

**Planning Services**

South Holland District Council
Council Offices, Priory Road, Spalding, PE11 2XE

FTAO: Polly Harris-Gorf

Dear Polly,

Modification/Variation of Condition Application – Phase 1 - Millfield Nursery, Spalding Common

We submit for your approval an application for the above.

The site was given Outline approval on 13th March 2016 under ref: H16 – 0668 – 16 for Residential development on the former nursery site at Spalding Common and a subsequent decision of reserved matters was approved under H16-0984-19 for Phase 1 consisting of 40 dwellings.

Following recent discussion with a Housing association we therefore wish to make the application and changes to the approved layout and housing design/mix to enable us to deliver a 100% affordable scheme which will run alongside a recent application for Phase 2 of the development for 95 dwellings (H16-1070-20)

Along with changes to house types designs, we have also made minor adjustments to boundary and landscaping proposals, along with changes to associated parking arrangements. We have also now incorporated an electric substation to the phase, which has been requested by Western Power Distribution.

The submitted drainage strategy report covers the overall development, however the layout refers to Phase 2 only. We therefore submit the Section 104 detailed design for the whole site.

We therefore wish for the following drawings to be considered and form part of the approval.

Topographical Survey;	AS2129/1
House Type Drawings;	House Type 2 – HT02 - 01 House Type 13 – HT13 - 01 House Type 14 – HT14 - 01 House Type 15 – HT15 - 01 House Type 21 – HT21 - 01 House Type 50 – HT50 - 01
Phase 1 Site Layout	MNSC-SH-SP-AR-006
Phase 1 Landscaping & Boundary Plan	MNSC-SH-SP-AR-007
Drainage Strategy Report	12175 – WMS – ZZ – XX - RP- C – 39210 - S8 - P1
Section 104 Layout	12175 - WMS - ZZ - XX - DR - C - 39201 - S8 - P2
Drainage & Levels Strategy	12175 - WMS - ZZ - XX - DR - C - 39210 - S8 - P1

If you require any other information, then please contact us.

Seagate Homes
06.01.2021