Tuesday, 8th November 2022
FAO Maxine Simmons
South Holland District Council
Planning Department
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

H09-0845-22 - Land to West of Fen Road & Tudor Way Holbeach Spalding. Erection of 100 dwellings with associated parking, roads and drainage. Response to Consultee Comments.

Dear Maxine,

Further to the receipt of consultee comments on the above full planning application at Holbeach Meadows, we respond in turn to each comment. An amendment form and accompanying plans are attached in support of the below comments and these are referenced herein.

HOLBEACH PARISH COUNCIL COMMENTS – Dated 14/10/22

We refer to the Transport Technical Note submitted as part of the planning application. The junction has been shown to operate safely and trip rates are lower than that envisaged during the outline planning application. LCC Highways have also raised no objection to the planning application but have raised comments on connectivity to Fen Road which we have addressed within these comments further on.

Revised document submitted: -

- AHL-1636-06-TS-001 P1 - Transport Technical Note (correction: removal of paragraph 2.8 from the previously submitted version of this document)

COUNCILLOR BIGGADIKE COMMENTS – Dated 02/10/22 and 09/10/22

We have liaised with Anglian Water and refer to the specific comments further on in this response to Anglian Water direct. We can confirm through dialogue with them that the gravity connection into Fen Road is acceptable to Anglian Water and have provided evidence of this.

COUNCILLOR CARTER COMMENTS – Dated 25/10/22

We refer to the LCC comments on this application. Fen Road is an existing 30 mph road and under the outline application, it has always been envisaged to access the wider site from both Fen Road and Hall Gate. Without connection via Tudor Way to Fen Road, this part of the site would become a very large cul-de-sac.

With respect to lack of privacy, all plots have been suitably offset from existing buildings and a landscape buffer which will be maintained by the Management Company is proposed along these boundaries.

ENVIRONMENT AGENCY COMMENTS – Dated 10/10/22

We agree with the proposed planning condition in relation to the finished floor levels and flood resilient construction, as set out in the submitted flood risk assessment.

JOHN HAYES COMMENTS – Dated 21/10/22

We refer to the outline planning permission for the overall site of 900 dwellings, reference H09-0521-14, and that the site falls under Policy 11 of the South East Lincolnshire Local Plan. The development is a fully affordable scheme aimed at meeting the housing demands of the local area.

With reference to comments on Highway Safety, we refer to the LCC Highways comments and our response below.

INTERNAL DRAINAGE BOARD COMMENTS – Dated 13/10/22

We have met with the Drainage Board on the overall site and have submitted applications for Land Drainage Consent. We ask that the final consent be conditioned as part of any planning permission, when detailed drainage design can be completed.

ANGLIAN WATER COMMENTS – Dated 01/10/22

We undertook prior consultation with Anglian Water and received a response form them dated 27th June 2022. This confirmed that the drainage network in Fen Road had capacity for the flows from the proposed development by gravity. We have questioned Anglian Water's further comments with them and attach their response dated 25th October that they will honour this connection. We nevertheless have updated our Flood Risk Assessment and Drainage Strategy to answer the comments raised.

Revised documents submitted: -

- AHL-1636-06-FRA-001 P3 - Flood Risk Assessment and Drainage Strategy
- AHL-1636-06-DR-001-P3 - Drainage Strategy
- Anglian Water response dated 25/10/2022

LCC EDUCATION COMMENTS – Dated 30/09/22

We understand that S106 contributions are part of the wider S106 as agreed at outline planning consent H09-0521-14 and should not therefore be double counted. Our Planning Consultant, Waller Planning will shortly be submitting an application to vary the existing s106 and will address this issue within the application.

NHS LINCOLNSHIRE COMMENTS – Dated 03/10/22

We understand that S106 contributions are part of the wider S106 as agreed at outline planning consent H09-0521-14 and should not therefore be double counted. Our Planning Consultant, Waller Planning will shortly be submitting an application to vary the existing s106 and will address this issue within the application.

LINCOLNSHIRE WILDLIFE COMMENTS – Dated 19/10/22

We refer to comments provided by Allied Ecology in response to these comments dated 21st October and attached to this letter.

We refer the Wildlife Trust to the Biodiversity Net Gain Assessment submitted as part of the planning application.

