



Planning Ref: H09-1109-25

Site: Land Adjacent Ravensgate Lodge, Ravens Gate, Holbeach St Johns, Spalding

Dear Planning Officer,

**Re: Application for Approval of Details Reserved by Condition
Planning Permission H09-1109-25**

Please find enclosed an application seeking the discharge of planning conditions attached to the above planning permission.

The submission comprises the following documents:

- Landscape and Boundary Treatment Specification (Condition 7)
- Foul Drainage Statement (Condition 8)
- Biodiversity Gain Plan (Condition 9)
- Habitat Management and Monitoring Plan (Condition 10)
- Bat Box Specification (Condition 11)

It is considered that the enclosed information fully addresses the requirements of the relevant planning conditions and we respectfully request written confirmation that Conditions 5, 7, 8, 9, 10 and 11 have been discharged.

Should any further clarification be required, please do not hesitate to contact me.

Yours faithfully,

Alex Patrick

Alexandra Design



PLANNING STATEMENT

Application for the Approval of Details Reserved by Conditions

Planning Permission H09-1109-25

Site: Land Adjacent Ravensgate Lodge, Ravens Gate, Holbeach St Johns, Spalding, PE12 8RD

Applicant: Mr Lee Gray

Prepared by: Alexandra Design

1. Introduction

This Planning Statement has been prepared on behalf of Mr Lee Gray in support of an application seeking the discharge of planning conditions attached to Planning Permission H09-1109-25 for the retrospective use of the site as a Gypsy Traveller pitch with associated dayroom.

The purpose of this submission is to provide the details required by the Local Planning Authority to discharge Conditions 7, 8, 9, 10 and 11 of the planning permission. The accompanying documents provide the necessary technical information and demonstrate that the development complies with the requirements of the approved permission.

2. Site Description

The application site is located adjacent to Ravensgate Lodge, Ravens Gate, Holbeach St Johns, Lincolnshire.

Planning permission has been granted for the retrospective use of the site as a single Gypsy Traveller pitch incorporating a static caravan, touring caravan, dayroom, associated hardstanding, parking and amenity space.

The approved layout remains unchanged and no amendments are proposed as part of this application.

3. Purpose of the Submission

This application seeks approval of the details required by the following planning conditions:

- Condition 7 – Boundary Treatments and Landscaping
- Condition 8 – Foul Drainage
- Condition 9 – Biodiversity Gain Plan
- Condition 10 – Habitat Management and Monitoring Plan
- Condition 11 – Bat Boxes

No amendments are proposed to the approved development.

4. Condition 7 – Boundary Treatments and Landscaping

The approved development retains the existing boundary treatments together with the approved landscaped amenity areas shown on the approved site layout.

The landscaping will be maintained by the landowner throughout the lifetime of the development.

Any trees, shrubs or planting that fail within five years of implementation shall be replaced during the next available planting season with planting of similar size and species unless otherwise agreed in writing by the Local Planning Authority.

A Landscape and Boundary Treatment Specification accompanies this submission.

5. Condition 8 – Foul Drainage

Foul drainage from the approved development will be disposed of via a sealed cesspool installed within the application site.

The location of the cesspool is shown on the accompanying drawing.

The installation will be undertaken in accordance with the manufacturer's recommendations and relevant Building Regulations.

The cesspool will be maintained and emptied by a licensed waste contractor as required.

A Foul Drainage Statement accompanies this submission.

6. Condition 9 – Biodiversity Gain Plan

A Biodiversity Gain Plan has been prepared in accordance with the statutory Biodiversity Net Gain requirements.

The approved Biodiversity Net Gain is secured through the allocation of statutory off-site biodiversity units together with on-site ecological enhancements, including retained planting and the installation of a bat box.

The Biodiversity Gain Plan accompanies this application.

7. Condition 10 – Habitat Management and Monitoring Plan

A Habitat Management and Monitoring Plan has been prepared to provide a 30-year management strategy for the ecological enhancements associated with the approved development.

The document includes:

- Management objectives;
- Habitat maintenance prescriptions;
- Monitoring requirements;
- Adaptive management measures;
- Reporting schedule; and
- Landowner responsibilities.

The Habitat Management and Monitoring Plan accompanies this application.

8. Condition 11 – Bat Boxes

Bat boxes will be installed in accordance with the Bat Box Specification accompanying this application.

The approved site layout identifies the proposed location of the bat box, and the specification confirms the type, quantity, installation method and long-term maintenance arrangements.

9. Conclusion

This application provides all of the information required to discharge Conditions 7, 8, 9, 10 and 11 attached to Planning Permission H09-1109-25.

The submitted details demonstrate that the approved development can continue in accordance with the planning permission while satisfying the requirements of the relevant planning conditions.

It is respectfully requested that South Holland District Council confirms that the submitted details are satisfactory and formally discharges Conditions 7, 8, 9, 10 and 11.