14th November 2025

Daniel Allen
Principal Planning Officer
South Holland District Council
Priory Rd,
Spalding,
PE11 2XE

Dear Daniel,

RESUBMISSION OF INFORMATION RELATING TO APPLICATION H02-0759-25- RESIDENTIAL DEVELOPMENT FOR THE ERECTION OF 80 DWELLINGS, LANDSCAPING, OPEN SPACE AND ASSOCIATED INFRASTRUCTURE | LAND EAST OF NORMANTON ROAD, CROWLAND

Following on from recent discussion between Allison Homes and South Holland District Council, please find the enclosed resubmission relating to planning reference H02-0759-25. The resubmission seeks to address outstanding consultee concerns, as well as concerns raised by yourself, with this letter providing a brief summary of changes made and should be read in conjunction with the Design Statement. The Submission Schedule has been updated to confirm all plans revised and superseded as part of this resubmission.

Case Officer

Issues regarding residential amenity of existing residents, house types, and parking were raised, as well as reinforcing the concerns raised by other consultees. The revised layout has included a further southern wildlife corridor to provide further distance between existing and proposed properties, with this distance now equating to 26m at its closest to plots along Girdlestone Walk, with the majority of rear-to-rear distances being upwards of 28m. The increased distance, along with the 5m wide wildlife corridor, will help reduce amenity impact on existing properties. House type elevations have also been enhanced, with the introduction of render, brick quoins and brick corbels, and additional windows to elevate the street scene. Parking standards have been reviewed and all plots, apart from plots 57/58, are in line with Lincolnshire and South Holland parking standards.

Local Highways Authority

Following further discussion with Lincolnshire County Council acting as Local Highways Authority (LHA), the layout has been amended to include edge lanes throughout the site, improving permeability through continuous walking routes for pedestrians. The southern edge lane will have a demarked area within the carriageway, with the road length and geometry encouraging slower vehicle movement. Allison Homes can confirm that there is no ransom strip on Normanton Road.

As part of the resubmission, a Section 38 plan has been submitted, identifying areas up for Highways adoption. The full length of the road will be considered through the Section 38 for adoption, with the detail of this considered through the Section 38 technical process.

The Transport Statement has been revised to be a Transport Assessment, assessing the impact of the development on two junctions (Cloot Drove/B116 Postland Road T-junction and B1166 Postland Road/B1166 James Road T-junction). The TA concludes that there would not be a significant harm posed by this development. Allison Homes will accept planning conditions relating to the construction management plan, as well as further detail in relation to the highway footpath improvement works along Cloot Drove.

Lead Local Flood Authority

Following the response from Lincolnshire County Council acting as the Lead Local Flood Authority (LLFA), the drainage proposals have been updated to address comments relating to flood mitigation strategy as identified in the Environment Agency comments, with other amendments including the movement of the pond to allow for a larger maintenance easement along the eastern ditch. As highlighted on the submitted adoptions plan, all open space and drainage features, including the ditches and ponds will fall under the management company's responsibility to manage.

Headwall and hydrobrake details, as well as a Flow Path Plan, has been included as part of the Drainage Strategy Document submitted.

Environment Agency

A revised FRA and Levels strategy has been provided, which is in line with the EA recommendations and the Strategic Flood Risk Assessment for South Holland. All finished floor levels have been raised by 1m above the existing ground level, with flood resilient construction of 300mm also provided to all plots. A handful of plots located within the 1-2m area in the SFRA will have 600mm flood demountable defences provided. Overall, the new FRA recommendations are in line with the SFRA and EA recommendations.

North Level Internal Drainage Board

Allison Homes are committed to liaising with the IDB outside of the planning process, with the revised drainage strategy sent over for IDB approval, which includes the headwall details and the revised location of the manhole near the outfall. A suitably worded condition can secure the submission of the full details of the surface water drainage system.

Anglian Water

Although Anglian Water has raised a capacity issue at the Water Recycling Centre in Crowland, it is Allison Homes' opinion that as the site has been allocated for a number of years, Anglian Water should have made sufficient improvements in the network to take this additional capacity. Anglian Water have an obligation to improve the network should the site be granted planning permission.

