

**Reserved Matters Application for 8 semi detached dwellings ref H19-0596-19
Land North of 308 Broadgate Sutton St Edmund Spalding PE12 0LR**

SUPPLEMENTARY STATEMENT RELATING TO PLANNING COMMENTS FROM STATUTORY CONSULTEES & PUBLIC

The Planning Statement submitted with the Reserved Matters Application and my subsequent email of 1st August 2019 discuss in detail the rationale behind the submitted detailed scheme in terms of character, density and provision of 3 bedroomed 'affordable' housing which the SELLP identifies as being much needed.

PUBLIC COMMENTS

309 Broadgate

The comments refer to matters that are beyond the influence of this proposed Reserved Matters application for a site that has Outline Planning Consent. Relevant observation concerning homes that have been built take time to be sold which if accurate is evidence of the need to introduce this relatively 'affordable housing' scheme to redress the imbalance of housing provision in the smaller settlements.

311 Broadgate

Allegedly "...a cynical attempt to get planning permission with the intention of always putting 8 houses in place..." Increase noise and traffic. No shops, employers, schools or facilities in the area. Every person will have to use cars. No public transport services. Local Plan states you will develop towns such as Wisbech, before building developments in other areas.

Outline Planning was granted for residential development on the application site which indicates that the location is suitable for people to make their home. This village is typical of the smaller settlements in the District in terms of services and development being concentrated in Wisbech would be a matter for Fenland District Council.

The issues raised are yet again beyond the influence of this minor development.

313 Broadgate

Actually agrees with the intended type of housing proposed

The remainder of the comments refers to speeding traffic through the village which is a matter for the County Highways and, again, beyond the influence or control of this proposed development.

STATUTORY CONSULTEES

LCC HIGHWAYS (& LEAD FLOOD AUTHORITY)

They have no issues with the proposed Application subject to a standard condition relating to formation of new vehicular accesses. Each plot has garaging, parking and turning provision thereby minimising the impact on the adjacent public highway and its safe use.

NORTH LEVEL I.D.B.

They raise no objection to the Application in their comments of 3rd July 2019. It is relevant to report that recent communications with the N.L.I.D.B. have taken place to establish that the surface water and treated outfall from the Foul Water Package Treatment Units can discharge direct to the watercourse subject to formal consent from the IDB. It is hoped that this will avoid the need for any Condition to be attached to the Reserved Matters Approval.

EMAIL CORRESPONDENCE TO SHDC - 1st AUGUST 2019

From: alan@moultonland.co.uk <alan@moultonland.co.uk>

Sent: 01 August 2019 15:33

To: Isus, Joan <JIsus@sholland.gov.uk>

Cc: Buttery, Lucy <lbuttery@sholland.gov.uk>; Fidler, Richard <rfidler@sholland.gov.uk>

Subject: H19-0596-19 Reserved Matters Application, land North of 308 Broadgate, Sutton St Edmund.

Good afternoon Joan, apologies in advance for the lengthy email but in my opinion such a reply is necessary.

Further to your telephone call of 30th July 2019 I would respond to the suggestion of an 'amended scheme' as below :-

This is a Reserved Matters Application on a site that was granted Outline Planning just 7 months ago.

The site extends to 0.7 acre (0.28ha) and is frontage land in common with the established form of settlement in the village.

The scheme of 8 dwellings represents a density of just 11 dpa (28dph) which is not inappropriate in a rural settlement such as Sutton St Edmund.

Each dwelling has front and rear garden, independent driveway, parking and turning area and attached garaging.

Pre-application feedback indicated that the proposed development appeared to be in keeping with the existing form and character of development to the eastern side of this section of Broadgate.

Opposite to the application site there is lower density housing generally located behind mature frontage hedging.

It is relevant out point out that the application site is some 215metres to the south of the designated settlement boundary / northern entrance to the village which starts on the western side of Broadgate.

Sutton St Edmund is classified in the recently adopted SE Lincs Local Plan as 'Other Service Centre and Settlement' and typically such settlements allow limited opportunities for residential development.

In the last 3 years planning permission has been granted for just 9 dwellings (mostly Outline Applications)

and all detached dwellings of not less than 3 bedrooms each.

