

South Holland District Council

Planning Department
Council Offices
Priory Road
Spalding
PE11 2XE

For the attention of Lucy Buttery

31st January 2020

Dear Lucy,

**Re: Reserved Matters Application for Residential Development of 60 Dwellings
Land Off Nightingale Way Sutton Bridge – H18-1167-19**

We refer to recent email communications and in particular your email dated 2nd January 2020 raising various comments and queries. This letter responds in detail to the points raised in the same order presented within your email.

1. Car Parking

1.01 The parking arrangement for plots 25 and 44 were in fact carried forward from the site layout prepared at Outline Planning stage, and it is believed that the concerns expressed are unfounded and vehicle tracking could have easily demonstrated that vehicles could easily manoeuvre into and out of the site. Nevertheless, we have made modifications to the layout which further simplify access and egress for these two plots. Your criticism of parking arrangements for some of the 4 bedroom properties is noted but we would respectfully point out that there are ample housing estates where tandem parking is provided in front of garages. Nevertheless, the enclosed revised site layouts have addressed the concern and parking arrangements have now been modified.

1.02 Your comments are noted in respect of parking for plots 19,26 and 34 and improved parking arrangements are shown on the enclosed revised layouts.

1.03 Your comments in respect of open space provision are duly noted and the revised layouts take on board the advice you have provided.

2. Refuse Collection

2.01 Your comments in relation to refuse collections from properties located off shared private drives are noted and the enclosed revised plans now show refuse bin collection points which are easily adoptable from the proposed public highway, which we trust now satisfactorily addresses the issue.

3. Boundary Treatment

- 3.01 You had notes that sections of plots 1,41 and 50 were left open and we confirm that this was an error on our part and fencing had been missed. This has been addressed within the enclosed revised layouts.
- 3.02 Missed fencing between plots 37 and 38 was also an error on our part which has now been addressed.
- 3.03 The existing fence line to the southern edge of the site is not within the applicant's ownership which is the reason why no proposed boundary treatment was shown on the application site plan. However, your concerns are noted and where appropriate a new 2.4m high fence is shown on the revised site plans. Fencing will either replace the existing boundary treatment by negotiation with each respective neighbour or the proposed fence line will be placed in front of the existing boundary treatment.

4. Safety

- 4.01 We take on board your concerns regarding surveillance to the footpath link and have added a south facing window to the Living Room of plot 24 (formerly plot 23) and removed a tree within the landscaped area adjacent the footpath link as requested.
- 4.02 We assume that the Ward Councillor has requested that bollards be introduced at the connection of the footpath with the access track located north of Granville Terrace and accordingly now show to bollards set within the footpath. It is proposed to install 2 No 1100mm high x 185mm diameter steel core polyurethane finished decorative bollards produced by Street Furnishings Ltd (Gravesham bollard shown on page 25 of the enclosed brochure)

5. Drainage

- 5.01 The filter drains and verges are part of the SUDS drainage solution for the adopted highway and are designed to meet the requirements of Lincolnshire County Council Highways department. As such it is expected that they will ultimately become part of the adopted highway.
- 5.02 You will have noted recent email communications between Jon Sharpe of LCC and Andy Webb of SEA Structural Engineers. The consultation comment was made in respect of filter drains running alongside Estate Roads B and C. The revised scheme drawings modify the filter drain arrangement in accordance with the detail requested by LCC.

6. Affordable Housing

- 6.01 The applicant has not as yet approached any Registered Providers in respect of the affordable housing provision on site. We would normally have an approved scheme in place before embarking on any negotiations but would look to issue enquiries shortly after the Reserved Matters approval is in place.

7. General Comments

7.01 The discrepancies noted have been rectified and revised drawings are now enclosed for house designs 1b2s_A/2b2s_B, 3bdd_A and 3b2s_AA.

Taking into accounts the responses to points 1-7 we are now pleased to enclose the following revised drawings and would be grateful if they can be accepted as part of the current planning application for determination.

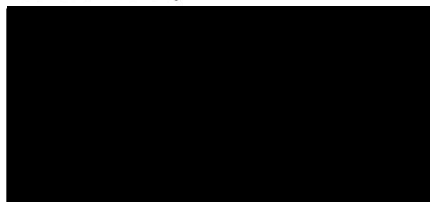
Schedule of Revised Drawings

- LH/SBN/19/001 Rev C Proposed Block Plan
- LH/SBN/19/002 Rev B Proposed Site Plan (sheet 1 of 2)
- LH/SBN/19/003 Rev C Proposed Site Plan (sheet 2 of 2)
- LH/SBN/19/004 Rev C Proposed Hard and Soft Landscaping details
- LH/SBN/19/005 Rev B Site Location Plan
- LH/SBN/19/010 Rev A House code 1bs_A / 2b2s_B plans and elevations
- LH/SBN/19/016 Rev A House code 3bdd_A plans and elevations
- LH/SBN/19/020 Rev A House code 3b2s_AA
- 1886/S/E30 Rev A Impermeable Areas
- 1886/S/E31 Rev A Proposed Drainage (sheet 1 of 2)
- 1886/S/E32 Rev A Proposed Drainage (sheet 2 of 2)
- 1886/S/E35 Rev A Proposed Highway Layout
- 1886/S/E50 Rev A Highway Details
- 1886/S/E55 Drainage Details
- 7064/ASP.PP.1.0 Rev A Planting Plan Overview
- 7064/ASP.PP.1.1 Rev A Proposed Planting Plan (sheet 1 of 2)
- 7064/ASP.PP.1.2 Rev A Proposed Planting Plan (sheet 2 of 2)

We also enclose herewith a completed copy of South Holland Planning Amendment form and revised storm drainage calculations.

We trust that this addresses all aspects of the points raised within your email, but should you require to anything in addition please do not hesitate to contact us.

Yours sincerely



A. Brown BA.Arch MCIAT

For and on behalf of Alan Brown Development Services Ltd