



Planning Department
Council Offices
Priory Road
Spalding
PE11 2XE

25 May 2022

Attn Lucy Buttery

Dear Lucy,

Postland developments.

Centurion Park (previously Chapel Walk) Roman Road, Moulton Chapel, PE12 0XQ
Proposed development of up to 58 houses.

Resubmission of boundary treatment to comply with Condition 9 of H13-0844-17
(amendment to boundary treatment approved under ref. H13-1107-20)

Approval is sought to retain present walls as built or under construction at

- (a) the site entrance, and
- (b) around the present bungalow at No 33 Roman Way

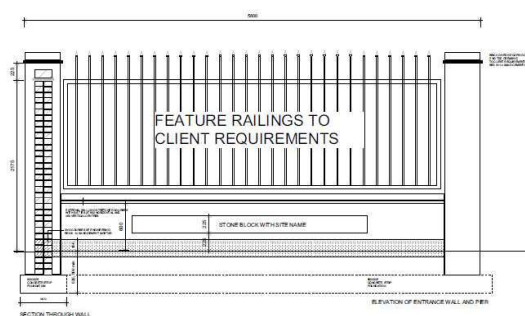
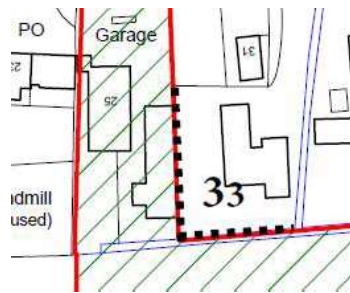
This submission seeks approval for brick walls near the entrance to the site. These have been built higher than approved under a previous approval. Such previous approval was connected with Condition approval H13-1107-20. This cleared, amongst other matters, details of boundary treatment (required by Condition 9 of the outline approval H13-0844-17). Entrance features were described on approved plan 45101-01 Rev B. In broad terms that was a 1.8m high brick walls and piers. The present wall now rise up to 2.4m or so.

During construction, work to complete boundary treatment around the entrance area is in the process of conclusion. This is to ensure it is tidy rather than left under construction. It is important to local environmental quality, as well as the sale of houses. Minor variations to what was previously intended has included:

- a. design adjustments to entrance walls to improve the environment of the new approach road (with taller brick piers and railings to create more 'presence' as suits entrance features), and
- b. increased wall height at the request of immediate residential neighbour at 33 Roman Road (Appendix 2 is confirmation that this was in accordance with their wishes).

The changes are minor relative to what was previously intended as they do not concern any third party and, where they do, the agreement of the owner of the adjacent land is given (see Appendix 2).

The changes in detail are as follows:

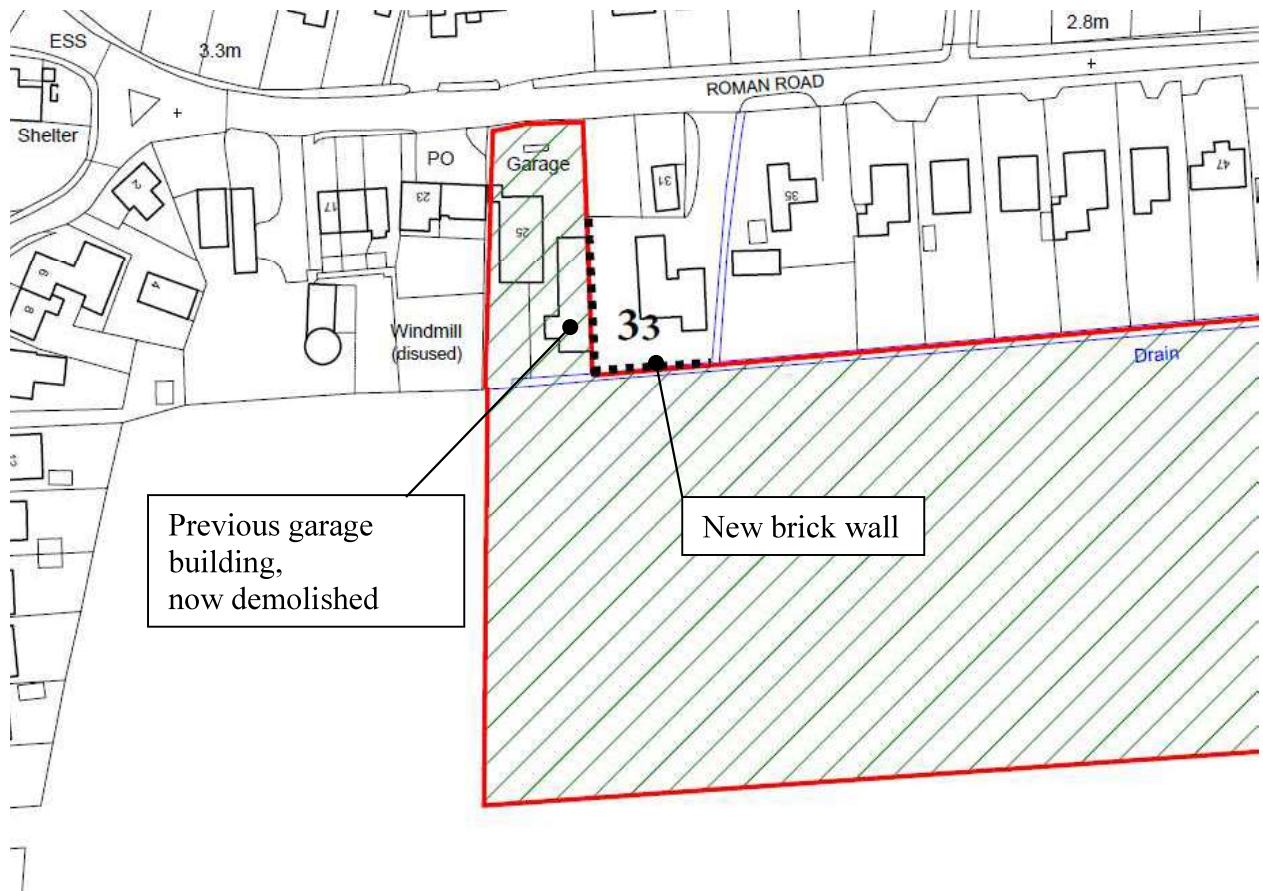
Previous approved plans	New plans with this application	Changes
4516 01-01 Rev B - Boundaries Plan 1 (entrance). Elevation plan not provided. Approved layout plan showed walls to be 1.8m.	4516 01-01 rev E -Boundaries Plan	No change to position of new walls and fences but height of boundary walls is increased to 2.4m piers with railings. Under construction.
Elevation plan not provided, but text on approved layout plan shows 1.1m high railings around entrance.	4521 203 Brick Pier and walls at site entrance 	Low walls approx. 600 high with railings to match and brick piers 2500mm. Under construction
Elevation plan not provided, but text on approved plan shows 1.8m wall on western side of No 33	4521 202 Wall detail around No 33 Roman Way. 	2.4m high wall with brick piers to specification of occupier at No 33 Roman Road. See Appendix 2 showing the occupiers agreement. This was built at the request of No 33 to create the same privacy as existed when there was an adjacent garage building Completed

