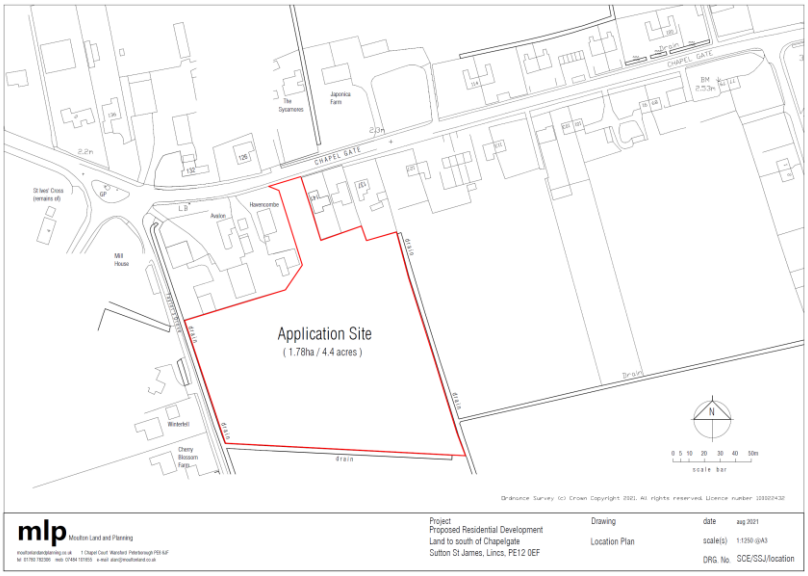
PROPOSED RESIDENTIAL DEVELOPMENT
Land Adjacent Havencombe
Chapelgate Sutton St James
Spalding PE12 0EH
By

SCENIC HOMES

FULL PLANNING APPLICATION
for 30 Dwellings with associated Estate Roads & Open Space



PLANNING STATEMENT
(Incorporating Design & Access Statement & Heritage Impact Assessment)

August 2021

mlp Moulton Land and Planning

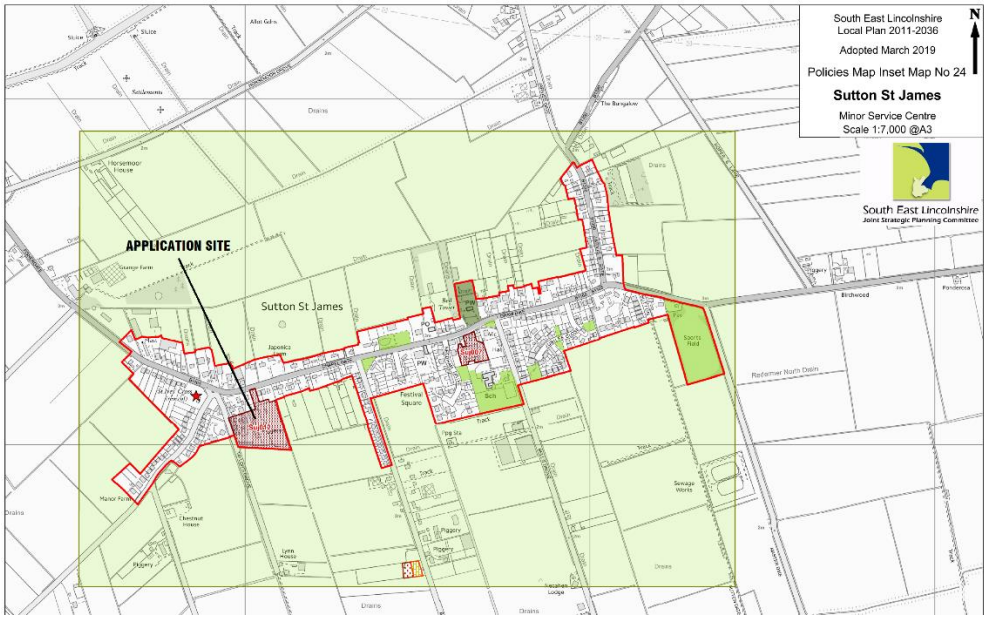
The Proposal

This Full application seeks consent for a scheme of residential development at land adjacent, and to the rear of, Havencombe, Chapelgate, Sutton St James.
The site has the benefit of an extant Planning consent for residential development which is discussed in more detail within this Statement.

