

## Gedney, Oliver

---

**From:** Grant, David  
**Sent:** 30 January 2024 14:58  
**To:** \_planningadvice  
**Subject:** Land off Bervor Close H14-1135-23

Please add this email to the DIP under 6SUP – Parking Justification Statement

Many thanks,

**Mr David Grant** | Senior Planning Officer | **South Holland District Council**

Direct Dial: 01775 764472

[www.sholland.gov.uk](http://www.sholland.gov.uk)

Please note that any informal officer opinion expressed by this email is without prejudice and is not binding on the Council during the consideration of any formal application.



---

**From:** Jonathan Roberts <jonathan.roberts@jrarchitects.co.uk>  
**Sent:** Tuesday, January 30, 2024 2:52 PM  
**To:** Grant, David <dgrant@sholland.gov.uk>  
**Cc:** Kylie Skipworth-Cooke <kylie.skipworth-cooke@jrarchitects.co.uk>  
**Subject:** 8484H - Land off Bervor Close H14-1135-23

**Caution:** This message originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe. If you believe it is suspicious please forward to [Suspicious.Emails@pspsl.co.uk](mailto:Suspicious.Emails@pspsl.co.uk) and delete the email.

architecture •  
interior design •  
space planning •  
project management •  
concept design •  
masterplanning •

**john roberts architects**

1 James Street . Lincoln . LN2 1QD . T: 01522 533441 . [www.jrarchitects.co.uk](http://www.jrarchitects.co.uk) •

David,

Further to this mornings telephone conversation, please see below:

It is noted that no 'Parking Statement' was requested for app. no. H14-0957-22, a recent application of a similar nature on a nearby site accessed from Bervor Road,. We would therefore question why a parking statement has been requested in this instance? Not withstanding, please see below:

## **PARKING STATEMENT**

**The application site was formerly part of a larger site serving IN 'n' OUT Autocenter and Lincs Van Hire, which fronts Wardentree Lane but is accessed from Bervor Street to the rear. Access arrangements will remain unchanged.**

**The existing building is subdivided into 3 units, with IN 'n'OUT occupying Units 1 & 2 and Lincs Van Hire occupying Unit 3.**

**The existing units are currently served by 85 car spaces and 7 larger vehicle / van spaces, which is considerably more than is required and substantially in excess of the criteria set out in Appendix 6 of the local plan.**

**The current application is for 3no. 1200sqft units, Use Classes B2,B8 E(g) (i), (ii) and (iii).**

**According to Appendix 6, the most parking intensive use applied for would be Class E (formerly B1) at 1 space per 30m2 (gross) which would give four spaces per unit. Provision is made for 5 per unit as the applicant is adamant that parking should be sufficient to minimise the risk of fly parking and associated congestion on surrounding streets, which can be typical of this type of development. Space on the site is not unduly limited and this can be accommodated.**

**The existing buiding will retain in excess of 46 dedicated spaces, which more than meets the requirements of Appendix 6.**

Kind regards

**Jonathan Roberts**

T: [01522 533441](tel:01522533441)

W: [jrarchitects.co.uk](http://jrarchitects.co.uk)



### **QMS Certified:**

**ISO 9001** : 2015 Registered No. 14126408

**ISO 14001** : 2004 Registered No. 14126411

**ISO 45001** : 2018 Registered No. 14126412



