

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

Council Offices
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TOWN AND COUNTRY PLANNING ACT 1990 SECTION 73A CONTINUATION

Reference:	H09-0432-25	Date of Decision:	23rd September 2025
Applicant:	Ashwood Homes Ltd 1 Goodison Road Lincs Gateway Business Park Spalding Lincolnshire PE12 6FY		
Location:	Land Off Hallgate & Fen Road Holbeach Spalding		
Description:	Erection of 285 dwellings including parking, public open space, drainage, infrastructure, landscaping, access, appearance, layout and scale (Phase 3) - outline approval H09-0521-14 and re-submission of H09-0845-22 and H09-1118-22 - Approved under H09-1044-23. Modification of Condition 7 to allow amendments to the wording		

South Holland District Council hereby give notice that permission has been GRANTED (or equivalent) subject to the following condition(s):

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans and/or documents:

H09-0432-25

- Application Form
- 137-LP-01 Rev C - Location Plan (Phase 3)
- 137-HPC-01 - Highway, Pedestrian & Cycle Access Routes
- 137-CMP-01 Rev C - Construction Management Plan

H09-0363-25

- 137-CMP-01 Rev C - Construction Management Plan
- 137-ERP-01 - Estate Road Phasing Plan
- AHL-1636-03-HW-001-Rev P2 - Section 278 General Arrangement
- AHL-1636-03-HW-002-Rev P6 - Section 38 General Arrangement
- AHL-1636-03-HW-07 - Section 278 Construction Details
- AHL-1636-03-HW-014-Rev P4 - Section 38-Area 1 - General Arrangement
- AHL-1636-03-HW-015-Rev P4 - Section 38-Area 2 - General Arrangement
- AHL-1636-03-HW-016-Rev P4 - Section 38- Area 3 - General Arrangement
- AHL-1636-03-HW-017-Rev P4 - Section 38-Area 4 - General Arrangement
- AHL-1636-03-HW-018-Rev P4 - Section 38-Area 5 - General Arrangement
- GTC-E-SS-0012_R2_1_1_of_1 - Pyramid Roof Detail - General Arrangement
- Open Market and Shared Ownership - Water Calculations
- Rented- Water Calculations

H09-1044-23

- Application Form
- Letter dated 24th November 2023 from Ashwood Homes
- 137-DG-013
- 137-DGH-019
- 137-DSG-014
- 137-QGH-017
- 137-QGH-021
- 137-SG-012
- 137-TSG3-015 Rev A
- A1120 AS-001
- A538(R) 001
- A575-V-DS-001
- A732(R)-001
- A902(R)-001
- AIRE-001
- BAIN-001
- BALMORAL-001
- ED-001
- GLEN-DS-001
- HUMBER-001
- HUNTINGDON-001
- LOCK-001
- MEDWAY-001
- MERE-001
- RIBBLE-V-001
- RUTLAND-V-DS-001
- Severn-V-001
- WARWICK-001
- WORCESTER-001
- Phase 1 Travel Plan by Inspire Design & Development for Ashwood Homes reference AH-1342-02-TP-01 dated March 2018
- Combined Phase I Desk Study & Phase II Exploratory Investigation for Ashwood Homes by GeoDyne Geotechnical Environmental Consultants Limited dated 21 June 2022
- Combined Phase I Desk Study & Phase II Exploratory Investigation for Ashwood Homes

