

**OUTLINE APPLICATION FOR
RESIDENTIAL DEVELOPMENT OF 129 DWELLINGS
LAND TO THE NORTH OF
SUTTON BRIDGE**

For



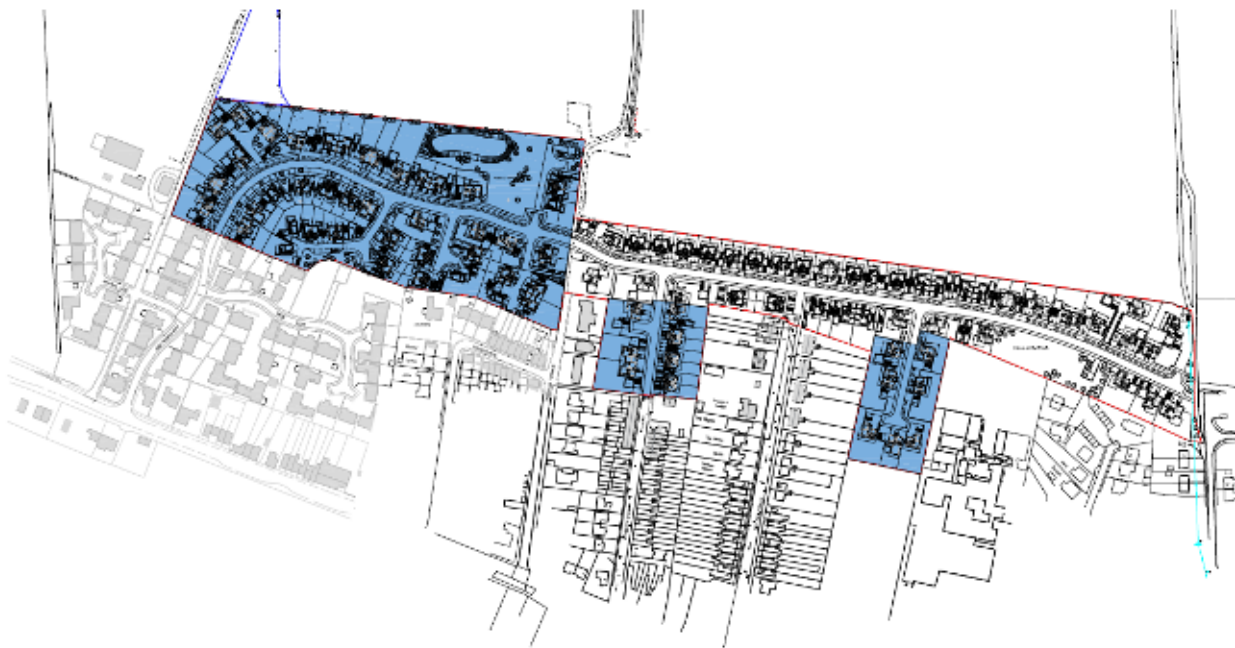
DESIGN AND ACCESS STATEMENT

JANUARY 2021



Introduction

1. This statement has been prepared in support of an Outline Planning application for 129 dwellings and associated external works / landscaping at land located north of Sutton Bridge. The application seeks approval for layout and access but leaves all other matters reserved for subsequent approval.
2. The application follows a recent history of approvals on sections of the application site as illustrated below:-
 - 60 Dwellings off Nightingale Way – Outline permission H18-0435-18 and Reserved Matters approved under H18-1167-19
 - 10 Dwellings off Withington Street – Outline permission H18-1168-18 and Reserved Matters approved under H18-0692-19
 - 6 Dwellings off Chestnut Terrace – Outline permission H18-1167-16 and Reserved Matters approved under H18-0709-19



Proposed Development Layout with Areas Shaded Blue with Extant Permissions



3. The statement assesses the design and access arrangements, and how they relate to their context. This statement has been prepared in accordance with Circular advice.

4. The application drawings are :-

Architectural Drawings

- 3393-TD-NIGHTXX-DRG-AR-2000-P0
- BRI061-T01
- BRI061-T02
- BRI061-T03
- BRI061-T04
- LH/SBM/20/001 Rev C
- LH/SBM/20/002 Rev E
- LH/SBM/20/003 Rev C
- LH/SBM/20/004 Rev B
- LH/SBM/20/005 Rev B
- LH/SBM/20/006 Rev B

Nightingale Way Topographical Survey
 Topographical Survey Withington St and
 Chestnut Terrace junction with Bridge Road
 Topographical Survey land north of
 Withington Street
 Topographical Survey land west of Allenby's
 Chase land north of Chestnut Terrace
 Topographical Survey land east of Chestnut
 Terrace
 Masterplan Block Plan Sheet 1 of 2
 Masterplan Block Plan Sheet 2 of 2
 Development Plan Illustrating Areas with
 Extant Permissions
 Site Location Plan
 Land North of Withington Street – Site Plan
 Sheet 1 of 3
 Land North of Withington Street – Site Plan
 Sheet 2 of 3

- LH/SBM/20/007 Rev B Land North of Withington Street – Site Plan Sheet 3 of 3
- LH/SBM/20/008 Land North of Nightingale Way -Site Plan Sheet 1 of 2
- LH/SBM/20/009 Land North of Nightingale Way -Site Plan Sheet 2 of 2
- LH/SBM/20/010 Site Location Plan showing relationship with Allocated Site Sub_027

