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LDC Ref: LDC4244
SHDC Ref: H03-0161-17
Date: 01st October 2026

Planning Department
South Holland District Council
Council Offices
Priory Road
Lincolnshire
PE11 2XE

RE: Application for approval of details reserved by Conditions 9, 13, 19 and 21 of outline permission H03-0161-17

LOCATION: Home Farm, Littleworth Drove, Deeping St Nicholas, Spalding, Lincolnshire

Dear Sir / Madam,

This application seeks approval of details reserved by Conditions 13, 19 and 21 of outline planning permission H03-0161-17, granted on 22nd December 2021 for the erection of up to 120 dwellings and a village hall and ancillary development at the above site.

The following documents and drawings are submitted in support of the application.

Condition 9:

"Before any dwelling is occupied, all of that part of the estate road and associated footways that forms the junction with the main road and which will be constructed within the limits of the existing highway, shall be laid out and constructed to finished surface levels in accordance with details to be submitted and approved by the Local Planning Authority."

Please find enclosed the following drawings, which set out the proposed finished levels and construction details for the estate road and associated footways, including the junction works within the limits of the existing highway:

- 12652-WMS-ZZ-XX-D-C-39505-S8-P1-S38_CONTOURS-24.10.21 – proposed levels.
- 12652-WMS-ZZ-XX-D-C-39503-S8-P1-S38_CONSTRUCTION_DETAILS_1_OF_2-24.10.21 – construction details, sheet 1 of 2.
- 12652-WMS-ZZ-XX-D-C-39504-S8-P1-S38_CONSTRUCTION_DETAILS_2_OF_2-24.10.21 – construction details, sheet 2 of 2.

These details are submitted for approval pursuant to Condition 9. The relevant junction works shall be completed to the approved finished surface levels before any dwelling is occupied.

Condition 13:

"A management plan for the areas of publicly accessible open space and any outdoor play areas, including management responsibilities and maintenance schedules, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby permitted beyond oversite. The management of these areas shall be carried out in accordance with the details so approved."

Please find enclosed the document 20251117 Encore Summary Proposal - Deeping St Nicholas1, setting out the proposed management arrangements for the publicly accessible open space and any outdoor play areas, including management responsibilities and maintenance schedules. This document is submitted for approval pursuant to Condition 13.

Condition 19:

"Details of the design and positions of all external boxes for gas and electricity supplies and of any gas flues and soil vent pipes shall be submitted to and approved in writing by the Local Planning Authority prior to their installation and there shall be no variation from the details so approved."

Please find enclosed the following drawings, which show the proposed design and positions of the external service boxes, gas flues and soil vent pipes, as applicable, on the dwelling elevations:

- LDC4244-BR-201G – Sunflower A1
- LDC4244-BR-202E – Sunflower A2
- LDC4244-BR-203F – Sunflower A3
- LDC4244-BR-204F – Sunflower A4
- LDC4244-BR-301J – Carnation B1
- LDC4244-BR-302G – Carnation B2
- LDC4244-BR-303G – Carnation B3
- LDC4244-BR-401G – Tulip C1
- LDC4244-BR-402E – Tulip C2
- LDC4244-BR-403E – Tulip C3
- LDC4244-BR-501K – Primrose D1
- LDC4244-BR-502G – Primrose D2
- LDC4244-BR-503G – Primrose D3
- LDC4244-BR-504H – Primrose D4
- LDC4244-BR-505H – Primrose D5
- LDC4244-BR-601H – Lotus E1

- LDC4244-BR-602G – Lotus E2
- LDC4244-BR-603F – Lotus E3
- LDC4244-BR-604F – Lotus E4
- LDC4244-BR-701G – Orchid F1
- LDC4244-BR-702F – Orchid F2
- LDC4244-BR-703F – Orchid F3
- LDC4244-BR-801H – Bluebell-Lilac J1 (1 of 2)
- LDC4244-BR-803F – Bluebell-Lilac G2 (1 of 2)
- LDC4244-BR-805H – Bluebell-Lilac G3 (1 of 2)
- LDC4244-BR-901H – Fuchsia H1
- LDC4244-BR-902E – Fuchsia H2
- LDC4244-BR-903E – Fuchsia H3
- LDC4244-BR-1001K – Rose i1
- LDC4244-BR-1002H – Rose i2
- LDC4244-BR-1003J – Rose i3
- LDC4244-BR-1101G – Violet-Holly J1 (1 of 2)
- LDC4244-BR-1201F – Daisy K1
- LDC4244-BR-1202F – Daisy K2
- LDC4244-BR-1301H – Foxglove-Lavender-Poppy L1

These details are submitted for approval pursuant to Condition 19 and shall be implemented in accordance with the approved drawings.

Condition 21:

"No dwelling shall be occupied until a scheme for the provision of infrastructure to ensure the availability of water supplies to the Fire Service in the event of an emergency, have been submitted to and approved in writing by the Local Planning Authority. The details as approved, including timings, shall be fully implemented before any dwelling is occupied and shall be retained thereafter."

Please find enclosed drawing ADAC-23151-W01-REV C Littleworth Drove, which identifies the proposed fire hydrant positions within the development.

The proposed hydrant provision is submitted for approval pursuant to Condition 21. The approved infrastructure shall be fully implemented before any dwelling is occupied and shall be retained thereafter, in accordance with the condition.

We respectfully request written approval of the submitted details pursuant to Conditions 9, 13, 19 and 21 of outline planning permission H03-0161-17.

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,

[redacted]

Liam Riggall BSc (Hons) MCIAT

Enclosed