

_planningadvice

From: Gedney, David
Sent: 10 May 2019 09:43
To: _planningadvice
Subject: FW: H13-1215-18 - Residential development, Land North of Roman Road, Moulton Chapel
Attachments: Mimecast Attachment Protection Instructions; Moulton Chapel - Drainage Strategy.pdf; 881565-R1(02).pdf

Amendment (Email 1)

Regards.

David Gedney

David Gedney | Senior Planning Officer | **South Holland District Council**
dgedney@sholland.gov.uk
DDI: 01775 764468 |
www.sholland.gov.uk

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From: Hannah Guy [mailto:hannah.guy@larkfleethomes.co.uk]
Sent: 09 May 2019 15:51
To: Gedney, David
Cc: Charlotte Dew; Fidler, Richard
Subject: H13-1215-18 - Residential development, Land North of Roman Road, Moulton Chapel

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Good afternoon David

Email 1 of 3 – plans to follow over next 2 emails....

Following on from some internal due process.....I have now the clearance to send you the revised planning layout and viability reports.

Please note that the 3 significant revisions are as follows:-

- Units numbers reduced to 85 (previously 99) Description of development will need to be altered.

- The 'loop' road has been installed to allow for larger vehicles (bin waggon) to travel round the site and improve site navigation and access.
- The northern boundary has been improved with planting, a reduction units and in built form – thus giving a softer 'edge' to the landscape/countryside beyond.

The reports attached also show the financial implication of the proposed development. As summarised:

There are 3 scenarios shown in the submissionA scheme for 85 units....

1. with 25% affordable dwellings and s106 requirements – this will show a financial **deficit** (present value) of - **£1, 665,600.00** based upto the current market value and affordable rents of the proposed units and the projected costs and profit level adopted with the appraisal and the a reasonable level of value of the site having regard to alternative uses and competitive return to the land owner.
2. Further if the scheme has no affordable housing provision but provided s106 requirements and the developers profit is reduced to 17.5% this **deficit** would be reduced to around - **£552,500.00**.
3. If the scheme has no affordable housing and no s106 requirements and the developer profit is reduced to 17.5 % this **deficit** is reduced further to - **£289,400.00**

As such the site is not viable at policy level. If the requirement for affordable housing and s106 contributions were to be removed and the developer profit level was reduced to 15.5 %..... the development can be delivered.

Also attached are revised drainage scheme to reflect the layout changes.

I trust this is of assistance and please don't hesitate to get in touch if you need anything further.

Kind Regards

Hannah Guy Dip TP MRTPI
Planning Manager

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Larkfleet House
Falcon Way
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PE10 0FF

Tel: 01778 391536
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LarkfleetHomes

From: Gedney, David <DGedney@sholland.gov.uk>
Sent: 24 April 2019 17:00
To: Hannah Guy <hannah.guy@larkfleethomes.co.uk>
Subject: H13-1215-18 - Residential development, Land North of Roman Road, Moulton Chapel

Afternoon Hannah,

Thank you for your email.

I look forward to the formal submission of amended plans in due course. They will need to be accompanied by an amendment form as attached.

Regards.

David Gedney

David Gedney | Senior Planning Officer | South Holland District Council

dgedney@sholland.gov.uk

DDI: 01775 764468 |

www.sholland.gov.uk

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From: Hannah Guy [<mailto:hannah.guy@larkfleethomes.co.uk>]

Sent: 24 April 2019 11:14

To: Gedney, David

Cc: Charlotte Dew

Subject: RE: H13-1215-18 - Residential development, Land North of Roman Road, Moulton Chapel

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Good Morning David

Trust you are well and had a good bank holiday break.....I'm just back today – so in terms of the application and the revised plans, I am just waiting confirmation from the land owner that all is ok from them before I formally send it to you.

Please accept this email as confirmation of agreement to EoT until 5th June 2019.

I have attached the Planning Layout for you info.....Please note that the revisions are follows:-

- Units numbers reduced to 85 (previously 99)
- The 'loop' road has been installed to allow for larger vehicles (bin waggons) to travel round the site.
- The northern boundary has been improved with planting, a reduction units and in built form – thus giving a softer 'edge' to the landscape

The formal submission will follow.

I also spoke to you on the phone about the Viability Appraisal that will be forthcoming also – this sets out a number of development scenarios.....this information will also be forthcoming at the same time as the plans.

Thanks David and be in touch hopefully by the end of the week.

Kind Regards

Hannah Guy Dip TP MRTPI
Planning Manager

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From: Gedney, David <DGedney@sholland.gov.uk>
Sent: 23 April 2019 15:59
To: Hannah Guy <hannah.guy@larkfleethomes.co.uk>
Subject: H13-1215-18 - Residential development, Land North of Roman Road, Moulton Chapel

Afternoon Hannah,

Further to our meeting concerning the above planning application and following advice from LCC Highways/SUDs I enquire whether you are yet in a position to submit amended plans so that the application can be referred to Planning Committee, the earliest being 29 May 2019 due to the local elections.

To enable the above to happen and to allow the Authority to continue to deal with the application in a pro-active manner please confirm your agreement to an extension of the terminal date to 5 June 2019

Regards.

David Gedney

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dgedney@sholland.gov.uk
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