SOUTH HOLLAND DISTRICT COUNCIL

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

contacts:
admin: 01775 764723
dc officers: 01775 764703
s/board: 01775 761161
facsimile: 01775 762937

FILE COPY

Application no: H14-0987-11

Applicant: Larkfleet Homes
Larkfleet House
Falcon Way
Bourne
Lincs
PE10 0FF

Agent: Larkfleet Homes
Larkfleet House
Falcon Way
Bourne
Lincs
PE10 0FF

Description: Erection of 35 dwellings and associated works

Location: Land off Pennytoft Lane
Pinchbeck
Spalding
PE11 3PQ

Amendment: Revised site plan (dwg. no. PL-01A)

Letter Sent: 27th February 2012

Dear Sir/Madam

ACKNOWLEDGEMENT OF AMENDMENT

I acknowledge receipt of the amended details in respect of the above and confirm that the changes are able to be incorporated in the application which will now **only be considered in its amended form**.

Your rights of appeal remain as explained on the original acknowledgement.

You are reminded that revision to any submission made under the Building Regulations may also be necessary.

Yours faithfully

Paul Jackson
Planning Manager

Terry Huggins Chief Executive
Mark Stokes - Deputy Chief Executive Maxine O'Mahoney - Director of Commissioning

AMENDMENT RECORD SHEET – LIVE APPLICATION

Admin to Complete

Date Received KP 17-2 Registered ☑ SAS 21/2

Case Officer to Complete

Has this amendment been requested? Yes/No

If Yes, is it what was asked for? Yes/No

Is it an amendment in principle? Yes/No

Is it the same character/description for fee purposes? Yes/No (Refer to Admin if in doubt)

If No, but amendment requested, the following must be completed if the amendment is to be accepted

Certified That The Development Objectives Outweigh The Financial Objectives
Senior Officer's Signature: ..... Date: .....

Re-Consults as a result of this amendment None ☐ All ☐

Partial Parish Council ☑ Ward Member ☑ Press ☐ Site Notice ☐

Residents/Other ☑ - *Name/Address*: E. A

Residats 10 days': Mr S. Chamberlain 1 Burma Ave PE11 3TU;

Mr & Mrs Polling 3 Burma Ave; Mr & Mrs Leonard 5 Burma Ave;

Mrs J Robinson 8 Burma Ave; Mr D. Cowell 14 Kelly Close PE11 3TX

Case Officer's Decision:

REJECTED – New Application Required ☐

Reason .....

Do you want this reason to be added to the Rejection Notice? **YES/NO**

ACCEPTED – Superseded Details Removed ☑

Note .....

Do you want this note to be added to the Acceptance Notice? **YES/NO**

Revised Description (if applicable) .....

Case Officers Signature ..... **Date** 23/2/12

Admin To Complete

Agreed Term Date Updated ☒ Re-Consultations Carried Out (*if necessary*) ☐

Public Register Updated ☑ Acceptance/Rejection Letter Issued ☑ 27/2

(Plus Library if Re-Consulting Residents) SCANNED

Porter, Karen

From: Fidler, Richard
Sent: 17 February 2012 09:44
To: Porter, Karen
Subject: FW: Rer H14-0987-11
Attachments: 2012-02-16 to SHDC comments response.pdf; Site layout - L105-PL01A.pdf

Amended plan.

AMENDED PLAN
Ref. A1

Richard Fidler
Development Manager
South Holland District Council
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Direct Dial:01775 764428
Lincs Councils: 71314428

SHDC
PLANNING & DEVELOPMENT
17 FEB 2012
Ref. 0987-11

From: Alison Lea [mailto:Alison.Lea@larkfleethomes.co.uk]
Sent: 16 February 2012 14:24
To: Fidler, Richard
Cc: Richard Edwards; Mark Croker
Subject: Rer H14-0987-11

Dear Mr Fidler

Ref H14-0987-11
35 Dwellings off Pennytoft Lane, Pinchbeck

Please find enclosed letter and revised site plan
If you require any hard copies sending please let me know

Regards
Alison Lea
Technical Administrator
01778 391564
alison.lea@larkfleethomes.co.uk

This email has been scanned by the Symantec Email Security.cloud service.

PLANNING AMENDMENT

For Office Use only
Application No: H14-0987-11-A1
Date Registered: 17 FEB 2012
Case Officer: Richard Fidler

SOUTH HOLLAND DISTRICT COUNCIL

(Please complete using block capitals and black ink)

APPLICANT NAME AND ADDRESS	AGENT NAME AND ADDRESS
Larkfleet Homes FILE COPY Telephone:	Telephone:

SITE ADDRESS DETAILS

Land off Pennytoft Lane, Pinchbeck

CURRENT APPLICATION NO: This amendment cannot be considered unless the relevant reference is stated.	H14-0987-11
Building Regulation reference relating to same development (if applicable)	

I attach four copies of this form and necessary plans and request that the changes described below can be accepted as an amendment. As the amendment relates to a current application, I agree to an extension of the terminal date (if applicable).

