From: Polly Harris-Gorf
Sent: 24 January 2022 14:31
To: _planningadvice
Subject: Chapel Gate Sutton St James - H20-0947-21
Attachments: We sent you safe versions of your files; EXTRACT FROM SHLAA DOCUMENT showing Suj012.pdf; Extract from SELLP Adopted Plan Text.pdf; Inset Map-Sutton-St-James SELLP.pdf

6SUP (Email from agent)

From: A Finch
Sent: 29 November 2021 13:37
To: Polly Harris-Gorf <
Subject: Chapel Gate Sutton St James - H20-0947-21

Mimecast Attachment Protection has deemed this file to be safe, but always exercise caution when opening files.

This message originated from outside your organization

Hi Polly
Further to your request for a response to your email of 15th November 2021 I can reply as follows :-

Dealing firstly with the potential capacity of the application site there is a fundamental error in the South East Lincolnshire Local Plan, Adopted March 2019, with specific regard to this site.
The site referenced Suj012 was identified in the SHLAA July 2018 as land to south of Chapel Gate Sutton St James with a site area of 2.1hectares.
The simple methodology applied by the Local Planning Authority applies an anticipated density of 20dph which was rounded up to a potential 42 dwellings based upon gross site area.

The now Adopted Local Plan includes Suj012 within the defined settlement but with a reduced site area commensurate with the extant planning consent for this site, however the site is still
incorrectly described as 2.1hectares in the adopted Local Plan.
The gross site area is actually 1.73 hectares. If you then consider the net developable area of this site which is 1.53hectares then at the prescribed density of 20dph then the proposed scheme is not
under-delivering. The site has in excess of 40metres of access road from Chapelgate before any new dwelling can be accommodated. There is also 1300m2 of IDB bylaw maintenance land along the east boundary
which is void of any development.
Notwithstanding the justification for the proposed density of development on this allocated site it is not correct to say that a higher density of housing development generates more profit and therefore more ability to deliver policy
compliant affordable housing and various financial contributions. The Infrastructure costs increase per dwelling whilst the unit sizes decrease along with anticipated selling prices so we cannot agree with that generalisation.
We are proposing a housing scheme on the edge of a village with a diverse mix of housing to suit a vast range of affordability and accommodation requirements. It is not the location for a high density cramped housing scheme.

Moving on to the Sutton St James Parish Council comments, it is extremely disappointing, and somewhat surprising, to see a total reversal from initial support to now one of objection to the scheme.
The application site has an extant consent for 27 dwellings (H20-0043-18) which was also accompanied by a financial viability statement. That application was supported by the Parish Council. That scheme does include 4 'affordable' dwellings
consisting 2 rented and 2 shared ownerships 2bed chalet style homes. However the balance of the development is for 3 and 4 bed detached bungalows.
That approved scheme of 27 dwellings will not deliver 1st time buyer homes or family homes to the village.
The current application was also accompanied by a financial viability statement which was available for public reference at the outset so it is not clear why the Parish Council have now reversed their opinion on the scheme to one of objection.

The current proposal which was initially supported by the Parish Council for its variety of accommodation provides a mix of 2,3,4 and 5 bed housing including a small percentage of 3 bedroom bungalows.
The local developer has a track record of delivering homes in South Holland villages that local people can afford such as at Sutton St Edmund and Moulton Seas End, and such is the popularity of such developments that prior to any marketing
my clients have received numerous enquiries regarding the proposed dwellings at Chapel Gate from local people.

I note the reference by the Parish Council to other planning applications in the area but accommodation for transitional / seasonal employment as referred to in H20-0281-21 has always been a characteristic of the District which involves a transient
labour supply that isn't particularly seeking permanent accommodation in a rural village.

