

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H09-1131-18 **Applicant:** Ashwood Homes

Proposal: Access, appearance, landscaping, layout and scale for highways infrastructure, new link road, roundabout, junctions and modifications to Hall Gate and Fen Road (Phase 1A), and two phases of residential development totalling 330 dwellings (Phases 1B & 2). Development Brief and Masterplan for phased development of remainder of site - approved under H09-0331-17. Amendments to site layout, plots and house types.

Location: Holbeach Meadows Land South Of Hall Gate Manor Farm, Fen Road

Terminal Date: 5th December 2018

Planning Policies

Local Plan July 2016:

National Guidance

National Planning Policy Framework 2018

Representations:

	Object	Support	No Obj.	Comments
RESIDENTS	0	0	0	1

CASE OFFICER ASSESSMENT

This application seeks a non-material amendment to the previous approval of reserved matters. These comprise amendments to the site layout, plots and house types.

For the sake of clarity the Chaplin Farrant drawings submitted at reserved matters stage have been superseded by Ashwood Homes drawings. This should make it clearer going forward as there are some minor changes to the 2018 Ashwood homes house portfolio.

The proposal to replace the bungalows on Plots 72, 73 and 73A has not been considered to meet the criteria for a non-material amendment as this change would require resident consultation. This element has therefore been removed from this application and will be the subject of a further application.

The other changes all relate to plots within the development so are acceptable as a non-material amendment.