



South Holland District Council

24 March 2026

Dear Sir/Madam

Re Land Adjacent To 23 Reservoir Road Surfleet Spalding Lincolnshire

Proposed self-build detached single storey dwelling (Class C3) with onsite parking utilising an existing vehicular access – Approved 19 December 2025

Ref : H17-0700-25

Application to discharge the provisions of all pre-commencement conditions: 3,4/5,7, 8 and 9 on this planning consent.

The submitted discharge of condition application, covering six pre-commencement conditions is supported by the following details:

Condition 3

External Materials list;

Roof integrated solar PV panels; Roof

<https://www.viridiansolar.co.uk/solar-products-roof-integrated-pv-fusion.html>

EWI & LIME RENDER; External Walls

<https://www.uk.weber/weberend-mpr>

Windows and Doors;

<https://nordan.co.uk/glass-doors/sliding-patio>

Drive and paths permeable paving;

Cellpave 4

<https://www.groundtrax.com/cellpave-40-porous-plastic-pavers/>

Conditions 4/5

Condition 4

There is no contamination on the land see report.

Please see the **2026 report by G&J Geoenvironmental Consultancy Interpretative Desk Study** (Preliminary Risk Assessment) confirms *“Based on the information reviewed during this survey, the risks from land contamination are considered to be very low to low.”*

Measures (ii) & (iii) of the condition are not required.

Condition 5

Condition 5 is satisfied due to the satisfactory outcome of the Preliminary Risk Assessment for Condition 4.

Condition 6

Details are not provided with this submission and will be submitted before the property is first occupied.

Condition 7

A soakaway will not work this close to the river.

Precipitation landing on this narrow riverbank site is already discharging into the river as surface run-off. This is often described as *‘rapid overland flow’*, where the water flows over the ground unable to infiltrate the soil (high water table) and flows directly into the stream.

Condition 8

All obstructions exceeding 0.6 m have been removed to achieve the required vision splay east along Reservoir Road (**see photo**)

Condition 9

A mitigation method statement for voles is not considered to be necessary - see **Archer Ecology email** for the explanation.

Bird box purchased and installed on site (**see photo**)

Bat box purchased and to be installed in the building gable end.

If you have any queries regarding the details submitted please do not hesitate to contact me.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Charmain', with a large, sweeping underline.

Charmain Hawkins

MTPI BA (Hons) Dip Bldg Cons Dip Surv MRTPI IHBC

Director