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Your ref: PP: 13345767
Our ref: 1539-1 CC LMS SB

19 September 2024

Chief Planning Officer
South Holland District Council
Council Offices
Priory Road
Spalding
PE11 2XE

Dear Sir

F DRING AND SONS LIMITED
APPLICATION FOR THE DISCHARGE OF PLANNING CONDITIONS 6 NOISE ASSESSMENT, 11 BIODIVERSITY NET GAIN AND 12 LANDSCAPING - CHANGE OF USE OF AGRICULTURAL STORAGE BUILDINGS AND OFFICES TO USE CLASS B8 and E(g)(iii)

Following the grant of planning permission for the above (LPA ref: H13-0752-23) we are now instructed to submit the outstanding planning conditions.

Condition 6 – Noise Assessment

We have commissioned a Noise Assessment of the background noise levels and it is submitted here for approval.

Condition 11 – Biodiversity Net Gain

The planning application site is very nearly all hard surfaced with only the outer boundaries having mature native hedgerows. There is no net loss of habitat as the proposal is for a change of use. We have therefore added some bat and bird boxes in suitable locations around the site, being careful to avoid operational areas. These are shown on the submitted drawing.

Condition 12 – Landscaping

Condition 12 requires a scheme of landscaping for the north-eastern "portion" of the site. We would point out that the northern and eastern boundaries of the site are already well landscaped with tall mature native hedgerows as the photograph overleaf shows.

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Google imagery @2024 CNES/Airbus,Maxar Technologies, Map data @2024

On the basis that the proposal is for a change of use and not for new-build we are unsure what the purpose of the landscaping is. However, there is room for some additional trees, and these are shown on the submitted Landscape and Biodiversity enhancements plan (drawing no. 1539-1_CC_SP01).

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We hope therefore that our application will be treated favourably, but in the meantime, should you require any further information, please do not hesitate to contact us.

Yours faithfully



Lewis Smith MRTPI

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