Asher, Marie

From: Polly Harris-Gorf
Sent: 25 July 2022 16:28
To: _planningadvice
Subject: AMENDMENT 2 - H08-1335-21 Land off Spalding Road
Attachments: We sent you safe versions of your files; 1308-5_PL_SP02_B.pdf; 1308-5_PL_PP02_B.pdf; Planning_Amendment_Form_25_07_22.pdf

Please see attached amendment.

Yours sincerely

Mrs Polly Harris Gorf | Principal Planning Officer | South Holland District Council
DDI: 01775 764504
www.sholland.gov.uk

South & East Lincolnshire Councils Partnership

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From: Lewis Smith <l.smith@rdc-landplan.co.uk>
Sent: 25 July 2022 16:24
To: Polly Harris-Gorf <pharris-gorf@sholland.gov.uk>
Cc: Mercedes Golding <m.golding@rdc-landplan.co.uk>
Subject: RE: H08-1335-21 Land off Spalding Road

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Hi Polly
As mentioned over the phone, no hedges or trees are being removed on any of the boundaries. There's no need to. The fencing will be erected inside the existing boundary features.
I have updated the plan to show the two extra refuse collection points. They are for one household (plot 14) and two households (plots 22 and 21). Seems bonkers really but there you are.
With regard to the children's equipped play area, I'm not too sure whether on site provision would be required now that the number has dropped to 28? However, as they are all now bungalows, it would be our intention to provide an off-site financial contribution in lieu of provision on site. I know from experience that bungalow developments and play areas don't mix well at all. The local plan has grand plans for provision in the village and we would contribute towards that provision. I would also point out that there is no trigger point in condition 17 for the

submission of the details in relation to play equipment so I am hoping our solution might prove ideal. I would intend to submit a S73 application to be accompanied by a unilateral obligation for the agreed sum.
If you need anything else let me know.
Regards

Lewis
Lewis Smith MRTPI
Town Planning Director

Robert Doughty Consultancy

32 High Street, Helpringham,
Sleaford, Lincolnshire NG34 0RA
Tel: 01529 421646
Email: admin@rdc-landplan.co.uk
Web: www.rdc-landplan.co.uk

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Please consider the environment before printing this e-mail

From: Polly Harris-Gorf <pharris-gorf@sholland.gov.uk>
Sent: 25 July 2022 14:19
To: Lewis Smith <l.smith@rdc-landplan.co.uk>
Subject: RE: H08-1335-21 Land off Spalding Road
Importance: High

Afternoon Lewis

Please can you call me regarding the submission of the revised plan.

Also, despite the CBF boundary treatment shown to the western boundary, the tree and hedgerow survey report submitted with the outline application (and an approved document) clearly states that no hedges are to be removed, so I am minded to reinstate the landscaping condition despite the RM submission.

I look forward to your response.

Yours sincerely

Mrs Polly Harris Gorf | Principal Planning Officer | South Holland District Council
DDI: 01775 764504
www.sholland.gov.uk

South & East Lincolnshire Councils Partnership

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From: Lewis Smith <l.smith@rdc-landplan.co.uk>
Sent: 25 July 2022 09:34
To: Polly Harris-Gorf <pharris-gorf@sholland.gov.uk>
Subject: RE: H08-1335-21 Land off Spalding Road

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Morning Polly
Will do.
Regards

Lewis

Lewis Smith MRTPI
Town Planning Director

Robert Doughty Consultancy

32 High Street, Helpringham,
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From: Polly Harris-Gorf <pharris-gorf@sholland.gov.uk>
Sent: 25 July 2022 09:10
To: Lewis Smith <l.smith@rdc-landplan.co.uk>
Subject: RE: H08-1335-21 Land off Spalding Road

Morning Lewis

Whilst you are looking to revise the plan ,can you also indicate the area to provide an equipped children's play area, and the publicly accessible open space, as required by conditions of the outline consent.

