

Town and Country Planning Act 1990 Planning Permission

Name and address of applicant

Linden, EB (Lincoln) Limited And Lindum Group
Limited
C/O Agent

Name and address of agent (if any)

DLP Planning Ltd
DLP Planning Ltd
4 Abbey Court
Fraser Road
Priory Business Park
Bedford
Bedford
MK44 3WH

Notice of decision to grant planning permission

Application number: 15/1282/FUL

Proposal: **Erection of 127 no. dwellings with associated landscaping, parking and infrastructure**

Location: **Land At Top Farm Green Man Road Navenby**

North Kesteven District Council hereby give notice in pursuance of the Town and Country Planning Act 1990 that permission has been **granted** for the carrying out of development referred to above, subject to the conditions set out below –

- 1 The development must be begun not later than the expiration of two (2) years beginning with the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004

- 2 No development shall commence until details of any proposed phases of the development have been submitted to and agreed in writing with the District Planning Authority.

Reason: To define the terms of the permission and to control the submission of details required by condition relating to materials, boundary treatment, landscaping and affordable housing

- 3 No works within any individual phase of the development comprising the erection of a dwelling shall be undertaken until samples of the materials to be used in the

Date: 4th November 2016

District Council Offices, Kesteven Street
Sleaford, Lincolnshire, NG34 7EF

Andrew McDonough

Head of Development, Economic and Cultural Services

construction of the external surfaces of the dwellings hereby permitted have been submitted to and agreed in writing by the district planning authority. Development shall only be carried out in accordance with the approved details.

Reason: To ensure a satisfactory external appearance in the interests of visual amenity to accord with saved policy C18 of the North Kesteven Local Plan 2007 and policy LP26 of the emerging Central Lincolnshire Local Plan 2016.

- 4 No works within any individual phase of the development comprising the erection of a dwelling shall take place until details of boundary treatment have been submitted to and agreed in writing by the district planning authority. Such details to indicate the positions, design, materials and type of boundary treatment to be erected. The agreed boundary treatment shall be completed before first occupation/use or in accordance with an agreed timetable. Development shall be carried out in accordance with the approved details.

Reason: In the interests of privacy and visual amenity to accord with saved policies C5 and C18 of the North Kesteven Local Plan and policy LP26 of the Emerging Central Lincolnshire Local Plan.

- 5 No works within any individual phase of the development comprising the erection of a dwelling shall take place until full details of both and hard and soft landscape works have been submitted to and agreed in writing by the district planning authority: these works shall be carried out entirely with the approved details. These details shall include proposed finished levels; means of enclosure; car parking lay-outs; other vehicle and pedestrian access and circulation areas; hard surfacing details; minor artifacts and structures (eg furniture, play equipment, refuse storage, signs, lighting etc.); proposed and existing functional services above and below ground (eg drainage, power, communications cables, pipelines etc including lines/manholes, supports); retained historic landscape features and proposals for restoration where relevant.

Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; the implementation programme.

Reason: To ensure the satisfactory appearance of the site in the interests of visual amenity to accord with saved policy C18 of the North Kesteven Local Plan and policy LP26 of the Emerging Central Lincolnshire Local Plan.

- 6 No works within any individual phase of the development comprising the erection of a dwelling shall take place until a schedule of landscape maintenance has been submitted to and approved in writing by the district planning authority. The schedule shall include details of the arrangements for its implementation. Development shall be carried out in accordance with the approved schedule.

Reason: To ensure that satisfactory landscaping works are carried out and are subsequently properly maintained to accord with saved policy C18 of the North Kesteven Local Plan and policy LP26 of the Emerging Central Lincolnshire Local Plan

7 No works or development shall take place until a scheme for protection of the retained trees (Section 5.5 BS5837 - 2012 - Tree Protection Plan) has been submitted and agreed in writing by the district planning authority. This scheme shall include:

