



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