Engineering Drawings

- 1886/S /E100.P1 Proposed Impermeable Areas
- 1886/S /E101.P1 Drainage Layout (sheet 1 of 3)
- 1886/S /E102.P2 Drainage Layout (sheet 2 of 3)
- 1886/S /E103.P2 Drainage Layout (sheet 3 of 3)
- 1886/S /PL100 Contour Arrangements of site from topographical survey (relating to Ordnance Datum)
- 1886/S /PL101 Contour Comparison of application site with Environment Agency 2019 LiDAR Data
- 1886/S /PL102 Contour Arrangement of Sub-027 from topographical survey (relating to Ordnance Datum)
- 1886/S /PL103 Contour Comparison of Sub_027 with Environment Agency 2019 LiDAR Data

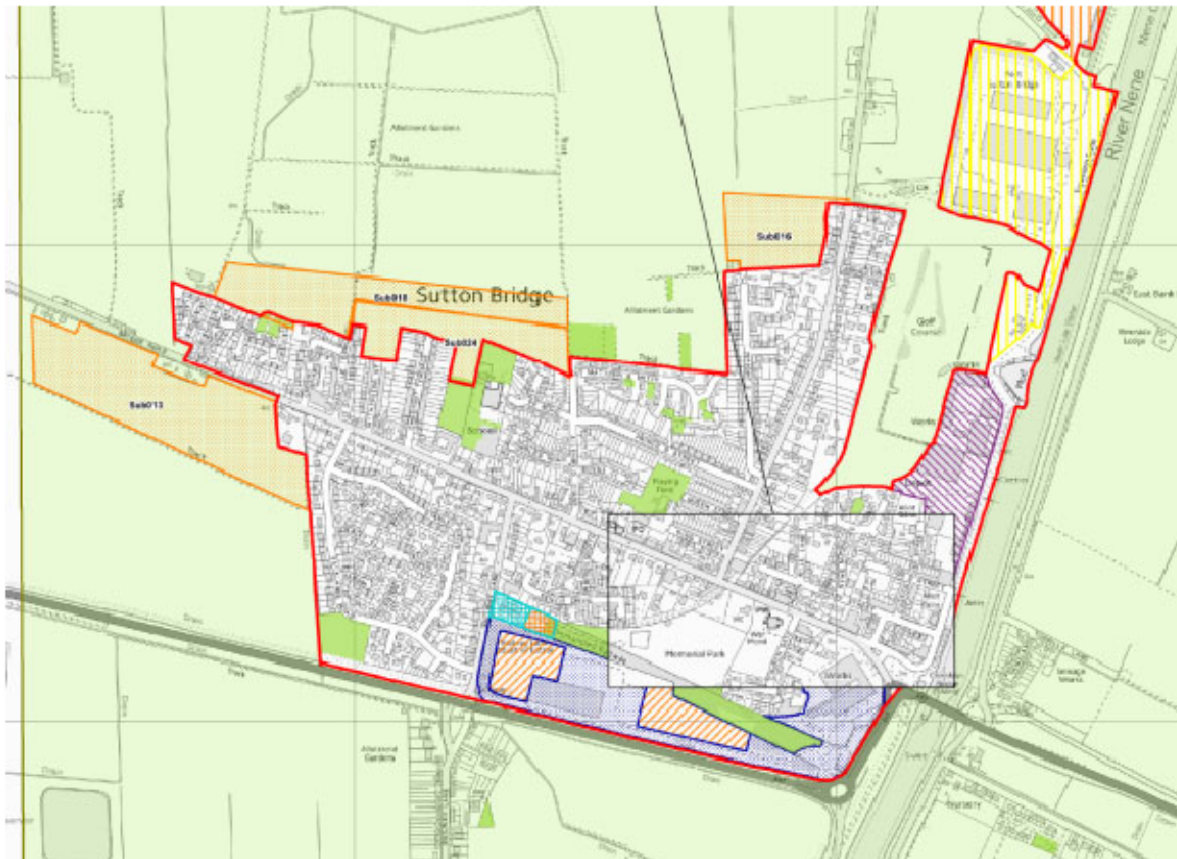
Highway Engineering Drawings

- 24237_08_020_01 A Highway Access Design Drawing

5. The application is also accompanied with an Anglian Water Pre-development report, landscape visual impact assessment (LVIA), Flood Risk Assessment (FRA), Ecology walkover surveys (land north of Withington Street and land north of Nightingale Way), Phase 1 and 2 ground investigation reports (land north of Withington Street and land north of Nightingale Way), Transport Assessment, Travel Plan and a detailed assessment of the proposed development against the 2017 Strategic Flood Risk Assessment.
6. It is also expected to provide a S106 Agreement to secure affordable housing requirements and to deliver appropriate developer obligations. An acceptable agreement will be organised when the full extent of developer obligations have been agreed and assuming that the application has officer support.

Pre-Application Discussions

7. No pre-application discussions have taken place. However, the LPA are aware of the site due to the recent 2019 /2020 planning approvals on the site and more recently the refusal of a similar application for the entire site area under reference H18-0824-20. The site was also considered for future residential development prior to adoption of the South-East Lincolnshire Local Plan 2011-36 and was known as Sub 016 and Sub024 as illustrated below.



