

South Holland District Council

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

By Email

For the attention of Lucy Buttery

3rd November 2020

Dear Lucy,

**Re: Outline Application for 129 Dwellings (including 32 affordable units), Site Access and Associated External Works
Land North of Sutton Bridge – Ref H18-0824-20**

We refer to the above-mentioned planning application and have noted the consultation responses from Lincolnshire County Council Highways and the Council's affordable housing team. This letter responds to each.

LCC Highways consultation dated 7th October 2020

The consultation raises 6 points which we have addressed for the most part and enclose revise drawings as scheduled below.

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|--------------------------|--|
| • 1886-E100_P1 | Impermeable Areas |
| • 1886S-E101_P1 | Drainage Layout (sheet 1 of 3) |
| • 1886S-E101_P1 | Drainage Layout (sheet 2 of 3) |
| • 1886S-E102_P1 | Drainage Layout (sheet 3 of 3) |
| • LH/SBM/20/001 Rev B | Proposed Block Plan (sheet 1 of 2) |
| • LH/SBM/20/002 Rev D | Proposed Block Plan (sheet 2 of 2) |
| • LH/SBM/20/003 Rev B | Development Layout Identifying Extant Permissions |
| • LH/SBM/20/004 Rev A | Site Location Plan |
| • LH/SBM/20/005 Rev A | Land North of Withington St Site Plan (sheet 1 of 3) |
| • LH/SBM/20/006 Rev A | Land North of Withington St Site Plan (sheet 2 of 3) |
| • LH/SBM/20/007 Rev A | Land North of Withington St Site Plan (sheet 3 of 3) |
| • LH/SBM/20/008 | Land North of Nightingale Way Site Plan (sheet 1 of 2) |
| • Travel Plan Revision A | |

The revised drawing package addresses the turning head designs raised in point 1 and removes the turning head adjacent plots 127 and 128. The footpath between plots 24 and 25 is also removed as requested and the paved area adjacent plot 20 reduced. Point 3 requests a

bituminous surfaced footpath connection between the eastern edge of the development and Allenby's Chase following the route of the public right of way. This cannot be agreed to because the public right of way falls outside land in the applicant's control. Correspondence was received on 22nd July 2019 from Lincolnshire County Council (copy enclosed) confirming the diversion of 'Footpath No 1'

In respect of Mr Sharpe's request for drainage information in relation to the northern extension of Withington Street our appointed agent has issued an email direct but at the time of writing this letter no further response had been received. We assume however that the detailed drainage design for the development would be treated by condition were the Council minded to grant outline planning permission.

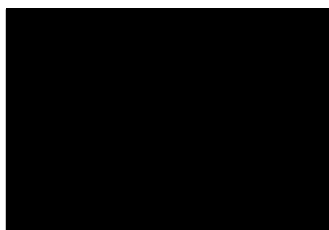
The consultation also requests a minor amendment to the Travel Plan submitted which we have accepted and enclose an updated Plan.

Housing Strategy consultation response dated 21st October 2020

We acknowledge comments made in relation to the proposed affordable housing mix and enclose a revised Design and Access Statement (Revision A) which incorporates an updated proposed housing schedule reflecting the affordable mix requested. We would re-confirm a willingness to enter into a s106 agreement to secure this provision, along with developer contributions to facilitate the development. We would also advise that although the scale and appearance of the proposed development would be the subject of a separate Reserved Matters application the footprint areas of the dwellings shown on the site layout drawings forming part of this outline planning application will meet the 'Nationally Described Space Standards' The gross internal area shown for the affordable 4 bedroom dwellings was an error on the proposed plot schedule and this has now been corrected.

We also enclose a completed copy of the South Holland Planning Amendment Form.

Yours sincerely



A. Brown BA.Arch MCIAT

For and on behalf of Alan Brown Development Services Ltd