From: Hill, Grace <Grace.Hill@e-lindsey.gov.uk>
Sent: 12 May 2026 15:57
To: Niland, Mark
Cc: _planningadvice
Subject: RE: H03-0048-25 Land off Littleworth Drove Deeping St Nicholas Spalding - Rural exception site of affordable housing comprising 24 dwellings

Hi Mark,

Thank you for getting this to me, please see below our updated comments regarding ecological considerations for this site. All our previous comments regarding BNG proposals still stand for this application.

H03-0048-25 - Land off Littleworth Drove Deeping St Nicholas Spalding
Rural exception site of affordable housing comprising 24 dwellings

Ecological considerations

- We support all mitigation and enhancement recommendations provided in the PEA and request that they are required by condition.
- As there are potential implications on nesting birds on site, we request that a breeding bird survey (with at least 3 visits to site between April-June) be provided for the authority to review pre-commencement to prevent any unlawful disturbance to nesting birds.
- We request that universal nest boxes (either integral to the buildings or external) should be provided at an equivalent ratio of 1:1 (total of 24 for this proposal), e.g., 3 on every third house and grouped within a section of the development site, etc., see: https://cieem.net/swift-bricks-the-universal-nest-brick-by-dick-newell/. These should be located throughout the site as appropriate following best practices and an ecologist's advice. These boxes are low-cost, are incorporated seamlessly into the buildings construction, and provide suitable habitat for multiple bird species that occur in urban areas.
- Similarly, provision of integral bat boxes on dwellings and installed in trees should be greatly increased in compensation for the loss of foraging habitat. We suggest that a minimum of 7 integral bat boxes / roost units should be installed on dwellings or in trees throughout the development in appropriate areas following best practices and an ecologist's advice.
- In both cases, the authority requires the applicant to submit sufficiently detailed maps that indicate the proposed location of bird/bat boxes on-site.

Please don't hesitate to contact me if you require any further comments.
Kind Regards,
Grace Hill
Bsc(Hons) | MRes
BNG Ecologist
South & East Lincolnshire Councils Partnership
T: Mobile Number: 07885 651550
E: Grace.Hill@e-lindsey.gov.uk
www.e-lindsey.gov.uk | www.sholland.gov.uk | www.boston.gov.uk | www.selcp.co.uk



Please note that any informal opinion expressed in this email is without prejudice and is not binding on the Council during the consideration of any formal application.

From: Niland, Mark <Mark.Niland@sholland.gov.uk>
Sent: 23 April 2026 09:53
To: Hill, Grace <Grace.Hill@e-lindsey.gov.uk>
Cc: _planningadvice (SHDC) <planningadvice@sholland.gov.uk>
Subject: FW: H03-0048-25 Land off Littleworth Drove Deeping St Nicholas Spalding - Rural exception site of affordable housing comprising 24 dwellings

Hi Grace,

H03-0048-25 - Land off Littleworth Drove

I am not sure if this has been sent on to you, but attached is the PEA for the above site (apologies if you have already seen this, its an old application that we are working on).

Thanks
Mark

From: Kris Baxter <kris.baxter@studio11architecture.co.uk>
Sent: 22 April 2026 13:32
To: Niland, Mark <Mark.Niland@sholland.gov.uk>
Subject: RE: H03-0048-25 Land off Littleworth Drove Deeping St Nicholas Spalding - Rural exception site of affordable housing comprising 24 dwellings

Your attachments have been security checked by Mimecast Attachment Protection. Files where no threat or malware was detected are attached.

Hi Mark,

I am very good thank you. Hopefully the PEA was previously submitted but if not its attached for your info.

It would be good to get the response from Highways fairly soon. My client is putting significant pressure on me to get this over the line.

Thanks,

Kris Baxter MCIAT, C.Build E FCABE, OCDEA, AaPS
Founder & Creative Director

T:01553 970033

Office 12, Priory Road Business Hub
Priory Road
Spalding
PE11 2XE

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www.studio11architecture.co.uk

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From: Niland, Mark
Sent: Tuesday, April 21, 2026 4:04 PM
To: Kris Baxter <kris.baxter@studio11architecture.co.uk>

Subject: RE: H03-0048-25 Land off Littleworth Drove Deeping St Nicholas Spalding - Rural exception site of affordable housing comprising 24 dwellings

Hi Kris,

Hope you are well?

