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LDC Ref: LDC4244
SHDC Ref: H03-0161-17
Date: 29th November 2024

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

RE: Application for approval of details by condition relating to outline permission H03-0161-17

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

Dear Sir / Madam,

This application seeks to approve details reserved by condition following the outline approval (ref: H03-0161-17) for the erection of up to 120 dwellings and a village hall and ancillary development at the above titled site. Namely, the following conditions are required to be discharged;

Condition 4:

"A detailed scheme of construction management to minimise disturbance during the construction process through noise, dust, vibration and smoke shall be submitted to and approved in writing by the Local Planning Authority before the development commences and the construction process shall be carried out in accordance with the scheme so approved. It shall also include a method statement, detailing how construction traffic, site personnel vehicles, materials deliveries and site accommodation will be managed to safeguard highway safety, free passage along Littleworth Drove and residential amenity."

Please find enclosed document a Construction Management & Method Statement (LDC4244 CM + MS), which is to be read in conjunction with LDC4244-150, which address details requested within the above condition and detail the principals to be employed on site.

Condition 5:

"Details of the precautions to be taken to prevent the deposit of mud on public highways by vehicles travelling from the site during construction of the development shall be submitted to and approved in writing by the Local Planning Authority before the development commences. These facilities shall include the provision of wheel washing facilities where considered necessary by the Local Planning Authority. These precautions shall be made available before commencement of the construction of the development and be kept available and in full working

order until such time as the Local Planning Authority agrees in writing to their withdrawal or the completion of the development."

Please find enclosed document a Construction Management & Method Statement (LDC4244 CM + MS), which is to be read in conjunction with LDC4244-150, which address details requested within the above condition and detail the principals to be employed on site.

Condition 6:

"Prior to the commencement of the first use of the development hereby permitted details of provision for the storage/parking of at least 2 bicycles for all approved dwellings shall be approved in writing by the Local Planning Authority."

Please find enclosed drawing LDC4244-151, which details the provision for storage/parking of bicycles. For plots with garages, cycle storage/parking is provided by the garage. For plots without garages, secure wall mounted fixings will be provided.

Condition 12:

"Prior to the commencement of the development hereby permitted beyond oversite, a plan illustrating all areas of publicly accessible open space shall be submitted to and approved in writing by the Local Planning Authority. The areas so approved shall be laid out and made available for use in accordance with a specification and phasing that shall first be agreed in writing by the Local Planning Authority, and shall thereafter be so maintained."

Please find enclosed drawing LDC4244-151, which identifies the area of public open space.

Condition 17:

"Prior to its installation, details of the proposed boundary treatments, including a schedule of fencing levels, heights and materials, and details of the size and species of any hedging, shall be submitted to and approved in writing by the Local Planning Authority, and the details so approved shall be implemented in full before the development is first brought into use and retained thereafter."

Please find enclosed drawing LDC4244-151, which specifies boundary treatments and heights, along with details of the size and species of all hedging and trees proposed.

Condition 20:

"Prior to the commencement of the development hereby permitted, details of a scheme for the provision of bird and bat boxes to be installed on dwellings within the site shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented prior to the completion of the development hereby approved, and shall thereafter be retained."

Please find enclosed drawing LDC4244-151, which formally identifies the locations of all universal nesting bricks proposed to be installed as part of the development. As per the decision notice for the reserved matters application (H03-0598-24), integrated universal nesting bricks shall be installed at a ratio of 1:1 nest boxes per dwelling, where the dwelling is suitable. By suitable, the boxes are to be installed at a minimum of 5m high, on a gable end. For some plots, such at the terraced housing types, this is only achievable to the end two plots.

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

Yours sincerely

Ricky Newton