Sibley, Sally

From: Polly Harris-Gorf
Sent: 20 July 2022 12:44
To: _planningadvice
Subject: FW: H16-0115-22 & H16-0116-22 Site to South West of Spalding with access from Broadway to the North & B1172 (email 1 of 2)
Attachments: We sent you safe versions of your files; Planning Amendment Forms.pdf; SCHEDULE OF INFORMATION TO SUPPORT PLANNING AMENDMENT.pdf; Plan showing amendments.pdf; RE: H16-0115-22 & H16-0116-22 Site to South West of Spalding with access from Broadway to the North & B1172 (email 1 of 2)

Afternoon

Please see attached amendments for both of these applications.

Thanks

Polly

Yours sincerely

Mrs Polly Harris Gorf | Principal Planning Officer | South Holland District Council
DDI: 01775 764504
www.sholland.gov.uk

South & East Lincolnshire Councils Partnership

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From: Simon Liquorish <Simon.Liquorish@broadgate-homes.com>
Sent: 20 July 2022 12:04
To: Polly Harris-Gorf <pharris-gorf@sholland.gov.uk>
Subject: RE: H16-0115-22 & H16-0116-22 Site to South West of Spalding with access from Broadway to the North & B1172 (email 1 of 2)

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Morning Polly,

Please see attached information to support and clarify the information submitted:

1. Planning Amendment form for H16-0115-22.
2. Planning Amendment form for H16-0116-22.
3. Schedule of Information confirming what plans/documents relate to each of the above applications.
4. Copy of drawing no. 2101-RM-P2 rev B showing all amendments circled in blue, and can be cross-referenced against my comments below in red.

I trust this allows you to process our submission. Thank you.
Regards

Simon Liquorish
Design I Planning I Technical
Broadgate Homes Ltd

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- Broadgate Builders (Spalding) Limited, Registered in England & Wales, Company Number 01242542.
- Broadgate Developers Limited, Registered in England & Wales, Company Number 03718989.
Registered Office: Broadgate House, Broadgate, Weston Hills, Spalding, Lincs. PE12 6DB

From: Polly Harris-Gorf <pharris-gorf@sholland.gov.uk>
Sent: 19 July 2022 16:04
To: Simon Liquorish <Simon.Liquorish@broadgate-homes.com>
Cc: Jon.Sharpe@lincolnshire.gov.uk; Craig Shinkin <Craig@wellandidb.org.uk>
Subject: RE: H16-0115-22 & H16-0116-22 Site to South West of Spalding with access from Broadway to the North & B1172 (email 1 of 2)

Hi Simon

Which application does each plan relate to, and please submit an amendment form, as attached.

Yours sincerely

Mrs Polly Harris Gorf | Principal Planning Officer | South Holland District Council
DDI: 01775 764504
www.sholland.gov.uk

South & East Lincolnshire Councils Partnership

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From: Simon Liquorish <Simon.Liquorish@broadgate-homes.com>
Sent: 19 July 2022 15:53
To: Polly Harris-Gorf <pharris-gorf@sholland.gov.uk>
Cc: Jon.Sharpe@lincolnshire.gov.uk; Craig Shinkin <Craig@wellandidb.org.uk>
Subject: RE: H16-0115-22 & H16-0116-22 Site to South West of Spalding with access from Broadway to the North & B1172 (email 1 of 2)

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Dear Polly,
Thank you for your email dated 24th June. Please see below my response in red to each item listed.
I also summarise the attachments that accompany this email:

1. Site Layout drawing no. 2101-RM-P2 rev B. – (attached to 2nd email).
2. Location Plans drawing no's 2101-RM-P2-LP rev A and 2101-RM-P2-LPSI rev A.
3. Management & Maintenance Plan 2101-MMP-01.
4. 0629pdf location of play equipment, Figure 45 of the Design & Access Statement - Holland Park Master Plan.
5. Email copy from Craig Shinkin dated 14th July 2022.
6. Micro Drainage Calculations dated 27.06.22.
7. IoH 124 Calculations of Greenfield Run-Off Rates dated 30.05.22.
8. Surface Water Basin Detail drawing No. 501_02_SK002.

