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Our ref: 214969

14 June 2021

Dear Polly,

RE: Reserved Matters application ref: H14-0165-21 – Response to outstanding issues

I write further to our meeting on Thursday 27th May 2021 and subsequent email communication relating to the outstanding issues on the site layout.

Having consulted with my client, I set out below our response to the issues raised:

Right of Way diversion – has this line been discussed with LCC RoW officer?

We have had approval for the temporary diversion of the footpath at the western end of the site from the Countryside Officer and Road Closure team at the County Council. Please find attached the correspondence confirming this.

Landscaping plans – all recommendations within Section 6 of the report, including the need for further survey effort for bats are conditioned. Request of the Lincs Wildlife Trust - suggest a management plan for the specialist native wildflower seed mixes and SuDS areas should be provided with the planning information to ensure that they are maintained appropriately to benefit people and wildlife.

All the necessary bat surveys of the buildings on the site have been completed by our ecology consultant (SES) and they have confirmed that no further surveys are required. Please find attached the Bat Emergence Surveys note dated 8 June 2021.

The proposed ecological enhancements include the installation of bat boxes (10) and swift boxes (10) in suitable locations/elevations of the proposed dwellings. All boundary fences will include hedgehog access. Details of the landscape management will be provided separately as part of conditions 6 and 7 of the outline permission.

Please explain the boundary and bins plan – SHDC operatives will not enter on to private drives/unadopted highway. SHDC does not have wheelie bins. Building Control - Private Drives to take the weight of a 18t Fire Appliance and properties should not have to carry refuse any more than 30m.

The Boundary and Refuse plan (487-SK-07 rev B) has been updated to reflect the fact that SHDC householders do not benefit from wheelie bins. Each dwelling will have a refuse sack collection point in front or as close as possible to their property to enable collection. A location of the storage of refuse is also proposed in the rear gardens. No future occupier would need to carry refuse more than 30 metres. The drag distances are shown on the Boundary and Refuse plan. The main access and secondary drives have been tracked to ensure refuse collection vehicles are able to access and manoeuvre through and out of them in forward gear.



Bellway is liaising with the Council Waste Officer about providing a development indemnity agreement.

Parking provisions – all to be on plot. Look at plots 68 to 76, also parking for plot 55 seems to be outsider plot 54. Plot 57 parking is split.

We have reviewed the car parking arrangement in the location identified. The car parking spaces for plots 68-69 have been amended so that they are located adjacent to the dwellings and more convenient to access (see Parking Provision Plan (487-SK-05 rev B). With regards to the maisonette units, it is more difficult to achieve on plot parking due to the nature of the layout of these units. We believe that the split parking; with at least one parking space in front of the plot is a suitable compromise. Also, the maisonette units (plots 55-56 and 75-76) and plots 57 and 74 are located at the end of the respective driveways which would avoid any conflict with other car parking spaces.

The car parking spaces for plots 55-56 which are located on the over side of the driveway are separated from plot 54 by a 2 metre wide verge which will have a tree and a driveway. The spaces would be a sufficient distance from plot 54 so as not to appear as part of plot 54. Additional landscape details could be provided in front of the spaces (and visitors) such as a hedge or knell rail fence to provide separation, if that would assist.

However, we are proposing a 1.2 metre 'countryside style' timber post and rail fence along the open space in front of the car parking spaces for plots 68 to 76. Additional planting and hedgerow will also be provided to soften view from the open space and enhance the outlook from the dwellings facing over the open space.

Also, the site is heavily constraint, particularly due to the no build zones and easement for the gas pipeline and Blue Gout Drain. However, we have managed to accommodate all 96 dwellings (which delivers the requisite number of affordable housing and open space) all with appropriate private gardens and car parking provision, compliant open space provision, extensive soft landscaping and sensitive SuDS features and ecological enhancements.

Do garages accord with SELLP Appendix size, so can be counted as a parking space? Also cycle storage?

The garage dimensions are in accordance with the SELLP Appendix 6: Parking Standards so they can count as parking space (2.6 metre x 5.6 metre). However, the garages will not meet the requirements to comply with cycle parking provision. Therefore, Bellway have proposed to provide lockage sheds (1.2 metre x 1.8 metres) in each of the gardens. The locations of the sheds are shown on the Boundary and Refuse plan.

Affordable housing/ tenure – plan breaking down by tenure would be helpful

The layout of the affordable housing and tenure split (rented and shared owners) is shown on the Affordable Homes plan (487-SK-03 rev B).

Wider layout matters and responses of LCC Highways and Lead Flood Authority dated 22 March

Following a very productive meeting with the LCC Highways, Local Lead Flood Authority (LLFA) and IDB comments, we reviewed the proposed highway and drainage layout. We have provided our full response to the issues raised in our Consultee Response Schedule including drainage note from ID Ltd. We have also updated the proposed layout.

Timescales for reconsultation

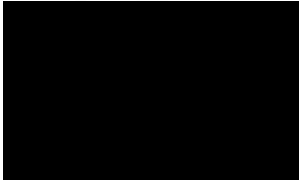
We would prefer it if once you have registered the updated/amended plans and documents to reconsult for 10 days, as agreed. At our meeting with the LCC Highways, LLFA and IDB, we agreed the response to each of the



points raised. Therefore, we would hope that the information we have submitted will be acceptable to those officers.

If you require any further clarification on the above information then please do not hesitate to contact me.

Yours sincerely,



Sav Patel
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Strutt & Parker