I've gone through all of this again. Still waiting on Highways final position, hopefully this will come soon. However, I note we were waiting on Ecology (PEA), when was this provided or are we still waiting?

Thanks,

Mark

From: Kris Baxter <kris.baxter@studio11architecture.co.uk>
Sent: 12 March 2026 10:04
To: Niland, Mark <Mark.Niland@sholland.gov.uk>
Subject: RE: H03-0048-25 Land off Littleworth Drove Deeping St Nicholas Spalding - Rural exception site of affordable housing comprising 24 dwellings

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Hi Mark,

Any news on this one?

Thanks,

Kris Baxter MCIAT, C.Build E FCABE, OCDEA, AaPS
Founder & Creative Director

T:01553 970033

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Please consider the environment before printing this email.

From: Kris Baxter
Sent: Wednesday, February 25, 2026 9:46 AM
To: 'Niland, Mark' <Mark.Niland@sholland.gov.uk>
Subject: RE: H03-0048-25 Land off Littleworth Drove Deeping St Nicholas Spalding - Rural exception site of affordable housing comprising 24 dwellings

Hi Mark,

Yes I am happy for you to send on to LCC. I suspect they may stick to the same position so you may need to take a view yourself. I think we are in agreement on proportionality of information and that the NPPF/ PPG is clear that mitigation via condition is an acceptable solution.

Thanks,

Kris Baxter MCIAT, C.Build E FCABE, OCDEA, AoPS
Founder & Creative Director

T:01553 970033

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Spalding
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Please consider the environment before printing this email.

From: Niland, Mark
Sent: Wednesday, February 25, 2026 7:09 AM
To: Kris Baxter <kris.baxter@studio11architecture.co.uk>
Subject: RE: H03-0048-25 Land off Littleworth Drove Deeping St Nicholas Spalding - Rural exception site of affordable housing comprising 24 dwellings

Hi Kris,

Are you happy for me to send this on to LCC as we need a final position from Highways before we can make the assessment?

Thanks
Mark

From: Kris Baxter <kris.baxter@studio11architecture.co.uk>
Sent: 24 February 2026 09:42
To: Niland, Mark <Mark.Niland@sholland.gov.uk>
Subject: RE: H03-0048-25 Land off Littleworth Drove Deeping St Nicholas Spalding - Rural exception site of affordable housing comprising 24 dwellings

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Hi Mark,

I think this is the email that we discussed a couple of times where these queries are very detailed design questions relating more to the Section 38 rather than a drainage strategy for planning purposes. But I can respond to these a little more formally.

The request for groundwater information is unnecessary at this stage because the drainage strategy proposed is designed to be a sealed tanked system thereby preventing interaction with

groundwater. The drainage design does not depend on groundwater levels for functionality. By introducing a sealed system the groundwater levels are irrelevant. However, the detailed design of this aspect can be covered by the standard SHDC drainage condition.

The foul treatment plant will take both foul and grey water (as the mains drains do), this treatment plant will be maintained by a management company on behalf of the residents. Again the detail of this can be covered by the standard SHDC drainage condition.

Hopefully this helps.

Thanks,

Kris Baxter MCIAT, C.Build E FCABE, OCDEA, AaPS
Founder & Creative Director

T:01553 970033

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Spalding
PE11 2XE

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Please consider the environment before printing this email.

From: Niland, Mark
Sent: Monday, February 23, 2026 1:59 PM
To: Kris Baxter <kris.baxter@studio11architecture.co.uk>
Subject: FW: H03-0048-25 Land off Littleworth Drove Deeping St Nicholas Spalding - Rural exception site of affordable housing comprising 24 dwellings

Hi Kris,

I think this is the last position from Highways (attached). Did you send anything after this?