by GeoDyne Geotechnical & Environmental Consultants Limited dated 7 July 2022

- Ecological Appraisal Holbeach Meadows by Allied Ecology reference 22035 - Ecological Appraisal vf - dated August 2022
- Ecological Appraisal Holbeach Meadows (Phase 3) reference 22035 - Ecological Appraisal - dated November 2022
- Phase I & II Geo-Environmental Investigation for Ashwood Homes by Geomatters reference GML16197 - dated November 2016
- Written Scheme of Investigation for Archaeological Excavation by APS Archaeological Project Services dated August 2018
- 137-SURV-001 Rev A
- Stamford-001-Rev A
- Ashwood Homes Holbeach Meadow Phase 3 (North) Landscape Schedules by Leflay Design dated January 2024
- Ashwood Homes Holbeach Meadow Phase 3 (South) Landscape Schedules by Leflay Design dated January 2024
- AH-HBM-35RL - Phase 3 South - Landscape Proposals - Sheet 1 of 2 - January 2024
- AH HBM-35RL - Phase 3 South - Landscape Proposals - Sheet 2 of 2 - January 2024
- AH-HBM3NRL - Phase 3 North - Landscape Proposals - Sheet 1 of 2
- AH-HBM3NRL - Phase 3 North - Landscape Proposals - Sheet 2 of 2
- Coronation-001-A
- 137-TSG4-020 Rev A
- 137-BT-22 Rev B
- 137-CSP-23 Rev B
- 137-HS-10 Rev B
- 137-SL-21 Rev B
- AHL-1636-06-PL-003 Rev P2
- Speed Survey (Fen Road)
- 137-SS-16
- 137-SS-15 Rev B
- 137-SS-101 Rev A
- 137-SS-100 Rev A
- 137-MSL-24 Rev C
- Covering Letter dated 4 July 2024 from Ashwood Homes
- 137-OSP-01 Rev A
- 137-CP-20 Rev C
- 137-MSL-14 Rev E
- 137-CSP-13 Rev E
- 137-BT-12 Rev E
- 137-SL-11 Rev E
- 137-LP-01 Rev C
- Transport Technical Note (Phase 3) by Inspire Design & Development reference AHL-1636-03-TS-001 Rev P5 - dated 17 July 2024
- Flood Risk Assessment and Drainage Strategy reference AHL-1636-03-FRA-001 rev P5: Holbeach Meadows Phase 3, prepared by Inspire Design & Development Ltd - dated 17 July 2024

Reason: For the avoidance of doubt and in the interests of proper planning.

2 The development hereby permitted shall be carried out in accordance with the measures set out in the Flood Risk Assessment ref: 'AHL-1636-03-FRA-01 rev P5 - Holbeach

Meadows Phase 3', dated 17 July 2024, prepared by Inspire Design & Development Ltd, as approved under reference H09-1044-23, and the following mitigation measures it details:

- Finished floor levels shall be set as shown on the drawings in Appendix B referenced 'AHL-1636-03-PL-003 Rev P2' and 'AHL-1636-03-PL-004 Rev P2':
- Finished floor levels shall be set no lower than 300mm above the existing ground level for dwellings situated in flood depth 0-0.25 metres.
- Finished floor levels shall be set no lower than 500mm above the existing ground level for dwellings situated in flood depth band 0.25-0.5 metres.
- Flood resilient construction shall be incorporated to a level of 300mm above the finished floor level as stated.

These mitigation measures shall be fully implemented prior to occupation of each plot and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: To reduce the risk of flooding to the proposed development and future occupants in accordance with Policy 4 of the South East Lincolnshire Local Plan, 2019.

This Condition is imposed in accordance with Policies 3 and 4 of the South East Lincolnshire Local Plan, 2019 and Section 14 of the National Planning Policy Framework, December 2024.

3 The landscaping and tree planting scheme shown on drawings:

- AH-HBM-35RL - Phase 3 South - Landscape Proposals - Sheet 1 of 2 - January 2024
- AH HBM-35RL - Phase 3 South - Landscape Proposals - Sheet 2 of 2 - January 2024
- AH-HBM3NRL - Phase 3 North - Landscape Proposals - Sheet 1 of 2
- AH-HBM3NRL - Phase 3 North - Landscape Proposals - Sheet 2 of 2

together with the Landscape Schedules:

- Ashwood Homes Holbeach Meadow Phase 3 (North) Landscape Schedules by Leflay Design dated January 2024
- Ashwood Homes Holbeach Meadow Phase 3 (South) Landscape Schedules by Leflay Design dated January 2024

as approved under reference H09-1044-23, shall be carried out and completed in its entirety during the first planting season following practical completion of Phase 3, as defined by this permission. All trees, shrubs and bushes shall be maintained by the owner or owners of the land on which they are situated for the period of five years beginning with the date of completion of the scheme and during that period all losses shall be made good as and when necessary.

Reason: To ensure that the development is adequately landscaped, in the interests of its visual amenity and that of the area in which it is set.

This Condition is imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019.

4 The development hereby permitted shall be undertaken in accordance with the Construction Management Plan and Method Statement details, as approved under reference H09-0363-25 and as shown on drawing no. 137-CMP-01 Rev: C.

Reason: In the interests of the safety and free passage of those using the adjacent public highway and to ensure that the permitted development is adequately drained without creating or increasing flood risk to land or property adjacent to, or downstream of, the permitted development during construction.

This Condition is imposed in accordance with Policies 2, 3, 4 and 36 of the South East Lincolnshire Local Plan, 2019.

5 Before any dwelling is occupied, all of that part of the estate road and associated footways that forms the junction with the main road, and which will be constructed within the limits of the existing highway, shall be laid out and constructed to finished surface levels in accordance with the details approved under reference H09-0363-25.

