



YOUR HOME - OUR VISION

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

18th March 2024

Dear Sir / Madam,

RESERVED MATTERS PLANNING APPLICATION, REFERENCE H09-1044-23, 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.

Please find attached amendment form and updated documents in relation to the above Reserved Matters Planning Application, reference H09-1044-23.

We have submitted this amendment pack in response to consultee comments that are available on the portal and feedback from the planning officer. Please confirm that no other consultee comments exist that we should review at this time, and confirm you are satisfied with our responses before re-consultation (we are mindful of the planning regulation amendments with respect to acceptance of changes.)

Holbeach Parish Council Comments – Dated 18-12-23

The density for the RM northern phase is 28.2 plots per Hectare and for the RM southern phase is 23.5 plots per Hectare. Access off Tudor Way has been discussed and agreed with LCC highways – a S278 scheme has been agreed which is detailed on drawing AHL-1636-06-PL-003-P1 - Section 278 Minor Works - General Arrangement.

Environment Agency Comments – Dated 01-12-23

No comments raised.

Internal Drainage Board Comments – Dated 20-12-23

We have made application to the IDB for the discharge consent and works within 9m of the Boards watercourse as stipulated. We have also met with the IDB on the 1st March in relation to the overall drainage strategy and agreed an amendment to the strategy which is detailed within AHL-1636-03-FRA-001 P2 - Phase 3 Flood Risk Assessment. The overall site drainage strategy is also contained within AHL-1636-01-FRA-001 P3 - Flood Risk Assessment and Drainage Strategy.

Anglian Water Comments – Dated 19-12-23

We note the comments raised and a Section 104 application would be submitted at the relevant time.

Lincolnshire Police Comments – Dated 01-12-23

We note the comments raised and these have been incorporated into the layout as far as is reasonably practicable.

Active Travel England Comments – Dated 07-12-23

We note the comments raised. The layout has been designed in accordance with the Lincolnshire County Council highways specification and design guide.

Sport England Comments – Dated 21-12-23

We note the comments raised which relate to the outline planning application, already approved.

SHDC Environmental Protection Comments – Dated 28-12-23

No comments raised.

LCC Education Comments – Dated 07-12-23

We trust these comments have been addressed as the S106 Deed of Variation has now been signed.

LLFA, IDB and planning meeting – Dated 23-01-24

Layout amended to suit LLFA comments as detailed below

- Frontage parking to cyclepath – we have split parking to plots 367-374 and 377-391 as well as 397-402 to include more side parking and green frontage to break up the streetscene along here.
- Cyclepath guidance – we already have bollards noted to the cyclepath near to plot 366 and to Fen Road further to comments raised on the withdrawn application ref H09-0845-22.
- Narrowing of roadway near to plots 502-503.

The above was agreed in principal by the LLFA in response dated 01-02-24.

LLFA Comments, Email Dated 01-02-24

Further changes to the layout have been provided in relation to the footpath near plots 455-456 as well as to plots 397-402 to reduce the parking onto the shared cyclepath.

Planning Officer Comments, Email Dated 31-01-24 and 28/02/24

Layout amended to suit planning officer comments as detailed below

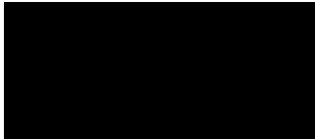
- Garden sizes – we have noted dimensions on the layouts and made some tweaks where necessary to ensure a 8m garden dimension generally. We would prefer to remove these dimensions on the formal submission.
- Housetype schedule – ref attached 137-HS-10 rev B which also states the affordable mix to be provided.
- Shared triple garage 4 – this has been amended to better reflect the other garages.
- Coronation and Stamford – we will add flank windows to the side elevations on these plots which generally face onto their parking. This will be reflected on revised design sheets to be issued when we do the formal submission.
- Plots 349 and 357 rotated and garden fencing moved away from Fen Road plots to create a larger landscape buffer. Sections added to this boundary on drawing 137-SS-15 Rev A Site Sections.

Amended Documents

The following details the documents submitted with this amendment pack,

137-BT-12 Rev B	Supersedes 137-BT-12 Rev A
137-BT-22 Rev A	Supersedes 137-BT-22
137-CSP-13 Rev B	Supersedes 137-CSP-13 Rev A
137-CSP-23 Rev A	Supersedes 137-CSP-23
137-HS-10 Rev A	Supersedes 137-HS-10
137-MSL-14 Rev B	Supersedes 137-MSL-14 Rev A
137-MSL-24 Rev A	Supersedes 137-MSL-24 Rev
137-SL-11 Rev B	Supersedes 137-SL-11 Rev A
137-SL-21 Rev A	Supersedes 137-SL-21
137-SS-15 Rev A	Supersedes 137-SS-15
AH-HBM3 South Sheet 1 of 2	Supersedes AH-HM3-LA1 Sheet 1 of 2
AH-HBM3 South Sheet 2 of 2	Supersedes AH-HM3-LA1 Sheet 2 of 2
AH-HBM3North - Sheet 1 of 2	Supersedes AH-137-LA-01 Sheet 1 of 2
AH-HBM3North - Sheet 2 of 2	Supersedes AH-137-LA-01 Sheet 2 of 2
Landscape Schedules (North)	New document
Landscape Schedules (South)	New document
AHL-1636-01-FRA-001 P3	New document
AHL-1636-03-FRA-001 P2	Supersedes AHL-1636-03-FRA-001
AHL-1636-03-TS-001 P2	Supersedes AH-1342-02-TP-01
AHL-1636-06-PL-003-P1	New document
Coronation-001- Rev A	Supersedes Coronation-001
Stamford-001-Rev A	Supersedes Stamford-001

Yours Faithfully



Signed of behalf of Ashwood Homes Ltd