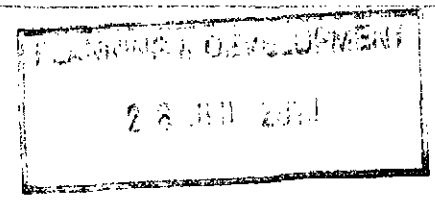
Thorn, Steve

From: Crew, Chris
Sent: 26 July 2010 09:51
To: _planningadvice
Subject: FW: SUSTAINABLE SETTLEMENT EXTENSION APPLICATION
Importance: High
Attachments: C Crew Letter 26 July 2010.pdf; Perpetual Legacy Support Letter.pdf; Planning Committee Member letter 22 July 2010.pdf

Please book in as correspondence/support as necessary

From: Molearch [mailto:molearch@searcharchitects.co.uk]
Sent: 26 July 2010 08:47
To: Crew, Chris
Cc: Jackson, Paul
Subject: SUSTAINABLE SETTLEMENT EXTENSION APPLICATION
Importance: High



Chris,

Once again, thank you for your fair approach to this application. I have as I said would do, read the Report and offer up some observations that I would appreciate some consideration of for Tuesdays presentation to the committee.
I do appreciate this is late notice but hope some of the information assists in the fine balancing act you are engaged in,
Regards,

jerry

PS
I've copied you into the letter to the Councillors, a letter that I hope you agree continues the theme of informative and fair appraisal of this proposal. Also attached is a letter from the formidable charity Perpetual legacy who have been following the applications progress and have now committed to its delivery if approved, very comforting for me.

From: Julie Butcher
Sent: 26 July 2010 08:39
To: Molearch
Subject:
Importance: High

Julie Butcher

SEARCH

Tel. (01406) 36 46 46

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Job 627

26 July 2010

BY EMAIL AND POST

FOR THE ATTENTION OF MR C CREW

PLANNING & DEVELOPMENT
26 JUL 2010

Planning Department
South Holland District Council
Priory Road
SPALDING
Lincs PE11 2XE

Dear Chris

RE: Long Sutton Sustainable Settlement Extension – Ref: H11-1253-08

Thank you for your balanced and thoughtful Committee Report for the SSE. I have given it some thought and I believe there are a few points that would benefit from clarifying and updating:

- I think a slip of the fingers has included policy SG5 in the policy list – according to your website it is not a saved policy and so is no longer relevant.
- I believe the IDB comment is resolved by George Dann's email of 20th July.
- I believe the EA comment is resolved by George Dann and Geoff Beel's emails of 20th and 22nd July.
- I believe the Nature Conservation comment was resolved in the revised DAS.
- I accept that the site is largely greenfield, but I do think that the first sentence of section 7 should acknowledge that the site is at least 25% brownfield.
- Your Local Plan envisages 60 new dwellings on an allocated site off Lime Walk by the end of next year. To date the site has not started. It also anticipates 400 completions per annum across the District. In the current economic climate these targets are not going to be met. My scheme will contribute 49 houses to the targets; it does not need mass house builder profits and will be built in the current climate, there will be no delay with provision.
- The Housing Strategy Manager identifies an annual shortfall of 32 Affordable Houses in Long Sutton. My scheme will provide 25 Affordable Houses (51%) at a time when no other significant affordable housing is coming forward in Long Sutton.
- Whilst the merits of this scheme, with regards to its eco-friendly aspirations are covered in your report, there is no reference to PPS22 which is central to its ethos.

I would really appreciate it if you will include these comments in your update report to Members on Tuesday.