Reason: In the interests of safety, to avoid the creation of pedestrian trip hazards within the public highway from surfacing materials, manholes and gullies that may otherwise remain for an extended period at dissimilar, interim construction levels.

This Condition is imposed as a result of Policy 36 of the South East Lincolnshire Local Plan, 2019.

6 The permitted development shall be undertaken in accordance with the Estate Road Phasing and Completion Plan and details, as approved under reference H09-0133-25.

Reason: To ensure that a safe and suitable standard of vehicular and pedestrian access is provided for residents throughout the construction period of the development.

This Condition is imposed as a result of Policy 36 of the South East Lincolnshire Local Plan, 2019.

7 The frontage footways from the development site on to Fen Road with pedestrian crossing points and tactile paving, to connect the development to the existing footway network, in addition to the cycle route and the appropriate arrangements for the management of surface water run-off from the highway, as approved under reference H09-0363-25, shall be carried out prior to the occupation of plots 365 and 366, or prior to January 2028, whichever comes first.

Reason: To ensure the provision of safe and adequate pedestrian access to the permitted development, without increasing flood risk to the highway and adjacent land and property.

This Condition is imposed as a result of Policy 36 of the South East Lincolnshire Local Plan, 2019.

8 Notwithstanding the submitted details, any public art, materials, signage, utilities and any other street furniture as part of the public realm shall be carried out in accordance with the details as approved under reference H09-0363-25, and no other means shall be implemented without express consent from the Local Planning Authority.

Reason: To ensure that the Local Planning Authority retains control over the details associated with the public realm in the interests of the character and appearance of the development and the visual amenity of the area in which it is set.

This Condition is imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019.

- 9 The spine road and provision of the access to Fen Road shall be carried out in accordance with the details, timetable and programme of works, as approved under reference H09-0363-25.

Reason: To ensure that the Local Planning Authority retains control over the details associated with the spine road network.

This Condition is imposed in accordance with Policies 2, 3 and 36 of the South East Lincolnshire Local Plan, 2019.

- 10 Notwithstanding the provisions of Schedule 2, Part 1, Classes A, B & C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order or Statutory Instrument revoking and re-enacting that Order), other than those shown on the approved plans, no new windows, doors or rooflights shall be formed on the flank elevations of Plots 331, 343, 349, and 357.

Reason: In the interests of the amenity to nearby residents.

This Condition is imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019.

- 11 The water consumption of each dwelling hereby permitted should not exceed the requirement of 110 litres per person per day (as set out as the optional requirement in Part G of the Building Regulations 2010 and the South East Lincolnshire Local Plan, 2019). The person carrying out the work must inform the Building Control Body that this duty applies. A notice confirming the requirement for the water consumption has been met shall be submitted to the Building Control Body and Local Planning Authority, no later than five days after the completion of each individual dwelling.

Reason: To protect the quality and quantity of water resources available to the district.

This Condition is imposed in accordance with Policy 31 of the South East Lincolnshire Local Plan, 2019.

- 12 The development hereby permitted shall comprise 70 affordable properties within this specific phase (comprising 70 of the 140 affordable housing units), in accordance with the details hereby approved, as shown within under drawing ref: 137-SL-11 Rev: E and 137-SL-21 Rev: B.

The affordable housing shall be carried out in accordance with the tenure split and details detailed within these approved plans.

Reason: To ensure that the development provides policy compliant affordable housing, to ensure the Local Planning Authority retains control over the tenure split and for the avoidance of doubt.

This Condition is imposed in accordance with Policies 2, 3 and 18 of the South East Lincolnshire Local Plan, 2019.

- 13 Prior to the first occupation of each plot, the permitted development shall be undertaken in accordance with the surface water drainage scheme and strategy, as shown within the approved plans under this Decision Notice, and shall thereafter be so maintained.

Reason: To promote a sustainable water management regime and water quality control measures and to ensure that surface water run-off from the development will not adversely affect, by reason of flooding, the safety, amenity and commerce of the residents of this site.

This condition is imposed in accordance with Policy 4 of the South East Lincolnshire Local Plan, 2019 and in accordance with the provisions contained in the National Planning Policy Framework, December 2024.

- 14 No dwelling hereby permitted shall be occupied until the provision for a secure area for the storage of at least one bicycle has been provided, in accordance with the details outlined within the approved plans, with particular attention to drawing numbers: 137-CSP-13 Rev: E and 137-CSP-23 Rev: B.

Reason: To establish and promote cycling as an alternative and healthy form of transport and to deliver storage facilities for cycles within the site in the interests of promoting a sustainable urban extension.

