

Biodiversity

Policy 3 of the Local Plan requires the incorporation of existing hedgerows and trees into development proposals, and the provision of appropriate new landscaping to enhance biodiversity. Policy 28 requires all development proposals to provide an overall gain in biodiversity. Policy 31 requires all development proposals to incorporate measures which promote and enhance green infrastructure and provide a net gain in biodiversity.

The application site contains no existing hedgerows or trees, or any other meaningful features of biodiversity value which could be incorporated into the development. As this is an outline application with all matters reserved, details regarding landscaping, etc. are not to be considered as part of this application. That being said, indicative plans have been submitted (Dwg. No.s 202 and 203) showing how the application site could be developed, and including significant landscape planting and roosting/nesting spaces for bats, house sparrows, swifts and starlings. It is considered that these measures will significantly enhance the feeding, nesting and roosting opportunities offered by the site, and will ensure that the proposal will provide an overall gain in biodiversity. Thus, subject to a condition to require any reserved matters application to include details of the proposed ecological enhancements which are set out in this application, it is considered that the proposal could meet these requirements of Policies 3, 28 and 31.

Water use issues

Policy 3 of the Local Plan requires development proposals to minimise the use of water, and Policy 31 specifically requires residential development to comply with the Building Regulation water efficiency standard of 110 litres per person per day.

As this is an outline application with all matters reserved, details regarding water use are not to be considered as part of this application. However, it is considered necessary for a condition to be attached to require the water consumption of the dwelling to not exceed 110 litres per person per day.

Subject to a condition to require the water consumption of the dwelling to not exceed 110 litres per person per day, it is considered that the proposal will satisfactorily minimise water use and will meet these requirements of Policies 3 and 31.

Highway safety

Policy 2 of the Local Plan identifies vehicular access as a sustainable development consideration.

As this is an outline application with all matters reserved, details relating to vehicular access are not to be considered as part of this application. That being said, indicative plans have been submitted (Dwg. No.s 202 and 203) showing the creation of a new vehicular access onto Timms

Drove, in a location where visibility appears to be acceptable and where the traffic that may be generated by one dwelling is unlikely to harm highway safety. The indicative plan also shows the provision of a turning head within the site, which would ensure that vehicles could enter and leave the site in a forward gear.

In all, the proposal appears to be acceptable in principle on highway safety grounds – subject to the information that will be submitted at reserved matters stage.

Parking

Policy 36 of the Local Plan indicates that all new developments should provide vehicle and cycle parking in accordance with minimum standards set out in Appendix 6.

As this is an outline application with all matters reserved, details relating to vehicular access are not to be considered as part of this application. That being said, indicative plans have been submitted (Dwg. No.s 202 and 203) showing the provision of an attached garage (providing cycle storage) and several external car parking spaces.

In all, the proposal appears to be acceptable in principle in vehicle and cycle parking terms – subject to the information that will be submitted at reserved matters stage.

CONCLUSION:

Whilst the site is located within the countryside, the proposal has been assessed as:

- an 'infill' plot;
- not creating an isolated home in the countryside; and
- complying with the second test of part D of Policy 1, thanks to: the ecological enhancements; and the measures to reduce pollution and resource use, and promote the use of renewable and low carbon energy which are set out in this application.

As such, the principle of the development is considered to be acceptable. Although its contribution will be small, this proposal will also help to deliver housing in the area and go towards maintaining the supply of deliverable housing sites locally.

Subject to details being submitted at reserved matters stage, it is considered that the proposal could be designed in such a way which will:

- protect the character of the area;
- protect neighbours' amenity;
- provide a net gain in biodiversity;
- satisfactorily minimise water use;
- be acceptable on highway safety grounds;
- include adequate provision for the parking of motor vehicles and cycles; and
- meet the requirements of the relevant Policies of the South East Lincolnshire Local Plan 2011-2036.

Accordingly, it is considered appropriate for planning permission to be granted, subject to conditions.

RECOMMENDATION:

GRANT Outline Planning Permission subject to the following conditions and reasons:-

CONDITIONS / REASONS	
Pre-commencement conditions?	Agreed with applicant/agent - Date:
1	<p>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 to and approved by the local planning authority.</p> <p>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, 3, 28, 30, 31 and 36 of the South East Lincolnshire Local Plan 2011-2036.</p>
2	<p>Application for approval of reserved matters shall be made to the Local Planning Authority no later than the expiration of three 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>
3	<p>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.</p> <p>Reason: Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004.</p>
4	<p>Any application for approval of reserved matters submitted pursuant to condition 1 of this permission shall accord with the outline permission insofar as it relates to the maximum of one dwelling as stated in the application description and within the confines of the site as shown on drawings 201 Location Plan and 202 Outline Site Plan as Proposed'.</p> <p>Reason: The application is granted in outline only in accordance with the provisions of Article 4 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. Any application for reserved matters must be in accordance with and/or not exceed the parameters established as part of this permission and to comply with Policies 2 and 3 of the South East Lincolnshire Local Plan 2011-2036.</p>
5	<p>No above ground works shall take place until a scheme for the disposal of foul and surface water from the site has been submitted to and approved in writing by the local planning authority. Unless otherwise agreed in writing with the local planning authority, the scheme shall include:</p> <ul style="list-style-type: none"> i) separate systems for the disposal of foul and surface water; ii) details of the rate of surface water discharge from the site to any soakaway, watercourse or sewer, including provisions to ensure that the post-development discharge rate does not exceed the pre-development rate (incorporating an appropriate allowance for climate change); iii) details of any necessary flow attenuation measures, including the use of SUDS where appropriate; and