Extract of Inset Map 9 from earlier incarnation of SE Lincolnshire Local Plan

The Site and its Context

8. The application site abuts the northern development edge of Sutton Bridge. The site's landscape setting is discussed in detail within the supporting LVIA and this detail is not therefore repeated in this document. The land currently lies fallow and the Council are aware of complaints being made from local residents.
9. As with the majority of land in this area the topography is predominantly flat with site levels across the 733m width of the site ranging from 3.300 AOD to 4.270 AOD. Average levels across the site range between 3.300 AOD – 3.470 AOD.
10. Sutton Bridge is identified in the South-East Lincolnshire Local Plan 2011-36 as a 'Main Service Centre.' Policy 1 explains the definition of this as being *"Within the settlement boundaries of the Main Service Centres (as shown on the Inset Maps) 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."*

11. There are various access points to the land with existing vehicular accesses running to the southern boundary of the site from Nightingale Way, Granville Terrace, Withington Street, Chestnut Terrace and Allenby's Chase. The application proposes two vehicular access points through Nightingale Way and Withington Street. Highway and transport implications are reported in detail within the accompanying Transport Assessment and Travel Plan and therefore the detail is not repeated in this document. In addition to the vehicular access points, a number of pedestrian routes are shown through the site with connections proposed to Granville Terrace, Chestnut Terrace and Allenby's Chase.

12. Western development accessed via Nightingale Way passes through a mixed residential development of bungalows and 2 storey housing believed to have been constructed approximately 15 years ago.

It provides a mix of contemporary bungalow and executive detached dwellings which are faced in a combination of buff and red brickwork along with a combination of red and slate grey concrete interlocking tiles.



Views Looking North along Nightingale Way (Google Map images)

13. The northern boundary with Granville Terrace currently provides a mixture of 2 storey and bungalow development at the northern abutment with the application site. A hardsurfaced shared private drive serving 3 properties connects into a farm access track extending north.



14. The main built form along Withington Street is 2 storey terraced housing. Properties were originally of faced red brickwork with arched soldier course features above windows and doors. Properties have been adapted through the years and the housing now provides a range of render, brick and stone cladding with a range of window styles.



View Looking South along Withington Street.

15. Chestnut Terrace comprises a range of building styles. On entering Chestnut Terrace from Bridge Road 3 individually designed bungalows are found. Beyond this 2 storey terraced housing is the prevalent built form to both sides of the road frontage. Loft conversions to several properties to the west side of Chestnut Terrace have been undertaken with small flat projecting flat roof dormers being apparent. Built form varies again heading north with 2 storey semi-detached former council houses located on the eastern edge and a combination of 2 storey detached housing and bungalow construction to the west. Semi-detached housing extends to the end of Chestnut Terrace on the west with the eastern edge of Chestnut Terrace culminating in a terrace of cottage style properties.



Views Looking South along Chestnut Terrace (Google Map Image)

16. The eastern abutment with St Matthew's Drive and Allenby's Chase provides the only clear feeling of openness into the immediate open countryside. The Public Right of Way SuBr 1/1 extends northbound along an existing track.



[View North on Allenby's Chase \(Google Map Image\)](#)

Planning History

17. The following planning history is relevant to the application site.

Application Reference	Development	Status
H18/0409/89	Residential Development – Granville Terrace to Allenby's Chase Sutton Bridge	Outline Planning Permission received on 02/11/90. Permission Lapsed.
H18-1168-16	Residential Development of 10 dwellings – land north of Withington Street Sutton Bridge	Outline Planning Permission received on 12/05/17
H18-0692-19	Reserved Matters for 10 dwellings – land north of Withington Street Sutton Bridge	Application approved on 15/10/19 and permission extant.
H18-1167-16	Residential development of 6 dwellings – land off Chestnut Terrace Sutton Bridge	Application refused on 07/03/2017 but approved by appeal on 08/12/17 under appeal reference APP/A2525/W/17/3182341
H18-0709-19	Reserved matters for 6 dwellings – land off Chestnut Terrace Sutton Bridge	Application approved on 07/10/2019 and permission extant.
H18-0435-18	Residential Development of 60 dwellings – land north of Nightingale Way Sutton Bridge.	Outline Planning Permission received on 01/03/2019
H18-1167-19	Reserved matters of 60 dwellings – land north of Nightingale Way Sutton Bridge.	Application approved on 31/3/20 and permission extant
H18-0120-19	Residential Development of 70 dwellings – land north of Withington Street and Chestnut Terrace Sutton Bridge.	Application refused outline planning permission on 05/07/19
H18-0824-20	Residential Development of 129 dwellings (including 32 affordable units), site access, and Associated works.	Application refused outline planning permission on 21/01/2021

18. **It should therefore be noted that 76 dwellings of the 129 dwellings being applied for within the current application already have detailed extant permission and these permissions have been lawfully implemented.** The approved element of the scheme represents 59% of the total development being applied for and equates to 60% of the application site area. The current application is a duplicate application to application H18-0824-20 which challenges the reasons for refusal and the lack of consistency applied by the Council.

Layout

19. The current application brings forward a development layout broadly the same as layouts recently approved in Reserved Matters approvals H18-0692-19, H18-0709-19. The site layout replicates the overall masterplan submitted as part of the refused application H18-0824-20, which is believed to have been considered acceptable in design terms by the LPA. The main estate road leading from Nightingale Way extends into the eastern section of the site and meanders east to the boundary with PRoW SuBr 1/1 with 2 minor estate roads connecting with housing approved for development on land off Withington Street and land east of Chestnut Terrace.

20. As previously indicated 2 vehicular access points would be provided connecting development with Nightingale Way and Withington Street. Access arrangements and vehicle capacity are discussed in detail within the supporting Transport Statement.

21. When assessing application H18-0824-20 the Housing Strategy Team made the following consultation response:-

"Should the development be permitted the current policy requires about 25% of the development to be provided as affordable housing to meet district wide housing needs. For a scheme of 129 dwellings, this equates to 32 dwellings.