Yours sincerely

Mrs Polly Harris Gorf | Principal Planning Officer | South Holland District Council
DDI: 01775 764504
www.sholland.gov.uk

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From: Lewis Smith <l.smith@rdc-landplan.co.uk>
Sent: 22 July 2022 13:56
To: Polly Harris-Gorf <pharris-gorf@sholland.gov.uk>
Subject: RE: H08-1335-21 Land off Spalding Road

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Thanks Polly. I'll get it across before lunchtime Monday.
Regards

Lewis

Lewis Smith MRTPI
Town Planning Director

Robert Doughty Consultancy

32 High Street, Helpringham,
Sleaford, Lincolnshire NG34 0RA

Tel: 01529 421646
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Please consider the environment before printing this e-mail

From: Polly Harris-Gorf <pharris-gorf@sholland.gov.uk>
Sent: 22 July 2022 13:56
To: Lewis Smith <l.smith@rdc-landplan.co.uk>
Subject: RE: H08-1335-21 Land off Spalding Road

Hi Lewis

Monday will be fine with me.

Yours sincerely

Mrs Polly Harris Gorf | Principal Planning Officer | South Holland District Council
DDI: 01775 764504
www.sholland.gov.uk

South & East Lincolnshire Councils Partnership

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From: Lewis Smith <l.smith@rdc-landplan.co.uk>
Sent: 22 July 2022 13:48
To: Polly Harris-Gorf <pharris-gorf@sholland.gov.uk>
Subject: RE: H08-1335-21 Land off Spalding Road

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Me neither. I will amend the plan and put two on there. Do you need it today or can it wait until Monday. The author of the plan is away today that's all.

Lewis Smith MRTPI
Town Planning Director

Robert Doughty Consultancy

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From: Polly Harris-Gorf <pharris-gorf@sholland.gov.uk>
Sent: 22 July 2022 13:39
To: Lewis Smith <l.smith@rdc-landplan.co.uk>
Subject: RE: H08-1335-21 Land off Spalding Road

Hi Lewis

Have a look at the Private Drives - Waste Vehicle Collection Service - Guidance Note, as I don't want this to trip up this application at panel. https://www.sholland.gov.uk/privatedrives

Yours sincerely

Mrs Polly Harris Gorf | Principal Planning Officer | South Holland District Council
DDI: 01775 764504
www.sholland.gov.uk

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From: Lewis Smith <l.smith@rdc-landplan.co.uk>
Sent: 22 July 2022 13:36
To: Polly Harris-Gorf <pharris-gorf@sholland.gov.uk>
Subject: RE: H08-1335-21 Land off Spalding Road

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Hi Polly
I had anticipated that plot 14 would put their refuse next to 13's on the adopted footpath. It seemed a little over the top to have one bin collection point for a single plot?
Equally I had thought 21 and 22 would go on the footway outside number 20? The footway stops there anyway.
If you see this as a problem then let me know and I can easily put a collection point in if you feel it's necessary? I can't afford to miss that panel date.
Regards

Lewis

Lewis Smith MRTPI
Town Planning Director

Robert Doughty Consultancy

32 High Street, Helpringham,
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Please consider the environment before printing this e-mail

From: Polly Harris-Gorf <pharris-gorf@sholland.gov.uk>
Sent: 22 July 2022 11:34
To: Lewis Smith <l.smith@rdc-landplan.co.uk>
Subject: RE: H08-1335-21 Land off Spalding Road
Importance: High

Morning Lewis

I am completing my panel report today, and have a small point to raise with you – the refuse collection point for Plot 14. Is it intended to share the collection point at the front of Plot 15? That seems impractical to me. Also, collection point for Plots 21 and 22. Please advise, as I will be asked.

Yours sincerely

Mrs Polly Harris Gorf | Principal Planning Officer | South Holland District Council
DDI: 01775 764504
www.sholland.gov.uk

South & East Lincolnshire Councils Partnership

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From: Lewis Smith <l.smith@rdc-landplan.co.uk>
Sent: 18 July 2022 09:27
To: Polly Harris-Gorf <pharris-gorf@sholland.gov.uk>
Cc: Mercedes Golding <m.golding@rdc-landplan.co.uk>
Subject: RE: H08-1335-21 Land off Spalding Road

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Good morning Polly
I am assuming there is no Chairman's Panel in August? If that is the case then happy with the EOT to the 8-9-22.
Regards

Lewis

Lewis Smith MRTPI
Town Planning Director

Robert Doughty Consultancy

32 High Street, Helpringham,
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From: Polly Harris-Gorf <pharris-gorf@sholland.gov.uk>
Sent: 18 July 2022 09:03
To: Lewis Smith <l.smith@rdc-landplan.co.uk>
Cc: Mercedes Golding <m.golding@rdc-landplan.co.uk>
Subject: RE: H08-1335-21 Land off Spalding Road

Good morning Lewis

I hope you are well.

