

**Planning Department**

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

**Dear Sir/Madam,**

**Re: 7 The Reservoir, Surfleet, Spalding, Lincolnshire PE11 4DJ**

**Planning permission: H17-0880-25 – Proposed replacement dwelling**

**Application for approval of details reserved by Conditions 3, 6, 7, 8 and 10**

We act on behalf of Mr F Hahn in respect of the above development and submit this application seeking approval of the details required by Conditions 3, 6, 7, 8 and 10 of planning permission H17-0880-25, granted on 9 June 2026. The permission relates to the proposed replacement dwelling at 7 The Reservoir, Surfleet.

The application is accompanied by:

- Drawing **25/680/PA/004F – Planning (Proposed Elevations, Floor, Block and Location Plans), Rev F;** and
- **Phase I Geo-Environmental Desk Study, 7 The Reservoir, Surfleet**, EPS reference UK26.7929, Issue 2, dated 6 August 2026.

The submitted information is addressed against each condition below.

**Condition 3 – Contaminated Land**

Condition 3 requires a preliminary risk assessment identifying potential sources of contamination, developing a conceptual site model and identifying plausible pollutant linkages. Intrusive investigation is only required where identified as necessary following the desk study.

Environmental Protection Strategies Ltd has undertaken a Phase I Geo-Environmental Desk Study for the site.

The assessment considers the site history, environmental setting, potential contaminant sources, pathways and receptors and concludes that:

- no plausible contaminant linkages have been identified which require further investigation;
- the site is generally of fairly low risk in contaminated-land terms;
- the proposed redevelopment will not introduce any new contamination risks; and
- no further investigation or assessment is considered necessary.

EPS recommends normal precautions for construction workers and provides an unexpected-contamination procedure within Appendix G. Should previously unidentified contamination be encountered during intrusive works, the appropriate investigation and assessment procedure will therefore be followed.

As the competent environmental consultant has concluded that intrusive investigation and remediation are not required, the subsequent investigative and remediation stages of Condition 3 are not triggered on the currently available evidence. Likewise, the verification provisions of Condition 4 only become applicable where contamination is identified and remediation is required.

The submitted EPS Phase I report is therefore considered sufficient to enable **Condition 3 to be discharged in full.**

#### **Condition 6 – Site and Finished Floor Levels**

Condition 6 requires details of existing and proposed site levels, proposed building floor levels, hard-surfaced areas and garden/amenity areas.

These details are shown on drawing **25/680/PA/004F Rev F.**

The proposed dwelling will have a finished floor level of **5.10m AOD**, in accordance with the approved Flood Risk Assessment and Condition 5 of the permission, which expressly requires a minimum dwelling FFL of 5.10m AOD.

There will be **no raising of the external ground levels.** Existing external levels within the garden, amenity and access areas are to be retained, save for normal construction tolerances associated with the installation of the proposed surface finishes.

No consequential increase in boundary-treatment height is therefore required.

The information shown on drawing 25/680/PA/004F is considered sufficient to enable **Condition 6 to be discharged in full.**

#### **Condition 7 – Foul and Surface Water Drainage**

Condition 7 requires details of the proposed means of foul and surface-water disposal.

The drainage strategy is shown and noted on drawing **25/680/PA/004F Rev F.**

##### **Surface water drainage**

The replacement dwelling will **reuse the existing surface-water drainage system serving the property.** No new surface-water disposal arrangement or alteration to the existing drainage strategy is proposed.

##### **Foul drainage**

Foul drainage from the replacement dwelling will discharge to a **new package treatment plant.**

The treatment plant will be positioned within the **gravelled area to the north of the proposed garage**, as identified by the submitted drainage strategy.

A proprietary make or model has not been specified at this stage. The detailed unit will be selected to provide appropriate capacity for the dwelling and will be installed in accordance with the manufacturer's requirements and applicable statutory requirements.

The submitted information therefore establishes the proposed means of disposal and its location and is considered sufficient to enable **Condition 7 to be discharged.**

#### **Condition 8 – Boundary Treatments**

Condition 8 requires details of proposed boundary treatments prior to their installation.

No new boundary treatments are proposed as part of the development.

As confirmed on drawing **25/680/PA/004F Rev F, all existing boundary treatments are to remain unchanged.**

There is therefore no new fencing, walling, gates, hedging or other means of enclosure requiring approval under this condition.

The retention of the existing boundary arrangements preserves the established relationship with neighbouring properties and the character of the site.

On this basis, it is requested that **Condition 8 be discharged in full.**

#### **Condition 10 – External Materials and Hard Surfacing**

Condition 10 requires a schedule of external materials for the buildings and hard-surfaced areas.

The proposed materials are identified on drawing **25/680/PA/004F Rev F** and comprise:

- **Roof:** grey concrete roof slates;
- **External walls:** white K Rend render;
- **Lower wall/plinth treatment:** grey engineering brickwork;
- **Windows:** anthracite-grey uPVC;
- **Rainwater goods:** black uPVC;
- **Hard surfacing:** permeable grey block paving; and
- **Northern external area:** gravel surfacing.

The selected palette is deliberately restrained and contemporary and is consistent with the architectural treatment of the approved dwelling.

The materials are clearly identified on the submitted drawing and it is therefore requested that **Condition 10 be discharged in full.**

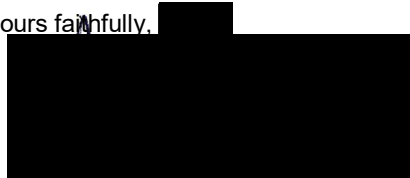
#### Conclusion

The submitted revised planning drawing and specialist Phase I Geo-Environmental Desk Study provide the information necessary to satisfy the requirements of Conditions 3, 6, 7, 8 and 10.

We therefore respectfully request that the Local Planning Authority approve the submitted details and confirm the **full discharge of Conditions 3, 6, 7, 8 and 10** of planning permission H17-0880-25.

Should any minor clarification be required during consideration of the application, we would be happy to provide this without delay.

Yours faithfully,



Alasdair McFarlane  
T A C Architects