

AJO//A1672

30th June 2023

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

Dear Sirs

Proposed change of use of dwellinghouse to School for Special Educational Needs, including extension, alterations and external works at Dorcette House, Little Lane, Whaplode for DPS Education Limited.

Please find enclosed our application for Full Planning Approval for the above proposal. The application comprises the following documents:

Completed Application Form.
Drawings A1672-01, 03, 04, 10, 12, 13, 20, 21, 22, 23, 24 & 30 all rev P1.
A1672 Statement rev P1 - Planning Statement
Flood Risk Assessment by Ellingham Consulting Limited.
Tree Constraints Report by East Midlands Tree Surveys Limited

We would here also amplify some answers provided on the form, where the form provides insufficient space to do so:

Section 10 – Parking

The existing parking situation is undefined. East of Thorpes Lane there was previously a garage and gravel area which we have estimated accommodated 3 cars. West of Thorpe's Lane there is garaging for 4 cars, plus hard standing that could accommodate in excess of 5 cars. We have however estimated the current capacity as 12.

Section 14 - Contamination

Whilst educational use is considered vulnerable to contamination, so is the existing use as residential, and it is not therefore considered that the proposal would worsen exposure. Nonetheless the applicant would accept relevant conditions for testing should these be deemed necessary.

Section 15 - Trees

The proposal involves the removal of 1 tree and some hedging. A tree constraints report has however been commissioned and the proposals have been finalized to accommodate its findings.

Section 19 - Employment

We understand that the existing owners run their business office at the site and this is estimated to comprise 1 full-time employee and 1 part time. However, it is anticipated that this is simply an ancillary use to the sites general use as a dwellinghouse. We have therefore noted these numbers in the employment section, for information only.

Continued



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Section 23 – Hazardous Substances

There is an existing indoor swimming pool on site which it is anticipated will use chlorine. This is the only hazardous chemical of relevance, quantity is not known, but it will be the level appropriate for a facility of this size.

We hope that you will find this application complete and satisfactory, however should you have any queries please do not hesitate to contact us. We will make contact separately to pay the application fee.

Yours faithfully

Andrew Oglesby BA (Hons) Dip. Arch, ARB, RIBA
Chartered Architect
For and on behalf of Oglesby & Limb Ltd

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