Revisions

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Project

Proposed Residential Development, Quadring.

Client

Clarke Group

Document

Condition Discharge Statement – Reserved Matters

Size

A4

Date

January 2025

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879-2-091

1.0 INTRODUCTION

The following statement has been produced to accompany the planning application for the Approval of Details Reserved by Condition on the Reserved Matters planning approval received for the site adjacent to 62 Water Gate in Quadring, Spalding.

2.0 PLANNING HISTORY

Outline planning approval for the Water Gate site was received on 27th June 2022 (H15-0360-22).

A Reserved Matters planning application was made in October 2024 and granted on 9th December 2024 for the erection of 7no. detached dwellings with associated garages (H15-0865-24).

This Approval of Details Reserved by Condition application seeks to satisfy and discharge Conditions 2 and 3:

Condition 2

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. The development shall be constructed in accordance with the materials so approved.

Condition 3

Within seven days of the new access being brought into use, the existing field access onto Water Gate shall be permanently closed and reinstated back to a grass verge in accordance with details to be agreed in writing with the Local Planning Authority.

3.0 CONDITION 2 - EXTERNAL MATERIALS

A palette of materials has been carefully selected for the project to ensure they are in keeping with the locality.

A separate materials schedule has been produced and submitted to accompany this application. Please refer to this document for further information.

4.0 CONDITION 3 - ACCESS CLOSURE

It is proposed that the existing site access leading from Water Gate onto the site will be closed permanently within 7 days of the new site access being brought into use. A 1.8m close boarded timber fence will be installed to close the current access, forming the rear garden of plot 01. The grass verge will be reinstated and planted with species rich grassland in accordance with the approved site plan (879-2-010).



Proposed Site Plan