



YOUR HOME - OUR VISION

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Monday, 27 September 2021
FAO Polly Harris-Gorf
Planning Department
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE

H09-0784-21 – LAND OFF FEN ROAD, HOLBEACH, SPALDING. RESPONSE TO CONSULTEE COMMENTS.

Dear Polly,

Please find attached planning amendment form and revised site layout drawings to cover the amendments requested to the layout.

- 127 - SL.01 - REV.D - SITE LAYOUT
- 127 - SL.02 - REV.E - COLOURED SITE LAYOUT
- 127 - MSL.01 - REV.C - MATERIALS SCHEDULE LAYOUT
- 127 - BT.01 - REV.C - BOUNDARY TREATMENT

We have orientated plots to overlook the central public open space with the edges flared and opened to offer a better sense of space and enhanced views. Rear gates are shown on the boundary treatment plan for direct access to the public open space from the adjoining plots. Additional landscaping is also proposed to this area to further soften and protect any overlooking.

The site layout also highlights the carrying distance for the private drive to the south with the refuse collection point moved to suit.

Please find below response to consultee comments on the planning application, H09-0784-21, Land Off Fen Road, Holbeach, Spalding.

PARISH COUNCIL COMMENTS – RECEIVED 24/08/21

S106 Contributions may be payable under an agreed S106 at the request of the NHS / Local Education Authority.

The Flood Risk Assessment has been revised further to comments received from the Environment Agency and the LLFA.

ENVIRONMENT AGENCY COMMENTS – RECEIVED 05/08/21

Further to the comments received, an amended Flood Risk Assessment, reference MA11419/FRA/R02 and dated 16-August 2021 accompanies this letter and responds in full to the comments raised.

Following the Environment Agency consultation response letter (ref:AN/2021/132123/01-L01) dated 05 August 2021 a revised Flood Risk Assessment (FRA) has been produced to cover the objection from the Environment Agency and the revisions are summarised below;

The FRA has been amended in section 3 to stipulate that according to the EA the site is within 'low hazard' and 'danger for some' hazard categories and an update on the SFRA standing advice requirements that the minimum finished floor levels within 'danger for some' areas are to be 500mm above existing site levels and 300mm resilient construction.

Chapter 7, paragraph 7.1.3 has been amended to confirm that all proposed finished floor levels are greater than 500mm above existing site levels. Paragraph 7.1.4 and section 7.2 confirm the flood resilient measures to be applied.

The above FRA amendments cover the objection by the Environment Agency.

SOUTH HOLLAND IDB COMMENTS – RECEIVED 23/08/21

Refer to letter dated 16th August 2021 from Millward Consulting Engineers in response to comments made.

Floor levels will be raised in accordance with the flood levels stipulated from the flood mapping, which on this development are 0.5m above Existing Ground Level.

ANGLIAN WATER COMMENTS – RECEIVED 05/08/21

Pre-planning advice was sought from Anglian Water on this scheme and is summarised below.

1. Existing AW Potable water main on site. We have consulted with Anglian Water on the water main and agreed a min. easement of 9m overall, 4.5m either side of the pipe. This is accommodated within the layout.
2. Foul water – the existing AWS network has capacity for the flows and we have consulted with Anglian Water on this to confirm the point of connection utilising a pumped outfall to connect within Fen Road phase 1, and ultimately discharge by gravity into the existing foul water network in Fen Road. A section 104 agreement will be made through the design stage for the on-site sewers and a section 106 agreement for the point of connection into the public sewer.
3. Surface Water – this is to the IDB maintained Holbeach River and IDB consent has been requested. Anglian Water will ultimately adopt the filter drain pipework under a Section 104 agreement which will be made through the design stage.

LINCOLNSHIRE POLICE COMMENTS – RECEIVED 30/07/21

The layout has been amended to address the comments raised. Plots have been orientated to face the central public open space and to ensure overlooking and natural surveillance of all open space. All fencing proposed is 1.8m height and any proposed landscaping is provided to avoid areas of concealment.

LCC EDUCATION COMMENTS – RECEIVED 02/09/21

We note the contribution request of £173,660.00 to be formalised under the Section 106 agreement.

SHDC HOUSING STRATEGY OFFICER COMMENTS – RECEIVED 12/08/21

As per the comments raised, housing mix and percentage of affordable was agreed at pre-planning advice stage and has remained on the plans.

We have also ensured that, as a minimum, we are achieving 85% Nationally Described Space Standards through the house types proposed.

SHDC HISTORIC ENVIRONMENT OFFICER COMMENTS – RECEIVED 12/08/21

Further to the comments raised, we have instructed APS Archaeology to undertake a Written Scheme of Investigation, Trial Trenching and Production of Post-Excavation Report. Due to the timescales on this, we would ask if this could be conditioned as part of the planning approval.

SHDC ENVIRONMENTAL PROTECTION OFFICER COMMENTS – RECEIVED 24/08/21

We note the comments and welcome the proposed planning condition in respect of contamination on site.

LCC HIGHWAY COMMENTS – RECEIVED 19/08/21

Further to the comments raised in respect of requesting additional information, please find accompanying this letter the following drawings: -

- 127 - S38 - 01 REV.B - S38 ADOPTABLE AREAS
- 127 - S38 - 02 - REV.B - EXCEEDANCE PLAN
- 127 - S38 - 03 - REV.B - FINISHED FLOOR LEVELS
- 127 - CMP - 01 - CONSTRUCTION MANAGEMENT PLAN
- CONSTRUCTION METHOD STATEMENT

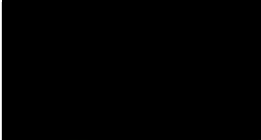
NHS COMMENTS – RECEIVED 20/08/21

We note the contribution request of £25,080.00 to be formalised under the Section 106 agreement.

LINCOLNSHIRE WILDLIFE TRUST

The layout has been altered to show the retention of boundary hedging and also to incorporate additional landscaping to the public open spaces where possible. A full landscape strategy will be developed as part of the development and we would ask that this is conditioned as part of the planning approval.

Yours sincerely



Adam Jagger BSc(Hons) MCIOB

Architectural & Technical Manager