I have copied Jon Sharpe and Craig Shinkin into this email as a proportion of the queries were raised by them respectively.
I look forward to receiving your comments in due course.
Regards

Simon Liquorish
Design I Planning I Technical
Broadgate Homes Ltd

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- Broadgate Developers Limited, Registered in England & Wales, Company Number 03718989.
Registered Office: Broadgate House, Broadgate, Weston Hills, Spalding, Lincs. PE12 6DB

From: Polly Harris-Gorf <pharris-gorf@sholland.gov.uk>
Sent: 24 June 2022 12:44
To: Simon Liquorish <Simon.Liquorish@broadgate-homes.com>
Subject: H16-0115-22 & H16-0116-22 Site to South West of Spalding with access from Broadway to the North & B1172

Dear Simon

H16-0116-22. RESERVED MATTERS. Erection of 150 Dwellings - outline approval H16-0571-09
H16-0115-22 CONDITION COMPLIANCE. Details of large scale drawings, sustainable drainage scheme, surface water drainage, flood risk details of collection & disposal of surface water run off (Conditions 3 (2), 27, 28, 35 & 37 of H16-0571-09)

I refer to the above applications, and apologise for the delay in contacting you.

Looking at each application in turn there are a number of matters I would like to bring to your attention for further consideration:

H16-0116-22. RESERVED MATTERS

The Outline consent benefits from a condition that includes provisions prior to the commencement of any phase of the development for the applicant to submit for approval details of the provision and phasing of a minimum of one third of the total residential units as affordable housing. Please can you provide an explanation of the delivery of affordable housing, Education and NHS policy requirements across this site and the outline site as a whole, given the current S106 in place on the whole of the development site. It will be important that this is addressed at this stage, given the ongoing development of this site. Please provide specifics regarding delivery so far and future intentions.

The SHDC Housing Strategy Service raises the fact that within this Reserved Matters application you do not provide details of the affordable housing provision, nor mention affordable housing at all. Therefore, can we seek this information as a priority.

If you have an intention of challenging the viability of this part of the development in the near future, please can you provide details and address the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG). Any viability discussion would need to address the site as a whole, rather than this discrete reserved matters proposal, given the S106 requirements in place. It would be helpful in any event to have your interpretation of what has been delivered on the ground so far and what is yet to be delivered.

Since the Outline permission was granted the Council has adopted a new Local Plan with a requirement for 25% affordable housing. Policy 18: Affordable Housing of the Local Plan recommends that a tenure split of 70% in favour of Rented and 30% Intermediate housing for sale dwellings will be sought, whilst appreciating that this may vary on a site by site basis due to factors such as viability or affordable housing need. Policy 17: Providing a Mix of Housing in the Local Plan encourages a mix of house types and sizes to meet a range of needs. Therefore to meet needs and adhere to local and national policy 38 affordable dwellings should be sought, comprising of 27 Rented and 11 Shared Ownership homes. The rented mix should comprise of approximately 8 x 1 beds, 11 x 2 bed houses, 6 x 3 bed houses and 2 x 4 bed houses. The Shared Ownership should comprise of approximately 2 x 2 bed bungalows, 4 x 2 bed houses and 5 x 3 bed houses. At the moment there are no 1 beds or 2 bed bungalows included within the plans for this phase.

As per the condition and Policy 6: Developer Contributions it would be preferable for the affordable housing to be secured through a s106 agreement. The s106 agreement should include an agreed affordable housing scheme detailing the tenure split, property types and sizes, plot numbers, internal floor areas, design standards and the phasing of the affordable housing units.
The matter of Affordable Housing will be addressed and submitted under a separate response.

It would be preferable for the homes to be built to the 'Nationally Described Space Standards', with the dwellings at least: 1 bed 2 person 2 storey, 2 bed 4 person 2 storey, 3 bed 5 person 2 storey, 4 bed 6 person 2 storey. The policy also encourages homes that are capable of adaptation over time, state whether meet M42/M43 standards. It would also be useful to understand if the homes are proposing any low carbon use or emissions initiatives, again encouraged in the Local Plan but not a policy requirement.
The dwellings submitted as part of this application have the capacity potential to accord with 'Nationally Described Space Standards'. However your preferred dwelling mix listed above does not encompass the housing mix we have put forward as part of our application – there are no 1 bedroom properties proposed.
The dwellings will comply to the Building Regulations Approved Document - Part M4(1) for new dwellings but not M4(2) or M4(3).
Under the SAP assessment for new dwellings as part of Building Regulations Approved Document – Part L, the dwelling performance will be independently assessed to meet the thermal criteria set by Government through Part L. A degree of renewable technology will be incorporated in order to comply with Part L which will include Photovoltaic/Solar Panels.

The SHDC Housing Strategy Service advises that the applicant should seek to secure a Registered Provider (RP) for the affordable dwellings at the earliest opportunity. The Strategic Housing Team can provide a list of RPs with stock in the local area should the applicant require this. The applicant and RP should be prepared to enter into a Nominations Agreement with the Council to ensure that the rented homes are let to households from the Council's Housing Register.

