

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

Council Offices  
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Lincolnshire  
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## TOWN AND COUNTRY PLANNING ACT 1990 RESERVED MATTERS

**Reference:** H09-1044-23 **Date of Decision:** 9th September 2024  
**Applicant:** Ashwood Homes Ltd  
1 Goodison Road  
Lincs Gateway Business Park  
Spalding  
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

**South Holland District Council hereby give notice that APPROVAL HAS BEEN GRANTED for the details submitted under the terms of the outline permission, subject to any condition(s) set out below:**

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

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 dated 17 July 2024, ref: 'AHL-1636-03-FRA-01 rev P5 - Holbeach Meadows Phase 3', prepared by Inspire Design & Development Ltd 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 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 2023.

- 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

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 a Construction Management Plan and Method Statement that shall first be approved in writing by the Local Planning Authority. The Plan and Statement shall indicate measures to mitigate the adverse impacts of vehicle activity and the means to manage the drainage of the site during the construction stage of the permitted development. It shall include:

- the phasing of the development to include access construction;
- the on-site parking of all vehicles of site operatives and visitors;
- the on-site loading and unloading of all plant and materials;
- the on-site storage of all plant and materials used in constructing the development;
- wheel washing facilities;
- the routes of construction traffic to and from the site including any off-site routes for the disposal of excavated material and;
- strategy stating how surface water run off on and from the development will be managed during construction and protection measures for any sustainable drainage features.

This should include drawing(s) showing how the drainage systems (temporary or permanent) connect to an outfall (temporary or permanent) during construction.

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 details to be submitted to, and approved in writing by, the Local Planning Authority.

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 an Estate Road Phasing and Completion Plan, which shall first be approved in writing by the Local Planning Authority. The Plan shall set out how the construction of the development will be phased and standards to which the estate roads on each phase will be completed during the construction period of the development.

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 development hereby permitted shall not be occupied before 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, has been provided in accordance with details that shall first have been submitted to, and approved in writing by, the Local Planning Authority. The works shall also include appropriate arrangements for the management of surface water run-off from the highway.

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, prior to its installation, details of public art, materials, signage, utilities and any other street furniture as part of the public realm shall be submitted to and approved by 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 Notwithstanding the submitted details, prior to first occupation, a timetable and programme of works associated with the completion of the spine road and provision of the access to Fen Road shall be submitted to and approved by the Local Planning Authority.

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 Other than those shown on the approved plans, no new windows, doors or rooflights 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.

#### 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 by identifying matters of concern within the application and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal.

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.

#### Information from LCC Historic Environment

Post excavation work including the final report, the publication report and deposition of the site archive will need to be completed in full before condition 38 from the outline application H09-0521 can be discharged. Condition 38 was worded as follows:

"38. A copy of the final report required in connection with Condition 36 above shall be submitted within three months of the work being carried out to the Local Planning

Authority and the Lincolnshire Historic Environment Record. The material and paper archive required as part of the written scheme of investigation shall be deposited with an appropriate archive in accordance with guidelines published in The Lincolnshire Archaeological Handbook.

Reason: To ensure satisfactory arrangements are made for the recording of possible archaeological remains in accordance with national guidance contained in Section 12 of the National Planning Policy Framework, 2012"

#### Information from Fire and Rescue

I. Access to buildings for fire appliances and fire fighters must meet with the requirements specified in Building Regulations 2010 (As Amended), Part B5. These requirements may be satisfied with other equivalent standards relating to access for firefighting, in which case those standards should be quoted in correspondence.

II. Lincolnshire Fire and Rescue also requires a minimum carrying capacity for hard standing for pumping appliances of 18 tonnes, not 12.5 tonnes as detailed in the Building Regulations 2010, (As Amended), Part B5. This weight limit would also apply to any private/shared access roads in order to achieve the above item.

III. Lincolnshire Fire and Rescue recommends the installation of fire hydrant(s) in accordance with the Building Regulations 2010 (As Amended) Part B5 "Provision of private hydrants" in respect of this planning application to be provided at the developer's expense as an integral part of the water mains scheme to support the long term fire safety of residents. Developers completing their applications to Anglian Water Services for a new water mains scheme shall inform the water undertakers that fire hydrant(s) are required by the Fire Service. All fire hydrants should conform to BS750-2012 and BS9990: 2015. Further guidance is also provided in BS9999:2017 Section 22 'Water supplies for fire and rescue service use'.

Acceptance testing will be carried out by a Hydrant Inspector on completion. Following adoption, the Fire Service will be responsible for the ongoing maintenance and repairs for the lifetime of the fire hydrant(s). The Hydrant Inspector will fix a standard yellow "H" hydrant marker plate nearby.



**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](mailto: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@planning-inspectorate.gov.uk](mailto:inquiryappeals@planning-inspectorate.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.