

LDC Ref: LDC4244
Date: 2nd June 2026

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RE: VARIATION OF CONDITIONS (SECTION 73) APPLICATION | APPROVED APPLICATION H03-0598-24 | ERECTION OF 119 DWELLINGS AND A VILLAGE HALL ALONG WITH ANCILLARY DEVELOPMENT INCLUDING THE CONSTRUCTION OF AN ATTENUATION POND – OUTLINE APPROVAL H03-0161-17

LOCATION: HOME FARM, LITTLEWORTH DROVE, DEEPING ST NICHOLAS, SPALDING

Dear Sir/Madam,

Following approval of the reserved matters application (H03-0598-24), we apply to vary conditions related to the approval following changes to the proposed house types, overall site layout, landscaping proposals and the submission of details relating to the children's play area and Travel Plan.

The proposed amendments are relatively minor in nature and do not alter the approved number of dwellings, the approved means of access, or the overall development strategy established through the outline and reserved matters permissions. The amendments principally relate to revisions to house types, plot arrangements, external appearances and associated landscaping. The landscaping revisions have arisen following the progression of the development through the Section Agreement process and ongoing discussions with consultees, including amendments to planting around the attenuation basin and public open space areas to account for utility easements and the replacement of several trees at the site entrance in accordance with advice received from the Council's Trees and Nature Conservation Officer.

In addition, this application seeks to secure approval of an updated Travel Plan (Condition 7) and details of the equipped children's play area (Condition 12), together with amendments to Conditions 9, 10 and 11 to reflect the revised landscape proposals and the agreed removal and replacement of the three existing trees located at the site entrance.

Please see details below of our requests for variations to the conditions:

CONDITION 1 – APPROVED DRAWINGS

Following the original approval and subsequent discussions with the developer, LDC has made amendments to the approved house types and site and landscaping plans and accordingly seeks to vary Condition 1 to amend the approved drawing list. The revisions amend to reduce and prevent potential overlooking between plots, and minor elevational and layout changes to improve the overall street scene.

In addition, amendments have been made to the approved landscaping proposals. Following progression of the development through the Section Agreement process, it was identified that a number of trees previously proposed around the attenuation basin and areas of public open space would conflict with Anglian Water easements. The landscape scheme has therefore been revised to relocate these trees whilst maintaining the overall landscaping objectives of the approved development.

Furthermore, it has been agreed with South Holland District Council's Trees and Nature Conservation Officer that the three trees previously identified for retention at the site entrance should be removed due to their poor condition. Replacement tree planting has therefore been incorporated within the revised landscape proposals in accordance with the Officer's recommendations.

It is therefore proposed that Condition 1 be updated to substitute and omit the following drawings:

Drawing LDC4244-102G	To be replaced with	Drawing LDC4244-102Q
Drawing LDC4244-104A	To be replaced with	Drawing LDC4244-104G
Drawing LDC4244-105	To be replaced with	Drawing LDC4244-105B
Drawing LDC4244-106	To be replaced with	Drawing LDC4244-106B
Drawing LDC4244-107	To be replaced with	Drawing LDC4244-107B
Drawing LDC4244-108	To be replaced with	Drawing LDC4244-108B
Drawing LDC4244-109	To be replaced with	Drawing LDC4244-109C
Drawing LDC4244-110	To be replaced with	Drawing LDC4244-110C
Drawing LDC4244-111	To be replaced with	Drawing LDC4244-111C
Drawing LDC4244-112	To be replaced with	Drawing LDC4244-112B
Drawing LDC4244-113	To be replaced with	Drawing LDC4244-113B
Drawing LDC4244-114	To be replaced with	Drawing LDC4244-114B
Drawing LDC4244-115	To be replaced with	Drawing LDC4244-115B
Drawing LDC4244-116	To be replaced with	Drawing LDC4244-116B
Drawing LDC4244-117	To be replaced with	Drawing LDC4244-117B
Drawing LDC4244-118A	To be replaced with	Drawing LDC4244-118C
Drawing LDC4244-119A	To be replaced with	Drawing LDC4244-119D
Drawing LDC4244-120	To be replaced with	Drawing LDC4244-120B
Drawing LDC4244-121	To be replaced with	Drawing LDC4244-121B
Drawing LDC4244-122	To be replaced with	Drawing LDC4244-122B
Drawing LDC4244-123	To be Omitted	
Drawing LDC4244-124	To be replaced with	Drawing LDC4244-124B
Drawing LDC4244-125A	To be replaced with	Drawing LDC4244-125C
Drawing LDC4244-126	To be replaced with	Drawing LDC4244-126B
Drawing LDC4244-127	To be replaced with	Drawing LDC4244-127C
Drawing LDC4244-128	To be replaced with	Drawing LDC4244-128C
Drawing LDC4244-129A	To be replaced with	Drawing LDC4244-129D
Drawing LDC4244-130A	To be replaced with	Drawing LDC4244-130C
Drawing LDC4244-131	To be Omitted	
Drawing LDC4244-132	To be replaced with	Drawing LDC4244-132B
Drawing LDC4244-133	To be replaced with	Drawing LDC4244-133B
Drawing LDC4244-135A	To be replaced with	Drawing LDC4244-135C
Drawing LDC4244-136	To be replaced with	Drawing LDC4244-136C
Drawing LDC4244-137	To be replaced with	Drawing LDC4244-137B
Drawing LDC4244-138	To be replaced with	Drawing LDC4244-138B
Drawing LDC4244-139	To be Omitted	

