



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

YOUR HOME - OUR VISION

Tel: 01406 490590
Email: info@ashwoodhomes.co
Website: www.ashwoodhomes.co

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

4th July 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.

Further to the committee meeting on 12th June 2024 and our subsequent discussions, we have carefully considered the comments raised and propose the following scheme amendments:

1. In order to secure support for the application and to remove any perceived grounds for refusal in respect to the proposed access via Tudor Way, we have removed this from the application.
2. We have engaged further with LCC Highways to facilitate speed monitoring of Fen Road in the proximity of the proposed pedestrian / cycle link in the north eastern corner of the site. LCC Highways maintain that the pedestrian crossing point is required in this location. We have submitted an updated drawing to demonstrate the visibility distances that LCC use to verify the position of this crossing point. We have also included the recent speed data for reference, which confirms average speeds lower than the 30mph limit.
3. In order to clarify the provision of Public Open Space, areas for play and play equipment we have produced an Open Space Plan to give a visual overview of the entire site area. As you know, open space provision and ongoing maintenance was considered at outline consent stage and is conditioned as a minimum of 14% of the site area. Our Open Space Plan shows the total areas provided or to be provided which exceed the outline requirements by some margin. With reference to members comments on larger areas available for play and our discussions with you, we have indicated a further large area in the central part of the site. Future phases of development will of course be subject to further reserved matters applications which will formalise public open space provision as the development progresses.
4. To address concerns over the position of plot 442 and its proximity to the SUDs attenuation basin, we have provided a further section to show the gently sloping sides of this feature and the fencing which separates it from plot 442. As you know, the attenuation basins are 'off line' and will only hold water temporarily during extreme weather events.
5. To address the query on the landscaping buffer to the eastern boundary with Fen Road, we have reviewed the position of plots / garden boundaries and annotated this buffer as a minimum 10m width in accordance with previous approvals.

Please find attached amendment form and updated documents as below:

Previous Document	Supersede / Withdraw / New	New Document	Drawing / Document Ref
137 LP 01 Rev A	Supersede	137 LP 01 Rev B	Location Plan
137 SL 11 Rev C	Supersede	137 SL 11 – Rev D	Site Layout – Northern Site
137 BT 12 Rev C	Supersede	137 BT 12 – Rev D	Boundary Treatment – Northern Site
137 CSP 13 Rev C	Supersede	137 CSP 13 – Rev D	Cycle Storage Plan – Northern Site
137 MSL 14 Rev C	Supersede	137 MSL 14 – Rev D	Material Schedule – Northern Site
137 SS 15 Rev A	Supersede	137 SS 15 – Rev B	Site Sections Sheet 1 – Northern Site
	New	137 SS 16	Site Sections Sheet 2 – Northern Site
137 CP 20	Supersede	137 CP 20 Rev B	Context Plan
137 SL 21 Rev C	Supersede	137 SL 21 Rev B	Site Layout – Southern Site
137 MSL 24 Rev B	Supersede	137 MSL 24 Rev C	Material Schedule – Southern Site
	New	137 OSP 01	Open Space Plan Holbeach Meadows
	New	137 SS 100 Rev A	Street Scene – Northern Site
	New	137 SS 101 Rev A	Street Scene – Southern Site
AHL 1636 03 FRA 001 P2	Supersede	AHL 1636 03 FRA 001 P3	Phase 3 FRA and Drainage Strategy
AHL 1636 03 TS 001 P2	Supersede	AHL 1636 03 TS 001 P3	Phase 3 Transport Statement
AHL 1636 06 PL 003 P1	Supersede	AHL 1636 06 PL 003 P2	S278 Minor Works – General Arrangement
	New	Fen Road B1168	Lincs Lab – Speed Survey Fen Road June 24

Yours Faithfully



Ashwood Homes Ltd