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Mr Daniel Allen
South Holland District Council
Council Offices
Priory Road
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12 July 2023

Our Ref: 23-6941

Dear Daniel,

Full Planning Application for the erection of 2 x elevated modular concept dwellings to replace those previously approved under application Ref: H22-0994-19 at Ashgrove Lodge, Austendyke Road, Weston Hills, Spalding, PE12 6BZ.

Following our meeting on the 5th July 2023, Planning Potential have produced the below addendum to provide additional information in terms of justification to support a new 5-year temporary permission of the proposal for:

"Erection of a pair of elevated modular concept dwellings to replace those previously approved under H22-0994-19 (for research and showhome purposes only)"

The application seeks to replace the existing elevated modulate koda pods on site with 2 x elevated solohaus pods in the same site location which were previously secured under application Ref: H22-0994-19. The proposed modular units are again intended to be used for research and development (R&D) / show home purposes; with Larkfleet willing to agree to a new five-year temporary permission for the use, as agreed during our discussion on 5th July.

As discussed at the meeting, the extension of time is primarily required due to the original planning permission (Ref H22-0994-19) being approved 27th December 2019 just before the start of the Covid-19 pandemic. As such, significant amount of time was lost in terms of the ability of the site to function as intended, with the R&D operation on site significantly hindered and the units unable to be viewed and used during this time.

Since approval of the original application (Ref: H22-0994-19) requirements of the concept units have progressed with the initial Koda Pods no longer fit for purpose. Larkfleet ('the applicant') have entered into an agreement with Hill Group and the NHS who are exploring the potential use of the concept units for use as temporary multi-use spaces for staff and patients and how they can be used on a flexible basis to free up bed space at hospital sites, and deployed site by site at very short notice. The ongoing partnership with the NHS highlights the demonstrable need particularly when considered in the backdrop of the Covid-19 pandemic and issues faced by the NHS.

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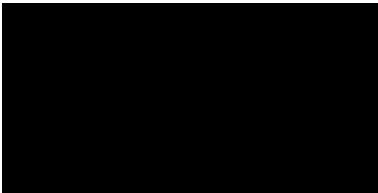
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In terms of justification for the location of the proposed use, given the application seeks the extension of the originally approved Koda Pods (Ref: H22-0994-19) the same location is seen as the most appropriate, suitable and justifiable in terms of its impact on the surrounding area, with the use already established and acceptable within its context. As discussed as the meeting the character of the site at Ashgrove Lodge is characterised by its R&D use with the existing operation on site and other temporary permission (ref: H22-1172-21) for the creation of temporary 3-bedroom detached house for experimental use adding to this context.

Further, the site is an existing employment site in R&D use, as demonstrated by the original permission (Ref: H22-0994-19) and adjacent temporary 3-bedroom detached house (Ref: H22-1172-21) as such the continued (temporary) employment use should be supported on site. Desegregation of the employment use to a location appropriate in terms of Policy 1 to SELLP would significantly hinder the intended operation on site and would also lead to the creation of additional unnecessary journeys to and from the site to carry out improvements and show prospective clients the product.

Following meeting with the Council on the 5th July 2023 and in light of the above, principally due to the lost time during the Covid-19 pandemic, Larkfleet Group Ltd are agreeable to accept another temporary five year permission for the replacement of the original Koda Pods on site with the accepted condition that any further extension of the temporary permission would be required to have significant justification in terms of its need and requirement of the specific location on site.

Yours sincerely,



Lewis Davenport MRTPI

Planner

Planning Potential, London