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South Holland DC,
Planning Department,
Council Offices,
Priory Road,
Spalding,
Lincolnshire
PE11 2XE

29th August 2025

Dear Planning Department,

Location: Rear Of Westerley Back Bank Whaplode Drove Spalding
Description: Residential Development (maximum 2 plots)

Date of original Decision: 8th September 2022
SHDC Reference H23-0698-22

I refer to the above application and a subsequent application made on the 31st August 2025 for approval of reserved matters. We await a reference number for this subsequent application. The relevant Conditions of Approval are pasted below in italics along with a brief description of the information submitted to discharge each Condition.

1 Application for approval of reserved matters must be made not later than three years beginning with the date of this permission, and the development must be begun before the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

This application for reserved matters is to be submitted on the Planning Portal on the 31st august 2025.

2 The development hereby permitted shall be carried out in accordance with the following approved plans:

21275-21-01

PD01 P1

Environment Agency Flood Map created 24 February 2022

Drawing 21275-21-01 is the Topographical survey of the original site in 2022. This is still relevant.

Drawing PD01 P1 is the site location plan and an indicative site plan. This is superseded by the attached proposal.

The original approved layout was derived through the need to place one dwelling each side of the overhead powerlines, or subsequently, each side of the powerlines relocated below ground. The powerlines are now to be relocated to the front of the site and have no such influence on the positioning of the dwellings.

In addition, the access route indicated on Drawing 21275-21-01 does not conform with highway requirements, is not suitable for fire service and refuse vehicle access.

Drawing PD01 P1 is therefore superseded by Drawing 25. 3651. 01.

3. No development shall take place without the prior written approval of the Local Planning Authority of all details of the following matters:

i) the layout, scale and external appearance of the building(s) (including a schedule of external materials to be used);

Please find attached Drawings-

25. 3651. 02 – Bungalow Layout

25. 3651. 03 – Bungalow Elevations

25. 3651. 04 – Detached Garages

A schedule of external materials is included on Drawing 25. 3651. 04.

ii) the means of access to the site;

The means of access to the site is indicated on Drawing 0415-JCE-00-SI-DR-C-9510 produced by Jackson Consulting Engineers. This drawing also contains the tracking for fire service/refuse vehicles and highway visibility splays.

Jackson Consulting Engineers are currently working on the Section 104 and Section 184 agreements together with the storm and foul drainage, ahead of the Building regulation application.

iii) the landscaping of the site (including boundary treatment).

The landscaping of the site, and boundary treatments, are detailed in the submission by TLC Environmental Limited entitled Bio Diversity Net Gain Specification S5 ISSUE 02 31 August 2025.

4 The development hereby permitted is limited to two dwellings only.

Reason: For the avoidance of doubt.

This application for reserved matters is for two bungalows and two detached garages.

5 When application is made to the Local Planning Authority for approval of reserved matters, that application shall be accompanied by a scheme of landscaping and tree planting indicating, inter alia, the number, species, heights on planting and positions of all trees in respect of the land to which that application relates, together with details of postplanting maintenance and such a scheme shall require the approval of the Local Planning Authority before any development is commenced. Such scheme as is approved by the Local Planning Authority shall be carried out and completed in its entirety during the first planting season following practical completion of the development. All trees, shrubs and bushes shall be maintained by the owner or owners of the land on which they are situated for the period of five years beginning with the date of completion of the scheme and during that period all losses shall be made good as and when necessary.

Note: The applicant is recommended to employ a qualified and experienced landscape designer to produce a landscaping scheme for the development. The submitted landscaping proposals shall demonstrate that Biodiversity Net Gain will be achieved on site, using the Biodiversity Metric 3.1 (or any successor).

The landscaping of the site, tree planting and boundary treatments, are detailed in the submission by TLC Environmental Limited entitled Bio Diversity Net Gain Specification S5 ISSUE 02 31 August 2025.

Please however note that - The landscape proposal has been developed in the 'spirit' of the BNG Legislation as the development proposal fall within an exemption from BNG, as the development site is under 0.5Ha where the development site covers 0.26Ha, and falls

within 1 – 9 dwellings.

6 When application is made to the Local Planning Authority for approval of reserved matters, that application shall be accompanied by a scheme of boundary treatments, including a schedule of fencing levels, heights and materials, and details of the size and species of any hedging. The details so approved shall be implemented in full before the development is first brought into use and retained thereafter.

The landscaping of the site, tree planting and boundary treatments, are detailed in the submission by TLC Environmental Limited entitled Bio Diversity Net Gain Specification S5 ISSUE 02 31 August 2025.

*7 The development hereby permitted shall incorporate the following flood risk measures:
- Finished floor levels shall be 300mm above existing ground level;
- Flood resilient construction shall be incorporated within the development up to 300mm above finished floor level;
The mitigation measures shall be fully implemented prior to occupation.*

The average finished ground level for the area of the site utilised for construction is 2.446mm as detailed on the topographic survey. The finished floor level will be 300mm above this, at a level of 2.676mm. i.e. 300mm above localised site average.

Standard flood resilience measures will be introduced and specified on the building Control submission technical drawings. Standard resilience measure notation is contained on drawing 25. 3651. 05.

We also attach a Planning statement in support of the application prepared by 3D Planning, and the Archaeology WSI Report produced by Independent Archaeology Consultants

Yours sincerely,



Janice Kendrick.