Robert Doughty Consultancy

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Your ref: H14-0221-21
Our ref: 1390 1 MB MAG

11 June 2021

For the Attention of David Grant

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

Dear Sir

NEIL BROWN ENGINEERING LTD
ERECTION OF 11 INDUSTRIAL UNITS (USE CLASSES E(G), B2 AND B8)
LAND AT BENNER ROAD ADJACENT TO NEIL BROWN ENGINEERING,
APPLICATION NO. H14-0221-21

Further to the earlier correspondence regarding comments from Lincolnshire County Council on the above application, please find enclosed a detailed drainage strategy and revised proposals plan for the development.

The revisions include 12 cycle parking spaces, annotations to show the junction radii and an indication of the proposed pedestrian crossing features across the site access. The dropped kerb and textured paving will be provided in the adopted highway and, as such, are not included in the application red line.

The Council's email of 28 March 2021 also asked for an assessment of parking provision against Policy 36 of the South East Lincolnshire Local Plan.

The parking standards to be applied to development are set out in Appendix 6 of the South East Lincolnshire Local Plan. This requires the following provision for the three uses promoted in the application

	Car	Bicycle
B1 (E(e))	1 space per 30m^2	1 stand per 200m^2
B2	1 space per 65m^2	1 stand per 200m^2
B8	1 space per 150m^2	1 stand per 1000m^2

The application form indicates an equal split for each use, which equates to 740m^2. This leads to a requirement for 42 parking spaces and 12 secure cycle parking facilities. The development provides 42 parking spaces plus 11 loading bays capable of accommodating vans. Should the unit be used for E(e) use, the loading bay will not be required and can be utilised for extra staff and visitor parking.

Cycle parking provision is positioned in a single central location where the bikes will be visible from many vantage points, discouraging theft or damage.

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The level of parking provision is, therefore, in compliance with the parking standards set out in the Local Plan.

We trust that this information is to your satisfaction. Please do not hesitate to contact this office should you have any questions.

Yours faithfully

Robert Doughty Consultancy Limited

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Enclosures Drainage Design Report
Proposed Site Plan 1390-1_PL_SP01 (rev B)