- (a) A plan showing details and positions of the Ground Protection Areas.
- (b) Details and position of Tree Protection Barriers. Tree protection barriers should be erected prior to each construction phase commencing and shall remain in place, and undamaged for the duration of that phase - these to be retained and maintained until all equipment, machinery and surplus materials have been removed from the site.
- (c) Details and position of underground service runs and working methods employed should these runs be within the designated Root Protection Area of any retained tree on or adjacent to the application site.
- (d) Details of special engineering required to accommodate the protection of retained trees eg in connection with foundations, bridging, water features and surfacing.
- (e) Details of working methods to be employed for the installation of drives and paths within the Root Protection Areas of any retained tree on or adjacent to the application site.
- (f) Details of working methods to be employed with the demolition of buildings, structures and surfacing within or adjacent to the Root Protection Areas of any retained tree on or adjacent to the application site.
- (g) Details of any scaffolding erection with the Root Protection Areas.
- (h) Details of timing for the various phases of works or development in the context of the tree protection measures.
- (i) Details of any proposed changes of ground level within the root protection area as defined to the application site.

Reason: To ensure the retention of features which are important to the character and amenity of the surrounding area to accord with saved policies C18 and LW4 of the North Kesteven Local Plan and policies LP17 and LP26 of the Emerging Central Lincolnshire Local Plan.

8 Prohibited activities

The following work shall not be carried out under any circumstances:

- (a) No fires to be lit on site within 10 metres of the nearest point of the canopy of any retained tree on or adjacent to the proposal site.
- (b) No equipment, signage, fencing etc shall be attached to or be supported by any retained tree on or adjacent to the application site.
- (c) No temporary access within designated Root Protection Areas without the prior written approval of the DPA,
- (d) No mixing of cement, dispensing of fuels or chemicals within 10 metres of the tree stem of any retained tree on or adjacent to the application site.
- (e) No soakaways to be routed within the Root Protections Areas or any retained tree on or adjacent to the application site.
- (f) No stripping of topsoils, excavations or changing of levels to occur within the Root Protection Areas of any retained tree on or adjacent to the application site.
- (g) No topsoil, building materials or other to be stored within the Root Protections Areas of any retained tree on or adjacent to the application site.
- (h) No alterations or variations of the approved works or tree protection schemes shall be carried out without the prior written approval of the district planning authority.

Reason: To ensure the retention of trees which are important to the character and amenity of the surrounding area to accord with saved policy C18 and LW4 of the North Kesteven Local Plan and policies LP17 and LP26 of the Emerging Central Lincolnshire Local Plan.

- 9 No development within any individual phase shall be commenced until full engineering details of the proposed footpath along the northern side of Green Man Lane within that phase have been submitted for approval, along with details of the timing of such provision. These details shall be based on 'no-dig' techniques unless otherwise agreed in writing with the District Planning Authority. Thereafter the development shall proceed in accordance with those details and the associated implementation timescale.

Reason: To ensure the retention of trees which are important to the character and amenity of the surrounding area to accord with saved policy C18 and LW4 of the North Kesteven Local Plan and policies LP17 and LP26 of the Emerging Central Lincolnshire Local Plan.

- 10 No operations that involve the destruction and removal of vegetation or buildings (or part of a building) shall be undertaken during the month of March to August inclusive, unless prior written approval has been granted by the district planning authority, once they are satisfied that breeding birds will not be adversely affected.

Reason: In the interest of wildlife to accord with saved policy LW8 of the North Kesteven Local Plan and policy LP21 of the Emerging Central Lincolnshire Local Plan.

- 11 Prior to the commencement of any development within any individual phase of development, a scheme of biodiversity and habitat enhancement, incorporating details of the management and maintenance of those areas/features shall be submitted to and agreed in writing with the district planning authority. The scheme shall include details of the creation of native species-rich calcareous grassland within the site. The approved scheme shall thereafter be implemented in accordance with a timetable forming part of that scheme and shall be retained in perpetuity.

Reason: To provide enhancements to local habitats and biodiversity to accord with policy LP21 of the Emerging Central Lincolnshire Local Plan and advice contained in chapter 11 of the National Planning Policy Framework.

- 12 No development of any individual phase of development shall be commenced until an Estate Street Phasing and Completion Plan has been submitted to and approved in writing by the district planning authority. The Estate Street Phasing and Completion Plan shall set out the development phases and the standards that estate streets serving each phase of the development will be completed.

