LICHFIELDS

14 Regent's Wharf
All Saints Street
London N1 9RL

020 7837 4477
london@lichfields.uk
lichfields.uk

South Holland District Council
Council Offices
Priory Road
Spalding
Lincoln
PE11 2XE

Date: 8 September 2017
Our ref: 13277/NG/HBE/14626499v1
Your ref: PP-06302910

Dear Sir / Madam

Former Welland Hospital site, Holbeach Road / Roman Bank, Spalding - outline planning application for residential development

On behalf of our client, United Lincolnshire Hospitals NHS Trust, please find enclosed an outline planning application for up to 36 residential units and associated works at the above site.

Application Submission

The outline planning application is submitted with all matters reserved, and comprises the following information:

1 Completed planning application form and certificates;

2 Planning drawings prepared by Framework Architects;

3 Planning Statement prepared by Lichfields;

4 Design and Access Statement prepared by Lichfields;

5 Transport Assessment prepared by SCP;

6 Flood Risk Assessments prepared by S M Hemmings;

7 Extended Phase 1 Ecology Survey prepared by CBE Consulting;

8 Tree Survey prepared by CBE Consulting; and

9 Phase 1 and 2 Geoenvironmental Report prepared by CSG Consulting Engineers.

A cheque for the planning application fee for £3,850.00 made payable to South Holland District Council has been sent under separate cover.

The scheme as proposed is to be wholly affordable housing. The development will therefore not only contribute meaningfully to an acute local housing need, it will also contribute to the supply of affordable housing.

This application forms part of the wider redevelopment of the former Welland Hospital that as a whole comprises 2ha of land. In addition to the outline residential proposals, an application has been submitted for

Registered in England No. 2778116
Regulated by the RICS

the erection of a Class A1 food store to be occupied by Lidl. The residential and retail proposals are connected, with the retail development helping to deliver a comprehensive redevelopment of the wider site, including the affordable units.

These developments together will bring significant positive local impacts including, but not limited to, the creation of jobs and affordable homes in Spalding. We consider that the proposed development fully complies with the provisions of the NPPF and the statutory Development Plan.

We look forward to confirmation of the validation of this application. In the meantime, if you have any queries or wish to discuss the application, please contact either Harry Bennett or me.

Yours faithfully



Jenny Hill
Associate Director

Copy