AJO/A1134

15th September 2017

Planning Department
South Holland District Council
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Dear Sirs

Proposed Residential Development for People Aged 55 years and over on land at Draper's Place, Spalding
for Taylor Pearson Development (Draper's Place) Limited.

Please find enclosed our application for Full Planning Approval for the above proposed development comprising the following documents:

1. Application form together with ownership certificate and notices.

2. Drawings as follows:

i. Randall Surveys LLP (site survey):
13999/JV/1 - Existing site and services layout (topographical)

ii. Oglesby & Limb Ltd (Architectural):

A1134-01	-	Site location and block plan as existing
A1134-02	-	Site block plan showing 3d viewpoints (extg)
A1134-03	-	Visualizations as existing
A1134-04	-	Crescent access demolition details
A1134-10	-	Site block plan as proposed
A1134-11	-	Ground floor plan as proposed
A1134-12	-	First floor plan as proposed
A1134-13	-	Second floor plan as proposed
A1134-14	-	Third floor plan as proposed
A1134-15	-	Roof level plan as proposed
A1134-16	-	External elevations as proposed sheet 1 of 3
A1134-17	-	External elevations as proposed sheet 2 of 3
A1134-18	-	External elevations as proposed sheet 3 of 3
A1134-19	-	Cross sections as proposed sheet 1 of 2
A1134-20	-	Cross sections as proposed sheet 2 of 2
A1134-21	-	Site block plan showing 3d viewpoints (prop)
A1134-22	-	Visualizations as proposed sheet 1 of 2
A1134-23	-	Visualizations as proposed sheet 2 of 2

3. Planning, Design and Access Statement
GPS Planning & Design Ltd document dated September 2017.

4. Heritage Impact Assessment
GPS Planning & Design Ltd document dated September 2017.

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O&L

Oglesby & Limb Ltd

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LABC
Regional finalist
2013 awards
2014 awards
2015 awards

constructionline

Reg. No. 48844

Director
A.J. Oglesby RIBA

Company Reg. No. 4419410

5. Flood risk assessment

   S M Hemmings BSc CEng MICE MIWEM document totalling 16 pages.

6. Surface water drainage strategy
   This submission comprises the following individual documents all produced by SRC Ltd:
   i. Drainage Strategy report dated September 2017.
   ii. Site layout with previous development / services – 29716/02.
   iii. Proposed site drainage layout – 29716/05.
   iv. Anglian Water asset plan dated 05.11.15.
   v. Email correspondence with AW dated 26.10.16.

7. Transport statement
   Oglesby & Limb Ltd document dated August 2017.

8. Archaeological assessment
   Prospect Archaeology document dated August 2017.

9. Ecological assessment
   Scarborough Nixon document to be submitted under separate cover.

With regard to the application fee we can confirm that this is £13,475 based on 35 residential dwellings at a rate of £385 per dwelling (applicant will make direct payment). We would clarify that we seek approval for the following:

a. Demolition of buildings on the main development site and to form new access between Abbey Path and the Crescent.
b. Extinguishing of site access from the Crescent known as 'Abbey Yard'.
c. Creation of new access to the site off the Crescent for emergency vehicle access, refuse storage / collection and limited parking for the property adjacent.
d. Construction of residential block including all boundary walls, parking facility and all external areas as indicated on the drawings.

Pre-application advice
We can confirm that the proposals have been the focus of a pre-application meeting on site with Mr. Richard Fiddler and Ms Julie-Anne Middleditch and a further attendance at Chairman's Panel lead by Councillor Roger Gamba-Jones. In addition we have also consulted verbally with Mr. Jon Sharp of Lincolnshire County Council Highways. We have also held preliminary talks with Mr. Clinton Bell of SHDC Building Control and Mr. Mark Richardson of Lincolnshire Fire and Rescue. The design has been developed in line with the various discussions held.

Ownership
We can confirm that both the main development site and the site of the building between Abbey Path and the Crescent are under the same ownership, this being G.C. Adams Will Trust. The section of Abbey Path over which emergency access would be routed is under the ownership of

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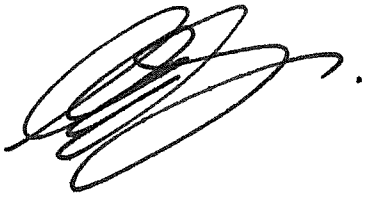
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Lincolnshire County Council (confirmed by Mr. John Sharp). Notice has today been served on both owners (a copy of the notices is included within this application pack).

We would be grateful if you could acknowledge receipt of this application in writing.

We hope that you will find this application complete and satisfactory however should you have any queries or require any additional information please do not hesitate to contact us.

Yours faithfully



A J Oglesby BA Hons. Dip Arch. RIBA
For and on behalf of Oglesby & Limb Ltd

(Enc)