Revised documents submitted: -

- AH – Landscape Schedules
- AH – Landscape Maintenance Schedule
- Ecology Response – Allied Ecology Dated 21/10/2022
- 8008-MCCP-01 – Management Company Conveyance Plan

IAN MARSHMAN – HISTORIC ENVIRONMENT OFFICER COMMENTS – Dated 19/10/22

We can confirm that on-site archaeological trenching including strip, map and sample excavation is on-going by APS Archaeology. We ask that this be conditioned as part of any planning permission.

GREG WATKINSON – CONSERVATION OFFICER COMMENTS – Dated 19/10/22

We note the comments and that the Grade II Listed Manor Farmhouse does not impact on this application.

STEVE BRANSON COMMENTS – Dated 27/10/22

Please refer to attached construction management plan as requested.

Revised document submitted: -

- 8008-CMP-01 Construction Management Plan
- AHL-1636-06-DR-030 - Temporary Surface Water Management Plan

LINCOLNSHIRE COUNTY COUNCIL HIGHWAY COMMENTS – Dated 31/10/22

We respond in turn to each of the comments raised: -

HIGHWAYS

1 and 3 – Cyclepath and Connectivity - Please refer to the masterplan for connectivity between the Holbeach Meadows phases and continuation of the 3m cyclepath / footpath from Hall Gate to Fen Road.

2 – Offsite Improvements - As requested, please refer to drawing AHL-1636-06-HW-002 P1 for offsite works to Fen Road in the creation of 2 No. Tactile crossings to link to the existing footways. Any additional footpath works would impact on existing driveway and private boundaries as there is insufficient width on the West side of Fen Road. We also note the previously approved cycle / footpath link on the Hallgate side of the site and have applied the same principle for this application, with a road crossing point to the existing footpath.

4 – Swept path analysis – Refer to drawing AHL-1636-06-PL-001 for swept path and visibility

5 – Tree Pits – Please refer to landscape drawings attached to this response.

6 – Crossing of Filter Strips – Please refer to engineering and planning drawings showing this has been considered.

7 – Carriageway Dimensions – Please refer to planning layout 8008-PL-01 B and engineering layout AHL-1636-06-PL-001 for dimensions.

8 – Cycle Storage – Please refer to submitted drawing 8008-CSP-01 Rev A Cycle Storage Plan submitted as part of the original planning submission and re-submitted now at RevB with this letter.

9 – Construction Management Plan – please refer to drawing 8008-CMP-01 for proposed construction management plan and drawing AHL-1636-06-DR-030 for proposed Surface Water Management Plan

10 – S38 Adopted Area – Please refer to drawing AHL-1636-06-PL-001 P1 for proposed Section 38 areas

DRAINAGE

1 – Surface Water Strategy - Refer to drawing AHL-1636-06-DR-001 P3 for filter strip locations

2 – Drainage Runs - The pedestrian desire line from the existing footway on Fen Road south of Tudor Way will bring pedestrians into the site on the south side of the road

3 – Flood Exceedance Plan – Please refer to drawing AHL-1636-06-DR-011 for flood routing plan.

4 – Discharge and Adoption Agreements – We trust this will be a condition of any planning permission as we will need planning permission to finalise technical approvals from LCC, Anglian Water and The IDB.

5 – Attenuation Basin - Refer to drawing AHL-1636-06-DR-029 for basin details

6 – Infiltration Assessments – The ground conditions with the water table depth do not promote soakaways, hence the lack of infiltration assessments. We will not be undertaking BRE testing as the surface water design is as per the Drainage Strategy, with connection in line with SUDs principles to the IDB watercourse. Information on ground water levels is included in the submitted ground investigation report by Geodyne.

Revised document submitted: -

- AHL-1636-06-HW-002 P1 - kerbing and surfacing layout
- AHL-1636-06-PL-001 P1 - swept path and visibility
- AH-HM-8008-LA1 sheet 1, 2 and 3 for landscaping layouts
- AHL-1636-06-PL-001 P1 – dimensions
- AHL-1636-06-DR-011 - flood routing plan.
- AHL-1636-06-DR-029 - basin details
- 8008-CMP-01 – Construction Management Plan
- 8008-CP-01 – Context Plan
- 8008-MCCP-01 – Management Company Conveyance Plan
- AHL-1636-06-DR-030 - Temporary Surface Water Management Plan
- AHL 1636-06-MP-001 - SuDs Maintenance Plan

Yours sincerely

Adam Jagger BSc(Hons) MCIOB
Technical Director