Our ref: GDD/8738s

Planning Portal Reference: PP-15299417

19 October 2026

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

Dear Sir/Madam

VENTURE BUSINESS SPACE LIMITED
CHANGE OF USE OF EX-BELL PUBLIC HOUSE TO A SHOP (CLASS E) INCLUDING PART DEMOLITION, SINGLE STOREY REAR EXTENSION & EXTERNAL WORKS
THE BELL INN, 33 CHURCH STREET, PINCHBECK, SPALDING, LINOLNSHIRE, PE11 3UB
PLANNING APPROVAL Ref:H14-0523-26

On behalf Venture Business Space Limited, please find enclosed an on-line application for Approval of Details Reserved by Condition pursuant to the following:

- **Condition 09 - Construction Management Plan:**
  A copy of the Construction Management Plan as prepared by Allenby Commercial, Due to size, the appendices to the plan have been issued via a sharing file.
- **Condition 10 – Landscaping:**
  A Pdf copy of drawing ref: 310-PA02C as prepared by MD Landscape Architects showing the proposed landscape planting detail as submitted with the Full Planning Application.
- **Condition 20 – Drainage:**
  Please find attached Pdf copies from each of those drawings prepared by GGP listed on the attached Project Drawing Issue Sheet showing the proposed means of surface & foul water disposal. Please note all drainage drawings Revision 'P02' are listed as approved under Condition 02 of the Approval Notice.
- **Condition 21 – Contamination:**
  Pdf copies of the previously submitted Phase 1 Desktop Study Ref: M25-083-DS, Phase 2 Site Investigation Report and Ground Gas Risk Assessment ref: M25-083 as prepared by Solmek Limited, together with the Remediation Strategy prepared by Allenby Commercial, all in respect of paragraphs i, ii and iii of the condition.

Payment in the sum of £309.00 being the appropriate fee has been issued under separate cover via the Planning Portal.

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,

[redacted]

Guy. D. Dawson
Director
Dixon Dawson Chartered Architects

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

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