



Our ref: GDD/8738s

Planning Portal Reference: PP-14053466

11 June 2025

Planning and Development Management
South Holland District Council
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Dear Sir/Madam

VENTURE BUSINESS SPACE LIMITED
PROPOSED CHANGE OF USE OF EX-BELL PUBLIC HOUSE TO FALL
WITHIN USE CLASS E INCLUDING PART DEMOLITION, SINGLE STOREY
REAR EXTENSION & EXTERNAL WORKS INCLUDING HARD & SOFT
LANDSCAPING, EXTERNAL LIGHTING AND PLANT COMPOUND
THE BELL INN, 33 CHURCH STREET, PINCHBECK, SPALDING,
LINOLNSHIRE, PE11 3UB

On behalf Venture Business Space Limited, please find enclosed an on-line Full Planning Application for the above comprising the following:

- A copy of the Planning Application Form including Certificate A and the Agricultural Land Declaration duly completed.
- Pdf copies from each of those drawings listed on the attached Project Drawing Issue Sheets showing the site location plan, existing and proposed site block plan, site plan, floor plans, elevations, roof plan & street furniture details.
- A pdf copy of the Planning Statement as prepared by Chris Kendall.
- A pdf copy of the Archaeological and Heritage Statements as prepared by Neville Hall & Jonathan Biggadike respectively.
- A pdf copy of the Arboricultural Tree Report as prepared by East Midland Tree Surveys.
- A pdf copy of the Site-Specific Drainage Impact & Flood Risk Assessment ref: 30340/DIA/JSH and drainage technical details as prepared by GGP.
- Pdf copies of drawings ref: 310-PA01 & PA02 as prepared by MD Landscape Architects showing the proposed landscape master plan & planting detail.
- A pdf copy of the Preliminary Ecological Appraisal & Bat Roost Assessment, Biodiversity Net Gain Calculation & Small Site Metric Tool as prepared by Focus Environmental Consultants including a copy of the Off-Site Habitat quotation from Environment Bank.
- A pdf copy of the Ground Investigation Report ref: SW 25-229-REP-01 as prepared by Shields Wilson Limited.
- A pdf copy of the Lighting Design Report and Technical Data ref: LP250033 as prepared by Lumineux.
- A pdf copy of the Transport Statement as prepared by Strykeslip.
- A pdf copy of e-mail correspondence dated 12 May 2025 from Venture Business Space Limited to Mr. M. Niland seeking clarification of the need for a sequential assessment.

Payment in the sum of £2,940.00 being the appropriate fee has been issued under separate cover via the Planning Portal.

Dixon Dawson
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We trust all in order and perhaps once you have considered the application you could contact the undersigned to discuss any queries arising.

Yours faithfully,

**Guy. D. Dawson
Director
Dixon Dawson Chartered Architects**

Enc.

Cc. Mr. A. Hayton - Venture Business Space Limited
 Mr. A. Allenby - Venture Business Space Limited