



14th May 2022

Planning Services

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

FTAO: Polly Harris-Gorf

Dear Polly,

Modification/Variation of Condition Application – Millfield Nursery, Spalding Common
Modification of Condition 1 – Permission Ref H16-0107-21 – Amendment to various
drawing references

We submit for your approval, a S73 application for the modification of drawing / document numbers as above.

The site was given Outline approval on 13th March 2016 under ref: H16-0668-16 for Residential development on the former nursery site, and subsequent decisions of Reserved Matters, Condition compliances and section 73's, with the more recent S73 Ref H16-0107-21 helpfully detailing all of the determined plans/documents within the permissions they were associated with, within the condition 1 list.

The registered provider that is now going to deliver the site in partnership with Seagate Homes has changed since previous planning stages, and therefore they wish to deliver a slight variation in house-type design/elevational treatment, albeit they are based on the same overall footprints(areas) / general site layout, with exception of the previously approved plots 8-11, 23 and 75/76.

As a direct extraction from the documents referred to in Permission ref H16-0107-21, I set out below which documents we seek to vary/omit, with an explanation as necessary in red font and the revised drawing number(s) adjacent that shall supersede;

1 The determined plans and documents are:

H16-0107-21 SECTION 73

Application form

Flood Risk Assessment Prepared by S M Hemmings Dated 15th February 2021

MNSC-SH-SP-AR-002

MNSC-SH-SP-AR-009 F – This site masterplan becomes replaced with drawing MNSC-SH-SP-RSL-1001B

Deed of Variation dated 22.9.21

Seagate Homes (UK) Ltd

Registered Address: 33 Boston Road South, Holbeach, Spalding, Lincolnshire, PE12 7LR
Head Office Address: Pudding Lane, off Wardentree Lane, Pinchbeck, Spalding, PE11 3TJ
Registered in England & Wales – Company Number: 6620488
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H16-0021-21 SEC 73

Application form

Covering letter 06.01.2021

Materials Schedule 1st Issue - 02.03.2021 This schedule to become replaced with Materials Schedule 3rd Issue - 05.05.22 & Material Combination Plan MNSC-SH-SP-MP-1003A

MNSC-SH-SP-AR-007 This phase 1 landscaping and boundary plan can now be omitted as is replaced with sitewide landscape and boundary drawing MNSC-SH-SP-SBL-1002B

12175-WMS-ZZ-XX-DR-C-39201-S8-P7

AS2129/1

HT2-01 New housetype A

HT13-01 New housetype C / D

HT14-01 New housetype C

HT15-01 New housetype C

HT21-01 New housetype F

HT50-01 New housetype E1 / E3

Drainage Statement - November 2020 12175-WMS-ZZ-XX-RP-C-39210-S8-P1

MNSC-SH-SP-AR-006A This phase 1 site plan can now be omitted as is replaced with drawing MNSC-SH-SP-RSL-1001B

H16-0668-16 OUTLINE

1201-01-LP01

H16-0225-21 CONDITION COMPLIANCE

Application form

Management Plan - March 2021

Photograph of Bicycle Storage

Construction Method Statement

MNSC-SH-SP-CMP-1000A These 2 documents are superseded by cond compliance H16-0052-22. (Construction method statement issue 4 and now MNSC-SH-SP-CMP-1000D)

Combined Phase I Desk Study & Phase II Exploratory Investigation D38185 20th August 2019

Drainage Statement 12175-WMS-ZZ-XX-RP-C-39210-S8-P2

MILLFIELD NURSERY, SPALDING FOUL WATER PUMP STATION TO THE SSG DCG

V2 STANDARDS - PROJECT 715281 B

12175-WMS-ZZ-XX-DR-C-30001-S2-P1

MNSC-SH-SP-AR-001D This site masterplan becomes replaced with drawing MNSC-SH-SP-RSL-1001B

MNSC-SH-SP-AR-003E This phase 2 landscaping and boundary plan can now be omitted as is replaced with sitewide landscape and boundary drawing MNSC-SH-SP-SBL-1002B

MNSC-SH-SP-AR-007A This phase 1 landscaping and boundary plan can now be omitted as is replaced with sitewide landscape and boundary drawing MNSC-SH-SP-SBL-1002B

MNSC-SH-SP-MRP-010 This maintenance responsibilities plan becomes replaced with MNSC-SH-SP-AR-010A

