

Your ref: 1557-6 MB MG
Our ref: PP-12823185

23 February 2024

For the attention of Shelly Delderfield

Director of Economy and Place
North Kesteven District Council
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Dear Sir

STIRLIN DEVELOPMENTS LIMITED
PROPOSED RESIDENTIAL DEVELOPMENT ON WOODBANK, SKELLINGTHORPE
NON-MATERIAL AMENDMENT TO LAYOUT, HOUSE TYPES, LANDSCAPING AND
OFF-SITE HIGHWAYS WORKS TO PLANNING PERMISSION 15/1243/OUT
(RESERVED MATTERS 20/0389/RESM)

Further to our ongoing discussions with your Planning Officer Shelly Delderfield, Stirlin Developments Limited wish to proceed with the single residential development on Woodbank in Skellingthorpe with modifications to the approved scheme that is subject to the two separate but adjoining outline planning permissions 15/01243/OUT and 15/1244/OUT and the subsequent approvals of Reserved Matters 20/0389/RESM and 20/0390/RESM for 78 and then 16 dwellings.

We are, therefore, instructed to seek approval for non-material amendments to the consents: this application relates to the 78 dwellings approved by planning permission 15/1243/OUT, Reserved Matters Approval 20/0389/ RESM and the discharge of conditions 23/0654/DISCON. You will be aware the permission is implemented, and development has commenced.

The modifications include a revised layout, amended house types and a change to the offsite highway works. The revised Layout Plan incorporates that approved under the relevant condition compliance submissions, which are:

- Landscape Details
- Open space (including play area)
- Tree protection measures
- Biodiversity enhancements (including hedgehog gates)

The "Materials Schedule" indicates the house type being provided on each plot and can be compared to the approved condition compliance schedule to identify the proposed changes. The schedule includes details of the provision of bird and bat boxes and the location of a hedgehog shelter, taking into account the amended layout and house types.





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You will recall that Condition 7 of the outline consent as amended by the Non-Material Amendment 23/0655/PNMAT includes highway works deemed necessary at the time the original consent was given, which also predates the involvement of the applicant company. More recently, the works shown on Drawing 12214-WMS-ZZ-XX-D-C-39510-S3-P4 have been subject to detailed discussion with Lincolnshire County Council as Highway Authority, whereby the County Council has confirmed that the amended proposals are acceptable and suitable for this application and the scheme will be the subject of a Section 278 Agreement.

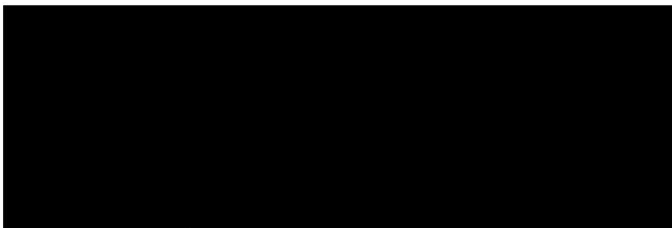
The applicant company is committed to deliver the new 2.0m wide footpath prior to occupation of any of the new dwellings with the road widening to 4.8m shown on the drawing to follow, but no later than occupation of 50% of the total dwellings.

The current and as amended condition requires some redrafting because the nature of the offsite improvements have changed to reflect current highway expectation and because the works need to be phased to allow the housing development to progress. We understand this can be achieved through this Non-Material Amendment, as the changes do not alter the fact there will be offsite highway improvement works.

As this application for a Non-Material Amendment only relates to the permission for the 78 dwellings, a second application is submitted simultaneously for the approvals for the 16 dwellings for consideration at the same time.

We trust you will receive the Non-Material Amendment application favourably and should you require any further information, please do not hesitate to contact us.

Yours faithfully



Michael Braithwaite MRTPI






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