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CM/DC/17239/B1

29th June 2018

FAO Phil Norman
Planning Department
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Dear Mr Norman,

RE: APPLICATION FOR APPROVAL OF RESERVED MATTERS, LAND AT HARVESTER WAY, CROWLAND, LINCOLNSHIRE, PE6 0GB (PP-07014063)

On behalf of our Client Wheatley Group Developments, please find enclosed an Application for Approval of Reserved Matters for 100 dwellings pursuant to Outline Consent ref: H02-1087-14 (Appeal Ref: APP/A2525/W/17/3171837) granted on 2nd August 2017 in relation to the above site, submitted via the Planning Portal (ref: PP-07014063).

The Planning Portal application comprises the completed on-line planning application form and the attached schedules set out which drawings and documents are submitted as PDF file attachments in support of this application. Our Client's cheque for the sum of £29,759.00 in respect to the application fee is enclosed with this letter.

This Approval of Reserved Matters application relates to the following Conditions (or part of Condition) attached to the Outline Consent; the drawings and documents listed in blue below indicate the drawings relevant to each Outline Condition relating to the Reserved Matters.

Condition 1: *Application for approval of reserved matters must be made not later than three years beginning with the date of this permission...*

Condition 3: *The following matters are reserved for subsequent approval by the Local Planning Authority...*

i) detailed drawings of the estate layout to a scale of not less than 1:500 and including roads and plot layouts

- 17239/1007 – Proposed Layout

ii) detailed drawings to a scale of not less than 1:100 showing the siting, design and external appearance of each building including a schedule of the materials to be used for external walls and roof.

- House Type drawings 17239/100 - 130
- Please note, our Client will be submitting an Approval of Details Reserved by Condition Application in due course in relation to proposed materials

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iii) the siting and design of any vehicular access to a highway or estate road

- 17239/1007 – Proposed Layout

iv) the means of foul and surface water disposal

- Please note, our Client will be submitting an Approval of Details Reserved by Condition Application in due course in relation to drainage proposals

v) details of landscaping and tree planting

- 14-159-01 – Detailed landscape proposals for plots and POS
- 14-159-02 – Detailed landscape proposals for plots and POS
- 14-159-03 – Detailed landscape proposals for plots and POS

Condition 4: *When the reserved matters application is made to the local planning authority, that application shall be accompanied by a scheme of landscaping and tree planting, inter alia...*

- 14-159-01 – Detailed landscape proposals for plots and POS
- 14-159-02 – Detailed landscape proposals for plots and POS
- 14-159-03 – Detailed landscape proposals for plots and POS

Condition 17: *Notwithstanding the findings of the submitted Planning and Noise Assessment (prepared by Spectrum Acoustic Consultants – ref: MWH1597/15168/1, dated March 2017) a further assessment shall be submitted when the application is made to the local planning authority for approval of reserved matters...*

- MWH1721/15168/0 – Planning Noise Assessment
  (Please note, owing to the large file size, the document has been uploaded to the Planning Portal in 3 parts)

In addition, our Client would also like to seek discharge of the following Conditions attached to the Outline Planning Permission. Therefore, in addition to details of Reserved Matters, we also submit the document detailed below, in green, for your consideration:

Condition 10: *Before the commencement of development hereby permitted, a management plan for the areas of publicly accessible open space, including management responsibilities and maintenance schedules, shall be submitted to, and approved in writing, by the local planning authority...*

- JBA 14/159 Rev B – Landscape Management and Maintenance Plan

Condition 11: *Before the commencement of development [...] details of the landscape management and maintenance schedule for the areas of incidental open space, refuse/recycling collection points and parking courts/private drives, shall be submitted to, and approved in writing by the local planning authority...*

- JBA 14/159 Rev B – Landscape Management and Maintenance Plan

We would appreciate this Approval of Reserved Matters Application being determined as soon as possible. However, if you foresee any difficulty in recommending approval to your Planning Committee, we would be grateful if we could be given the opportunity of discussing the merits of the application further before it is determined.

If you require any further information or clarification, please do not hesitate to contact me.

Yours sincerely
For and on behalf of WOODS HARDWICK LTD

CHRISTINE MANLEY
ASSOCIATE

Encl: Cheque, Drawing Submission Schedules
Cc: Harvey Baker & Peter Moore, Wheatley Group Developments