



22nd February 2021

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FAO David Gedney, Senior Planning Officer

Re – Holbeach, Fleet Road. Planning Ref. H05-0670-20

Dear David

In response to the comments received from relevant consultees as summarised in your e-mail 12th October and supplemented by our conversations, we have provided by Transfer File a comprehensive package of amendments which address the points outlined. Upon receipt, please treat as formal amendments. The following is provided:

1. Revised Layout plan
2. Revised House Types and Elevations
3. Sections
4. Drainage Strategy
5. Landscape Plan
6. Context Plan

The concerns established though the initial consultation were highlighted as below:

- a. Totally affordable scheme inappropriate for the location
- b. Layout not varied. Too regimental
- c. Concerns over the maintenance of the POS/green areas
- d. Concerns over the residual land directly south of proposed development and its future use
- e. Some properties provided with remote parking
- f. Concerns over the existing drain running north/south and how it is to be managed

In response to the points outlined above, the following changes have been made:

- a. The application is for approval of Reserved Matters relating to Layout, Scale, Appearance and Landscaping. The current completed Sec. 106 Agreement 15th January 2018 secures a policy provision of affordable housing at 33.3% and wider financial contributions. Kaplan Property Group are in discussion with SHDC and a Registered Provider to deliver a provision of affordable housing over that secured under the Sec. 106 Agreement, which could see the provision of 22 no. properties for Shared Ownership and 33 no. properties for rent. The proposed mix reflects local identified housing need as underpinned by a local needs study and provided for in the SHDC housing brief.
- b. The proposed layout has been altered to provide significant uplifts from that originally proposed. In response to feedback from consultees, the scheme now provides homes of 1, 2, 3 & 4 bedroom accommodation, with the inclusion of 6 no. bungalows and detached properties. POS is provided in

large part towards the south of the development with a significant additional portion towards the northern boundary providing increased separation and an opportunity for further landscaping. The proposed scheme incorporates 8 no. house types across the layout and all elevation treatments have been improved to add variety and interest throughout. As part of the wider SuDS strategy, swales have been incorporated throughout the scheme, further adding interest, openness and ecological enhancement.

- c. The residual land to the south of development has now been incorporated into a significant over-provision of Public Open Space which provides for a surface water attenuation pond, areas of wild grass and play equipment.
- d. All properties have on-plot parking provided at a minimum of 200%. Each 1b2p property has been provided with an extra parking space on-plot.
- e. The existing drain running north/south is a private drain serving the existing property and will be removed as part of the wider drainage works as detailed in the Drainage Strategy.

Wider comment has been made concerning the principles established in the Outline Planning Permission and the Illustrative Layout. The outline permission does not seek to secure the principles of the Illustrative Layout, for good reason. The crude illustration provides almost no Public Open Space, no on-site affordable housing to accord with SHDC requirements as provided for in the completed Sec. 106 Agreement, locates some properties between 20 – 30m from an adopted highway and suggests a mix inappropriate for local housing need and sensible commercial parameters.

We trust the above note which accompanies the comprehensive package of revisions adequately addresses the concerns raised and provides the basis of a satisfactory scheme for approval.

Regards

Michael Gisborne BSc (Hons) MRICS
Property Director
Kaplan Property Group