Thanks
Mark

From: Samantha Legg <Samantha.Legg@lincolnshire.gov.uk>
Sent: 23 February 2026 13:54
To: Niland, Mark <Mark.Niland@sholland.gov.uk>
Subject: RE: H03-0048-25 Land off Littleworth Drove Deeping St Nicholas Spalding - Rural exception site of affordable housing comprising 24 dwellings

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Hi Mark,

Sorry for the delay in responding. I can't see that I have had a response to the attached email – this was the last correspondence on the site.

Thanks
Sam

Samantha Legg
Principal Development Management Officer
Lincolnshire County Council
County Offices, Newland, Lincoln LN1 1YL

Phone: 01522 782070
Email: developmentmanagement@lincolnshire.gov.uk
Teams: Chat with me
Website: www.lincolnshire.gov.uk

Lincolnshire COUNTY COUNCIL *Working for a better future*

From: Niland, Mark <Mark.Niland@sholland.gov.uk>
Sent: 13 February 2026 14:30
To: Samantha Legg <Samantha.Legg@lincolnshire.gov.uk>
Subject: RE: H03-0048-25 Land off Littleworth Drove Deeping St Nicholas Spalding - Rural exception site of affordable housing comprising 24 dwellings

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Hi Sam,

H03-0048-25 - Land off Littleworth Drove

I hope you are keeping well?

I am working through this application at present. I am slightly confused as to where wea are regards highways/LLFA do you need amendments on this scheme, or can we achieve the necessary mitigation through conditions?

Thanks
Mark

From: Samantha Legg <Samantha.Legg@lincolnshire.gov.uk>
Sent: 22 August 2025 11:47
To: Kris Baxter <kris.baxter@studio11architecture.co.uk>
Cc: Niland, Mark <Mark.Niland@sholland.gov.uk>

Subject: RE: H03-0048-25 Land off Littleworth Drove Deeping St Nicholas Spalding - Rural exception site of affordable housing comprising 24 dwellings

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Good Morning Kris,

I did email Mark on the 17th July. I'm not sure if he's spoken to you since then.

Thanks
Sam

Samantha Legg
Principal Development Management Officer
Lincolnshire County Council
County Offices, Newland, Lincoln LN1 1YL

Phone: 01522 782070
Email: developmentmanagement@lincolnshire.gov.uk
Teams: Chat with me
Website: www.lincolnshire.gov.uk

Lincolnshire COUNTY COUNCIL *Working for a better future*

From: Kris Baxter <kris.baxter@studio11architecture.co.uk>
Sent: 19 August 2025 15:02
To: Samantha Legg <Samantha.Legg@lincolnshire.gov.uk>; Niland, Mark <Mark.Niland@sholland.gov.uk>
Subject: RE: H03-0048-25 Land off Littleworth Drove Deeping St Nicholas Spalding - Rural exception site of affordable housing comprising 24 dwellings

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Hi Sam,

Its been a few weeks since we had our meeting and you were going to come back to me on a few items?

Thanks,

Kris Baxter MCIAT, C.Build E FCABE, OCDEA, AaPS
Founder & Creative Director

T:01553 970033

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Please consider the environment before printing this email.

From: Samantha Legg
Sent: Monday, July 14, 2025 4:48 PM
To: Kris Baxter <kris.baxter@studio11architecture.co.uk>; Niland, Mark <Mark.Niland@sholland.gov.uk>
Subject: RE: H03-0048-25 Land off Littleworth Drove Deeping St Nicholas Spalding - Rural exception site of affordable housing comprising 24 dwellings

Sent

Thanks
Sam

From: Kris Baxter <kris.baxter@studio11architecture.co.uk>
Sent: 14 July 2025 16:36
To: Samantha Legg <Samantha.Legg@lincolnshire.gov.uk>; Niland, Mark <Mark.Niland@sholland.gov.uk>
Subject: RE: H03-0048-25 Land off Littleworth Drove Deeping St Nicholas Spalding - Rural exception site of affordable housing comprising 24 dwellings

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Brill. Are you happy to send an invite? You guys have better Teams facilities than we do this end!