Please can you agree to an extension of time on this application to 8 Sept 2022 which takes us beyond the 5 Sept Chairman's Panel that I am aiming for, as your client now agrees with the provisions of the S106 on this site, specifically 7 affordable homes, the education contribution to be calculated in accordance with the S106 and the NHS contribution of £444 per dwelling.

Kind regards

Mrs Polly Harris Gorf | Principal Planning Officer | South Holland District Council
DDI: 01775 764504
www.sholland.gov.uk

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From: Polly Harris-Gorf
Sent: 04 July 2022 15:33
To: Lewis Smith <l.smith@rdc-landplan.co.uk>
Subject: RE: H08-1335-21 Land off Spalding Road

Good afternoon Lewis

Thank you for this submission.

Provided all matters are overcome, then I would hope that a delegated route via a Chairman's Panel meeting would be appropriate, however I will confirm this once the amended scheme has been considered. I envisage that in a week or so I will be in a position to advise further.

Kind regards

Mrs Polly Harris Gorf | Principal Planning Officer | South Holland District Council
DDI: 01775 764504
www.sholland.gov.uk

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From: Lewis Smith <l.smith@rdc-landplan.co.uk>
Sent: 04 July 2022 13:49
To: Polly Harris-Gorf <pharris-gorf@sholland.gov.uk>
Cc: Sharon Lammiman <s.lammiman@rdc-landplan.co.uk>; Mercedes Golding <m.golding@rdc-landplan.co.uk>; _planningadvice <planningadvice@sholland.gov.uk>
Subject: H08-1335-21 Land off Spalding Road

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Dear Polly

Further to your emails and our various discussions, please find attached the various plans etc which I trust will be in order.

I have highlighted the seven dwellings which are to be affordable and identified the tenure in accordance with Angela's consultation response.
The land excluded from the reserved matters application at the front of the site will be offered to the adjoining garage owner, it is used incidentally now and will therefore change little from how it is at present, and this is annotated on the amended plan. There is a footway connection through to Spalding Road along the adopted road which will avoid pedestrians cutting across the garage forecourt which might have happened with the original arrangement shown on the indicative outline plan.

I have discussed the LCC comments with Dean Whitehead and mentioned that the matters he has raised are all covered by pre-commencement conditions on the outline planning permission. Notwithstanding this, we have put together some information that provides the necessary comfort that the surface water drainage system can be provided and that we have spoken to the necessary bodies/parties to enable this to be delivered. I have attached here plans from my client's engineers together with a letter setting out that there is a draft agreement in place to enable the surface water pipe to be laid across the farmers land. We have been working hard behind the scenes to reach this point and the solution presented will also mean we don't have to take the hedge out that we recently got consent to do.

We have shown an acoustic fence to the side of the alloy wheel refurbishment business. We are not aware that the business has a history of noise etc complaints and as our dwellings are single and not two storey, reasonable amenity will be preserved. There was no mention whatsoever about the relationship between the business and the application site at the outline stage and no conditions requiring this to be considered.

With regard to the establishment of wildlife corridors, these are not required as part of the outline consent and the land on the western boundary is outside my client's control. The site isn't big enough to establish wildlife corridors under a management plan, even if we had the land under our control. The wildlife corridor that exists at present, ie along the ditches will remain as they are at present. We have shown close board fencing to 1.5m high and 300mm trellis on top to provide suitable privacy and security where necessary. All the trees on site are to be retained as are the hedges.

The Section 106 requirements will be met in full as already established through viability testing.

With regards to the comments from the Parish Council, the access we have shown on the reserved matters application is in exactly the same location as that on the indicative plan submitted as part of the outline permission to which the parish council didn't object to. On the basis that it's the only possible route in and out of the site, I don't understand the objection now.

With regard to the need for a committee decision, assuming that you are content with the amended proposal, can it not be presented to Chairman's Panel on the basis that the rather odd PC objection is the only one we are aware of? I understand that you will be discussing this with Richard.
If you need any further information, please let me know.

Kind regards

Lewis

Lewis Smith MRTPI
Town Planning Director

rdc
Robert Doughty
Consultancy

32 High Street, Helpringham,
Sleaford, Lincolnshire NG34 0RA
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