

Richard Diggle

From: Jon Sharpe <Jon.Sharpe@lincolnshire.gov.uk>
Sent: 19 April 2016 14:39
To: Richard Diggle
Subject: RE: HOUSING DEVELOPMENT : 36/38 HOLBEACH ROAD : SPALDING

I cannot flaw your logic Richard.

The parallel parking would obviate the need to reverse in or out and the distance between the proposed building and back edge of the footway should indeed be too small for residents to attempt to park perpendicular to the centreline of the road. The presence of a series of six accesses should also serve to deter parking on the frontage carriageway, as to do so would constitute an obstruction which could attract a parking penalty.

The whole of the frontage footway would need to be re-constructed as a vehicle access crossing and thought would need to be given to how surface water run-off would be managed - it would not be acceptable cast water onto the highway. There would need to be a robust Condition prohibiting the erection of fencing at the frontage. A single space per dwelling would be an appropriate ratio for this situation and location.

The arrangement would result in vehicles being parked right outside the front window and front door of the dwellings and the gardens at the rear do look a bit small, but those are matters for my Planning colleagues rather than for the Highways Officer.

Regards,
Jon.

From: Richard Diggle [mailto:richard@diggle.biz]
Sent: 18 April 2016 16:18
To: Jon Sharpe
Subject: FW: HOUSING DEVELOPMENT : 36/38 HOLBEACH ROAD : SPALDING

Hi Jon

Just wondering if you've had time to consider my E-mail below sent on 4th April?

Look forward to hearing from you.

Kind regards

Richard Diggle ACIOB

Richard J Diggle Ltd

Building Design : Project Management

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E-mail: richard@diggle.biz

From: Richard Diggle [mailto:richard@diggle.biz]
Sent: 04 April 2016 09:06
To: 'Jon Sharpe' <Jon.Sharpe@lincolnshire.gov.uk>
Subject: RE: HOUSING DEVELOPMENT : 36/38 HOLBEACH ROAD : SPALDING

Good Morning Jon

Following your E-mail dated 4th February, I have since consulted with my client and he is still very keen to utilise the site to best advantage by providing six dwellings.

We have therefore amended the proposal as shown on the attached sketch to provide 'In-line' parking to front of each property by moving the properties towards the rear of the site. I have kept them far enough forward to avoid 'End-on' parking as I realise this would not be acceptable due the reversing that would be required to negotiate the frontage.

Do you think this would be acceptable? By introducing 'In-line' parking to front of each property, this should also help to reduce road side parking along that stretch of road which is often quite congested to the frontage of this site.

I would propose keeping the frontage completely clear of any fencing etc between properties to promote easier parking.

Many thanks for your help and I look forward to hearing from you.

Kind regards

Richard Diggle ACIOB

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From: Jon Sharpe [<mailto:Jon.Sharpe@lincolnshire.gov.uk>]
Sent: 04 February 2016 16:59
To: Richard Diggle <richard@diggle.biz>
Subject: RE: HOUSING DEVELOPMENT : 36/38 HOLBEACH ROAD : SPALDING

I Have Richard and I have been to have a look on the ground too. Please accept my apologies for the delay in getting back to you.

Whilst the principle of demolishing these existing buildings and redevelopment of the site for residential use would be acceptable to the Highway Authority in principle, it would not be acceptable to rely on the use of Holbeach Road for residents of the dwellings to park their vehicles.

This is a busy A Class road and the site is on the approach to a signal-controlled junction. Cars parked on the highway at the front of this site would be an unacceptable hazard and impediment to other road users.

Accordingly, I do not believe the Highway Authority would be able to support a Planning Application for residential development in the form you have shown on your drawing.

Regards,
Jon

From: Richard Diggle [<mailto:richard@diggle.biz>]
Sent: 04 February 2016 16:26
To: Jon Sharpe
Subject: FW: HOUSING DEVELOPMENT : 36/38 HOLBEACH ROAD : SPALDING

Dear Mr Sharpe

PRE-PLANNING ADVICE

Just wondering if you have had time to look at the E-mail below and the attached yet?

Kind regards

Richard Diggle ACIOB

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From: Richard Diggle [<mailto:richard@diggle.biz>]
Sent: 20 January 2016 09:19
To: 'jon.sharpe@lincolnshire.gov.uk' <jon.sharpe@lincolnshire.gov.uk>
Subject: HOUSING DEVELOPMENT : 36/38 HOLBEACH ROAD : SPALDING

Dear Mr Sharpe

PRE-PLANNING ADVICE

Following my phone call with your colleague yesterday, I attach an Ordnance Survey Site Location Plan together with Existing and Proposed Site Plans indicating the above proposed development.

The proposal is for six two bedroom houses on an existing commercial property site. There is not sufficient space for on-site vehicle parking which is the case for several other dwellings along Holbeach Road which have street parking only.

I would therefore be grateful for any comments / observations you have in this respect before making a formal Planning Application.

I look forward to hearing from you and should you have any queries, please not hesitate to contact me.

Kind regards

Richard Diggle ACIOB

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