Thanks,

Kris Baxter MCIAT, C.Build E FCABE, OCDEA, AaPS
Founder & Creative Director

T:01553 970033

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Sustainability Planning Architecture Engineering

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Please consider the environment before printing this email.

From: Samantha Legg
Sent: Monday, July 14, 2025 1:57 PM
To: Kris Baxter <kris.baxter@studio11architecture.co.uk>; Niland, Mark <Mark.Niland@sholland.gov.uk>
Subject: RE: H03-0048-25 Land off Littleworth Drove Deeping St Nicholas Spalding - Rural exception site of affordable housing comprising 24 dwellings

Yes, this works for me.

Thanks
Sam

From: Kris Baxter <kris.baxter@studio11architecture.co.uk>
Sent: 14 July 2025 10:53
To: Niland, Mark <Mark.Niland@sholland.gov.uk>; Samantha Legg <Samantha.Legg@lincolnshire.gov.uk>
Subject: RE: H03-0048-25 Land off Littleworth Drove Deeping St Nicholas Spalding - Rural exception site of affordable housing comprising 24 dwellings

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Does this work for you Sam?

Thanks,

Kris Baxter MCIAT, C.Build E FCABE, OCDEA, AaPS
Founder & Creative Director

T:01553 970033

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From: Niland, Mark
Sent: Monday, July 14, 2025 10:09 AM
To: Kris Baxter <kris.baxter@studio11architecture.co.uk>
Subject: RE: H03-0048-25 Land off Littleworth Drove Deeping St Nicholas Spalding - Rural exception site of affordable housing comprising 24 dwellings

Hi Kris,

That works for me...if you wanted to send a meeting request.

Thanks
Mark

From: Kris Baxter <kris.baxter@studio11architecture.co.uk>
Sent: 14 July 2025 09:22
To: Niland, Mark <Mark.Niland@sholland.gov.uk>; Samantha Legg <Samantha.Legg@lincolnshire.gov.uk>
Subject: RE: H03-0048-25 Land off Littleworth Drove Deeping St Nicholas Spalding - Rural exception site of affordable housing comprising 24 dwellings

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Could I suggest tomorrow 15th at 10.30am?

Thanks,

Kris Baxter MCIAT, C.Build E FCABE, OCDEA, AaPS
Founder & Creative Director

T:01553 970033

Office 12, Priory Road Business Hub
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From: Niland, Mark
Sent: Friday, July 11, 2025 10:09 AM
To: Kris Baxter <kris.baxter@studio11architecture.co.uk>
Subject: RE: H03-0048-25 Land off Littleworth Drove Deeping St Nicholas Spalding - Rural exception site of affordable housing comprising 24 dwellings

Hi Kris,

Any time Tuesday or Thursday (after 10am) next week is good for me.

Thanks
Mark

From: Kris Baxter <kris.baxter@studio11architecture.co.uk>
Sent: 11 July 2025 10:03
To: Niland, Mark <Mark.Niland@sholland.gov.uk>
Subject: Re: H03-0048-25 Land off Littleworth Drove Deeping St Nicholas Spalding - Rural exception site of affordable housing comprising 24 dwellings

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No. Happy for you to suggest some dates/ times.

Thanks,

Kris
Sent from my iPhone

> On Jul 11, 2025, at 9:13 am, Niland, Mark <Mark.Niland@sholland.gov.uk> wrote:
>
> Hi Kris,

Did you have this meeting? I was out of the office in the afternoon.

Thanks
Mark

From: Kris Baxter <kris.baxter@studio11architecture.co.uk>
Sent: 10 July 2025 11:12
To: Samantha Legg <Samantha.Legg@lincolnshire.gov.uk>; Niland, Mark <Mark.Niland@sholland.gov.uk>
Subject: RE: H03-0048-25 Land off Littleworth Drove Deeping St Nicholas Spalding - Rural exception site of affordable housing comprising 24 dwellings

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Brill, thank you. I am keen to understand some bits because I don't think I fully understand what's being asked but I am also keen to understand why we are needing to provide the level of detail you are requesting on some items because it's not been requested before on projects.