Looking at this submission in more detail, with regard to the red line within the current submission, as the road adjoining and leading to plots 229, 313, 314, and 315 is not part of an already approved reserved matters scheme, this element of the road will need to be included within your red line. Can you also explain the red box annotation below as part of your submission. From a planning perspective can you also provide a "blue line" plan to denote adjoining land over which you have an interest.
As requested, the road leading to plots 329,313,314,315 has now been included within the red line of the application.
The blue lines showing other land within our ownership were already shown on Location Plan drawings no. 2101-RM-P2-LP and 2101-RM-P2-LPSI. These plans are best suited to display this information in full – see attached.

I note that the application form mentions landscaping being submitted to be discharged, but no detailed landscaping scheme has been submitted. Please submit this, together with a management plan for shared areas in the usual way and any play equipment etc to be provided. Clearly trees and landscaping within the public realm would be impacted by service runs, drainage arrangements and adoption protocols, so please take this in to account.
Proposed landscaping and its schedule is already shown on drawing no. 2101-RM-P2-PL rev B.
This is now supplemented with a Management & Maintenance Plan for public spaces beyond the extent of areas that fall within a Section 38 agreement with LCC.

The placement of play equipment was addressed in the approved Master Plan that accompanied the Outline application ref: H16-0571-09.
Figure 45 – Play Provision Distribution Plan was included within the Design & Access Statement and showed 2no. LEAP and 1no. NEAP within the Northern Neighbourhood. These provisions were included in the first Reserved Matters ref: H16-0464-14. There is no reference to any further play provision associated with the area contained in this application, consequently no play provision is proposed.

There are a number of matters raised by LCC as Lead Flood and Highway Authority to be addressed. The full consultation response can be viewed on line in the usual way.
Dealing with these matters in turn:
There are a number of short driveways that are coloured grey, the same colour as the main carriageway network, but which appear to be Private Drives. Please amend the plans to indicate which areas are to be adopted as public highways and which are proposed to remain private.
The extent of private drives have been highlighted on drawing no. 2101-RM-P2-PL rev B to distinguish between private and public roads.

Can you also address the refuse and recycling carrying distances and refuse and recycling storage and collection arrangements for the properties served from private drive areas. I draw your attention to the SHDC Private Drives - Waste Vehicle Collection Service - Guidance Note, published by Environmental Services.
https://www.sholland.gov.uk/privatedrives This is not planning guidance but is a significant material consideration that has implications for planning layouts.
The placement of the private drives generally appear around the western edge of the proposed development which serve a low density mix of one and two storey detached properties that face outwards over the open countryside. The intention is to soften the edge of development here and those properties are best served by a private drive that has a reduced impact of hard landscaping than that of a public highway which would appear out of character if it was extended to serve all the fringe plots.

The hierarchy – guidance to developers on waste vehicle collection service on https://www.sholland.gov.uk/privatedrives expects to see no more than 6 properties from any one private drive and a carrying distance of less than 30 metres.
The proposal shows between 2 and 4 properties served from any private drive.
Only three properties (plots 411,412,462) have a carrying distance that exceed 30 metres however, these properties are located on the extreme edge of the proposed development and will be provided with a garden trolley to assist in the movement of refuse to their designated refuse collection points which are highlighted on drawing no. 2101-RM-P2-PL rev B.

The road fronting plots 313, 314, 315 and 329 is not covered by a reserved matters consent or by the Section 38 Agreement for the previous phase of the development so the red outline of the Application Site should be extended to cover this road. From a planning perspective can you again provide a "blue line" plan to denote adjoining land over which you have an interest.
As described above, the road leading to plots 329,313,314,315 has now been included within the red line of the application.
Again as described above, blue lines are also shown on the location plan drawings.

The road that extends to the southern boundary (and ends at plots 446 and 460) has no turning area at its end. Whilst this road is to be extended as part of future phases, there is presently no indication of when that extension will be made and therefore larger vehicles, such as the refuse collection vehicle may, for some years, have to reverse out of this road for want of sufficient space at its end to effect a turning manoeuvre. Please amend the scheme to resolve this.
A turning area to adoptable standards has now been included between plots 446 and 460, as requested – see drawing no. 2101-RM-P2-PL rev B.

This Application should include pedestrian and cycle links to The Raceground, the Public Highway lying to the south of the Application Site.
A pedestrian/cycle link has now been included adjacent to plot 315 to The Raceground, as requested – see drawing no. 2101-RM-P2-PL rev B.

