

Development Management  
South Holland District Council  
Council Offices  
Priory Road  
Spalding  
Lincolnshire  
PE11 2XE

Date: 21<sup>st</sup> August 2025  
Our Ref: PH/590/25  
LPA Ref: H16-0413-25 (s73 Approval)

Dear Sir/Madam

**DISCHARGE OF CONDITIONS APPLICATION IN RELATION TO THE PLANNING PERMISSION FOR EXTENSIONS TO THE EXISTING CARE HOME AT ASHWOOD, 43 SPALDING COMMON, SPALDING, LINCOLNSHIRE, PE11 3AU.**

My clients at Country Court Care Ltd., have instructed me to submit this initial 'discharge of conditions' (DoC) application to you for your consideration.

As you will be aware, planning permission was granted for the above development, under application reference H16-0437-24, on the 9<sup>th</sup> December 2024. A subsequent s73 application, referenced H16-0413-25, was approved on the 6<sup>th</sup> August 2025 and now stands as the over-riding planning permission for the development.

My clients are now in a position to start moving forward with the development, and need to make a start on discharging the relevant conditions prior to any works taking place on the application site. The pre-commencement conditions imposed on the approved development are as follows:

- 7. The submission and approval of a scheme of landscaping and tree planting.**
- 8. The submission of the archaeological findings to the LPA and Lincs HER within 3 months of the archaeological works taking place.**
9. The submission and approval of a scheme for on-site foul water drainage works, to address the matters stated within the condition.
10. The submission and approval of a scheme for surface water drainage, to address the matters stated within the condition.
- 11. The submission and approval of a Construction Management Plan, to address the matters stated within the condition.**

**15. The submission and approval of a Habitat Management and Maintenance Plan, to address the matters stated within the condition.**

In addition to the conditions above, the following pre-occupation conditions were imposed on the approved development:

**5. No external lighting to be installed on 2 elevations of the property (if required) unless it is submitted to an approved in writing by the LPA.**

12. The submission and approval of a Travel Plan.

13. The submission and approval of a Car Parking Management Plan.

**14. The submission and approval of the details of secure cycle parking, to address the matters stated within the condition.**

The conditions that are shown in **bold** text above are to be discharged by way of this initial DoC application. The remaining conditions will be addressed by way of a further DoC application in due course.

So, this initial DoC application contains the following drawings, details and reports, which should allow the LPA to discharge these conditions accordingly.

**C5** Lighting details from Willowtree (3 drawings) to show the proposed locations of the external lighting to be fitted to the approved extension and the proposed locations of the bollard lighting to the car parking areas. Details of the proposed lights to be used can be found via the links below:

<https://www.electricpoint.com/aurora-auwp103cwsda-utilitextl-wall-pack-bulkhead-light-cct-dali-ip65.html>

<https://www.cef.co.uk/catalogue/products/4375993-ip44-die-cast-aluminium-grey-led-outdoor-bollard-light>

**C7** Full landscaping and tree planting details (2 drawings) from Kova Landscape, to show the proposed hard and soft landscaping details for the overall site, which will be implemented in the first planting season following the completion of the development, in accordance with the requirements of the condition.

**C8** The submission of the Archaeological Evaluation Report by Pre-Construct Archaeology Ltd., which follows on from the completion of the site investigation works as undertaken on the 2<sup>nd</sup> and 3<sup>rd</sup> June 2025. This needs to be passed on to the County Archaeologist and the Lincolnshire Historic Environment Records department in order to address the requirements of this condition.

**C11** A Construction Management Plan, as compiled by Country Court, to address the requirements of this condition.

**C14** The plan and elevational details of the secure cycle parking details, as prepared by Linestyle Studio.

**C15** A Habitat Management and Monitoring Plan, as prepared by Ramm Sanderson, to address the requirements of this condition.

It is hoped that these details provide the LPA within a sufficient level of detail and information to allow you to discharge these conditions accordingly.

The application has been submitted electronically and comprises of the details listed above, this covering letter, the completed application forms and the appropriate fee. The fee for this DoC application is **£298**. This fee will be paid directly by my clients, via the Planning Portal, on the submission of the application.

I trust that this application is complete and can be registered without delay.

I look forward to the receipt of your acknowledgement of the registration of the application in due course and it would be appreciated if you could keep me informed on the progress of the application as it moves forwards.

Yours faithfully



**Matt Hubbard**

PG Dip TP, MRTPI  
Director