Mark, can you join us on a Teams meeting and do you have a preference on dates/ times? I think its important we all agree on what's required together as this one seems to be going in a positive direction.

Thanks,

<image001.png>

From: Samantha Legg
Sent: Monday, July 7, 2025 10:54 AM
To: Kris Baxter <kris.baxter@studio11architecture.co.uk>; Niland, Mark <Mark.Niland@sholland.gov.uk>
Subject: RE: H03-0048-25 Land off Littleworth Drove Deeping St Nicholas Spalding - Rural exception site of affordable housing comprising 24 dwellings

I am happy to discuss on a Teams chat if needed. I can do anytime between 9-3 Thursday.

Thanks
Sam

From: Kris Baxter <kris.baxter@studio11architecture.co.uk>
Sent: 04 July 2025 13:51
To: Samantha Legg <Samantha.Legg@lincolnshire.gov.uk>; Niland, Mark <Mark.Niland@sholland.gov.uk>
Subject: RE: H03-0048-25 Land off Littleworth Drove Deeping St Nicholas Spalding - Rural exception site of affordable housing comprising 24 dwellings

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Hi Sam,

Is it worth us three getting together to go through these items in detail so that we are clear on what's being asked of us?

Thanks,

<image002.png>

From: Samantha Legg
Sent: Friday, July 4, 2025 12:03 PM
To: Kris Baxter <kris.baxter@studio11architecture.co.uk>
Subject: RE: H03-0048-25 Land off Littleworth Drove Deeping St Nicholas Spalding - Rural exception site of affordable housing comprising 24 dwellings

Hi Kris,

I have responded in red below for ease.

Kind regards
Sam

Samantha Legg
Principal Development Management Officer
Lincolnshire County Council
County Offices, Newland, Lincoln LN1 1YL

Phone: 01522 782070
Email: developmentmanagement@lincolnshire.gov.uk
Teams: Chat with me
Website: www.lincolnshire.gov.uk

<image003.png>

From: Kris Baxter <kris.baxter@studio11architecture.co.uk>
Sent: 03 June 2025 10:17
To: Samantha Legg <Samantha.Legg@lincolnshire.gov.uk>
Cc: _planningadvice <planningadvice@sholland.gov.uk>; Niland, Mark <Mark.Niland@sholland.gov.uk>
Subject: H03-0048-25 Land off Littleworth Drove Deeping St Nicholas Spalding - Rural exception site of affordable housing comprising 24 dwellings

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Hi Sam,

Many thanks for your consultation response. We have now had the opportunity to go through your comments in detail and can respond as follows. A copy of the updated drawings are attached and I have also copied in the Planning Officer to keep them updated.

Layout
We have now included the extended footway to Campains Lane and noted that tactile crossing points will be required.
For the tactile crossing to line up correctly the footway will need to be angled correctly otherwise the tactiles won't line up. Please can the tactiles be shown on both footways lining up. The tactile should be positioned at the end of the footway that is being extended.

I previously asked for tactiles to be detailed at the entance of the private drive.

All 4 bed houses now have a minimum of the parking spaces. Noted

We have added further trees but this scheme is designed to be an edge of settlement layout rather than a tree lined boulevard.

The footway to the gardens of plots 15 & 16 has been removed.

Swept path analysis is outstanding.

Cycle storage is now shown on the layout.

We have prepared a coloured drawing showing the areas we intend to offer for adoption. We have also marked this drawing with dimensions and radii to demonstrate usability. The green should go up to the site boundary that leads to the field accesses to avoid ransom strips.

Refuse collection points are also now shown on the layout.

Drainage/ Flood Risk
Based on the desktop report and our experience of the area it is highly unlikely that infiltration will be possible and you agree. At this stage providing a full Ground Investigation Report for the site would offer little value when we have a drainage strategy that that works. There is a significant over provision of open space so there is plenty of scope for increasing areas should we need to accommodate surface water above the ground water level. We need to know the ground water levels

Where will the pourous paving connect?
Invert levels are required of the pond and ditch (every 10m)

Flood flow paths are illustrated on drawing 615-9000 and contour drawings can follow as part of the detail design of the scheme.