The surface water drainage system for this phase must be able to operate independent of the system for the previously consented development. To connect the drainage from this phase into the existing, extended balancing lagoon for the previous phases would effectively mean an unrestricted discharge from this phase into the IDB's watercourse. With regard to the drainage scheme for the site, I note that Jon Sharpe at LCC has already raised with you whether LCC adopt roadside swales and filter drains and balancing lagoons, and I would be grateful if you would keep me informed of discussions. You will have noted the objection from the Welland and Deepings Internal Drainage Board as your proposals currently indicate that the extra surface water run-off created by this phase of development will effectively discharge at an unattenuated rate. The IDB are open to you making contact with directly if you wish to discuss a way forward to submit revisions that will overcome their objection. If you would like me to facilitate a joint meeting with LCC and the IDB, do let me know and I will put this in place.
Our engineers have been in direct contact with Craig Shinkin (IDB) and have now agreed a solution with regard to SW. In brief, a second basin is now proposed and this is now shown on drawing no 2101-RM-P2-PL rev B and accompanies drawing no. 501_02_SK002, drainage calculations and email response from Craig Shinkin dated 14th July 2022.

It is strongly requested that the Applicants be required to hard-surface the individual domestic driveways rather than have them (as indicated) as unbound gravel. The driveways on the previous phases are of un-bound gravel which has spilled out onto the adoptable highway throughout those earlier phases. Please amend the proposals in line with this request. Unbound gravel is not accepted in developments of this size and form, for the reasons cited by LCC.
We propose to provide a minimum 2 metre wide block paved threshold across the front of each drive that features on the opposite side to the swales. This amounts to a minimum of 4 metres of hard-surface between the remaining gravel surface and the public highway.
Those drives that feature on same side of the swales – there is already 6.5 metres of hard-surface between the remaining gravel and the public highway.
With these additional hard-surfaced areas and a reduction of gravel areas, we consider this proposal as a positive way to mitigate the migration of gravel onto the public highway – see drawing no. 2101-RM-P2-PL rev B.

As a separate matter, sections of the public footpath have been removed swale-side of some of the minor streets, for the consideration of LCC – Highways.

The submitted drainage strategy incorporates roadside swales with footways behind/at the back edge of those swales. The surface of those swales will be adopted by the highway authority. Some tree planting is shown within some of the swales. This detail and the specific type of tree will need to be agreed with the highway authority. Please amend the planning submission to cover this.

Proposed tree planting within the swales have been removed – see drawing no. 2101-RM-P2-PL rev B.

In addition to these matters, I want to raise with you the access arrangements for the drives/garages annotated as G353, G354 and G352. This access arrangement would provide a poor form of townscape, reading as little more than a garage court from a public road. In addition, the garage for plot 354 would be remote from the dwelling, although dwelling 354 would look directly on to the parking for plot 355.
The parking arrangement to plots 351-355 have been re-arranged to become closely connected with their respective plots and a green space frontage has been formed between plots 352 and 353.

The parking for plots 322 seems remote from the dwelling, with not direct access to the dwelling. This would lead to on street parking to this corner plot. The same goes for plots 329, 364, 365, 445 and 440.
An additional parking space is formed to the front of plots 440 and 445 to reduce the risk of on-street parking.
An extra footpath with personnel gate has been added to improve connectivity with the dwelling and parking to plots 322,329,364,365.

You will have seen the response of the Historic Environment Officer, Lincolnshire County Council, who requests that a report detailing the results of the evaluation should be submitted prior to determination of this application so that they can inform the decision making process, and any requirements for archaeological mitigation that may be required by condition. Can you give a timescale for this work, please.
Our archaeology consultants are currently on-site carrying out the trial trenching, which should conclude on 22nd July.
It is not possible to predict the timeframe for post-analysis as the extent of findings are not yet known.

H16-0115-22 CONDITION COMPLIANCE
I have already touched on the IDB objections and LCC concerns,, and as this application runs concurrently with the reserved matters, this application would need amendment to satisfy the matters raised.
Drawing No. 2101-RM-P2 rev B, Drawing No. 501_02_SK002, Micro Drainage Calculations, Greenfield Run-off Rate Calculations are attached and show the amended SW drainage solution as agreed with Craig Shinkin. This same material can be used as part of the re-submission for the condition compliance application.
If you think a Teams meeting to look at these matters would be useful, do let me know. Otherwise, I look forward to your response.

Yours sincerely

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