The affordable housing should be delivered in accordance with the affordable housing as described in Annex 2 of the National Planning Policy Framework dated February 2019, or any Planning Policy Statement, Guidance Notes or Circulars which may amend, supplement or supersede this.

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. For this scheme that equates to 22 for rent and 10 for intermediate housing for sale, preferably shared ownership housing.

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. Within the Design and Access Statement the applicant proposes to deliver 17 for rent, comprising 5 x 1 bed houses, 7 x 2 bed houses, 3 x 3 bed houses and 2 x 4 bed houses, 9 for intermediate for sale, comprising 1 x 1 bed house, 3 x 2 bed houses and 5 x 3 bed houses and 6 more affordable homes with the tenure unspecified plots

69-74. Can we ask the applicant to confirm the tenure for plots 69-74. On the mix they have proposed there is little demand for 1 bed dwellings for intermediate for sale within the local housing market. Therefore the applicant should consider amending the mix to deliver the following: 22 for rent, comprising of 8 x 1 bed houses, 9 x 2 bed houses, 3 x 3 bed houses and 2 x 4 bed houses and 10 for shared ownership comprising of 5 x 2 bed houses and 5 x 3 bed houses.

As per Policy 6: Developer Contributions of the Local Plan 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.

It would be preferable for the homes to be built to the 'Nationally Described Space Standards'. The internal sqm of the 4 bed affordable homes appears smaller than the internal sizes for the 3 bed homes so I would ask the applicant to double check those sizes. Ideally the affordable housing should be spread proportionately across the scheme to enable a mixed and sustainable community.

The developer should also seek to secure a Registered Provider 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 developer require this. The 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.

The approved Reserved Matters application for Nightingale Way followed the recommended approach and this is now extended across the entire development in accordance with current adopted policy."

Detailed discussions took place during the consideration of application H18-0824-20 which arrived at a point where support was given for the illustrative layout and housing mix.

22. The tables below provide a schedule of the proposed residential development, development areas, market housing mix and affordable housing mix.

OUTLINE PLANNING APPLICATION					
LAND OFF NIGHTINGALE WAY SUTTON BRIDGE - LAYOUT SIMILAR TO RESERVED MATTERS APPROVED SCHEME H18-1167-19					
PLOT No	HOUSE TYPE	TENURE	AREA - m2	HOUSE CODE	AS DRAWN / HANDED
1	3 bed 2 storey detached	Market	134.1	3b2d_A	Handed
2	3 bed 2 storey semi-detached	Market	99.4	3b2s_MA	As Drawn
3	3 bed 2 storey semi-detached	Market	99.4	3b2s_MA	As Drawn
4	3 bed 1.5 storey detached chalet bungalow	Market	147.4	3bdd_A	Handed
5	3 bed 2 storey detached	Market	142.4	3b2d_B	As Drawn
6	3 bed 2 storey detached	Market	142.4	3b2d_B	As Drawn
7	3 bed 2 storey semi-detached	Aff. Intermed.	99.4	3b2s_AA	As Drawn
8	3 bed 2 storey semi-detached	Aff. Intermed.	99.4	3b2s_AA	As Drawn