Lincolnshire Fire and Rescue

Allison Homes will accept a suitably worded pre-slab condition to secure the details of fire hydrant placements.

Lincolnshire Police

Lincolnshire Police had no objections previously, with the new proposals building on the permeability and natural surveillance.

Housing Officer

A revised mix has been provided, matching the provision requested in the Housing Officer's comments to ensure the affordable mix matches the local need in Crowland. The rented units are 4x1 bed (2 person), 4x 2 bed (4 person), 4x 3 bed (5 person) and 2x 4 bed (6 person). The Shared Ownership mix is 2x 2 bed (4 person) and 4x 3bed (5 person). A draft S106 agreement has been provided as part of the resubmission, securing the provision of 16 rented and 6 shared ownership units, meeting planning policy requirements.

South Holland Ecologist

Following from the response received, the resubmitted information includes a revised landscaping scheme to match the revised layout, along with a revised BNG calculation addressing the BNG comments of reducing the target condition from good to moderate, still resulting above the 10% statutory net gain. An ecological enhancement plan has also been submitted, securing the provision of 80 bird boxes and 24 bat boxes/roost units. Suitably worded conditions can be agreed to secure the HMMP and mandatory BNG, which has been included in the draft S106.

County Archaeologist

Following a request for pre-determination trial trenching, this was undertaking by PCAS during October/November 2025, with Written Scheme of Investigation (submitted as part of this resubmission) approved by the County Archaeologist. The trial trenching determined that there were some areas of further archaeological interest and these should be investigated further. Allison Homes will accept a pre-determination archaeological condition to secure the further investigation required.

NHS

A request of £73,180.80 has been requested by the NHS to be used on improving facilities at Abbeyview Surgery and Beechfield Medical Centre. This contribution, along with the requested payment point, has been included in the draft S106.

Lincolnshire Education

Following the first consultation request received by Lincolnshire Education, Allison Homes instructed EFM Ltd to review the contributions to ensure these were sound and met CIL regulations. A report was sent over to Lincolnshire Education, arguing that the contribution for the sixth form provision didn't meet the CIL test due to there already being capacity in the surrounding sixth forms. Lincolnshire Education has revised their position and agreed with the report, with only the request for primary education contributions of £475,524 being sought from this development. This has been included in the draft S106, along with the phased payments on 50% paid on 50% occupation, with the remaining 50% paid on 70% occupation, to reduce the impact on cashflow.

Parish & Ward Member

The Parish and Ward Member's consultee comments are similar, with issues raised relating to infrastructure provision, access, and refuse. The site is proposed in accordance with the South-East Lincolnshire Local Plan, with access provided off Normanton Road as per the policy wording. There is no alternative access point, and the Transport Assessment produced highlights there will be limited highway impact from the new proposals. Allison Homes are committed to providing financial contributions of £73K to NHS and £475K for infrastructure improvements in the local area. Refuse tracking has been provided to demonstrate that refuse vehicles can access the estate roads, with the correct widths provided. The revised proposals provide further buffers between existing and proposed development, with a wildlife corridor stretching around the majority of the western, southern, and eastern boundaries to provide a suitable buffer and additional planting.

Draft Section 106 Agreement

Accompanying this resubmission is a Draft Section 106 agreement, prepared in line with South Holland's draft S106 guidance. The S106 secures financial contributions to improve NHS and Education facilities locally, as well as policy compliant affordable housing in line with the housing officer's request. The draft S106 also secures a LAP and open space provision and associated managing agent and on-site BNG gain.

We hope that this allows you to undertake a re-consultation at your earliest opportunity, and allows consultees to remove their objections, ensuring that this site progresses to the 7th January Planning Committee. If you have any queries in the meantime, please do not hesitate to contact me.

Yours Faithfully

G. Wilkinson

George Wilkinson MRTPI
Senior Planner
Allison Homes Central