

# Surface Planning

SM\_0188\_003A

5<sup>th</sup> July 2022

Polly Harris-Gorf  
Planning Department  
South Holland District Council  
Council Offices  
Priory Road  
Spalding  
PE11 2XE

By email

Dear Polly,

**Planning Application H14-0117-22 – Proposed Development of 37 Affordable Dwellings on Land East of Surfleet Road, Pinchbeck, Spalding – Amendment**

Further to our recent discussions, I am pleased to enclose revised plans and documents setting out amendments to the proposals to remove the self-build plots (which are now proposed separately under reference H14-0557-22) along with other amendments to address the comments raised in the course of the initial consultation period. I set out below the full list of amended documents, followed by a list of the amendments which have been made.

**Revised Plans and Documents**

***Planning Drawings***

Drawing Ref: 20050 0100-P04 – Site Location Plan  
Drawing Ref: 20050 0101-P04 – Existing Site Layout  
Drawing Ref: 20050 0102-P06 – Proposed Site Layout  
Drawing Ref: 20050 0104-P06 – Material Distribution Plan  
[Drawing Ref: 20050 0105-P02 – Tenure Plan \[New\]](#)  
Drawing Ref: 20050 0200-P03 – Housetype AA - Plans & Elevations  
Drawing Ref: 20050 0204-P03 – Housetype CC – Plans & Elevations

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~~Drawing Ref: 20050 0202-P02 – Housetype AB – Plans Elevations [Housetype removed]~~

Drawing Ref: 20050 0205-P04 – Housetype DD - Plans & Elevations

Drawing Ref: 20050 0206-P03 – Housetype EE - Plans & Elevations

Drawing Ref: 20050 0400-P02 – Indicative Street Elevations

## **Transport Statement & Highways Drawings**

Report Ref: 1-198 Revision A – Transport Statement

Drawing Ref: 1-198-C-005 – Proposed Highway Access Arrangements *[New]*

Drawing Ref: 1-198-C-006 – Vehicle Tracking (Sheet 1 of 3) *[New]*

Drawing Ref: 1-198-C-007 – Vehicle Tracking (Sheet 2 of 3) *[New]*

Drawing Ref: 1-198-C-008 – Vehicle Tracking (Sheet 3 of 3) *[New]*

## **Surveys & Technical Reports**

Report Ref: 1-198 Revision B – Flood Risk Assessment & Drainage Strategy

Report Ref: 2021/11/638 V3 – Ecology Report & Protected Species Survey

Report Ref: P2473/0522/01 V3 – Tree Survey

Report Ref: SRP-BWB-ZZ-XX-RP-LH-0001 – Archaeology Assessment *[New]*

## **List of Amendments**

| Ref | Amendment                                                                                                                                                                                                            |
|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1   | Self-build units (Plots 38-41) removed and now sought under separate planning application ref: H14-0557-22. Housetype B removed and total number of units proposed under H14-0117-22 amended to 37.                  |
| 2   | New hedgerow now indicated which runs continuously along the site frontage with the exception of vehicular and pedestrian access points.                                                                             |
| 3   | Housing mix updated following discussions with Housing Strategy, now comprising 4 no. 1B2P units (Housetype E), 15 no. 2B4P units (Housetype A), 16 no. 3B5P units (Housetype C) and 2 no. 4B6P units (Housetype D). |
| 4   | Tenure Plan (ref: 20050 0105-P02) now provided setting out the proposal to provide 15 no. affordable rent units and 22 no. shared ownership units.                                                                   |

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|   |                                                                                                                                                                                                                                           |
|---|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 5 | Improvements to parking arrangements throughout the site. On-plot parking now provided for most units following amendments to Plots 1, 12 and 13. Plots 31 and 32 have parking well overlooked and easily accessible from both dwellings. |
| 6 | Bin drag distance issue resolved for Plots 13, 14 and 15 with a pedestrian access route provided to a new refuse collection area on Surfleet Road.                                                                                        |
| 7 | Footpath arrangements improved for Plots 1, 12 and 13.                                                                                                                                                                                    |
| 8 | All housetypes updated to meet M4(2) accessibility standard.                                                                                                                                                                              |

I trust that the proposed amendments will be acceptable and will enable to the application to progress positively. If you have any queries at all on the enclosed revisions, please do not hesitate to contact me at your convenience.

Yours sincerely,

**Jake Stentiford MSc**

**Director**

**Surface Planning**

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