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Your ref: PP-06144248
Our ref: 1144 3 LMS EC

15 June 2017

Submitted via the Planning Portal only

Planning Manager
South Holland District Council
Priory Road
Spalding
Lincolnshire
PE11 2XE

Dear Sir

CROWLAND PARISH COUNCIL
PROPOSED REPLACEMENT ALLOTMENTS, STORAGE BUILDING, NEW ACCESS AND PARKING AREA.
LAND OFF JAMES ROAD, CROWLAND

Following the grant of Outline Planning Permission for the redevelopment of the allotments with residential development, and the provision of replacement allotments and a new cemetery, much discussion has taken place regarding the new allotment provision with the allotment holders. The original grant of permission envisaged that the residential development would facilitate both the allotments and the cemetery, however, the need to bring the allotments forward first has necessitated this separate Full Planning Application.

The application includes details of the vehicular access from James Road (the details for which are to form part of a Section 278 Agreement under the Highways Act), the means by which pedestrians will access the allotments (and in time the new cemetery) the road and parking area for the allotments, the proposed allotment building and the fencing and hedging to the allotment boundary.

The proposed building will be constructed in a green metal profile sheeting and a 1.8m fence will be erected around the allotments, building and car park to provide reasonable security.

There will be some form of gated security within the site but this has yet to be decided on.

The allotments and cemetery has effectively been swapped around on the site, with the proposed allotments now to the south and the cemetery to the north.

An archaeological Geophysical Survey was carried out in 2015 and this recorded largely geological features. The use of the land as allotments will involve less ground disturbance than the current agricultural practices in operation.

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Pedestrian access to the proposed allotments will be a route that follows the principal desire line across the playing fields to the north west from where the majority of those who use the existing allotments come from. It is proposed to provide a footpath (probably gravel) along the north eastern side of the hedge to the existing allotments and then cross James Road at a convenient point adjacent to the new access to the application site. The crossing point where it will be over highway land will be constructed to adoptable standards and will form part of the S278 agreement.

On the basis that the principle of the new allotments plus associated building was established under the extant outline permission, we have focussed on the details required under the conditions granted as part of that outline permission.

The original Arboricultural Report and Ecology report are also reproduced as part of this application albeit that they relate to the entire development as both sides of James Road. Obtaining access to the allotments has been approved in principle which will of course involve the loss of some of the trees. This tree removal will be limited to that which is absolutely necessary and is part of the management of the woodland. The location of the allotments, parking and the associated building is located on land currently used for agricultural use and as such is relatively poor in terms of biodiversity. The proposal will therefore have no impact and the tree removal will be carried out after the bird nesting season. The proposed hedge planting will increase biodiversity as will the mixture of crops to be grown.

The proposal was the subject of a Flood Risk Assessment and the building will be constructed at 300mm above the existing ground level. All parking areas and access roads are to be constructed using permeable materials.

The appropriate fee of £770 to accompany the above Full Planning Application will be paid separately by cheque.

The fee has been calculated on the basis of £385 for each 75sqm of the proposed storage building as this is higher than the change of use of land for the allotments.

Should you require any further information please do not hesitate to contact us.

Yours faithfully

Lewis Smith MRTPI