



London
Magdalen House
148 Tooley Street
London
SE1 2TU
020 7357 8000

Harrogate
Suite 19, 1 Cardale Park
Beckwith Head Road
Harrogate
HG3 1RY
01423 502 115

Bristol
Runway East
1 Victoria Street
Bristol
BS1 6AA
0117 214 1820

Newcastle
Merchant House
30 Cloth Market
Newcastle upon Tyne
NE1 1EE
01423 502 115

FAO Lucy Buttery
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Submitted via Planning Portal

03 February 2023

Our Ref: 22/6469

Dear Sir/ Madam,

Re: H05-0565-22 Land at Lowgate, Fleet, Spalding. Submission of details reserved by planning condition.

Background & Context

On behalf of our Client, Larkfleet Group, please find enclosed details for the discharge of Condition 11, 12 and 17 of the above planning permission, which was consented on the 10th of November 2022. Planning permission was granted for the following works:

Erection of 38 cabins for holiday / leisure use together with landscaping and all associated works (uplift of 14 no. units compared to the existing consent).

Condition 11 relates to surface water, and states:

Before the commencement of the development hereby granted beyond oversight, full details of the means of surface water disposal shall be submitted to and approved in writing by the Local Planning Authority. The details so approved shall be implemented in full before the development hereby permitted is first brought into use.

Condition 12 relates to foul water, and states:

Prior to the construction above damp proof course, a scheme for on-site foul water drainage works, including connection point and discharge rate, shall be submitted to and approved in writing by the Local Planning Authority. Prior to the occupation of

Managing Director
Helen Cuthbert

Directors
Stuart Slatter | Claire Temple | Alastair Close
Dan Templeton | Elliot Jones | Katie Turvey

Consultant
Lorna Byrne

Associate Directors
Heather Vickers | Alan Williams | Sally Arnold | Paul Galgey
Sam Deegan

Associates
Rob Scadding | Niall Hanrahan | Charlotte Hunter | Charlotte Perry
Grace Mollart | Charlotte Parry | Jamie Pert

www.planningpotential.co.uk

info@planningpotential.co.uk

Planning Potential is a Limited Company registered in England No. 5419507 | Registered Office: 35 Ballards Lane, London N3 1XW

any phase, the foul water drainage works relating to that phase must have been carried out in complete accordance with the approved scheme.

Condition 17 relates to solar panels, and states:

Prior to their installation, details of the solar panels to be installed on each cabin shall be submitted to and approved in writing by the Local Planning Authority.

Other discharge of conditions are dealt with under separate applications, including ref: H05-1215-22 and H05-0041-23.

Application Package & Summary

In addition to this cover letter, the following documents are submitted in support of the application. The application fee has been paid via credit card at the time of submission:

- Drainage Layout Plan (PL-200) prepared by Millward engineers (condition 11 and 12)
- Drainage Construction Details (PL-201) prepared by Millward engineers (condition 11 and 12)
- Flow Control Manhole Construction Details (PL-202) prepared by Millward engineers (condition 11 and 12)
- Lowgate SWS Calculations (DD-R01) prepared by Millward engineers (condition 11 and 12)
- PV plan L-188-SITE 11 prepared by Brama design (condition 17). Combined, the solar arrays have a total kilowatt output at 308.8 kW per hour (peak). The solar array is expected to be 82% efficient, generating 253.22kW per hour. This is sufficient to deliver energy in the Summer to offset all of the usage from the 38 units with the excess energy being captured in a battery storage to be used during the dark hours.
- Decision Notice H05-0565-22
- Application Forms, certificate, fee

If there are any further queries, please do not hesitate to contact the undersigned.

Yours sincerely,



Assistant Planner

Planning Potential

London

Enc.