Reason: To ensure that the estate streets serving the development are completed and thereafter maintained to an acceptable standard in the interest of residential/highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the development; and to safeguard the visual amenities of the locality and users of the highway, in accordance with saved policy T4 of the North Kesteven Local Plan and policy LP13 of the Emerging Central Lincolnshire Local Plan

- 13 No dwelling shall be occupied until the estate street(s) affording access to those dwelling(s) has been completed in accordance with the Estate Street Phasing and Completion Plan.

Reason: To ensure that the estate streets serving the development are completed and maintained to the approved standard, and are available for use by the occupants, and other users of the development, in the interest of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the approved development; and to safeguard the visual amenities of the locality and users of the highway, in accordance

with saved policy T4 of the North Kesteven Local Plan and policy LP13 of the Emerging Central Lincolnshire Local Plan.

- 14 No development within any individual phase shall be commenced until details of the proposed arrangements for future management and maintenance of the proposed streets within that phase have been submitted to and approved by the district planning authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into under section 38 of the Highways Act 1980 or a private management and Maintenance Company has been established.

Reason: To ensure that the estate streets serving the development are completed and maintained to the approved standard, and are available for use by the occupants, and other users of the development, in the interest of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the approved development; and to safeguard the visual amenities of the locality and users of the highway, in accordance with saved policy T4 of the North Kesteven Local Plan, policy LP13 of the Emerging Central Lincs Local Plan and to advice at Chapter 4 of the NPPF.

- 15 No development within any individual phase shall be commenced until full engineering, drainage, street lighting and constructional details of the streets proposed for adoption have been submitted to and approved in writing by the district planning authority for that phase. The development shall, thereafter, be constructed in accordance with the approved details, unless otherwise agreed in writing with the district planning authority.

Reason: In the interest of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the approved development; and to safeguard the visual amenities of the locality and users of the highway

- 16 No dwellings shall be commenced within any individual phase before the first 40m of any estate road from its junction with the public highway has been completed.

Reason: In the interests of safety of the users of the public highway and the safety of the users of the site and to enable calling vehicles to wait clear of the carriageway of Grantham Road and Green Man Road, in accordance with saved policy T4 of the North Kesteven Local Plan and policy LP13 of the Emerging Central Lincolnshire Local Plan

- 17 Prior to any of the dwellings being occupied the private drives and parking provision serving those dwellings shall be completed in accordance with the details shown on drawing numbers 1160-004 Rev HH.

Reason: In the interests of safety of the users of the public highway and the safety of the users of the site, in accordance with saved policy T4 of the North Kesteven Local Plan and policy LP13 of the Emerging Central Lincolnshire Local Plan

- 18 Prior to development commencing within any individual phase a scheme for the provision of tactile pedestrian crossings on Green Man road shall be agreed in writing with the District Planning Authority. The scheme will include position, specification and timing of such provision. Those details as approved shall be implemented in their entirety.

Reason: In the interests of safety of the users of the public highway and the safety of the users of the site, in accordance with saved policy T4 of the North Kesteven Local Plan and policy LP13 of the Emerging Central Lincolnshire Local Plan

- 19 No development within any individual phase shall take place until a Code of Practice has been submitted to and approved in writing by the district planning authority which shall indicate measures to mitigate against adverse effects of noise, dust and traffic generation during the construction stage of the proposed development for that phase. The Code of Practice shall include:

- a. the parking of vehicles of site operatives and visitors;
- b. loading and unloading of plant and materials;
- c. storage of plant and materials used in constructing the development;
- d. wheel washing facilities;
- e. proposed hours of operation of construction activities;
- f. the frequency, duration and means of operations involving demolitions, excavations, drilling, piling, concrete production and dredging operations;
- g. sound attenuation measures to be incorporated to reduce noise at source;
- h. measures to control the emission of dust and dirt during construction;
- i. the routes of construction traffic to and from the site including any prohibited routes, and off-site routes for the disposal of excavated material.

The Code of Practice shall be strictly adhered to throughout the construction period.