No gullies are directly connected to the basin.

IDB consent will be sought for the culvert to the access but the drain itself is fully within my clients ownership. The discharge should be at a controlled rate – how will this be controlled? It needs to be detailed on the drainage drawing. IDB consent will be needed for the size of the pipe at the access - if the 450mm pipe is not accepted then it could have a knock-on effect on the layout – have the IDB been contacted?

We have produced site sections to demonstrate the interaction between old and new. The dwellings along Campains Lane are somewhat higher than the application site so the 1m figure is slightly misleading. However, we would expect the Council to impose a condition requiring external works

details to be provided which we would be supportive. Similarly the invert levels can be dealt with at detail design stage.
We need mitigation proposals now

I trust this assists and look forward to your response.

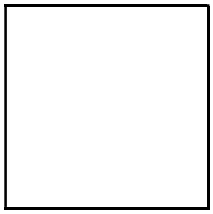
Many thanks,

<image004.png>

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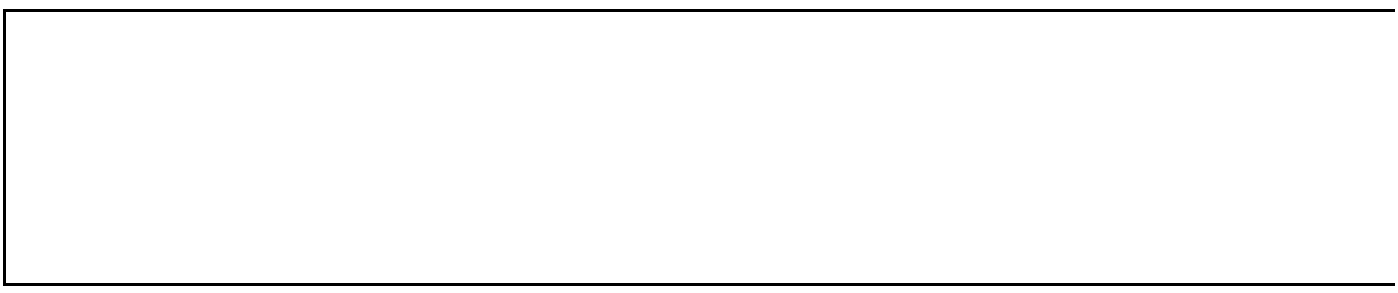


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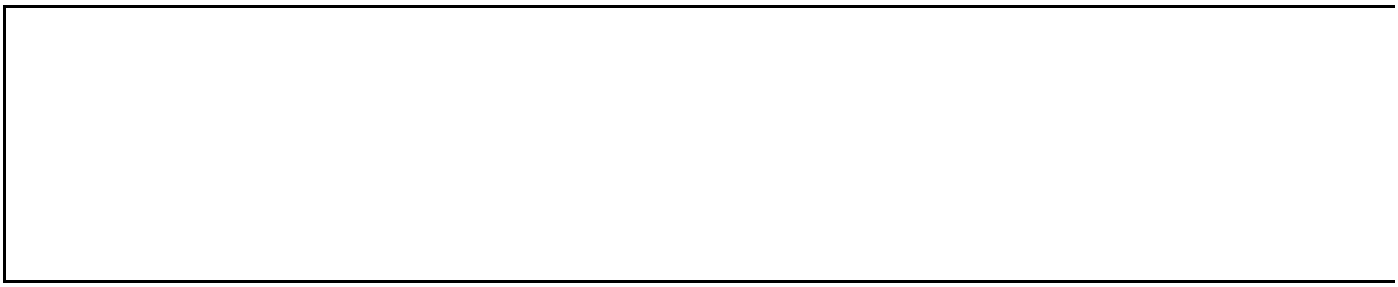


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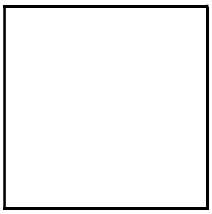


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