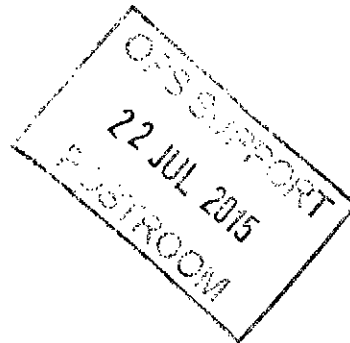


Chartered Town Planners
Chartered Landscape Architects

Your ref: H08-0647-15
Our ref: 1171 2 JDS HC

21 July 2015

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



rdc

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Dear Sir

**TOWN AND COUNTRY PLANNING ACT
PRIOR NOTIFICATION
PROPOSED CHANGE OF USE OF HORTICULTURAL BUILDING TO
DWELLINGS (CLASS C3)
AT 106 SILTSIDE, GOSBERTON RISEGATE, SPALDING,
LINCOLNSHIRE
FOR MR JAMES PEACH**

Thank you for your letter of 20 July 2015 regarding the above application for Prior Notification.

Please find below as requested, the additional information:

Transport and highway impacts of the development

The existing access into the site has served the horticultural business for many years without any detrimental impact on the local highway network. The traffic generated by the use of the site as a nursery would be considerably greater in terms of numbers and types of vehicles than that generated by a single dwelling. There is adequate space within the curtilage for domestic vehicles to turn. Visibility in either direction along Siltside which is a minor rural road is more than adequate to serve the proposed development.

There are no detrimental highway or transport impacts arising from the proposed development.

Noise impacts of the development

There will be no noise impacts generated by the residential use of the buildings greater than would have been produced when the site was in commercial use, and there is sufficient separation between the subject building and other dwellings in the locality to ensure reasonable amenity for existing and new residential occupiers. Furthermore, the resultant relationships between dwellings will be little different than exists elsewhere in the locality.

continued../



Robert Doughty Consultancy Ltd

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Page 2 of 2

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Contamination risks on the site

There are no contamination risks as the buildings in question have impermeable concrete floors and were not used to store machinery or chemicals/fertilizers. In addition, the proposed curtilage is currently part of the nursery site where crops were grown under polythene or land used as access tracks. There are no other previous uses of the site that would indicate that the application site is affected by contamination.

Flood risks on the site

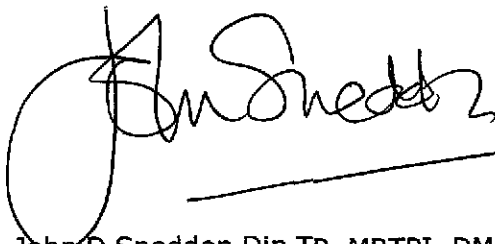
The site does lie within Flood Zone 3a, and accordingly a Flood Risk Assessment accompanies this letter.

The location or siting of the building

There is no reason to suggest it would be impractical or undesirable for the building to change from agricultural use to a dwelling.

We trust that you will consider this application favourably, but should you have any questions, please do not hesitate to contact us.

Yours faithfully


A handwritten signature in black ink, appearing to read 'John D Sneddon', is written over a horizontal line.

John D Sneddon Dip TP, MRTPI, DMS

Enclosure: Flood Risk Assessment

cc Jim Peach