Reason: To protect the residential and general amenity of the area from any harmfully polluting effects during construction works to accord with saved policies C5, C11 and T4 of the Local Plan and policy LP26 of the Emerging Central Lincolnshire Local Plan.

- 20 No development shall take place any part of the site to which any part of this permission relates until detailed scheme of foul and surface water drainage provision and associated details of management and maintenance in perpetuity has been submitted to and agreed in writing by the district planning authority. The drainage strategy should demonstrate that the surface water run-off generated up to and including the 100 year plus climate change critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme should include:

- (i) infiltration testing, to be agreed with the lead local flood authority, that provides sufficient information to adequately design the proposed infiltration infrastructure such as permeable paving and soakaways
- (ii) details of the permeable paving, to be agreed with Lincolnshire County Council
- (iii) details of how the scheme will be maintained and managed after completion

The development shall thereafter proceed fully in accordance with the approved scheme, including the schedule of management and maintenance, and no dwelling shall be first occupied until the foul and surface water drainage to serve it as detailed within the approved drainage strategy, has been provided.

Reason: To ensure adequate drainage provision and associated future maintenance to accord with saved policies C14 and C16 of the North Kesteven Local Plan and policy LP14 of the Emerging Central Lincolnshire Local Plan.

- 21 Notwithstanding the details shown on drawing 1160-004 Rev HH chimneys shall be constructed on all the dwellings hereby approved in accordance with details to be agreed in writing with the district planning authority prior to development commencing.

Reason: To ensure a satisfactory external appearance in the interests of visual amenity to accord with saved policy C18 of the North Kesteven Local Plan and policy LP26 of the Emerging Central Lincolnshire Local Plan.

- 22 Provision for children's play space on shall be made on site in accordance with details to be agreed in writing with the district planning authority prior to development commencing. The details agreed shall include a schedule for the implementation of the play area, which shall be no later than the occupation of the 80th dwelling on the scheme, and details of the maintenance of the play area during the construction period and in perpetuity thereafter.

Reason: To ensure proper provision of children's play space in accordance with the provisions of saved policies H4 and C18 of the North Kesteven Local Plan and policy LP24 of the Emerging Central Lincolnshire Local Plan.

- 23 The development hereby permitted shall not be commenced until a scheme to deal with any contamination of land or pollution of controlled waters has been submitted to and approved by the district planning authority (DPA) and until the measures approved in that scheme have been implemented. The scheme shall include all of the following measures unless the DPA dispenses with any such requirement in writing:

a) A desk-top 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 desktop study shall establish a conceptual site model and identify all plausible pollutant linkages. Furthermore, the assessment shall set objectives for intrusive site investigation works/Quantitative Risk Assessment (or state if none required). Two full copies of the desktop study and a nontechnical summary shall be submitted to the DPA without delay upon completion.

b) If identified as being required following the completion of the desktop study, 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, in order that any potential risks are adequately assessed taking into account the sites existing status and proposed new use. Two full copies of the site investigation and findings shall be forwarded to the DPA without delay upon completion.

c) Thereafter, a written method statement detailing the remediation requirements for land contamination and/or pollution of controlled waters affecting the site shall be submitted and approved by the DPA, and all requirements shall be implemented and completed to the satisfaction of the DPA. No deviation shall be made from this scheme without the express written agreement of the DPA. If during redevelopment contamination not previously considered is identified, then the DPA 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 DPA.

d) Two full copies of a full closure report shall be submitted to and approved by the DPA. The report shall provide verification 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 to demonstrate that the required remediation has been fully met.

Reason: In order to protect public safety and the environment to accord with saved policies C5 and C12 of the North Kesteven Local Plan and policy LP16 of the Emerging Central Lincolnshire Local Plan

24 No works within any individual phase of the development comprising the erection of a dwelling shall begin until a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the local planning authority. The affordable housing shall be provided in accordance with the provisions of policy H5 of the North Kesteven Local Plan. The scheme shall include:

i) the numbers, type, tenure and location on the site of the affordable housing provision to be made which shall consist of not less than 35 % of housing units/bed spaces;

ii) The timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;

iii) The arrangements for the transfer of the affordable housing to an affordable housing provider[or the management of the affordable housing] (if no RSL involved);

iv) The arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and

v) The occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

Reason: To ensure an adequate provision of affordable housing in accordance with saved policy H5 of the North Kesteven Local Plan

25 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the approved plans, listed below on this decision notice.

