

AJO//A1534

13th February 2022

South Holland District Council
Planning Department
Council Offices
Priory Road
Spalding
PE11 2XE

Dear Polly

Proposed demolition of buildings and subsequent erection of 3no. new dwellings and a garage, complete with change of use of offices to a residential dwelling for Cecil Francis Limited, Bear Lane, Pinchbeck, PE11 3XA. SHDC Ref: H14-0012-22

Further to our telephone conversation last week we now write to formally request that, in the event that an approval granted, the condition relating to implementation be set so as to allow the applicant sufficient time to begin the development. We are aware that a common wording for the time condition is 'The development must be begun not later than the expiration of three years beginning with the date of this permission'. This however would cause difficulty for this applicant due to the following:

1. The current target decision date is 07.03.22, should this be achieved then the standard 3 year condition would require a positive start on site prior to 06.03.25.
2. The proposal requires the relocation of several businesses however the lease dates for these tenancies does not expire until late 2023, which is almost 2 years into the 3, and that's assuming that all can be relocated successfully in advance. This would leave only 1 year remaining.
3. We would expect there to be conditions applied to any approval which will require pre-commencement discharge. As yet we do not know what these will be, but in any event, time will be required to commission the relevant specialists, obtain the appropriate reports etc, submit these and await their approval. Whilst some of this may be possible before the site is vacated, some may require vacation of the site first.
4. Once the site is vacated the applicant would need to notify SHDC, all neighbours and statutory utilities of his intention to undertake demolition works. From submission there is a statutory 6 week period for response. Until this is completed it will not be possible to commence demolition works.
5. LCC Highways have indicated that they would need a Section 184 Agreement to be in place prior to any construction works being undertaken on the amended vehicle access routes. To do this we will need to commission a civil engineer and he will need to take levels on site to ensure the design will marry correctly with Bear Lane. This however will not be possible until the buildings have been demolished since it cannot be surveyed with them in place.



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6. Due to the works being immediately adjacent other dwellings there may also be Party Wall Act matters to address, again with associated timescales.
7. Finally, there is the construction itself where availability of both materials and labour is currently presenting significant challenges.

We believe that with the above challenges present between the potential granting of approval and the physical commencement of construction works on site a 3 year time scale is likely to be infeasible. We would therefore ask that consideration be given to including a condition that allows 5 years between decision notice and the beginning of works such that the matters above can be addressed and the project begun.

Thank you in advance for considering this request. Please do not hesitate to contact us should you need to discuss this further.

Yours sincerely

Andrew Oglesby RIBA
For and on behalf of Oglesby & Limb Ltd

Cfi - Mr A. Bowser – Cecil Francis Ltd.