

Planning Services
Boston Borough Council
Town Hall
Boston



27th August 2021

Dear Mike

Re: Submission of a FULL planning application for the Re-plan of a partial area of Land at Middlegate Road, Frampton, Boston.

The application is a proposal to re-plan and redesign the housing area of 2 parcels of land in the already approved scheme at Middlegate Road, Frampton.

The scheme has been granted approval under planning Appeal REF: APP/Z2505/W/17/3170198 and then the subsequent RSM detailed proposals under REF: B18/0039

This re-plan design seeks to alter the housing layout ONLY. The strategic components of the scheme remain as approved – for example access points and design, internal roads and highways, drainage scheme and proposals for surface and foul water, Green Infrastructure and Open Space, noise mitigation buffer to A16 and all incidental planting and landscaping. Specific plot/dwelling planting will be amended and on plot planting plans are to follow.

The application hereby submitted seeks an increase in plot numbers by 16 (the approved scheme has approval for 195 dwellings and this application seeks 154 no. units) Total 211 dwellings.

The site, for our own construction purposes, has been split into 3 Phases. To assist you understanding the attached plan shows:

Phase 1 as shown on the Plan as coloured yellow and remains unaltered and not part of this re- plan, it will be constructed as approved under Ref: B18/0039

Phase 2 as shown on plan and coloured blue/green has a re-plan of plots

Phase 3 as shown on plan and coloured red has a unit re-plan of plots.

To assist further in the understanding of the areas to be replan, I have submitted and Area of Amends plan....this shows which is changing in terms of house Types and location and also what is NOT changing.

Some new house types, relevant 2020, have been included in the design and these have been submitted as part of the planning submission also.

Updated reports such as Transport and Ecology have been included by way of an addendum to the original submissions, as I'm aware that a few years have passed and these were possibly out of date.

In terms of the DAS - the general structure, principles or objectives of the development has not changed significantly since the approval of the Appeal or the RM. I have submitted, for clarity, the previous DAS and an addendum update for reflection on the layout and house type changes.

I trust that this is of assistance and please don't hesitate to contact me if anything needs clarification.

Kind regards

H Guy

Hannah Guy

Planning Manager

Larkfleet Homes