Yours sincerely,

Gordon Smith

Gordon Smith, MRTPI

Showing location of new wall around bunglaow at No 33

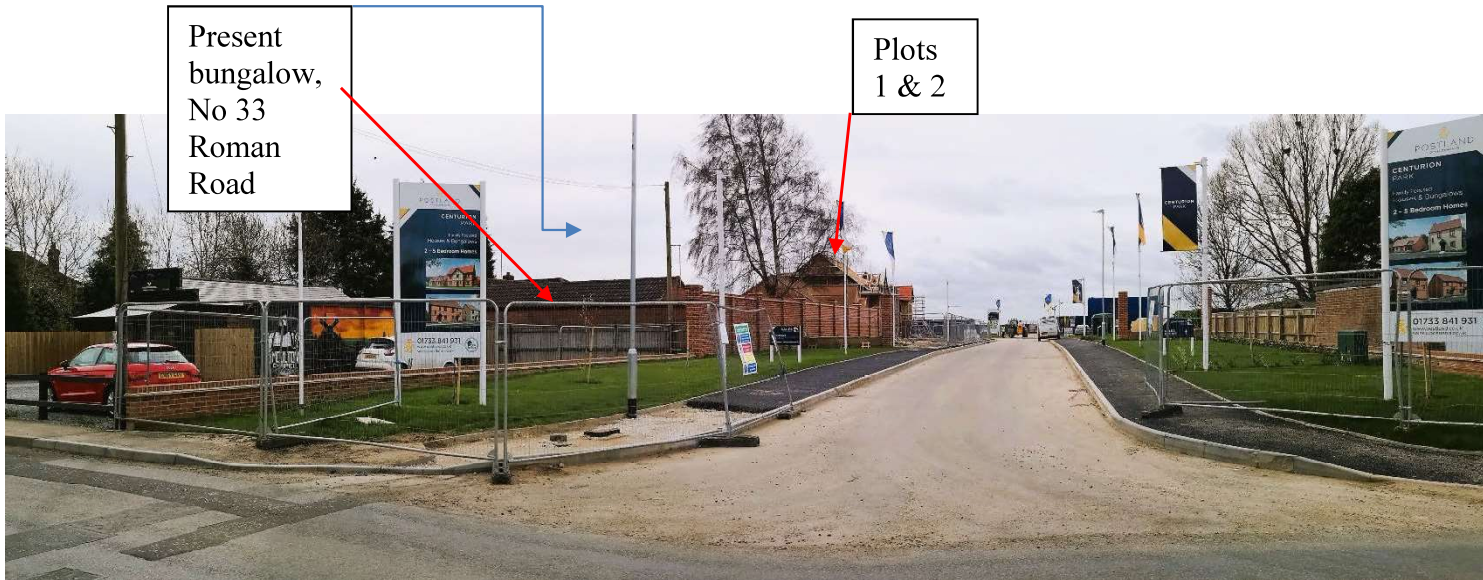


Appendix 1 - Photos

Appendix 2 - Confirmation from occupier of No 33 Roman Road that the wall is acceptable

Appendix 1 - Photographs taken 06.04.2022

Looking south from Roman Road into the site



Entrance feature wall, under construction 06.04.22



Appendix 1

Top:

Looking south along entrance to estate.

Bottom:

Looking west with No 33 Roman Road to the left (north)



Appendix 2

Support for wall as built



5th May 2022

Brent Warner
Postland Developments
Poplar Farm
Coates
Peterborough PE7 2DL

Dear Mr Warner,

I'm writing to let you know that I am very happy with the wall that you have built around my property. What attracted me to this house many years ago, was the fact that it was in the centre of the village, but it had absolute privacy. This was very important to me. So, I was very worried about the garage building being demolished. But I have to say that the newly built wall gives me the same level of privacy as I had previously. For this I am very grateful.

So, thanks very much keeping me informed as the building of the wall was progressing, and for doing such a professional job.

All the best

