



Application for Approval of Reserved Matters following Outline Approval

Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Phase 3 of the Holbeach Meadows site

Applicant Details

Name/Company

Title

Mr

First name

Adam

Surname

Jagger

Company Name

Ashley King Developments Ltd

Address

Address line 1

1 Goodison Road,

Address line 2

Lincs Gateway Business Park

Address line 3

Town/City

Spalding

County

Lincolnshire

Country

United Kingdom

Postcode

PE12 6FY

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Development Description

Please indicate all those reserved matters for which approval is being sought:

- ☒ Access
- ☒ Appearance
- ☒ Landscaping
- ☒ Layout
- ☒ Scale

Please provide a description of the approved development as shown on the decision letter

Residential development of up to 900 dwellings, with access off Hall Gate and Fen Road, including public open space, drainage, infrastructure, landscaping, including demolition of two dwellings and agricultural buildings (but not listed Manor Farm and adjacent outbuildings)

Reference number

H09-0521-14

Date of decision (date must be pre-application submission)

07/12/2016

Please provide a description of the reserved matters for which you are seeking consent. Please state if the outline planning application was an environment impact assessment application and, if so, confirm that an environmental statement was submitted to the planning authority at that time

Phase 3 Reserved Matters application for 170 plots total including parking, public open space, drainage, infrastructure and landscaping.

Has the work already started?

- ☐ Yes
- ☒ No

Supporting Information

Please provide the following information

Please list all relevant drawings, including reference numbers, that were approved as part of the original decision.

Dwg nos. 7884 019 (Location Plan); 7884 022A (Indicative Density Diagram); 7884 024A (Indicative Character Areas); 7884-025A (Indicative Open Space and Drainage Strategy); 7884 026A (Indicative Movement Framework); 7884 027A (Indicative Building Heights); 7884 029 (Proposed Building Demolition and Retention); 7884 030 (Site Layout Education Option); 7884 017 (Topographical Survey); Design and Access Statement prepared by rg+p Ltd June 2014 ; Biodiversity Survey and Report; Flood Risk Assessment 13401 Rev A June 2014;; Archaeological Desk Based Assessment APS Report No. 50/14 May 2014; Geophysical Survey APS report No. 69/14 June 2014; Geo-Environmental Desk Study prepared by Jomas Associated Ltd June 2014; Landscape and Visual Assessment prepared by rg+p Ltd June 2014; Transport Assessment prepared by bps Consulting June 2014; Transport Assessment Addendum 01 prepared by bps Consulting March 2015; Transport Addendum 02 prepared by bps Consulting March 2015 ; Travel Plan prepared by bps Consulting March 2015; Ecological Appraisal and Impact Assessment prepared by Scarborough Nixon Associates May 2014; Archaeological Evaluation APS Report No. 4/16 August 2016.

Please list all drawing numbers submitted with this application for approval

137-LP-01 - Location Plan
 137-SL-01 - Planning Layout Northern Site
 137-SL-02 - Planning Layout Southern Site
 137-BT-01 - Boundary Treatment Northern Site
 137-BT-02 - Boundary Treatment Southern Site
 137-CSP-01 - Cycle Storage Plan Northern Site
 137-CSP-02 - Cycle Storage Plan Southern Site
 137-PV-01 - PV Roof Layout Northern Site
 137-PV-02 - PV Roof Layout Southern Site
 137-MSL-01 - Material Schedule Northern Site
 137-MSL-02 - Material Schedule Southern Site
 137-MCCP-01 - Management Company Conveyance Plan Northern Site
 137-MCCP-02 - Management Company Conveyance Plan Southern Site
 Aire Semi - Design Sheet
 Bain - Design Sheet
 Balmoral - Design Sheet
 Balmoral - Design Sheet 2
 Clyde Semi - Design Sheet
 Coronation - Design Sheet
 Dee Semi - Design Sheet
 Lock - Design Sheet
 Mere - Design Sheet
 Ribble-V - Design Sheet
 Rutland - Design Sheet
 Severn - Design Sheet
 Severn - Design Sheet 2
 Single Garage - Design Sheet
 Double Garage - Design Sheet
 Double Shared Garage - Design Sheet
 AH-137-LA-01 Sheet 1 of 2 - Northern Site Landscaping Sheet 1
 AH-137-LA-01 Sheet 2 of 2 - Northern Site Landscaping Sheet 2
 AH-HM3-LA1 Sheet 1 of 2 - Southern Site Landscaping Sheet 1
 AH-HM3-LA1 Sheet 2 of 2 - Southern Site Landscaping Sheet 2
 Ashwood Homes 1 Holbeach meadows Phase3 (south)
 Ashwood Homes Holbeach Meadows ph3 (North)
 4 HBHG18 WSI plan v2 August 2018 - Archaeology WSI
 1342- Hall Gate Holbeach Ph1 Travel Plan - First Issue - with Appendices
 22035 Ecological Appraisal Phase 3
 AHL-1636-01-FRA-001 P1-Holbeach Meadows FRA and Drainage Strategy
 AHL-1636-03-FRA-001-Phase 3 FRA and Drainage Strategy
 AHL-1636-03-TS-001-Transport Statement
 D42030A Combined Phase I And II Report No Appendices
 D42030B Combined Phase I And II Report No Appendices
 GML16197 Phase I And II Holbeach Meadows No Appendices

If applicable, please state the reasons for any changes to the original drawings

Flood Risk Assessment 13401 Rev A June 2014 to AHL-1636-01-FRA-001 P1-Holbeach Meadows FRA and Drainage Strategy - site wide
 FRA brought up to date with Local Plan and current guidance

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
☒ No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
☒ No

Declaration

I / We hereby apply for Approval of reserved matters as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Adam Jagger

Date

10/11/2022