	<p>iv) details of how the scheme will be maintained and managed after completion.</p> <p>The scheme shall be implemented in accordance with the duly approved details before the dwelling is first occupied, and shall be maintained and managed as such thereafter.</p> <p>Reason: To ensure that the development is not at risk of flooding and does not increase flood risk elsewhere, and that adequate measures are put in place for the disposal of foul and surface water in accordance with the requirements of Policies 2 and 4 of the South East Lincolnshire Local Plan 2011-2036.</p>
6	<p>When application is made for the approval of the reserved matters, that application shall show details of arrangements to enable a motor vehicle to turn within the site so that it can enter and leave the highway in a forward gear.</p> <p>Reason: In the interests of highway safety in accordance with Policy 2 of the South East Lincolnshire Local Plan 2011-2036.</p>
7	<p>When application is made for the approval of the reserved matters, that application shall show details of car and cycle parking arrangements for the proposed dwelling.</p> <p>Reason: To ensure adequate car and cycle parking provision to serve the dwelling, in the interests of highway safety and Policy 36 of the South East Lincolnshire Local Plan 2011-2036.</p>
8	<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 local planning authority. These details shall include:</p> <ul style="list-style-type: none"> • the number of charging points; • the location of charging points; • the specification of charging points; and • the 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 2021 and Policies 30 and 31 of the South East Lincolnshire Local Plan 2011-2036.</p>
9	<p>When application is made for the approval of the reserved matters, that application shall show details of the ecological enhancements outlined on Drawing 203 (Proposed Landscape, Environmental & Ecological Enhancements Plan), including:</p> <ul style="list-style-type: none"> • specification, location and number of integral bat roosts; • specification, location and number of house sparrow terraces; • specification, location and number of swift bricks; • specification, location and number of starling nest boxes; • native tree species; • native hedge species; • flower borders; • wild flower meadow;

	<ul style="list-style-type: none"> • flowering lawns; and • timetable for the implementation of the above measures. <p>The approved works shall: be carried out in accordance with the approved details; be fully implemented prior to the first occupation of the dwelling; and subsequently remain in place thereafter.</p> <p>Reason: In the interests of the natural environment, and in accordance with Policies 1 and 28 of the South East Lincolnshire Local Plan 2011-2036.</p>
10	<p>When application is made for the approval of the reserved matters, that application shall show details of the measures listed on Drawing 203 (Proposed Landscape, Environmental & Ecological Enhancements Plan) that aim to reduce pollution and resource use, and promote the use of renewable and low carbon energy, together with details relating to the timing of their implementation.</p> <p>The development shall be constructed in accordance with the approved measures.</p> <p>Reason: To help reduce pollution and resource use, and to promote the use of renewable and low carbon energy, and to accord with Policies 1, 2, 3, 30 and 31 of the South East Lincolnshire Local Plan 2011-2036.</p>
11	<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 the 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>

INFORMATIVES / NOTES TO BE INCLUDED ON/WITH DECISION NOTICE	
<p><u>STATEMENT OF PROACTIVE WORKING:</u></p> <p>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.</p>	

Lincolnshire County Council asks that you should be made aware of the requirements for access, parking, visibility, turning and layout as detailed within the Lincolnshire County Council Design Approach and Development Road Specification.

The Black Sluice Internal Drainage Board indicates that:

- Rainfall runoff - It is understood that the applicant intends to discharge surface water to soakaways. If this is the case, any soakaways or infiltration systems should be designed and proved in accordance with BRE Digest 365 or other approved code. Evidence that soakaways are suitable for the site should be submitted to the local planning authority for their approval. Should soakaways prove unsuitable, the applicant should submit details of an alternative scheme for the local planning authority for consideration, and must have received approval for any such scheme, prior to works commencing on site. Discharge to any watercourse will require prior written consent from the Board;
- Disposal of foul or dirty water – a method for the disposal of foul water has not been indicated. If the applicant intends to discharge foul or dirty water via a suitable bio or package treatment unit and the point of discharge is to any watercourse, the Board's prior written consent is required. If the discharge is to soakaways, any soakaways or infiltration systems should be designed and proved in accordance with BRE Digest 365 or other approved code. If the applicant intends to dispose of foul water to a septic tank, any overflow discharge should be to a soakaway only, which should be designed and proved in accordance with BRE Digest 365 or other approved code. The discharge of foul or dirty water direct into a watercourse is strictly prohibited.