Reason: To ensure that the development takes place in accordance with the approved details

Reason for granting Planning Permission

Having regard to the details of the application proposals, and the relevant provisions of the Development Plan as summarised below, it is considered that subject to compliance with the conditions attached in this permission, the proposed development would be in accordance with the Development Plan.

Policy	Plan
C2 - Development in the countryside	Saved Policies of Local Plan 2007
C4 - Infrastructure provision by developers	Saved Policies of Local Plan 2007
C5 - Effects on amenities	Saved Policies of Local Plan 2007
C12 - Contaminated land	Saved Policies of Local Plan 2007
C14 - Surface water disposal	Saved Policies of Local Plan 2007
C18 - Design	Saved Policies of Local Plan 2007
C19 - Landscaping	Saved Policies of Local Plan 2007
H3 - Density	Saved Policies of Local Plan 2007
H4 - Public open space provision in new residential	Saved Policies of Local Plan 2007

developments	
H5 - Affordable housing	Saved Policies of Local Plan 2007
HE7 - Development in a conservation area	Saved Policies of Local Plan 2007
T1 - Accessibility to developments	Saved Policies of Local Plan 2007
T4 - Safety	Saved Policies of Local Plan 2007
T5 - Parking provision	Saved Policies of Local Plan 2007
LW4 - Trees of significant amenity value	Saved Policies of Local Plan 2007
LP01- Presumption in favour of sustainable dev	Submitted Draft Local Plan 2016
LP02 - Spatial strategy & settlement hierarchy	Submitted Draft Local Plan 2016
LP09 - Health & wellbeing	Submitted Draft Local Plan 2016
LP10 - Meeting accommodation needs	Submitted Draft Local Plan 2016
LP12 - Infrastructure to support growth	Submitted Draft Local Plan 2016
LP13 - Transport	Submitted Draft Local Plan 2016
LP14 - Managing water resources & flood risk	Submitted Draft Local Plan 2016
LP17 - Landscape, townscape and views	Submitted Draft Local Plan 2016
LP21 - Biodiversity & geodiversity	Submitted Draft Local Plan 2016
LP24 - Open space, sports & rec. facilities	Submitted Draft Local Plan 2016
LP25 - Historic environment	Submitted Draft Local Plan 2016
LP26 - Design & amenity	Submitted Draft Local Plan 2016
National Planning Policy Framework	National Planning Guidance

Explanatory Note:

This reason is intended only to be a summary of the reasons for granting of planning permission. For further details on the decision, please see the application report and related documents under the above reference.

This decision has been made in accordance with the requirements of the National Planning Policy Framework 2012. The Local Planning Authority has sought all reasonable measures to resolve issues and find solutions when coming to its decision, working to secure sustainable development that will improve the economic, social and environmental conditions of the District.

Informatives

1. With reference to condition 23, the phased risk assessment should be carried out in accordance with the procedural guidance of the Environmental Protection Act 1990 Part IIA. The applicant's attention is also drawn to the document entitled Developing Land within Lincolnshire - A guide to submitting planning applications to develop land that may be contaminated, which can be obtained through the Local Environmental Health Department

The decision relates to the plans and documents identified below:

Drawing No.	Drawing Name	Received Date
1160-004 HH	Planning Layout	6th October 2016
1160/303/01 303 Heritage Type (AS ha	Proposed Elevations and Floor Plans	12th September 2016
1160/303/02 303 Heritage Type (OP ha	Proposed Elevations and Floor Plans	12th September 2016
1160/402/02 B 402 (OP hand)	Proposed Elevations and Floor Plans	12th September 2016
1160/402/01 B 402 (AS Hand)	Proposed Elevations and Floor Plans	12th September 2016
404-PLANNING 01 C TYPE 404 (AS hand)	Proposed Elevations and Floor Plans	12th September 2016

