From: Polly Harris-Gorf
Sent: 09 August 2022 12:47
To: _planningadvice
Subject: AMENDMENT 1- H15-1066-21 Land Off St Margarets Quadring
Attachments: We sent you safe versions of your files; Amendment form - 09.08.22.pdf; SMQ-SH-SL-AR-04 - Landscaping.pdf; SMQ-SH-SP-AR-01 A - Site Layout.pdf; SMQ-SH-SS-AR-03 - Site Sections.pdf

Amended scheme.

From: Lee Russell <
Sent: 09 August 2022 12:25
To: Polly Harris-Gorf
Cc: Mark Dennis <
Subject: FW: H15-1066-21 Land Off St Margarets Quadring

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Good morning Polly,
Apologies for the delay in coming back to you, we had a few more adjustments to make than we thought.

I attach a planning amendment form that briefly covers all of the amendments, but to assist, I've also placed comments in blue below adjacent all of your previous comments.

If theres anything else that you need me to look at on this, or anything that needs further revision to allow you to recommend the approval then please let me know beforehand.

I feel we have addressed all possible/applicable points and appears to be all in order to me.

Trust this helps
Regards
Lee

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From: Polly Harris-Gorf <
Sent: Thursday, January 20, 2022 11:46
To: Lee Russell
Subject: H15-1066-21 Land Off St Margarets Quadring

Good morning Lee

Residential Development Comprising of 36 Dwellings

Whilst we await the CP Viability assessment of your submission, I want to raise with you the following matters:
We have now identified the 5No. affordable dwellings on the site plan, do you want to ask Lisa to draft a S106 to cover the affordables and the revised contribution sum of £68,000, (albeit I note on your email of 26th July to me - which states 'SHDC has a preference that affordable housing is provided as a priority over other contributions', therefore should we show 6 affordable plots in lieu ?)

Given the limited size of the village of Quadring, and its designation within the SELLP as a Minor Service Centre and an area of limited development opportunity, development will be permitted that supports their role as a service centre for the settlement itself, helps sustain existing facilities or helps meet the service needs of other local communities. It remains to be seen whether this development proposal would fulfil those aims. I spoke to Richard on this and the fact that the application was submitted against an extant outline permission for the sites development, he advised that held sufficient weight. Its only Viability testing timescales that has allowed the outline to expire, which shouldn't be a reason as we submitted a full in lieu of a RM – as you know a RM would have given the continuation anyhow, so I think it's a matter of due consideration and practicality.

The form and density being proposed by this application would not be in keeping with the form of development in this part of Quadring, demonstrated by the lack of usable open space, the uniform urban street layout and the lack of on-plot parking to a significant number of dwellings. We disagree with the first part of this and again feel its personal preference. I suggest the open space areas are quite extensive, and the play area adjacent the site obviously provides a vast useable playing area too.
With regard to parking, we have slightly altered small pockets of the site so now all 1, 2 & 3 bed houses now have a min of 2 spaces. 4 bed houses have 3 spaces and some detached housing also has single garages.

The house types and form of development seem not to take in to account the forms of development within Quadring, and would be more in keeping with an urban settlement, and not the edge of a village. I suggest that further design consideration is given, also that consideration is given to reducing the number of dwellings to the 34 granted by the outline consent H15-1039-17, which may give greater scope for a better layout and form. Similar housing has been approved locally to the site and within the village envelope. This site is accessed through an estate of 100% semi-detached properties, and we have provided a mix od detached, semi's and a few 3 block terraces, which do not seem out of character. We do not believe a reduction to 34 dwellings changes the character, please see the indicative outline proposal, which arguably provides a worse looking proposal and large detached houses that would certainly be out of character in this location.

The house types seem to be on the small side; although SHDC cannot insist on the nationally described space standards in this location, please can you compare and submit the house types you are proposing with these standards to inform this application. The house types are of a similar size and proportion to others being proposed within the district and similar to those currently under development in the village. We have however added the internal areas of dwellings to the site plan schedule to assist.

Looking at the boundaries, I would suggest that consideration is given to the longer views to this site from the open countryside, and the submission of a landscaping scheme that takes in to account the opportunity to keep a soft edge to the eastern and northern boundaries of the site, rather than standard 1.8m timber fencing. Your layout plan SMQ-SH-SL-AR-01 makes reference to landscaping and boundary for further details, but these details are not part of your submission so far. We have incorporated some additional hedge planting to the Eastern boundary. This by the way of native hedgerows and by proposing Living screen fences to some rear gardens to reduce any impact of continuous timber fences. Trees, shrubs and hedgerows species are identified on landscaping proposals plans now too.

I would also raise with you the potential for overlooking to dwellings along Main Road that border the southern boundary, given the raised land levels that would be needed. Please consider the separation distances and submit sections to demonstrate this. Site sections have been produced. We had already proposed bungalows to plots 8 & 9 as an existing bungalow is to the rear of these. Other houses are positioned as far forward to the highway as possible to reduce any overlooking into existing two storey housing along Main road. We can however introduce a further gravel board at the new South boundary to minimise concerns but I think houses are a very suitable distance away, and our preference would be to minimise made ground height / fencing height whist also respecting neighbours – getting the right balance.

The LCC Highway Service has raised a number of issues within their consultation response, that need your consideration, specifically:

- the absence of any footway along the existing section of St. Margaret's. The part of St. Margaret's that provides access into the Application Site presently serves just four dwellings and the absence of a footway here is therefore not so much of a concern. At present the existing housing off St Margaret's surrounding the open space area has no public footpath, not limited to the 4 dwellings o the entrance to our site. However, A footpath has now been incorporated to the side of plot 14 to the existing Main Road, which now links the development. This also gives the require pedestrian link required.

- The proposed development would however result in a significant increase in the number of vehicles using this section of road.
- Whilst in drier times it may be reasonable for pedestrians to step off this section of carriageway onto the grassed play area when vehicles are passing, it would not be reasonable to do so during wet weather.
- The Applicants have presumably negotiated the acquisition of land in order to extend the roadway from the end of the public highway into the site so it does not seen unreasonable to insist that sufficient additional land is acquired to construct a footway between the end of the existing footway and the footways that are being shown to be being provided within the proposed development. Hopefully LCC are content with a link now added to Main Road, with the footpath into St Margarets purely retained as a footpath to the play area..

- There also appears to be an opportunity within the red outline of the Application Site, to construct a footpath from the southern end of the proposed road, down the side of plot 14 and number 55a Main Road to link this end of the proposed development to Main Road. – now proposed
- The submitted details indicate that the ground levels within the site are to be raised a metre above existing ground levels. This can (and has in the past) lead to surface water from within a 'raised' development being cast onto adjacent land and property. The proposed development will be very close to existing properties on Main Road and St. Margaret's and it is therefore requested that measures, such as for instance 'French Drains', are installed around the periphery of the site to intercept any surface water that may be cast onto adjacent land and property and to discharge that water into the internal drainage system for the development. French drains added to both boundaries abutting existing development to catch existing surface water. See site plan
- The Lead Local Flood Authority would encourage the Applicants to take-up the Internal Drainage Board's offer of accepting the dedication of the existing riparian watercourse that is proposed to be utilised to connect the site's drainage into the Board Maintained watercourse, so that there is some surety that this watercourse will receive regular maintenance.

In due course, when we have the CP Viability considerations, this can all be looked at comprehensively.

Yours sincerely

Mrs Polly Harris Gorf | Principal Planning Officer | South Holland District Council

www.sholland.gov.uk

South & East Lincolnshire Councils Partnership

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