

Gedney, Oliver

From: Polly Harris-Gorf
Sent: 07 April 2021 09:30
To: _planningadvice
Subject: FW: H03-0168-21 Campains Lane, Deeping St Nicholas
Attachments: We sent you safe versions of your files; LANDSCAPE - R C TINSLEY LTD.pdf

6SUP (Landscape maintenance details and response to Parish Council)

From: John
Sent: 07 April 2021 09:21
To: Polly Harris-Gorf
Subject: RE: H03-0168-21 Campains Lane, Deeping St Nicholas

Mimecast Attachment Protection has deemed this file to be safe, but always exercise caution when opening files.

This message originated from outside your organization

Good morning Polly

Further to your e-mail and our subsequent telephone conversation of yesterday please find attached details of the landscaping as requested.

With regard to the issues raised by the Parrish Council I would repeat the comments made in my e-mail of the 30th March as follows.

At the Outline stage discussions took place with Jon Sharpe at LCC Highways regarding the positioning and design of the access and private drive. I was decided at that time that a private drive would be the preferred option as Highways were concerned about additional traffic using Campains Lane, as it is not in the best of condition. I also note that LCC Highways have raised no objection to the layout shown in the Reserved Matters application. I am not 100% certain but I think 'Policemans Corner' is the one near St Nicholas House which is approx. 665 metres away and in my opinion would have little or no bearing on the junction of Campaigns Lane with Littleworth Drove. With regard to the concerns about drainage and flooding. The site now has the benefit of a new swale and ditch, which has been designed and constructed in conjunction with the Welland and Deepings Internal Drainage Board. This will take clean water from the individual package sewage treatment plants which are to be installed as part of the development. I will also alleviate an possible flooding that previously occurred during spells of heavy rain. I hope that this addresses the issues raised, should you require more information relating to the discussions that took place at Outline I am sure Jon Sharpe or Craig Shinkin would be happy to confirm the above.

Regarding the Archaeology , Neville Hall has been instructed to carry out an Archaeological desk top assessment, as you requested, and will endeavour to have it read for submission around the 17th – 19h of April.

Regards

John

From: Polly Harris-Gorf
Sent: 06 April 2021 16:45
To: John
Subject: H03-0168-21 Campains Lane, Deeping St Nicholas

Dear John

Reserved Matters – Erection of 9 dwellings.

I refer to the above application.

I want to raise with you the lack of landscape maintenance details required by condition 6 of the Inspector's decision notice relating to the landscape proposals submitted as reserved matters. Specifically your submission does not seem to address a specification for planting and maintenance scheme.

Please can you also address the matters raised by the Parish Council and LCC Historic Environment Officer, Which can be viewed at this link. <https://planning.sholland.gov.uk/OcellaWeb/showDocuments?reference=H03-0168-21&module=pl>

Can I have your response by 5 pm on Monday 12 April. After that time this application will be considered as submitted.

Kind regards

Polly Harris Gorf | Principal Planning Officer | South Holland District Council
Council Offices, Priory Road, Spalding, PE11 2XE

www.sholland.gov.uk

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

SOFT LANDSCAPE

**R C TINSLEY LTD
CAMPAINS LANE
DEEPING ST NICHOLAS
LINCS
PE11 3EX**

TREE PLANTING

POSITION	SPECIES		SPCIFICATION	
A	SILVER BIRCH	(BETULA PENDULA)	STANDARD	10No.
B	WHITEBEAM	(SORBUS ARIA)	STANDARD	5No.
C	LOCUST TREE	(ROBINIA PSEUDOACACIA)	STANDARD	3No.
D	TURKISH HAZEL	(CORYLUS COLUMNA)	STANDARD	3No.

All planning is to be carried out in accordance with BS 4428:1989 and Amendment No 1 1991

All trees are to be planted with a minimum 0.6m mulch mat and o be staked, tied, and tubed.

1/3 to 1/2 a bag of peat free tree and shrub planning compost is to be incorporated into the backfill for each plant.

Areas to front and rear of properties are o be levelled and turfed as required by the prospective purchaser.

The proposed properties are for Market Sale and all soft landscaping and boundary fences will be the responsibility of the purchaser.

Copies of the following recommendations for maintenance and care will be given to each purchaser who will be expected to maintain the planting for a minimum of three years.

- Watering to establish new planting, trees and grass areas, and maintain good growth.
- Weeding of planting areas and topping up mulches – a good choice of plant material and a high standard of implementation will assist here. Application of herbicides should be kept to a minimum

Formative pruning of trees, cutting back and pruning of shrubs and herbaceous plants according to species.

- Thinning of planted areas to allow unrestricted growth.
- Replacement of dead or failing trees, plants and grass areas.
- Mowing of lawns, informal grass and meadow areas.
- Adjusting ties, stakes and guards and replacement as necessary.
- Maintenance of special landscape features such as Sustainable Drainage Systems, ponds or boardwalks.
- Maintenance of hard surfaces including patching or re-rolling (e.g. gravel areas) as re-pointing of block or stone areas.
- Maintenance of street furniture, fencing and landscape lighting.