Signed : Date:

FULL DESCRIPTION OF DEVELOPMENT OF CURRENT APPLICATION THAT THIS AMENDMENT RELATES TO	Erection of 35 dwellings	
State details of amendments proposed. (Give a full detailed list of the changes, and also *mark these clearly on the accompanying plans.* Only the changes listed here will be considered)	Revised Site Plan	
State drawing numbers of the current submission		
Has this amendment been requested by the Council? (If so, state Officer dealing with the application)	YES/NO	
Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers		
Has a similar amendment been submitted under Building Regulations? (If so, state Building Control Surveyor dealing with application)	YES/NO	

LarkfleetGroup

13th February 2012

SHDC
PLANNING & DEVELOPMENT
17 FEB 2012
Ref. 0987-11

Richard Fidler
Planning Services
South Holland DC
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE

AMENDED PLAN
Ref. A1

Dear Sir

Erection of 35 Dwellings, Land off Pennytoft Lane, Pinchbeck
App Ref: H14-0987-11

I refer to the above planning application and to your recent discussions with my colleague Mark Croker. During those discussions you kindly provided copies of the representations that have been received for this proposal. I have summarised the material planning issues raised below and comment in turn:

Issue Raised	*Comment*
• Concerns regarding the retention of the site boundary trees and landscaping.	• The existing trees on the north and east boundaries will be retained and where necessary supplemented.
• Questions have been raised over the capacity of the existing sewage system.	• Confirmation has been received from Anglian Water that sufficient capacity exists in the current system.
• Development will result in an increase in traffic along Market Way.	• It is accepted that there will be increased traffic movements along Market way and other local roads but the submitted highways statement confirms that sufficient capacity exists and the increase will not result in any harm to highway safety.

Larkfleet House, Falcon Way, Bourne, Lincolnshire PE10 0FF Tel: 01778 391550 Fax: 01778 391539
www.larkfleetgroup.co.uk email: enquiries@larkfleetgroup.co.uk

The Larkfleet Group of companies: Larkfleet Homes, Kestrel Timber Frame Limited, Southfield Business Park Limited, Hawksmead Limited, Eco Building Products, Deepings Building & Plumbing Supplies, Falcon Waste Development Land Company Limited, LarkPoint Limited, LarkEnergy Limited
Registered Office: Larkfleet House, Falcon Way, Bourne, Lincolnshire PE10 0FF Registered No: 3520125 England

• Secure cycle parking required on all plots.	• Each property will have a garden shed fitted with a secure cycle hoop (as shown on amended layout plan).
• A link is required from the development onto the existing Burma Ave cyclepath.	• Unfortunately this is not achievable as there is not a contiguous boundary with Burma Ave due to the presence of a ransom strip.
• The development will have a detrimental impact upon the primary school.	• Lincolnshire County Council confirmed that sufficient capacity existed at the primary school when the first phase was granted planning permission.
• Lack of area for children's play within the development.	• Central to the development is large area of public open space for this very purpose.
• Development will lead to potential overlooking of existing properties.	• Sufficient separation exists between the existing and proposed dwellings along with the presence of mature existing landscaping to ensure that privacy is maintained for both current and future occupiers.
• Development will lead to dominant and oppressive environment to Burma Ave properties.	• Plots 42 and 43 have been moved further away from the boundary with Burma Ave to provide greater separation and reduce the impact.
• Confirmation required regarding the tenure and mix of properties proposed.	• It is proposed that all 35 dwellings will be delivered as shared equity affordable homes compliant with the Annex B definitions in PPS3.

Enclosed with this correspondence is an amended site layout plan which details the changes described above. Additionally, I can confirm that the tenure of the proposed development will now be entirely shared equity and will be delivered in line with the Homes and communities Agency Firstbuy model. This is a recognised and accepted form of tenure that complies with annex B definition in PPS3 and will complement the recently constructed dwellings on phase 1. The proposed tenure has been discussed and agreed with the Housing Enabling officers of the Council.

Finally, I can confirm that a revised Flood Risk Assessment has been prepared and submitted to the Environment Agency addressing the concerns originally expressed. It is anticipated that formal sign-off of the amended assessment will be forthcoming shortly.

I trust that the above is satisfactory for your needs and I look forward to receiving confirmation that the proposal will be presented to Committee at the next available Planning Committee on Wednesday 14th March.

Yours Faithfully,

Richard Edwards Dip TP CMS MRTPI
Planning Director

d/d 01778 391566
email richard.edwards@larkfleethomes.co.uk
web www.larkfleethomes.co.uk

cc: **Richard Bland**

ENCS: **Revised Layout Plan**