Best wishes

J Harrall PhD RIBA
SEArch Architects

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PERPETUAL
LEGACY LTD
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The Development Control Committee Members

23rd July 2010

By Email

Dear Sirs / Madam

- Ref application no. H11/1253/08
- RESIDENTIAL DEVELOPMENT COMPRISING 49 DWELLINGS, PROPOSED OFFICE AND 9 COMMERCIAL UNITS INCLUDING WIND TURBINES, ADJACENT 47 BRIDGE ROAD, LONG SUTTON, SPALDING, LINCS

Perpetual Legacy is wholly owned by a charity and we seek to support and enable the sustainability of specific projects that we believe will enhance the quality of life of others. Our financial support has been offered for The Long Sutton Sustainable Settlement Extension, as it meets our social responsibility criteria.
Should the Development Control Committee decide in favour of an approval for this application on Tuesday evening, 27th July, Perpetual Legacy will assist in the projects delivery. We wish to do so, in order that the outcome, is precisely what has been suggested in the supporting documentation, this is the compelling reason for our support.
This development proposal would mean we have an opportunity, with other stakeholders, to make a significant contribution in making a difference in our challenged society. I believe, we have a collective responsibility to provide new opportunities to responsible members of society so they have additional and intelligent choices on how they can support initiatives that combat climate change. The mass housing developers do not offer these choices.
Accordingly we urge you to approve the application and not deny the significant benefit that would transpire if the scheme were to proceed.

Yours Sincerely

Jon Bowles

Reg No VAT No Reg Charity Reg No

Job 627

22 July 2010

Dear Councillor

SEARCH ARCHITECTS
SUSTAINABLE ECOLOGICAL ARCHITECTURE LTD

PLANNING & DEVELOPMENT
26 JUL 2010

RE: Long Sutton Sustainable Settlement Extension – Ref: H11-1253-08

I would like to take this opportunity to introduce our application for The Long Sutton Sustainable Settlement extension to you. It is Agenda Item 5 and is to be considered at the Development Control Committee next Tuesday evening 27th July. I believe it is one of the most exciting proposals to come before you for some time, enhancing the Districts environmental credentials.

This proposal complies with many National and Local Planning Policies and there is only limited conflict with some of these policies. Most of the issues raised in your Officer's Report have since been resolved, as you may already know, and are now not obstacles to granting permission.

Your experience will acknowledge, that it is not uncommon for some applications to conflict with policy and as such, you have the very difficult job of balancing the benefits of this particular scheme. In this case you are trying to assess the merits of a scheme that heralds a new way to live in more harmony with our environment for a genuinely sustainable future; one free from the encumbrance and reliance on fossil fuels that attenuates future resource scarcity.

We believe this to be the most environmentally responsible housing and employment proposal in the Country, one that is informed by personal experience and evidence based research carried out here in the District eg The Long Sutton Work/Life Project www.87gedneyroad.com, CaNeBuZo www.searcharchitects.co.uk, Unity Gardens www.unitygardens.co.uk.

South Holland is now a growing epicentre of environmentally responsible development one that is already the envy of many in this country and abroad. Attracting visits from the Archbishop of Canterbury the Most Rev Rowan Williams, Robert Napier, Chairman of the Homes and Communities Agency.

SEArch's work includes my own home which is now 8 years old and is still at the cutting edge of the fossil fuel free agenda and was recently cited as one of the top six eco homes in the UK. Other projects include the only bespoke earth-sheltered Architects offices in Europe, The carbon neutral Business Zone (to be continued in partnership with Lincolnshire County Council) and the most energy efficient affordable housing scheme in the country, which are also rated the most energy efficient homes in the country. All this ground breaking work is in South Holland and was granted Planning Approval by you.

Our work in South Holland, is respected internationally having last week presented SEArch's work to the Romania Conference on Sustainability in Bucharest. I'm now preparing for similar presentations on behalf of the British Council in Hong Kong and Nigeria.

The Sustainable Settlement Extension represents the culmination of SEArch's work to date, moving towards larger scale autonomous development (self reliance over energy, water and waste) and one which can be delivered now, meeting many of your Local Plan aspirations.

