9th April 2025

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

Ashwood Homes Limited
1 Goodison Road
Lincs Gateway Business Park
Spalding
PE12 6FY

Dear Sirs,

H09-1044-23 – Land Off Hallgate & Fen Road Holbeach Spalding – Discharge of Conditions 4, 5, 6, 7, 8, 9, 11.

Please see below proposals for discharge of conditions in relation to Reserved Matters Consent H09-1044-23.

CONDITION 1 – APPROVED PLANS

We confirm, that in the absence of any future planning variations, the development will be built in accordance with the approved plans. This condition is not for discharge and is a compliance condition.

CONDITION 2 – FLOOD RISK ASSESSMENT

We confirm that the development will be built in accordance with the recommendations set out in the approved Flood Risk Assessment. This condition is not for discharge and is a compliance condition.

CONDITION 3 – LANDSCAPING

We confirm that the development will be built in accordance with the approved landscaping drawings and schedules. This condition is not for discharge and is a compliance condition.

CONDITION 4 – CONSTRUCTION MANAGEMENT PLAN

This condition was discharged under H09-0775-24. We have however submitted an updated construction management plan 137-CMP-01 RevC which will take effect once the site roads are constructed as indicated on the estate road phasing plan 137-ERP-01.

CONDITION 5 – ESTATE ROAD AND FOOTWAYS

Please find attached technical approval letters from LCC Highways together with the approved S38 General Arrangement drawings:

- AHL-1636-03-HW-014-P4
- AHL-1636-03-HW-015-P4
- AHL-1636-03-HW-016-P4
- AHL-1636-03-HW-017-P4
- AHL-1636-03-HW-018-P4

CONDITION 6 – ESTATE ROAD PHASING PLAN

This condition was discharged under H09-0133-25 on 5th March 2025.

CONDITION 7 – FEN ROAD OFF SITE WORKS

Please refer to the attached confirmation of Technical Approval from LCC Highways dated 2nd May 2025 together with the approved S278 drawings:

- AHL-1636-03-HW-001- Phase 3 Section 278 General Arrangement
- AHL-1636-03-HW-007 - Phase 3 Section 278 Construction Details

This application is for partial discharge of condition 7 ('details' submitted for approval) with 'provision' of the off-site highway improvements to be completed at a later date when details have been approved by the Local Planning Authority.

Please also refer to the attached revised construction management plan 137-CMP-01 rev C which indicates that the access from Fen Road will continue to be used as a site access for the duration of the building phase to avoid construction vehicle access through the developed and occupied areas of the site.

CONDITION 8 – SIGNAGE AND UTILITIES

Please refer to attached plans for details of highway signage and the electricity sub-station

- AHL-1636-03-HW-002-P6
- GTC-E-SS-0012-R2-1_1_of_1

CONDITION 9 – ROAD TIMETABLE AND PHASING PLAN

Please find attached estate road phasing plan drawing 137-ERP-01, which details the phasing and timetable for the development roads including the access to Fen Road.

CONDITION 10 – ELEVATIONAL CHANGES TO PLOTS 331, 343, 349, 357

We confirm that plots 331, 343, 349 and 357 will be built in accordance with the approved plans. This condition is not for discharge and is a compliance condition.

CONDITION 11 – WATER CONSUMPTION

Please refer to the attached water calculators which demonstrate compliance with the requirement of 110 litres per person per day.

Yours faithfully



Adam Jagger BSc(Hons) MCIOB
Technical Director