This Condition is imposed in the interests of sustainability in order to promote modal split and a change in behavioural patterns in accordance with Policy 36 of South East Lincolnshire Local Plan, 2019 and in accordance with the provisions of the National Planning Policy Framework, December 2024.

- 15 Except where otherwise required by another condition, the development hereby permitted shall be carried out in accordance with the proposed site levels and the proposed floor levels of the buildings, hard surfaced areas and garden/amenity areas, as shown within the approved plans under this Decision Notice, and shall thereafter be so maintained.

Reason: To reduce the risk of flooding of the development. This issue is integral to the development and therefore full details need to be finalised prior to the commencement of works.

This Condition is imposed in accordance with Policy 4 of the South East Lincolnshire Local Plan, 2019 and Section 14 of the National Planning Policy Framework, December 2024.

- 16 Prior to the first occupation of each relevant dwelling hereby permitted, the development shall be carried out in strict accordance with the means of storage and disposal of refuse and recycling (inclusive of the collection points), in addition to the management and maintenance of this means, as approved under drawing ref: 137-SL-11 Rev: E and 137-SL-21 Rev: B.

This provision shall thereafter be retained.

Reason: To ensure that adequate facilities are made available for refuse storage and disposal to avoid pollution, to protect residential amenity, and in the interests of the appearance of the site and the area within which it is set. This issue is integral to the development and therefore full details need to be finalised prior to the commencement of works.

This Condition is imposed in accordance with Policies 2, 3 and 30 of the South East Lincolnshire Local Plan, 2019.

17 The materials of the external surfaces (including brickwork, finish, roof tiles and windows) of the development hereby permitted shall be carried out in accordance with the details outlined within the approved plans, with particular attention to drawing numbers: 137-MSL-14 Rev: E and 137-MSL-24 Rev: C.

Reason: In the interests of the architectural and visual integrity of the overall development and the visual amenity of the area in which it is set.

This Condition is imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019.

Notes:

The Local Planning Authority has acted positively and proactively in determining this application by assessing it against all material considerations, including national guidance, planning policies and representations that have been received during the public consultation exercise, and subsequently determining to grant planning permission.

This decision notice, the relevant accompanying report and the determined plans can be viewed online at <http://planning.sholland.gov.uk/OcellaWeb/planningSearch>

This application is subject to the Section 106 Agreement dated 29 November 2016, as varied by the Deeds of Variation dated 10 June 2019 and the 28 February 2024, and shall be in accordance with the application and details submitted under S106A of the Town and Country Planning Act 1990 and can only be implemented as a consequence of meeting the provisions of those Agreements and this application.

For information, 140 affordable housing units are required to be provided across the remaining phases of this development in total. For Phase 3, 70 affordable housing units are being provided in accordance with the details hereby approved. This leaves a balance of 70 affordable housing units to be provided across Phases 4 and 5.



Phil Norman
Assistant Director - Planning and Strategic Infrastructure
South Holland District Council

BUILDING REGULATIONS:

This decision refers only to planning permission as granted under the Town and Country Planning Act 1990. The works that you are proposing may also require Building Regulations and this planning permission does not give authority under Building Regulations to commence work. Please contact the Building Control section for further information on 01775 764557 or bcadmin@sholland.gov.uk

RIGHTS OF APPEAL

Appeals to the Secretary of State

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or grant consent subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990 or Section 20 of the Planning (Listed Building and Conservation Areas) Act 1990.

Timescales for appealing

The deadlines for appeals are calculated from the **date of decision** and are as follows for the types of applications below:

12 Weeks	6 Months	8 Weeks
Householder Applications	Planning Permission	Consent to Display Adverts
Minor Commercial Development	Listed Building Consent	
Agricultural Determinations	Other Prior Approval Applications	
Householder Prior Approval Applications		

<https://www.gov.uk/appeal-householder-planning-decision>

<https://www.gov.uk/appeal-planning-decision>

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

Enforcement Notices

If an enforcement notice was served prior to the planning application being determined then the deadline for appealing is 28 days from the date of the **planning refusal**.

If an enforcement notice is served after the planning application is determined then the deadline for appealing is 28 days from the date of the **enforcement notice OR the timescales stated above for each application type** from the date of the planning refusal - whichever is sooner.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in

giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under the order.

Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grant it subject to conditions the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of the Part VI of the Town and Country Planning Act 1990 or Section 32 of the Planning (Listed Building and Conservation Areas) Act 1990.

Compensation

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.

These circumstances are set out in Section 114 and related provisions of the Town and Country Planning Act 1990 and Section 27 of the Planning (Listed Building and Conservation Areas) Act 1990.