404-PLANNING 03 B TYPE 404-HERITAGE (AS ha	Proposed Elevations and Floor Plans	12th September 2016
404-PLANNING 04 B TYPE 404-HERITAGE (OP ha	Proposed Elevations and Floor Plans	12th September 2016
404-PLANNING 02C type 404 (OP hand)	Proposed Elevations and Floor Plans	12th September 2016
1160/414/01A 414- HERITAGE PLOTS (AS h	Proposed Elevations and Floor Plans	12th September 2016
1160/414/03A 414 (AS hand)	Proposed Elevations and Floor Plans	12th September 2016
1160/414/02A 414- HERITAGE plots (OP h	Proposed Elevations and Floor Plans	12th September 2016
1160/414/04A 141 (OP hand)	Proposed Elevations and Floor Plans	12th September 2016
1160-006 S materials proposals	Other	12th September 2016
1160-004 EE Roof Planning Lay	Planning Layout	12th September 2016
1160/A11/01 A11 (AS hand)	Proposed Elevations and Floor Plans	12th September 2016
1160/A22/01 A22 Type (AS hand)	Proposed Elevations and Floor Plans	12th September 2016
1160/A22/02 A22 Type (OP hand)	Proposed Elevations and Floor Plans	12th September 2016
1160/A30/01 A30 Type (AS hand)	Proposed Elevations and Floor Plans	12th September 2016
1160/A30/02 A30 Type (OP hand)	Proposed Elevations and Floor Plans	12th September 2016
1160/A40 A40 Type (AS hand)	Proposed Elevations and Floor Plans	12th September 2016
BARR-PLANNING 01 BARROWDEN Heritage Plot	Proposed Elevations and Floor Plans	12th September 2016
BARR-PLANNING 02 BARROWDEN Heritage Plot	Proposed Elevations and Floor Plans	12th September 2016
1160/BURG/03 REV A Burghley (AS hand)	Proposed Elevations and Floor Plans	12th September 2016
1160/BURG/01 Burghley Heritage (AS ha	Proposed Elevations and Floor Plans	12th September 2016
1160/BURG/02 Burghley Heritage (ON ha	Proposed Elevations and Floor Plans	12th September 2016
1160/BURG/04 Burghley Heritage (OP ha	Proposed Elevations and Floor Plans	12th September 2016
J1444(08)01A Type Ep- Epworth	Proposed Elevations and Floor Plans	12th September 2016
J1444(08)02A Type Br- Bradley	Proposed Elevations and Floor Plans	12th September 2016
J1444(08)03A Type Ke- Keighley	Proposed Elevations and Floor Plans	12th September 2016
J1444(08)04B Type Gl- Gloucester	Proposed Elevations and Floor Plans	12th September 2016
J1444(08)05A Type Wi-	Proposed Elevations and Floor Plans	12th September 2016