9	4 bed storey detached	Market	169.4	4b2d_A	As Drawn
10	3 bed 1.5 storey semi-detached bungalow	Market	130	3bds_A	As Drawn
11	3 bed 1.5 storey semi-detached bungalow	Market	130	3bds_A	As Drawn
12	3 bed 2 storey semi-detached	Market	99.4	3b2s_MA	As Drawn
13	3 bed 2 storey semi-detached	Market	99.4	3b2s_MA	As Drawn
14	3 bed 2 storey detached	Market	134.1	3b2d_A	As Drawn
15	3 bed 1.5 storey semi-detached bungalow	Market	130	3bds_A	As Drawn
16	3 bed 1.5 storey semi-detached bungalow	Market	130	3bds_A	As Drawn
17	4 bed 2 storey detached	Market	169.4	4b2d_A	Handed
18	2 bed 2 storey semi-detached	Market	78	2b2s_A	As Drawn
19	2 bed 2 storey semi-detached	Market	78	2b2s_A	As Drawn
20	4 bed 3 storey detached	Market	123	4b3s_MA	Handed
RESERVED MATTERS UNIT REMOVED FROM OUTLINE APPLICATION SCHEME (SEE WITHINGTON STREET SCHEDULE)					
RESERVED MATTERS UNIT REMOVED FROM OUTLINE APPLICATION SCHEME (SEE WITHINGTON STREET SCHEDULE)					
23	2 bed 2 storey semi-detached	Aff. Rent	77.5	2b2s_BA	Handed
24	1 bed 2 storey semi-detached	Aff. Rent	64	1b2s_AA	Handed
25	3 bed 1.5 storey semi-detached bungalow	Market	130	3bds_A	As Drawn
26	3 bed 1.5 storey semi-detached bungalow	Market	130	3bds_A	As Drawn
27	3 bed 2 storey detached	Market	99.4	3b2s_MA	Handed
28	1 bed 2 storey semi-detached	Aff. Rent	64	1b2s_AA	As Drawn
29	2 bed 2 storey semi-detached	Aff. Rent	77.5	2b2s_BA	As Drawn
30	3 bed 2 storey semi-detached	Market	107	3b2s_B	As Drawn
31	2 bed 2 storey semi-detached	Market	75.7	2b2s_C	As Drawn
32	3 bed 2 storey detached	Market	142.4	3b2d_B	As Drawn
33	2 bed 2 storey semi-detached	Market	77.5	2b2s_B	Handed
34	1 bed 2 storey semi-detached	Market	64	1b2s_AA	Handed
35	4 bed 3 storey detached	Aff. Rent.	123	4b3d_AA	As Drawn
36	2 bed 2 storey semi-detached	Aff. Intermed.	78	2b2s_AA	As Drawn
37	2 bed 2 storey semi-detached	Aff. Intermed.	78	2b2s_AA	As Drawn
38	2 bed 2 storey semi-detached	Market	78	2b2s_A	As Drawn
39	2 bed 2 storey semi-detached	Market	78	2b2s_A	As Drawn
40	3 bed 2 storey detached	Market	142.4	3b2d_B	As Drawn
41	2 bed 2 storey semi-detached	Aff. Rent	77.5	2b2s_BA	Handed
42	1 bed 2 storey semi-detached	Aff. Rent	64	1b2s_AA	Handed
43	2 bed 2 storey semi-detached	Market	78	2b2s_A	As Drawn
44	2 bed 2 storey semi-detached	Market	78	2b2s_A	As Drawn
45	3 bed 2 storey detached	Aff. Rent.	99.4	3b2s_AA	As Drawn
46	3 bed 2 storey detached	Aff. Rent	99.4	3b2s_AA	As Drawn
47	2 bed 2 storey semi-detached	Market	78	2b2s_A	As Drawn
48	2 bed 2 storey semi-detached	Market	78	2b2s_A	As Drawn
49	2 bed 2 storey semi-detached	Aff. Rent	77.5	2b2s_BA	Handed
50	1 bed 2 storey semi-detached	Aff. Rent	64	1b2s_AA	Handed
51	3 bed 1.5 storey detached chalet bungalow	Market	130	3bdd_B	As Drawn
52	1 bed 2 storey semi-detached	Market	64	1b2s_A	As Drawn
53	2 bed 2 storey semi-detached	Market	77.5	2b2s_B	As Drawn
54	2 bed 2 storey semi-detached	Market	78	2b2s_A	As Drawn
55	2 bed 2 storey semi-detached	Market	78	2b2s_A	As Drawn
56	2 bed 2 storey semi-detached	Market	77.5	2b2s_B	Handed
57	1 bed 2 storey semi-detached	Market	64	1b2s_A	Handed
58	4 bed 3 storey detached	Market	99.4	4b3s_MA	As Drawn
59	3 bed 1.5 storey detached chalet bungalow	Market	147.4	3bdd_A	Handed
60	4 bedroom 2 storey detached	Market	166.6	4b2d_B	As Drawn

