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Your Ref: PP-06169994
Our Ref: JRM/C1781
Date: 23rd June 2017



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

Dear Sir/Madam

Re: Planning application for the erection of 6 dwellings on land to the East of Chestnut Terrace, Sutton Bridge, Ref. PP-06169994

I write regarding an application that was previously submitted for outline planning permission for the above site.

Permission was previously refused based on concerns about highways and free and safe passage of vehicles on the access road.

There is ample width for parking on the existing part of Chestnut Terrace, as currently occurs, as well as providing access for 6 additional houses. The proposed road width for the private drive is 5 metres. This is enough room for 2 cars to pass each other.

A turning head has been included in the indicative layout plan at the end of the private road, giving space for vehicles to turn. Each plot will also have space for at least 2 cars to park to reduce the potential of parking on the road, as well as turning space to reduce the need to turn on the road. The layout plan is only indicative and therefore, if it were deemed that an additional turning area would be required, this could be incorporated into the plans when full planning permission were sought, and controlled by way of a condition.

In response to the previous application that we submitted (Ref. H18-1167-16), LCC County Highways did not voice any concerns regarding the proposed road layout. They commented that they did not wish to restrict the grant of planning permission and, that as the road would be private, no conditions would be imposed. The Officers Report also does not voice any concerns regarding highways and states that as this

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is only an outline application, further details can be discussed at the reserved matters stage. From a technical point of view, it would appear that there is no reason for refusal on highway grounds.

Nearby, planning permission has recently been granted on a plot to the West of Chestnut Terrace. We do not consider there to be an overriding reason in principal for the area specified in this application to be refused. We ask that you reconsider your decision, in light of the above comments, the planning permission that has been granted for land North of Withington Street and given that we are instructed to appeal the previous application that we made if consent cannot be obtained as a result of this further application.

Yours faithfully

J R Maxey MA (Cantab) FRICS FAAV
For and on behalf of Maxey Grounds & Co LLP
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