Wilsford		
J1444(08)06B Type Am-Amersham	Proposed Elevations and Floor Plans	12th September 2016
J1444(08)07A Type Re-Redbourne	Proposed Elevations and Floor Plans	12th September 2016
J1444(08)08 Type Win-Windsor	Proposed Elevations and Floor Plans	12th September 2016
J1444(08)14 Garages	Proposed Elevations and Floor Plans	12th September 2016
J1444(08)16A Wilsford side window ver	Proposed Elevations and Floor Plans	12th September 2016
J1444(08)20 Type CH	Proposed Elevations and Floor Plans	12th September 2016
J1444(08)22 Type CH	Proposed Elevations and Floor Plans	12th September 2016
J1444(08)24 Type GI-Gloucester - Han	Proposed Elevations and Floor Plans	12th September 2016
J1444(08)25 Type He-Ep-Helms-Epworth	Proposed Elevations and Floor Plans	12th September 2016
J1444(08)26 Type He-Ep-Helms-Epworth	Proposed Elevations and Floor Plans	12th September 2016
J1444(08)27 Type Ep-Epworth side win	Proposed Elevations and Floor Plans	12th September 2016
J1444(08)28 Type BUNG A	Proposed Elevations and Floor Plans	12th September 2016
J1444(08)29 Type BUNG A-Handed	Proposed Elevations and Floor Plans	12th September 2016
J1444(08)30 Type BUNG B	Proposed Elevations and Floor Plans	12th September 2016
J1444(08)31 Type Wi-Wilsford Handed	Proposed Elevations and Floor Plans	12th September 2016
J1444(08)32 Type Re-Redbourne-Handed	Proposed Elevations and Floor Plans	12th September 2016
J1444(08)33 Type West-Westhorpe	Proposed Elevations and Floor Plans	12th September 2016
J1444(08)34 Type West-Westhorpe-Hand	Proposed Elevations and Floor Plans	12th September 2016
J1444(08)35 Type Win-Windsor-Handed	Proposed Elevations and Floor Plans	12th September 2016
J1444(08)36 Type Ke-Keighley-Handed	Proposed Elevations and Floor Plans	12th September 2016
J1444(08)37 Type Sh-Shrewsbury	Proposed Elevations and Floor Plans	12th September 2016
J1444(08)38 Type Sh-Shrewsbury-Hande	Proposed Elevations and Floor Plans	12th September 2016
J1444(08)39 Type He-Helmsley	Proposed Elevations and Floor Plans	12th September 2016
ADDENDUM	Design & Access Statement	12th September 2016
1160/POLE/01 Polebrook - TRAD v2 Heri	Proposed Elevations and Floor Plans	12th September 2016
POLE-PLANNING01B Polebrook (AS hand)	Proposed Elevations and Floor Plans	12th September 2016
1160/BUNG/01B Bungalow (AS hand)	Proposed Elevations and Floor Plans	12th September 2016
1160/BUNG/02B Bungalow (OP hand)	Proposed Elevations and Floor Plans	12th September 2016
1160/TYPB/01B Type B	Proposed Elevations and Floor Plans	12th September 2016
404 PLANNING 01 C	Proposed Elevations and Floor Plans	6th October 2016

1160/BURG/03 A	Proposed Elevations and Floor Plans	6th October 2016
404-PLANNING 02 C	Proposed Elevations and Floor Plans	6th October 2016
1160-006 S Materials - Amended	Other	10th October 2016

Additional Information

1. The planning permission to which this notice refers may contain the requirement to comply with certain conditions prior to any works being commenced, as well as conditions to be met both during and after the completion of the development. You are hereby advised that non-compliance with any condition may render this permission invalid and the development itself unlawful and could lead to enforcement action and/or prosecution. If you are in doubt as to the requirements established by any condition attached to this permission, you are strongly advised to contact North Kesteven District Council Planning Department for clarification prior to the commencement of any works. In order to discharge conditions, you will need to complete and submit the relevant form, other required documents and fee.
2. If any condition on this planning permission requires the submission of further information, for example agreement of materials, boundary treatments, drainage etc, an application to provide the information required must be made in written form, preferably on the standard application forms entitled Application to Discharge Conditions, which can be downloaded from the Council's website at www.n-kesteven.gov.uk/planningapplicationforms. Any application must also be accompanied by the relevant fee set by central government, details of which are available on the above webpage. Material samples should ideally be left at the application site for officer inspection.
3. This permission shall not be construed as granting rights to carry out works on, or over, land not within the ownership, or control of the applicant. You must obtain the prior written consent of the owner and occupier of any land upon which it is necessary for you to enter in order to construct, externally finish, decorate or in any other way carry out works in connection with this development including future repairs/maintenance, or to obtain support from adjoining property. This permission does not authorise you to take such action without first obtaining this consent. Your attention is drawn to the Access of Neighbouring Land Act 1992 and the Party Wall Act 1996.
4. Please note that this decision notice only relates to matters under the Planning Acts and does not give consent under any other legislation that may apply to the development. For example, Building Regulations are likely to apply to most developments.
5. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for Transport, Local Government and the Regions in accordance with Section 78 of the Town and Country Planning Act 1990 within the necessary time limits of the date of this notice. For further guidance on this please visit the Planning Inspectorates website <https://www.gov.uk/appeal-planning-inspectorate>
6. The Council has a statutory duty to provide street naming and logical street numbering so that premises can be quickly identified by the Post Office, tradesmen, emergency and other services.

From 1 April 2014 the District Council have made an administrative fee for this service.