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24th May 2023

Mr Daniel Allen
Principal Planning Officer
South Holland District Council
Priory Road
Spalding.
PE11 2XE

Application refs: H02-1006-21, H02-0167-22 and H02-0166-22 – Land to South and West of Harrington Drive, Crowland

Dear Daniel,

Further to the deferral of the above applications and our subsequent meetings with the planning department, we have made further amendments to the schemes and have produced additional drawings as attached. We have noted the changes below, and have included a drawing register and amendment forms for your further consideration.

Plots 10 and 11 (adjacent to 58 Peterborough Road)

We have moved plots 10 and 11 further away from the boundary with the bungalow at 58 Peterborough Road.

We have staggered the plots and moved them out of the direct line of sight from the windows of 58 Peterborough Road.

We have hipped the roof to further soften the impact of these plots on the neighbouring bungalow. We note comments made during the March 2023 committee meeting that there is 'no right to a view' and we feel we have improved this relationship markedly, with no loss of amenity measurable in this location.

We have produced new street scenes and sections to show the relationship between these buildings, which highlight the blind elevations of the houses and bungalow facing one another and their relationship on plan, giving unobstructed views across the new plot gardens and taking the new plots back out of the direct line of sight. CGI images have also been provided to assist in visualising the relationships between the proposed and existing buildings.

Answering the comment raised at the March 2023 committee, we have lowered the ground level adjacent to 58 Peterborough Road and added a retaining wall to the garden boundary of plot 10. The buffer area between the new plots and the existing bungalow is to be a landscaped area, maintained by a Management Company in perpetuity.

A note has been added to our section drawings to highlight the positive drainage at all neighbour boundaries, as included in our flood risk assessment and drainage strategy.

Plots adjacent to existing bungalow 12 Harrington Drive

In order to improve the separation distance between the existing bungalow at 12 Harrington Drive and the new development, we have substituted the pair of semi-detached houses in this location with a single detached plot and included hipped roofs to garages along this boundary.

Development orientation / relationship with James Road

During the March 2023 committee meeting it was suggested that the scheme turned its back on James Road. We have produced long street scene elevations to show that this is not the case. We had introduced a landscaped buffer and minimised the number of rear gardens facing James Road. With reference to the street scenes, longer sections of fencing are softened by landscaping and the overall elevation presents a mix of open areas, low fencing, and varying plot elevations (rear, side and fronts). We hope you will agree that the development presents itself well, with improved slides now available for presentation purposes.

Boundary Treatment

To address concerns with overlooking and as discussed during our meeting on 26th April 2023, we have adjusted affected rear garden patio and fencing levels in line with your comments. See also the note above ref positive drainage at all neighbouring boundaries.

We have reviewed and improved the section drawings generally to better present the relationship between new and existing plots. We note that new FFL's are dictated by flood risk and are therefore as low as possible in line with The Environment Agency's requirements. With reference to the recent Moulton Chapel refusal, the developer had raised levels in order to avoid introducing a pumped drainage system. This is not the case with our application site, although a pumped drainage solution has not been required in any case due to existing invert levels of sewers and watercourses.

Construction Management Plan

We note the members concerns with a neighbouring developer's activities in accessing their site via Barbers Drove and expect that Construction Management proposals will be conditioned in the normal way. Our site is obviously somewhat different in terms of access points available from publicly maintained highways, James Road, Peterborough Road and Harrington Drive.

Schedule of Changes

We have produced the attached drawing register to show previous and new drawing information to be submitted with the amendments for your ease of reference.

We note that a significant number of changes have already been made to each application, in consultation with your officer Lucy Buttery who has since left the council. These include a reduction in plot numbers, removal and relocation of plots to address neighbour amenity and also the design of bespoke house types where the environment agency objected to the use of bungalows.

For completeness, we have produced street scene drawings and CGI's to further demonstrate the relationships between our proposed units and existing dwellings in Peterborough Road and Harrington Drive.

Parish Council contribution (Sports Pavilion)

As discussed during our meeting held on 26th April 2023, we do not propose to offer an increase to the parish contribution at this time, as it has been calculated as agreed with the planning department and is policy compliant as set out in your report.

To provide additional clarity in this regard, we have included a separate summary document with this amendment pack, which sets out the basis of the policy compliant contribution. Should the planning committee wish to agree an increase in the parish contribution, we have confirmed our willingness to do so, subject to an appropriate adjustment to either the affordable housing provision or NHS contribution.

Yours sincerely



Adam Jagger BSc(Hons) MCIOB
Technical Director