Current properties available on Rightmove in the village amount to 7 homes –

all 4 bedroomed detached plus 1 barn conversion offering 2 bedroomed accommodation.

Section 11 of the NPPF (Feb2019) 'Making Effective Use of Land' considers achieving appropriate densities and is considered particularly relevant to this proposal -

122. Planning policies and decisions should support development that makes efficient use of land, taking into account:

- a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;
- b) local market conditions and viability;
- c) the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;
- d) the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and
- e) the importance of securing well-designed, attractive and healthy places.

The SE Lincs Local Plan itself recognises that house prices in the District remain well below those in the rest of Lincolnshire and that there is a shortage of affordable housing.

We need housing stock that better meets local housing needs and aspirations including first time buyers, affordable and starter homes

Policy 17: Providing a Mix of Housing. The provision of new houses will seek to meet the long term needs of the Plan area in order to maintain and provide mixed, inclusive and sustainable communities.

Family homes of two or three bedrooms are in highest demand for both the market and affordable housing sectors and one bedroom homes are also required to meet affordable needs.

The Outline Application showed an 'indicative layout' of just 3 plots which would simply add to the imbalance of housing accommodation in a village settlement hence the detailed scheme which provides

a more appropriate provision of 'affordable' family accommodation that would provide opportunity for local families to achieve their own home which can adapt to future needs.

This has to be good for the sustainability of the village community and the surrounding villages which offer local facilities such as schooling and other facilities.

The layout has been carefully considered so as not to create a negative impact on the character of the settlement or the approach into the village from the north.

The build line is consciously staggered to avoid a massing effect and the garaging is monopitch roof to create separation between the dwellings albeit above ground floor levels.

If the garaging was omitted then this would clearly increase distances between the dwellings but the gaps would likely be filled with vehicles, sheds and other domestic 'clutter'

EMAIL CORRESPONDENCE TO SHDC - 1st AUGUST 2019 continued.....

The aspect of the development to the open countryside to the north is to be suitable softened by landscaping and a single storey roof element that breaks up the all too common blank gable end that is evident around the district.

So in conclusion I consider that the proposal as originally consulted, conceived and submitted, remains wholly appropriate to its location and in accordance with relevant policies, both National and Local.

The applicant who is an established local developer wishes to undertake this development at the earliest opportunity with an intended delivery of the scheme in early 2020.

As previously mentioned in the Planning Statement this development will deliver 8 family homes to a village where, as detailed above, the only provision, both existing and proposed, is currently larger 4 bedroomed housing with market prices generally beyond the reach of local families wishing to set up a family home. (current range £360,000 - £500,000)

The application has already been subject to an Extension of Time to allow it to be discussed at Chairman's Panel which was scheduled for tomorrow Friday 2nd August 2019.

There have been no objections to the application reported by any Statutory Consultees and I understand that the only reason it was being presented to Chairman's Panel was due to a few objections by residents –

most of whose comments referred to issues that concern speeding traffic, traffic generally, no facilities for the new dwellings, etc.

This site has Outline Planning consent and such objections were not considered worthy of stalling the Outline Application

so it is particularly frustrating to encounter the delays that the Applicant is now experiencing. To make matters worse I now discover today that the application has been deferred to the next Panel

which means another 2 weeks delay. Communication from the Local Planning Authority has not been good.

I look forward to your positive reaction to this application in order that the scheme can progress through the system and housing can be delivered. Happy to meet with any Officers if felt necessary where I can certainly quote built examples of semi detached housing developments on the periphery of local villages.

Kind Regards
Alan

Alan J Finch

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MEETING WITH PLANNING & BUILDING CONTROL MANAGER 19TH SEPTEMBER 2019

At the request of the Agent a meeting was held with the Planning & Building Control Manager to discuss the Application which has been with the Local Planning Authority since being validated on 12th June 2019 following a positive Pre-App response for the submitted detailed proposal.

No concern was expressed with regard to the detailed scheme in terms of density, form and relationship to the existing housing.

CONCLUSION

This Reserved Matters Application has now been with the LPA for over 16 weeks and given the pre-app consultation that took place, minimal and non-specific / related objections, it is very much hoped that this application can be finally approved so that the development can proceed

Alan J Finch 3/10/2019