OUTLINE PLANNING APPLICATION					
LAND AREA NORTH OF WITHINGTON STREET / CHESTNUT TERRACE.					
PLOT No	HOUSE TYPE	TENURE	AREA - m2	HOUSE CODE	AS DRAWN / HANDED
21	4 bed 2 storey detached	Market	169.4	4b2d_A	Handed
22	3 bed 1.5 storey detached	Market	130	3bdd_B	As Drawn
61	2 bed 2 storey semi-detached	Aff. Rent	77.5	2b2s_BA	As Drawn
62	1 bed 2 storey semi-detached	Aff. Rent.	64	1b2s_AA	As Drawn
63	2 bed 2 storey semi-detached	Aff. Intermed.	78	2b2s_AA	As Drawn
64	2 bed 2 storey semi-detached	Aff. Intermed.	78	2b2s_AA	As Drawn
65	2 bed 2 storey semi-detached	Aff. Rent	77.5	2b2s_BA	As Drawn
66	1 bed 2 storey semi-detached	Aff. Rent	64	1b2s_AA	As Drawn
67	2 bed 2 storey semi-detached	Market	78	2b2s_A	As Drawn
68	2 bed 2 storey semi-detached	Market	78	2b2s_A	As Drawn
69	2 bed 2 storey semi-detached	Aff. Rent.	77.5	2b2s_BA	As Drawn
70	1 bed 2 storey semi-detached	Aff. Rent.	64	1b2s_AA	As Drawn
71	2 bed 2 storey semi-detached	Aff. Rent.	78	2b2s_A	As Drawn
72	2 bed 2 storey semi-detached	Aff. Intermed.	78	2b2s_A	As Drawn
73	2 bed 2 storey semi-detached	Aff. Rent	77.5	2b2s_BA	As Drawn
74	1 bed 2 storey semi-detached	Aff. Rent	64	1b2s_AA	As Drawn
75	2 bed 2 storey semi-detached	Market	78	2b2s_A	As Drawn
76	2 bed 2 storey semi-detached	Market	78	2b2s_A	As Drawn
77	3 bed 2 storey semi-detached	Aff. Rent	99.4	3b2s_MA	As Drawn
78	3 bed 2 storey semi-detached	Aff. Rent	99.4	3b2s_MA	As Drawn
79	2 bed 2 storey semi-detached	Market	78	2b2s_A	As Drawn
80	2 bed 2 storey semi-detached	Market	78	2b2s_A	As Drawn
81	4 bed 3 storey detached	Aff. Rent	123	4b3s_AA	As Drawn
82	2 bed 2 storey semi-detached	Market	78	2b2s_A	As Drawn
83	2 bed 2 storey semi-detached	Market	78	2b2s_A	As Drawn
84	3 bed 1.5 storey semi-detached bungalow	Market	130	3bds_A	As Drawn
85	3 bed 1.5 storey semi-detached bungalow	Market	130	3bds_A	As Drawn
86	3 bed 1.5 storey semi-detached bungalow	Market	130	3bds_A	As Drawn
87	3 bed 1.5 storey semi-detached bungalow	Market	130	3bds_A	As Drawn
88	3 bed 2 storey semi-detached	Aff. Intermed.	99.4	3b2s_MA	As Drawn
89	3 bed 2 storey semi-detached	Aff. Intermed.	99.4	3b2s_MA	As Drawn
90	3 bed 2 storey detached	Market	134.1	3b2d_A	As Drawn
91	4 bed 2 storey detached	Market	169.4	4b2d_A	Handed
92	4 bed 2 storey detached	Market	166.6	4b2d_B	Handed
93	3 bed 1.5 storey detached	Market	123	3bdd_A	As Drawn
94	4 bed 2 storey detached	Market	169.4	4b2d_A	As Drawn
95	3 bed 2 storey detached	Market	134.1	3b2d_A	As Drawn
96	4 bed 2 storey detached	Market	169.4	4b2s_A	As Drawn
97	3 bed 1.5 storey detached	Market	130	3bdd_B	As Drawn
98	3 bed 1.5 storey detached	Market	130	3bdd_B	As Drawn
99	3 bed 2 storey detached	Market	142.4	3b2d_B	Handed
100	3 bed 2 storey detached	Market	142.4	3b2d_B	As Drawn
101	3 bed 1.5 storey detached	Market	130	3bdd_B	As Drawn
102	3 bed 2 storey detached	Market	142.4	3b2d_B	As Drawn
103	4 bed 2 storey detached	Market	169.4	4b2d_A	As Drawn
104	3 bed 2 storey detached	Market	99.4	3b2d_B	As Drawn
105	3 bed 1.5 storey detached	Market	123	3bdd_A	As Drawn
106	3 bed 2 storey detached	Market	78	3b2d_B	As Drawn
107	4 bed 2 storey detached	Market	169.4	4b2d_A	Handed
108	4 bed 2 storey detached	Market	166.6	4b2d_B	Handed
109	3 bed 2 storey detached	Market	142.4	3d2d_B	As Drawn
110	3 bed 1.5 storey semi-detached	Market	130	3bds_A	As Drawn
111	3 bed 1.5 storey semi-detached	Market	130	3bds_A	As Drawn
112	1 bed 2 storey semi-detached	Market	64	1b2s_A	As Drawn
113	2 bed 2 storey semi-detached	Market	78	2b2s_A	As Drawn
114	2 bed 2 storey semi-detached	Market	78	2b2s_A	As Drawn
115	2 bed 2 storey semi-detached	Market	78	2b2s_A	As Drawn
116	2 bed 2 storey semi-detached	Market	78	2b2s_A	As Drawn
117	2 bed 2 storey semi-detached	Market	78	2b2s_A	As Drawn
118	3 bed 2 storey detached	Market	134.1	3b2d_A	As Drawn
119	3 bed 2 storey detached	Market	134.1	3b2d_A	Handed
120	2 bed 2 storey semi-detached	Market	78	2b2s_A	As Drawn
121	2 bed 2 storey semi-detached	Market	78	2b2s_A	As Drawn
122	2 bed 2 storey semi-detached	Market	78	2b2s_A	As Drawn
123	2 bed 2 storey semi-detached	Market	78	2b2s_A	As Drawn
124	2 bed 2 storey semi-detached	Market	78	2b2s_A	As Drawn
125	2 bed 2 storey semi-detached	Market	78	2b2s_A	As Drawn
126	3 bed 1.5 storey semi-detached	Market	130	3bds_A	As Drawn
127	3 bed 1.5 storey semi-detached	Market	130	3bds_A	As Drawn
128	3 bed 2 storey detached	Market	134.1	3b2d_A	As Drawn
129	3 bedroom 1.5 storey detached	Market	123	3bdd_B	As Drawn