However, that plan was written 5 years ago at a time of economic growth and prosperity and made appropriate assumptions for that time about the availability of land for development and the willingness of the development industry to build, but which have sadly proved over optimistic. For instance, it predicted that 60 houses would be built on land off Lime Walk by the end of 2011, not one has been built so far. It predicted that 400 houses per year would be built across the District, but latest completion figures are far short of that; and it assumed 33% of all the houses built would be affordable. There is no clear evidence that the conventional housing market will meet these expectations in the foreseeable future.

The Long Sutton Sustainable Settlement Extension would deliver 49 houses at the cutting edge of the sustainable settlement agenda; 25 affordable houses (51%) for local people (Your Housing Strategy Manager has identified a need for 32 affordable houses each year in the area). These homes will surpass the Governments current building performance aspirations and would be delivered in the current economic climate.

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Part of the site is green field, but 25% is brown field. The remainder of the site is the highest quality agricultural land (perfect for the allotments) in the country, as are SHDC's Allocated Sites in green field, which are not coming forward.

The site projects north from Bridge Road to a depth comparable with existing nearby Commercial operations, but the developed area will be concentrated around the brown field part of the site; the remainder will be principally open space and allotments, used to grow food and provide access to the countryside thereby changing the character of the area only marginally.

This project is unique. It does not expect commercial levels of profit; it will create work and homes of an outstanding quality for the people of Long Sutton and District, in a safe environment where children can play safely, all can cycle safely and parents can supply much of their own food healthily, and into a more sustainable future.
This does not mean that this site will set a poor precedent for volume house builders to develop other unallocated land in the open countryside, because it does not have the profit element to attract volume house builders, it does not have the standardised designs, and it does not have the urban densities that volume house builders seek.
It is a solution to modern housing problems using modern interpretations of historic building techniques to produce a truly new way to live at a density appropriate for a rural area that will compete on price with conventional forms of development.

In summary;

- This site address's the shortage of Long Sutton's Affordable Homes,
- It will deliver homes and business accommodation with financial backing
- It will provide employment opportunities for local people,
- It will not, in our opinion, set a precedent for similar developments elsewhere,
- It will raise further the profile of South Holland as an epicentre for innovative environmentally responsible development,
- this proposal complies with your policies, it shows how the core of your Local Plan can and should be adopted by other developments to produce higher quality sustainable developments that also foster neighbourhoods leaving the local authority becoming forerunners in the advancement of responding to directives from central government on energy initiatives,
- promotes a new approach to architecture
- It is supported as an exception by the County Council, by Housing Strategy, Community Lincs, your own Economic Development Officers, many members of the public and a University with a world class expertise in Sustainable Development. Together with not for profit investors seeking to enhance community life.

The Officer's Report states that of the twenty technical consultation responses, seventeen support the scheme either fully or with mitigating requests for conditions, while only three present adverse comments, of which only two raise an objection. Plus, the letters of local support outweigh the objections by 5:1, which is rather unusual for a 'controversial' planning application.

It is also confirmed in the Report that the following elements of the proposal are acceptable:-

- Design
- Density
- Open space
- Landscape and visual impact
- Impact on residential amenity
- Drainage
- Financial assessment
- Eco-friendly nature of the development
- Appropriate scale and sustainable location for and the commercial units

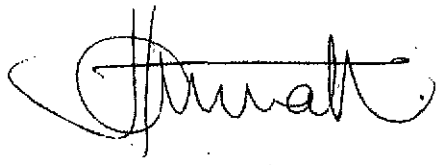
The officer report also states:

"If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, Section 38 (6) to the Town and Country Planning Act as amended by the 2004 Act states that the determination must be made in accordance with the plan unless material considerations indicate otherwise".

I contend that for the reasons outlined above, material considerations have been presented to allow Members to approve this unique and deliverable proposal as a departure from the Development Plan.

Thank you for taking the time to read this letter. Should you require any further information to assist your deliberations, please do not hesitate to contact me.

Yours Sincerely



J Harrall PhD RIBA
SEArch Architects