It is also proposed that Condition 1 be updated to include the following drawings:

Drawing LDC4244-140
Drawing LDC4244-152B

Drawing LDC4244-153B

The amended drawings have been prepared to improve the overall design quality of the development, improve relationships between neighbouring dwellings, and create a more varied and attractive street scene. It is therefore considered that the proposed amendments represent an enhancement to the approved scheme and would not give rise to any material adverse planning impacts.

CONDITION 4 – EXTERNAL MATERIALS

Following the amendments to the approved house types and site layout, an amended Plot Schedule has been prepared which identifies the approved external materials to be used on each dwelling across the development.

No new external materials are proposed as part of this application. The revised Plot Schedule simply updates the distribution and application of the previously approved materials across the development to reflect the amended house types and revised site layout.

Accordingly, it is requested that Condition 4 be varied to substitute the previously approved Plot Schedule with the revised Plot Schedule submitted as part of this application, which should be read in conjunction with the amended house type drawings and site layout plans.

The proposed amendments will maintain the overall design approach and material palette previously approved by the Local Planning Authority, whilst ensuring that the materials schedule accurately reflects the amended development proposals.

CONDITION 7 – TRAVEL PLAN

Condition 7 requires the submission and approval of an updated Travel Plan prior to occupation of the development.

As part of this application, an updated Travel Plan has been prepared and submitted which reflects the amended development proposals, including an updated timetable for implementation, monitoring arrangements and liaison measures with Lincolnshire County Council.

Accordingly, it is requested that Condition 7 be varied to approve the submitted Travel Plan and amend the wording of the condition such that the development shall thereafter be carried out in accordance with the approved Travel Plan.

The proposed amendments do not alter the overall objectives of the condition and will continue to promote sustainable travel choices for future residents of the development.

CONDITION 9 – EXISTING TREES

Condition 9 currently requires the retention of all trees identified for retention on Drawing LDC4244-104A.

However, following progression of the development and discussions with South Holland District Council's Trees and Nature Conservation Officer, it has been agreed that the three trees located at the site entrance should be removed due to their poor condition and replaced with new tree planting as part of the revised landscape scheme.

Accordingly, it is requested that Condition 9 be amended to reference the revised approved landscape plans submitted as part of this application, thereby ensuring that all trees identified for retention on the amended plans remain protected whilst allowing the agreed removal and replacement of the three frontage trees.

CONDITION 10 – EXISTING TREES & HEDGEROWS

Condition 10 currently requires the retention and maintenance of the existing hedge and trees fronting Littleworth Drove as shown on Drawing LDC4244-104A.

As part of the revised landscape proposals, it has been agreed with South Holland District Council's Trees and Nature Conservation Officer that the three frontage trees should be removed due to their poor condition and replaced with new tree planting. In addition, amendments have been made to the landscape proposals surrounding the attenuation basin and areas of public open space to account for Anglian Water easements whilst maintaining the overall landscape objectives of the approved development.

It is therefore requested that Condition 10 be varied to reference the revised landscape plans submitted as part of this application and to secure the retention, management and maintenance of the amended landscaping proposals, including the approved replacement tree planting.

CONDITION 11 – TREE PROTECTION

Condition 11 currently requires protection measures to be implemented for all trees identified for retention on Drawing LDC4244-104A, including the three trees located at the site entrance.

As detailed above, it has subsequently been agreed with South Holland District Council's Trees and Nature Conservation Officer that these three trees should be removed due to their poor condition and replaced with new tree planting as part of the revised landscape scheme.

Accordingly, it is requested that Condition 11 be amended to reference the revised approved landscape plans submitted as part of this application, such that the tree protection measures apply only to those trees identified for retention within the amended scheme.

CONDITION 12 – PLAY AREA

Condition 12 requires details of the equipped children's play area, including its location, design, equipment specification and future management and maintenance arrangements, to be submitted to and approved by the Local Planning Authority prior to occupation.

As part of this application, details of the proposed play area have been submitted, including its location within the development as identified on the amended site layout plan, together with details of the proposed equipment and future management and maintenance arrangements.

Accordingly, it is requested that Condition 12 be varied to approve the submitted play area details and require implementation in accordance with the approved drawings and supporting information submitted as part of this application.

The submitted information demonstrates that appropriate equipped play provision will be provided for future residents of the development and adequately maintained thereafter.

In the meantime, if you have any further questions or queries then please don't hesitate to contact me and I would be happy to assist.

Yours sincerely



Liam Riggall BSc (Hons) MCIAT