MARKET HOUSING MIX

Number of Beds	Number of Units
1	4
2	33
3	47
4	13
5	0
TOTAL	97

AFFORDABLE HOUSING MIX

Number of Beds	Number of Units
1	8
2	14
3	8
4	2
5	0
TOTAL	32

The affordable mix provided illustrates a 70/30 mix (affordable rent / intermediate) as required under current policy requirements and as previously stated this would be secured by a S106 obligation.

Scale

23. The Outline Planning application gross site area extends to a total of 6.96 Hectares including public open space provision. A total of 0.57 Hectares is allocated for public open space provision within the site which is split as follows:-

- North east corner of Nightingale Way section of development – 0.36 Hectares
- Cordon Sanitaire area of Nightingale Way development area - 0.04 Hectares
- South east section of Withington Street development – 0.17 hectares

Additional land in the applicant's control is offered to the north-west corner of the Nightingale Way site which is envisaged to be a wildflower meadow forming part of a comprehensive landscaping scheme for the development. This land area provides a further 0.25 hectares of public open space making the total provision for the development 0.82 hectares, which is well in excess of the open space requirement set out in Policy 32 of the Local Plan.

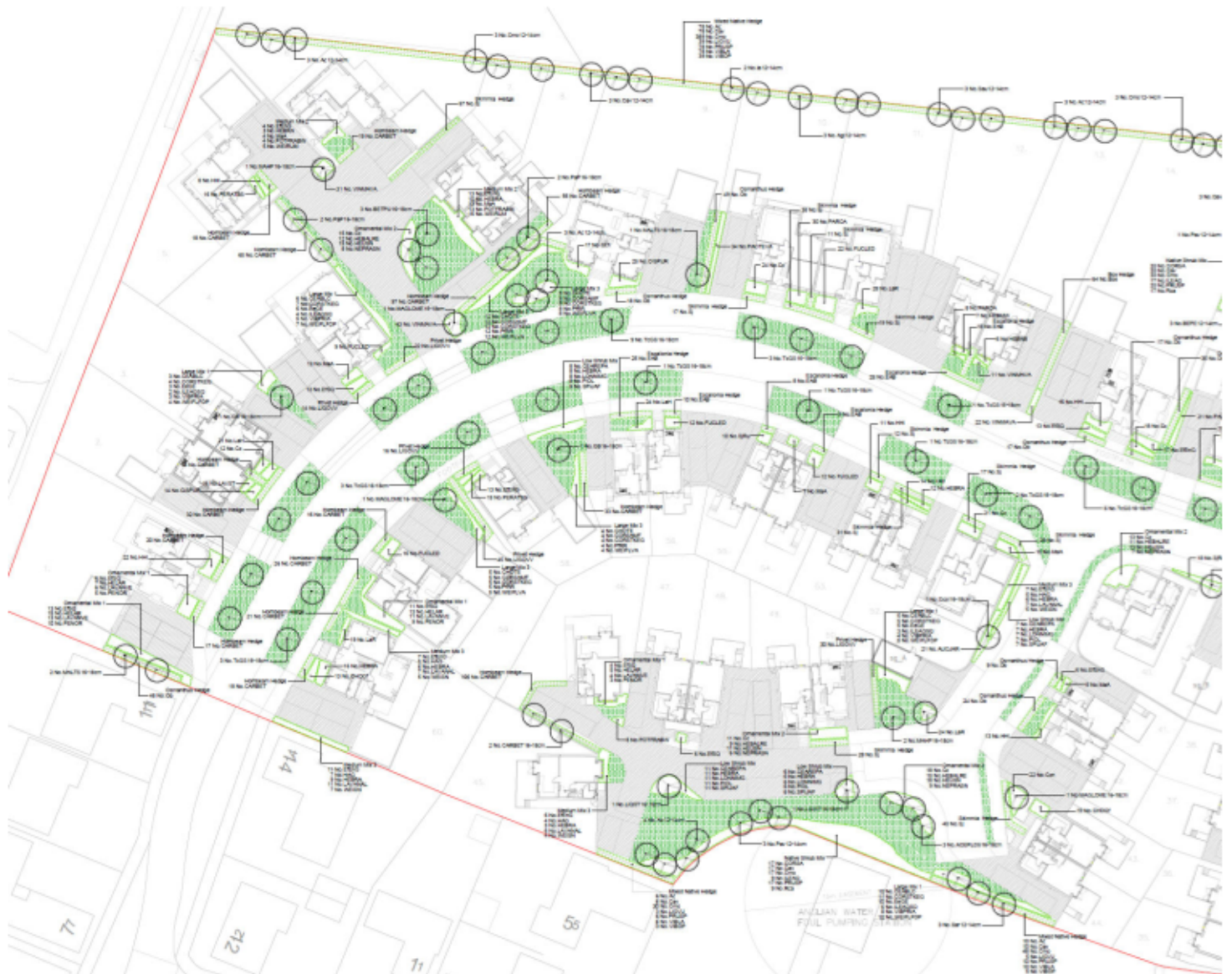
24. It should be noted that 3.8m wide grass verges are predominant throughout the development. As per previous negotiations on application H18-1167-19 these landscaped areas will not be offered for adoption and will effectively form part of the on-site landscaping provision for the site. These areas are excluded from the calculation for PoS but nevertheless offer a significant additional area.
25. The responsibility for future maintenance of all public open space areas / common landscaped areas will be transferred to an Estate Management Company. General Estate Management Company arrangements are submitted as part of this application.
26. Assessed against Policy 32 of the Local Plan the 0.75 hectares / 1000 population is required for Amenity Greenspace and 0.10 hectares / 1000 population is required for children and young people. The proposed development would deliver a population of 600 persons to Sutton Bridge and therefore the onsite provision is easily met. Contributions for offsite provision will be considered as may be necessary.
27. The proposed development represents a site density of 18.75 dwellings / hectare.

Appearance

28. Matters of appearance are reserved for subsequent approval at Reserved Matters stage but it should be noted that development layout utilises house and chalet bungalow designs which are already approved under permissions H18-0692-19, H18-0709-19 and H18-1167-19.

Landscape

29. A detailed landscape planting plan formed part of the Reserved Matters scheme approved within application H18-1167-19. Although landscaping is left for subsequent approval it is envisaged that the landscape principles already will provide the design basis for the masterplan landscaping proposals.



Aspect Landscape Details – Western Development of Nightingale Way Scheme



Aspect Landscape Details- Eastern Development if Nightingale Way Scheme

Access

30. The principles of vehicular access are discussed in detail within the supporting Transport Assessment and Travel Plan documents forming part of this outline planning application.

Disabled Access

31. The requirements of conditions of previous outline planning permissions on various sections of the site have required that finished floor levels are set at a range of various minimum levels ranging between 4.35 AOD – 4.90 AOD. The levels relating to extant permissions are carried through with the current site layout. As with current extant permissions the scheme results in floor levels ranging between 700-910mm above existing natural ground level. As such a stepped approach is provided to all front doors meeting the requirements as set

within Approved Document M. This is also a similar arrangement to the relatively newly built detached dwelling located at the northern edge of Withington Street. The design approach therefore has precedent.



32. Internally the dwellings would be designed to meet the provisions of Approved Document M, which includes toilet accommodation on the principle storey, minimum door widths and design matters previously associated with Lifetime Homes Standards.

