The Planning Department
South Holland District Council
Priory Road
Spalding

28th April 2020

Dear Sirs

Planning Application 36 Cowbit Road, Spalding PE11 2RQ

I am writing this letter to accompany my online planning application to drop a kerb and thereby create a new access from the public highway at the above property.

36 Cowbit Road is a residential property, built in 1915, which I purchased in February this year. There is a gravel "drive" to the front of the house which was marketed to me as "off road parking" and has been used as such by previous occupants. The kerb, however, is not currently dropped meaning that access over the public footpath is not authorized and, also, that there is a risk of the public parking on the road across the front of this "drive" and blocking my car in if it is parked off the road.

Most of the properties in the vicinity have off-road parking, many (but not all) over dropped kerb access so there is a clear precedent for residents leaving and entering the categorized road in this location.

I am keen to regularize the position and to be able to safely park off the road which will also benefit road users generally by reducing the number of parked cars occupying the highway.

In conjunction with dropping the kerb, I am planning to enlarge the current "drive" to make it safer, and more practical, to "parallel park" off the road which also allows me to enter the highway forwards (rather than in reverse) which will give additional road safety benefits.

I have discussed this project with the County Council Highways' Department who have verbally indicated that the proposed works should be acceptable. I intend to use a contractor who is approved by the County Council and whom I have used for a similar project at a previous address.

The County Council has advised that I require local authority planning permission for this proposal before submitting my application to them due to access being required from a categorized road.

I spoke to your duty planning officer regarding this application some weeks ago and was advised that a "Full" planning application was required. I have endeavoured to complete the application forms as fully as possible, despite a substantial number of the questions not seeming to be relevant to work of this type.

One observation I would make in particular is that I have not submitted a Flood Risk Assessment Report as, despite the site being likely located within a flood risk zone, I could not see how dropping a kerb could be impacted by the likelihood or otherwise of flooding in what is a long established residential road. Please advise what, if any, report you might require if you disagree with the position I have taken on this point.

I look forward to hearing from you

Yours Faithfully

Rachel Stevens
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