

Mrs T Meachen  
Planning Services  
South Holland District Council  
Council Offices  
Priory Road  
Spalding  
Lincs  
PE11 2XE

11<sup>th</sup> October 2016

Our Ref: PH/069/16  
Your Ref: TBC

Dear Mrs Meachen

**THE PROVISION OF A NEW C2 CARE HOME FACILITY, INCLUDING A NEW ACCESS, CAR PARKING AREAS, AMENITY SPACE AND ASSOCIATED LANDSCAPING (RESUBMISSION), THE FORMER GOODFELLOWS SCHOOL, SPALDING COMMON, SPALDING, PA11 3AS.**

Our clients, Country Court Care Ltd., have instructed us to resubmit this revised planning application for your consideration following on from the refusal of planning permission for the original proposal on the 4<sup>th</sup> July 2016 (referenced as above).

The proposed development has been revised in order to reduce the overall scale, bulk and massing of the building proposed, and in order to improve its overall design and appearance. In undertaking these revisions, the overall footprint and scale of the building has been reduced in order to overcome the 1<sup>st</sup> reason for refusal on the original application, but this also benefits the proposed development in 3 more ways.

Firstly, as the building will be moved further into the site, we are able to keep 3 of the 4 road frontage TPO'd trees that were to be removed in order to make way for the development as originally proposed/refused. The proposal, therefore, only seeks the Councils permission for the removal of 1 TPO'd tree and 2 non-TPO'd trees (to make way for the improved site access) along the site's frontage to Spalding Common. The revisions to the drawings that enable the retention of more of the trees on/adjacent to the site, serves to overcome the 2<sup>nd</sup> reason for refusal on the original planning application.

Secondly, the reduction of the footprint of the building means that more space is available around the building in order to maximise the shared amenity space for the future residents. This serves to overcome the 3<sup>rd</sup> reason for refusal on the original planning application.

Thirdly, the revisions have reduced the proposed number of bedrooms from 61 to 60, but the smaller footprint of development allows for the car parking to increase from 21 to 22, so not only can we decrease the development but we can increase the associated car parking. Issues of car parking did not form any part of the given reasons for refusal, but we are aware that Members raised this as an issue at committee, so it should now be fully addressed. The submitted addendum to the original Transport Assessment provides clarity on this matter.

The application has been submitted electronically and comprises of copies of the following documents and plans in addition to this letter. Unless stated otherwise, all the submitted drawings are by Linestyle Architecture.:

- The completed Planning Application Forms and Site Ownership Certificates\*
- Topographical Survey by BluePlan\*
- Site Location Plan\*
- Proposed Site Layout Plan (as amended)\*
- Proposed Ground Floor Layout Plan (as amended)\*
- Proposed First Floor Layout Plan (as amended)\*
- Proposed Second Floor Layout Plan (as amended)\*
- Proposed Elevations (as amended)\*
- Design & Access Statement and Planning Statement (as amended) by The Planning Hub\*
- Arboricultural Impact Assessment (as amended) by Wharton Tree & Ecology Consultants\*
- Drainage Assessment by CDS Consulting (as amended)\*
- Flood Risk Assessment by RM Associates (as amended)\*
- Noise Impact Assessment by ENS Ltd\*
- Protected Species Survey by Andrew Chick\*
- Transport Statement by Bancroft Consulting\*
- Addendum to the above Transport Statement at October 2016 by Bancroft Consulting\*

\*Denotes and electronic submission via the Planning Portal

The proposed development represents a resubmission of the application, on the same site and by the same Applicants, as refused by the Council on the 4<sup>th</sup> July 2016. In this respect, as a resubmission within 12-months, the application is a 'free go' and does not require a planning application fee.

I trust this application is complete and can be registered without delay. I look forward to the receipt of your acknowledgement of the registration of the application in due course and it would be appreciated if you could keep me informed on the progress of the application.

Yours sincerely



**Matt Hubbard**  
PG Dip TP, MRTPI  
Director

CC - Clients by email