Consideration of Flood Risk / Sequential Assessment

34. Policy 4 of the South-East Lincolnshire Local Plan is significant because it is understood that the application site in its entirety was not taken forward in the Strategic Housing Land Assessment because the chosen allocation site was considered to be sequentially preferable in flood risk terms. The applicant considers this to be an inaccurate assessment. This applicant does not claim within this application that the council were wrong to allocate Sub_027 as clearly this argument would be baseless. History cannot be undone. The applicant does however contend that consistency should be applied in respect of passing the Exception Test in the flood risk assessment and we set out in the text below our detailed justification for this, assessed against development already approved on the northern edge of Sutton Bridge.
35. Firstly, attention is drawn to the argument set out in application H18-0435-18 for the development land off Nightingale Way to pass the Exception Test. The submitted FRA stated:-

*"When comparing 2115 flood mapping, this site falls within the same category flood depths as 75% of the (proposed) allocation site, and is more suitable than the remaining 25% of the (proposed) **allocation site which sits an additional 0.5m lower**, therefore sequentially this site would be more preferable."*

"From reviewing the SHLAA information and preferred allocation site justifications etc it is strongly believed that this application site was not actually considered fully on its own. It should not have been presented or have been overlapped in review with other adjoining sites (Sub018). Neighbouring assessed sites were/are not as suitable and would have impacted on this site's merits due to their accessibility, their size, their drainage issues and their increased flood risk issues. When given sole consideration this application site should have been promoted as a suitable allocation site....."

In reaching a positive recommendation for application H18-0425-18 the case officer noted the following:-

- *"A Flood Risk Assessment and Drainage Strategy have been provided, which show the site is safe from flooding and that there will be no impact on other land uses or land users. The proposal will incorporate a sustainable drainage system, which will ensure surface water run-off is limited to Greenfield run-off rates."*
- *Although the site lies within Flood Zone 3, the hazard mapping for the area in the updated South Holland Strategic Flood Risk Assessment shows that the site is **sequentially preferable than other sites being promoted in the emerging Local Plan**.*
- *The Environment Agency has no objection on the basis that conditions are imposed. This is considered acceptable.*

It is important to note the timeline in respect of the officer comments set out in the H18-0435-18 delegated report and the status of the proposed site allocations at that particular time. Sub_027 was the only site being considered at the time of writing the delegated report and it must therefore be concluded that the case officer accepted that the site area under consideration as part of application H18-0425-18 was sequentially preferable.

36. The FRA submitted with application H18-0435-18 quotes **“The level of most of the field is between 3.30m and 3.50m OD, and the lowest level in the centre of the field is 3.26m OD and highest levels of approximately 3.70m OD.”**
37. The refused applications H18-0120-19 and H18-0824-20 set out the basis for justifying that the eastern portion of this application site should also be considered acceptable in flood risk terms by a comparison of the topography of the application site with the Nightingale Way scheme. The applications stated:
“A comparison of the application site’s topography with the approved development off Nightingale Way reveals identical topography. A low point on the field is recorded as 3.32m AOD and the highest recorded level recorded as 4.05m AOD on the eastern boundary. The median level across the site ranges from 3.35m – 3.49m AOD.”

“If the arguments set out within the FRA and supporting statement for application H18-0435-18 are accepted (which must have been the case) then it follows that the same must be true of this application site. As noted in paragraph 39 of this statement the site sits 0.5m higher than the 25% of the proposed allocation site and therefore we contend that this application site is also sequentially preferable to the proposed allocation site.”
38. Since approving application H18-0435-18 the LPA have approved reserved matters applications on land north of Nightingale Way, land north of Withington Street and land located off Chestnut Terrace all of which are contained within the current application. During the consideration of all 3 applications the applicant has consistently stressed the inconsistency of conditions set out within the respective outline permissions in relation to flood risk and minimum finished floor levels. The table below sets out this inconsistency.

PLANNING REF	LOCATION	RANGE OF SITE LEVELS (AOD)	Av. SITE (AOD)	Min FFL APPLIED TO PERMISSION
H18-1167-16	Land East of Chestnut Terrace	3.37 - 4.27	3.38	4.50
H18-1168-16	Land off Withington Street	3.44-3.72	3.50	4.90
H18-0435-18	Land off Nightingale Way	3.31-3.80	3.50	4.35

39. It should also be noted that the Environment Agency have raised no objection to any application previously submitted, including the refused applications H18-0120-19 and H18-0824-20.

40. The officer report drafted for the refusal of application H18-0824-20 comments that *"However, as outlined previously, three parcels of land within the site already benefit from planning permission. Nonetheless, the appropriateness of developing these parcels of land in conjunction with the additional unpermissioned area of land must be considered in flood risk terms."*

We would contend that if the Council have assessed the other three parcels of land as being acceptable *in flood risk terms* that consistency should be applied. All sites were assessed against the South-East Lincolnshire Flood Risk Assessment (SFRA).

41. Notwithstanding the argument set out in paragraph 40, the Council are fully aware that the Environment Agency hold more up to date LiDAR mapping for Sutton Bridge. It is a matter of fact that Hazard Mapping forming part of SFRA is draughted from LiDAR data (the drawings acknowledge this) and it therefore follows that the Council are also aware that the accuracy of the 2017 SFRA is questionable. As the Council have previously acknowledged the onus is on the applicant to demonstrate that the Sequential Test is passed. The Council's slavish adherence to hazard mapping based on out of date data cannot therefore be understood when the applicant has presented evidence to demonstrate that the Sequential Test and Exception Test have been passed.