

**South Holland District Council**

Council Offices

Priory Road

Spalding

Lincolnshire

PE11 2XE

**By Email**

For the attention of Lucy Buttery

26<sup>th</sup> 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 respond, in particular to, the design concerns noted in your email of 23<sup>rd</sup> November 2020. We provide the following response in the same sequential order as set out in your email.

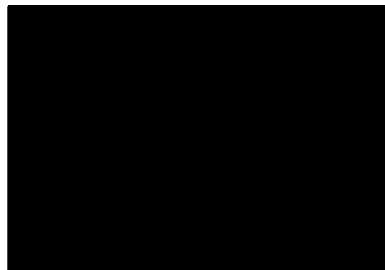
- Plots 93 & 94 and 114-117 have now been repositioned on site to improve the space separation from the rear to rear of properties to 20.2m and 20.1m respectively. It should also be noted that in respect of the separation between plots 93 & 94 that Plot 93 is proposed as a chalet bungalow with no rearward facing dormer windows.
- Garaging and parking to Plot 96 has been revised so that it better relates to the entrance doors of the dwelling.
- Separation between Plot 98 and the existing bungalow known as 'Anfield' has been increased so a rear to rear distance of 19.6m is achieved between the main section of the chalet bungalow and 'Anfield' The rear Kitchen projection within the chalet building is separated by 17m. As with plot 93, and accepting that detailed design matters are reserved, we would make the point that the chalet style bungalow is the same design as that approved within the Nightingale Way section of the site. It is intended that no rearward first floor dormers would be provided within the rear elevation and further screening would be anticipated by providing new boundary fencing in accordance with the details already submitted and approved at Nightingale Way, Withington Street and Chestnut Terrace.
- The parking arrangement for Plots 101 and 109 has been revised to remove the rear parking arrangement.
- The area of permeable block paving to the south east of Plot 94 has now been reduced and soft landscaping introduced as suggested.

We enclose a new planning amendment form and submit the following revised drawings for inclusion within the determination of the outline planning application.

- |                       |                                                      |
|-----------------------|------------------------------------------------------|
| • 1886S-E102_P2       | Drainage Layout (sheet 2 of 3)                       |
| • 1886S-E103_P2       | Drainage Layout (sheet 3 of 3)                       |
| • LH/SBM/20/001 Rev C | Proposed Block Plan (sheet 1 of 2)                   |
| • LH/SBM/20/002 Rev E | Proposed Block Plan (sheet 2 of 2)                   |
| • LH/SBM/20/003 Rev C | Development Layout Identifying Extant Permissions    |
| • LH/SBM/20/004 Rev B | Site Location Plan                                   |
| • LH/SBM/20/005 Rev B | Land North of Withington St Site Plan (sheet 1 of 3) |
| • LH/SBM/20/006 Rev B | Land North of Withington St Site Plan (sheet 2 of 3) |
| • LH/SBM/20/007 Rev B | Land North of Withington St Site Plan (sheet 3 of 3) |

Your email raises a further question in relation to the affordable housing mix proposed and we write to confirm that the reference to additional shared ownership 2 bedroom dwellings in lieu of two affordable rent dwellings was made entirely in error and we are therefore happy to enclose a further revised Design and Access Statement (Revision B) which rectifies this error.

Yours sincerely



**A. Brown BA.Arch MCIAT**

For and on behalf of Alan Brown Development Services Ltd