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

Date: 26th September 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 second '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 9th December 2024. A subsequent s73 application, referenced H16-0413-25, was approved on the 6th August 2025 and now stands as the over-riding planning permission for the development.

You are currently considering our initial DoC application, under reference H16-0822-25, as validated on the 27th August 2025, which is seeking the discharge of conditions 5, 7, 8, 11, 14 and 14 of application H16-0413-25.

My clients are now in a position to submit details in relation to the remaining pre-commencement conditions, which are as follows:

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.

So, this second DoC application contains the following drawings which should allow the LPA to discharge the above conditions:

The Planning Hub Ltd, Jubilee House, 79 Gertrude Road, West Bridgford, Nottingham NG2 5DA
W: www.theplanninghub.net E: office@theplanninghub.net T: 0115 974 7484 M: 07984 784 011
Director: Matt Hubbard PG Dip TP, MRTPI Company Registration No. 09429212

- 8000 P01 Proposed Private Drainage
- 8001 P01 Private Drainage Construction Details
- 8501 P01 Existing Drainage Works
- 8502 P01 Rising Main Diversion Long Section
- 7000 P01 Proposed External Works
- 7001 P01 Surface Finishes and Kerbing Layout
- 7002 P01 Proposed Private Construction Details
- 7010 P02 Proposed Access Arrangement

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

M Hubbard

Matt Hubbard
PG Dip TP, MRTPI
Director