



To:
South Holland District Council
Planning Department

15 February 2023

Dear Sir/Madam,

Land South of Green Lane/ East of Bacons Lane Pinchbeck PE11 3XS
Proposed development of 63 houses.

H14-0982-22

Modification of Condition 12 relating to the timescale for delivery of the estate road

AMENDMENT 1

I confirm that we wish to amend our application so that a new condition 12 will state:

"No dwelling shall be commenced beyond damp proof course level ..." [continues as written]

This more precise wording will allow us to start development on creating a site access in preparation for ground works, with the estate road completion following later in the development programme (and certainly before any houses are completed).

Other submissions in the Construction Management Plan (see submission H14-0979-22) will ensure that all construction and delivery vehicles have space off the public highway to park and unload materials.

Previous correspondence on this idea was carried out with Jon Sharpe, who in his emailed advice dated 27 January 2023 15:14 (cc'd to you) stated

"To confirm the details of our telephone conversation from earlier today;

I still have some lingering concerns that amending the wording of Condition 12 would weaken the hand of the Local Planning Authority in the event that they should need to undertake enforcement action against, for example, routine unloading of vehicle or vehicle parking on Surfleet Road because your clients' proposed temporary construction road has become unusable.

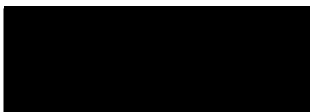
That said, you have clearly explained the reason why your clients' have an urgent need to get onto the site as soon as possible, in order to initiate the ground remediation works and why they do not want to un-necessarily create a second opening in the established hedge line. Green Lane is wholly unsuitable for use by any construction traffic.

I am therefore agreeable to your suggested amended wording for Condition 12 below if you would like to make a formal application for this to Maxine.

I do need to emphasise though that your clients must focus their efforts on completing the ground remediation works rather than constructing the footings of their dwellings."

Thank you.

Yours sincerely,



Gordon Smith, MRTPI