

Gedney, Oliver

From: Polly Harris-Gorf
Sent: 17 June 2021 09:27
To: _planningadvice
Subject: FW: H09-0188-21 Wignals Gate, Holbeach
Attachments: We sent you safe versions of your files; h09_0188_21.pdf

6SUP (Additional information from applicant re housing)

From: a.wright369 <a.wright369@btinternet.com>
Sent: 01 April 2021 11:43
To: Polly Harris-Gorf <pharris-gorf@sholland.gov.uk>
Subject: H09-0188-21 Wignals Gate, Holbeach

Mimecast Attachment Protection has deemed this file to be safe, but always exercise caution when opening files.

This message originated from outside your organization

Dear Polly

Please find attached a statement letter from the applicant relating to the comments previously submitted by Angela Doherty, Housing Strategy (re affordable housing).

Regards

Andrew

Andrew Wright BA DipArch RIBA, Chartered Architect

Director

Andrew M Wright Ltd

26 Joys Bank, Holbeach St Johns, Spalding, Lincolnshire, PE12 8SD

Andrew M Wright Ltd. Registered in England & Wales No. 9399024. Registered office: 22 Church Street, Holbeach, Spalding, Lincolnshire, PE12 7LL



1 April 2021

Poly Harris -Gorf
Planning Officer
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs.
PE11 2XE

Dear Polly

Re: Planning reference: H09-0188-21

With regard to some of the statutory responses to this planning application, you will be aware that this application is for 36 properties in the Wignals Wood site. The total number of houses on this site will be 104 with 26 units being affordable, the existing application already delivers 19. The application seeks to provide one hectare of new woodland amenity area in lieu of the provision of a further 7 affordable housing units.

The applicant is happy that the NHS and education contributions can be met. They are also willing to discuss reduced contributions to NHS and education whilst providing the amenity contribution if The Council would prefer the affordable units and therefore a reduced contribution. The applicant also believes that this is a unique application in what it is seeking to provide on this site.

There is a significant shortfall of over 46ha of natural and semi natural green space in Holbeach. There is also a shortfall of 1.5ha of amenity green space and 0.4ha shortfall of provision for children and young people. This planning application is a positive contribution to addressing this shortfall by offering a significant area of open space provision and woodland (2.9ha in total) tailored to addressing this shortfall in Holbeach.

The total site-wide open space provision as a result of this scheme is increased to 2.9ha (35% of the total site). Of this total provision, 1ha is dedicated to woodland.

The current SHDC requirement for open space is 0.85ha per 1000 residents. For the total site of 104 dwellings this would equate to a minimum requirement of around 0.51ha. The submitted scheme is proposing 6 times that at 2.9ha in total.

Yours sincerely


Derek Ford
Managing Director