



Mr R Fidler
Development Manager
South Holland District Council
Priory Road
Spalding
Lincolnshire
PE11 2XE

For the attention of Mr Phil Norman

CreaseDroveResub/1

3 March 2017

Dear Mr Fidler

Proposed Residential Development on Land East of Crease Drove, Crowland

Resubmission of planning application reference H02-0723-16

You will recall that a previous application on the above site was refused on 17 October 2017.

The Decision Notice records the three (technical) reasons for refusal – these relating to highways, flood risk and potential impact on the historic environment.

To address these concerns, the applicant has since commissioned a **Heritage and Archaeological Statement** and **FRA Addendum – Breach Analysis** in response to the second and third reasons for refusal.

As regards the first reason for refusal, the previous scheme acknowledged the need for Crease Drove to be improved as part of the proposed development and contained a detailed scheme of highway improvement works within the application site and land owned by the Highway Authority – i.e. all within the control of the applicant/Highway Authority and therefore not reliant on third party land.

In this connection, the highways reason for refusal was unfounded.

Nevertheless, the Council will be aware that an additional housing site (directly opposite the application site) has since been submitted by adjoining landowners seeking permission in outline for 100 dwellings.

That scheme will inevitably necessitate the very same need for highway improvement works to Crease Drove to ensure a safe and satisfactory development.

In the above connection, my client and her neighbours (the applicants of the aforementioned scheme) have collaborated and used the same highway consultant to ensure a consistency of approach and detail regarding the proposed highway improvement works to Crease Drove.

Moreover, my client remains happy to contribute proportionately towards the cost of those highway improvement works, alongside her neighbours. Between the two sites, such works can be provided on a viable basis and secured by way of a simple Grampian-type planning condition.

Clearly, there are other applications along Crease Drove either pending, or due to be resubmitted, which will inevitably also draw traffic along the existing public highway and which could/should also contribute towards the overall costs on a proportionate basis if the Council considers this to be required.

In combination, the above measures (and additional information) satisfactorily address the three outstanding technical concerns arising from the previous refusal.

Accordingly, please therefore find enclosed our resubmitted **outline planning application** seeking proposed residential development on land east of Crease Drove, Crowland, again submitted on behalf of the applicant and owner, Mrs T Hunter-Shaw, which addresses those technical issues raised in the previous grounds for refusal.

As before, a **Design and Access Statement** has been prepared in accordance with DCLG Circular 01/2006 'Guidance on Changes to the Development Control System' and is enclosed to comprise part of the formal application documentation and inform the decision-making process.

For the avoidance of doubt, the application resubmission comprises the following:

- Completed planning application forms
- Completed Certificate A relating to ownership
- Design and Access Statement
- Location Plan, dwg no 15/179-01
- Illustrative Layout Plan, dwg no 16/179-03
- Landscape and Visual Appraisal
- Ecological Constraints and Opportunities Assessment
- Noise Assessment Report

- Drainage Strategy and Flood Risk Assessment
- FRA Addendum – Breach Analysis
- Transport Statement
- Heritage and Archaeological Statement

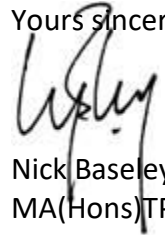
I trust the above enclosed documents together with this short covering letter are sufficient to enable the resubmission to proceed to be favourably determined on this occasion and look forward to confirmation of registration at your earliest convenience.

Should you require anything further on my part however, please do not hesitate to contact me when you may be assured of my best attention at all times.

In any event, I would appreciate a telephone call immediately upon the expiration of the formal consultation period to ascertain whether there is indeed anything further that you require, but also to establish the proposed method of determination so that I am able to advise my client accordingly.

I look forward to hearing from you in due course.

Yours sincerely,



Nick Baseley
MA(Hons)TP MRTPI
Director

Encs.