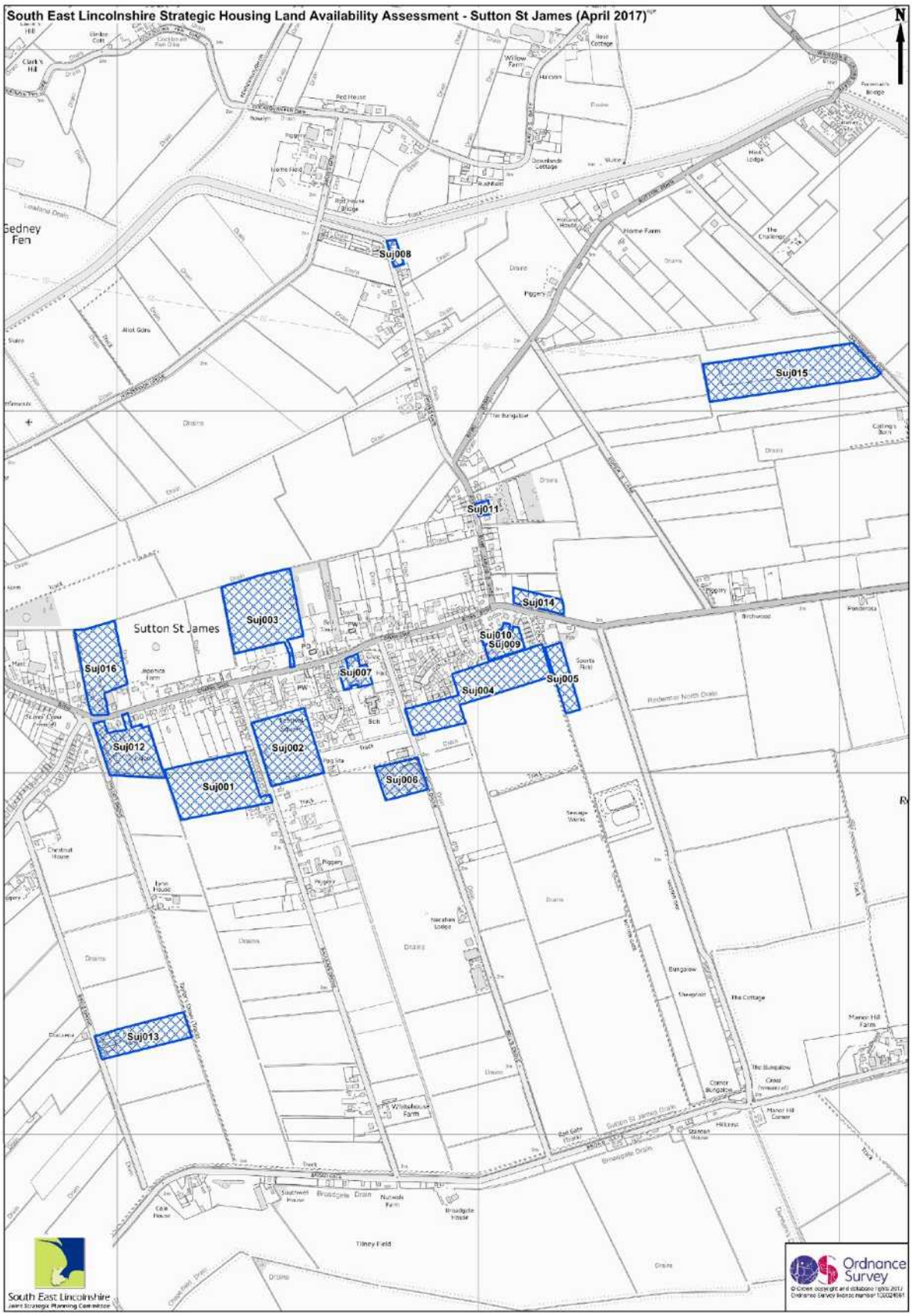
In terms of Education Contribution it is unfortunate and often frustrating for developers, particularly local developers that the distribution of any financial contributions to Education is determined by the County Council where often no obvious
local benefit can be seen. This is beyond the influence of any developer and there is sympathy with local communities and Parish Councils with this current arrangement.
The Parish Council are aware of the needs of the village and in this instance they have actually approached the Applicant to seek financial assistance towards improving the existing pre-school facility.

I trust the above clarifies the rationale behind the current proposal for this site.

Kind Regards
Alan

Alan J Finch

mlp Moulton Land and Planning



EXTRACT FROM SHLAA DOCUMENT showing Suj012 at 2.1 Hectares

(Larger Site than that in the Adopted Local Plan 2011-2036)

Sutton St James			
Suj007	Land south of Chapel Gate	0.53	11
Suj012	Land south of Chapel Gate	2.10	42
TOTAL		2.63	53
Tydd St Mary			
Tyd014	Land at Lowgate	1.54	31
TOTAL		1.54	31
Weston			
Wsn003	Land north of High Road	6.11	135
Wsn022	Land east of Small Drove	3.88	60
Wsn029	Land off High Road	2.83	57
TOTAL		12.82	252
Whaplode			
Wha002	Land east of Stockwell Gate	1.95	39
Wha019	Land south of Cobgate	1.37	27
TOTAL		3.32	66
Wigtoft			
Wig014	Land west of Asperton Road	0.94	19
TOTAL		0.94	19
Wrangle			
Wra013	Land west of Tooley Lane/north of Main Road	2.25	45
TOTAL		2.25	45

Reasoned Justification

5.3.6 With regard to the housing site allocations for the Boston urban area and Spalding, regard has been given to what impact the growth will have on local strategic transport infrastructure, whether major new infrastructure will be required and if it is capable of delivery in the Local Plan period. To some extent new transport improvements to the local strategic highway will also come about through the Holbeach housing site allocations, such as site Hob048. Policy 33: Delivering a More Sustainable Transport Network and the Whole Plan Viability Assessment[4] will also be applicable. Both Spalding[44] and Boston[45] also have Transport Strategies covering the Local Plan period that are being implemented by the County Council in partnership with transport operators, developers, the Boston Borough and South Holland District Councils and interest groups.

5.3.7 New housing growth can have negative impacts upon assets such as the natural or historic environments. But it is considered that housing site allocations promoted through Policy 11 have no such known constraints to prevent development taking place, although mitigation may be required through Policy 28: The Natural Environment and Policy 29: The Historic Environment, which provide a detailed policy approach to conserve and enhance such assets.

EXTRACT FROM South East Lincs Local Plan 2011 – 2036 Adopted 2019

showing incorrect site area for Suj012

South East Lincolnshire
Local Plan 2011-2036

Adopted March 2019

Policies Map Inset Map No 24

Sutton St James

Minor Service Centre
Scale 1:7,000 @A3

N

South East Lincolnshire
Joint Strategic Planning Committee

Sutton St James
Suj007
Suj012
Festival Square
Bell Tower
Japonica Farm
Horsemoor House
Grange Farm
Manor Farm
Chestnut House
Lynn House
St Ives' Cross (rems of)
Mast
Sch
Hall
Vic
PO
PW
Ppg Sta
Sports Field
Sewage Works
Necaben Lodge
The Bungalow
Piggery
Birchwood
Ponderosa
Sheepfold
The Cottage
Bungalow
Settlements
Allot Gdns
Drains
Track
Sluice
HORSEMOOR DROVE
FISHERGATE
CHAPEL GATE
DRAW DIKE
NEEDHAM DRIVE
JUBILEE CLOSE
JARVIS'S GATE
ROPER'S LANE
TAYLOR'S DROVE
BELL'S DROVE
BAULKIN'S DROVE
BIRD'S DROVE
MASTER DIKE
SUTTON GATE
Redermer North Drain
B1390
B1165
2m
3m

Ordnance Survey
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