Kier Living
Eastern

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Planning Department
South Holland District Council
Council Offices
Priory Road
Spalding
Lincolnshire
PE112XE

26 October 2018

Dear Sir or Madam

RE: Application PP-07373018 - Hybrid application: Full Planning Application for 34 dwellings and associated infrastructure together with an Outline Application for a Community Hall and Car Park- Land to the North of Witham Road, Wygate Park, Spalding

Further to our preapplication discussions concerning the above development proposal with your planning officers we have made a few minor changes as suggested and would now wish to submit a hybrid application comprising a residential scheme of 34 dwellings in detail together with an outline application for the community hall building and parking area. The application drawings associated with the hybrid scheme are as follows:

- Flood Risk Assessment and Drainage Strategy by Woods Hardwick
- 520-247/PL/BP101 Block Plan
- 520-247/PL/LP101 Full Application Location Plan
- 520-247/PL/LP102 Hybrid Outline Application Location Plan
- 520-247/PL/SP101 Site Layout
- 520-247/PL/SP102 Materials Locations Layout
- 520-247/PL/SP103 Hybrid Areas Plan
- 520-247/PL/SP104 Colour context Plan
- 520-247/PL/VS101 Street Scenes
- Charlton House Plans and Elevations
- Charnwood House Plans and Elevations
- Hopwood Plans and Elevations
- Rosewood Plans and Elevations
- Frampton Plans and elevations
- 520-247/PL/GA01 single and double car port
- 520-247/PL/GA02 single car port attached to a dwelling

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Registered Office Tempsford Hall, Sandy,
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Registered in England No 775505

- 520-247/PL/GA03 single car port attached to a dwelling
- 520-247/PL/GA04 double garage
- STD-EXT-04 Rev A - Walling details -1800mm high with 440mm piers
- STD-EXT-28 Rev A - 3 Rail Ranch Style fence - 1200 high on timber posts
- STD-EXT-05 Rev A - Close boarded fence on timber posts
- STD-EXT-08 Rev A - Knee High Post and Rail Detail
- Topographical survey 25466-Sheet 1
- Topographical survey 25466-Sheet 2
- KIER22184-11 Sheets 1 and 2: Soft Landscape Proposals
- KIER22184-12 Sheets 1 and 2: Hard Landscape Proposals
- KIER22184Spec: Soft Landscape Specification
- Drainage strategy plan 18277-5-100 A

In addition to the drawings submitted via the planning portal we are providing in the post the following additional information in support of this planning application:

- Design and Access statement by RDC
- BRD ground investigation report

Please note that as part of the planning negotiations an HCA viability model will be submitted which will demonstrate that affordable housing will not be sustainable on this particular phase of development for viability reasons. A unilateral Section 106 Agreement will also be provided in due course offering a £100,000 contribution to fund the construction of the community facility.

With regard to the planning fee we understand that the cost for the residential element of the application to be £15,708 sent via the Planning Portal but that this application may attract additional monies associated with the hybrid element of the application and I therefore look forward to hearing from you further in this regard.

We trust you have sufficient information to register the application and look forward to discussing the submission in due course with your planning officers.

Kind regards,

James Griffiths
Senior Planning Manager