12175-WMS-ZZ-XX-DR-C-39210-S8-P2

12175-WMS-ZZ-XX-DR-C-39201-S8-P7

12175-WMS-ZZ-XX-DR-C-39510-S8-P4

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12175-WMS-ZZ-XX-DR-C-39511-S8-P4
12175-WMS-ZZ-XX-DR-C-39512-S8-P4
12175-WMS-ZZ-XX-DR-C-39513-S8-P3
12175-WMS-ZZ-XX-DR-C-39514-S8-P3
12175-WMS-ZZ-XX-DR-C-39515-S8-P3
12175-WMS-ZZ-XX-DR-C-39516-S8-P3
12175-WMS-ZZ-XX-DR-C-39517-S8-P3
12175-WMS-ZZ-XX-DR-C-39518-S8-P3
12175-WMS-ZZ-XX-DR-C-39519-S8-P3
12175-WMS-ZZ-XX-DR-C-39520-S8-P3
12175-WMS-ZZ-XX-DR-C-39521-S8-P3
12175-WMS-ZZ-XX-DR-C-39522-S8-P3
12175-WMS-ZZ-XX-DR-C-39523-S8-P3
12175-WMS-ZZ-XX-DR-C-39524-S8-P3

HT15-01 New housetype C

HT13-01 New housetype C / D

HT2-01 New housetype A

HT5-01 This drawing was listed in error

HT19-01 New housetype G

HT20-01 New housetype F

HT21-01 New housetype F / E2

HT30-01 New housetype H

HT44-01 New housetype G

HT50-01 New housetype E1 / E3

HT53-01 New housetype B

HT11-01 New housetype J

H16-0543-21 CONDITION COMPLIANCE

Application form

WITHAM ARCHAEOLOGY: WRITTEN SCHEME OF INVESTIGATION FOR AN

HISTORIC BUILDING RECORDING: SITE CODE: SCSP21: 7 March 2021

WITHAM ARCHAEOLOGY: Historic Building Recording (Draft): April 2021

WITHAM ARCHAEOLOGY: Written Scheme of Investigation - Archaeological Trial Trench

Evaluation: SITE CODE: SCSP21: 7 March 2021

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H16-0984-19 RESERVED MATTERS

Application Form

PHASE 1 DRAINAGE STRATEGY

AS2129/1

486.PH1.LP.01

486-S11-00-SI-SK-C-9010

486-S11-00-SI-SK-C-9000

486-S11-00-SI-SK-C-9001

486.HTA.P.01

486.HTB.P.01

486.HTC.P.01

486.HTD.P.01

437.HTE.P.01

437.HTF.P.01

486.PH1.LD.02B

486.PH1.LD.03A

486.PH1.LD.04A

486.PH1.BT.01A

486.PH1.LD.01D

486.PH1.SL.01E

These drawings were all superseded by S73 H16-0021-21

H16-1070-20 RESERVED MATTERS

Application form

Supplementary Design Statement

MNSC-SH-SP-AR-002

MNSC-SH-SP-AR-001D This phase 2 site plan can now be omitted as is replaced with drawing

MNSC-SH-SP-RSL-1001B

AS2129/1

HT13-01 New housetype C / D

HT15-01 New housetype C

HT19-01 New housetype G

HT20-01 New housetype F

HT21-01 New housetype F / E2

HT27-01 housetype omitted

HT30-01 New housetype H

HT50-01 New housetype E1 / E3

HT53-01 New housetype B

HT44-01 New housetype G

HT2-01 New housetype A

HT11-01 New housetype J

The above original housetype drawings can be omitted. The new pack of housetype drawings will supersede

12175-WMS-ZZ-XX-RP-C-39210-S8-P2-DRAINAGE_STATEMENT

Materials Schedule. 1st Issue - 02.03.2021 This schedule to become replaced with Materials Schedule 3rd Issue – 05.05.22 & Material Combination Plan MNSC-SH-SP-MP-1003A

HT13-M2-01 New housetype C

HT11M3-01 New housetype J

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MNSC-SH-SP-AR-003E This phase 2 landscaping and boundary plan can now be omitted as is replaced with sitewide landscape and boundary drawing MNSC-SH-SP-SBL-1002B

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

Lee Russell

Technical Director
Seagate Homes

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