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LDC Ref: LDC4244
SHDC Ref: H03-0598-24
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 reserved matters permission H03-0598-24

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

Dear Sir / Madam,

This application seeks to approve details reserved by condition following the reserved matters approval (ref: H03-0598-24) for the erection of 119 dwellings and a village hall along with ancillary development including the construction of an attenuation pond at the above titled site (in relation to outline permission H03-0161-17). Namely, the following conditions are required to be discharged;

Condition 2:

"Before the commencement of the development hereby permitted, full details of the existing and proposed site levels and proposed floor levels of the buildings, hard surfaced areas and garden/amenity areas, including any mitigation measures arising as a consequence (for example increased height of boundary treatment), shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed and retained in accordance with the details so approved."

Please find enclosed drawings LDC4244-151 and LDC4244-152. LDC4244-151 details existing and proposed levels. LDC4244-152 provides sections at key points to show how the development interacts with site boundaries and adjacent land/properties.

Condition 4:

"Before the commencement of the development hereby permitted beyond oversite a schedule of external materials of construction of buildings and hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority. This shall include all materials associated with the proposed dwellings and village hall. The development shall be constructed in accordance with the materials so approved.

Please find enclosed documents LDC4244 Materials Schedule and LDC4244 Materials Sample Images, which provide information regarding the proposed external materials. In addition to the above the following materials / finishes are proposed;

- Driveways: Tarmac
- Patios: Buff Riven Paving Slabs

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