Application Site

The development is proposed on a part greenfield, part brownfield, site of 1.78 hectares (4.4 acres).
There are two discernable elements to the site, being a paddock the eastern portion of the site, and a former pig farm to the western half of the site
.
A new access is to be constructed from Chapelgate positioned to the west of Havencombe and this has been previously approved by the Local Planning Authority as part of the extant consent for the site.

The site is located within the defined Settlement Boundary for Sutton St James as identified in the South East Lincolnshire Local Plan (SELLP) 2011-2036 as adopted March 2019.



Sutton St James - Inset Map from South East Lincolnshire Local Plan 2011-2036 – Adopted March 2019

The boundaries of the main portion of the site are defined by watercourses, one of which is maintained by the North Level Internal Drainage Board.

Planning History

Outline Planning Consent was granted by SHDC in 2017 for residential development for up to 42 dwellings under ref H20-0284-16. A subsequent Reserved Matters Approval was granted 25th February 2019 under ref H20-0043-18 for a scheme of 27 dwellings comprising 23 detached bungalows and 4 'chalet' designs. Condition compliance approval has been obtained for certain conditions but no works on site were carried out.

A Section 106 Agreement accompanied the Extant Permission which relates to the delivery of Affordable Housing included within the development as well as financial contribution towards LCC Education.
Due to the abnormal costs involved in redeveloping the site which includes residual contamination from the previous use of the site and poor ground conditions a Viability Assessment was submitted at that time for consideration by the Local Planning Authority. It was agreed that the site was not capable of being viably developed unless the financial implications of a Planning Policy compliant were reduced, including delivery of affordable housing.

To inform this current application a Pre -Application consultation has been carried out with the Local Planning Authority and although the current scheme has similar layout principles to the extant scheme it was advised by the LPA that a Full Application was necessary.

Previous Scheme

The approved scheme of 27 dwellings delivers 4 different designs – 10No. 4 bed detached bungalows, 13No. 3 bed detached bungalows and 4 terraced 2 bedroomed chalets to be provided as Affordable Dwellings.

Plots 1-8 inclusive which back onto the eastern boundary are of identical design in a rigid build line

The approved estate layout has adoptable estate roads leading form a new access onto Chapelgate with short lengths of private drive to the end of each cul de sac.
One of these private drives also served as a route for the surface water piped discharge from the development to an outfall in the IDB drain to the east boundary of the site.
Two areas of open space were indicated on the layout.



Approved Layout H20-0043-18

Proposed Scheme

This new application is on the identical parcel of land and the primary road pattern is almost identical to that approved previously however the initial length of estate road now has some curvature rather than straight line which adds interest, aids in slowing traffic speed and also enables a mature tree to be retained adjacent to the boundary with Havencombe.

There are no private drives within the development which removes the requirement for bin collection points As everyone can conveniently place their bagged refuse at the curtilage with the public highway.

The route for the surface water discharge is now repositioned opposite to the surface water attenuation installation within the 'village green' open space. The route is now protected through an area of open space which leads to linear green space adjacent to the IDB maintained watercourse along the eastern boundary of the site.



Proposed Site Layout

The most significant element of this new application is the introduction of a diverse range of accommodation which ranges from 2 bed through to 5 bed housing which includes bungalows as well as 2 storey housing.

The Applicant Developers have successfully delivered market 'affordable' housing in rural villages within the District, on sites previously identified for large 3 and 4 bedroom detached properties and they have already received expressions of interest from local people with regard to their proposed development at Sutton St James.

Proposed Scheme cont/……

This diverse range of accommodation is more sustainable for the villages and often means that aspiring homeowners looking to stay within the area where they have grown up with family and possibly employment can avoid moving away from the area.

The site is located behind established properties, which includes large agricultural buildings, and so has little visual aspect onto Chapelgate. This means that a mix of housing and bungalows will have minimal impact on the character of the area and the aspect into the site from Chapelgate will reveal single storey dwellings placed behind the small 'village green'.

External materials are to be reflective of the rural Lincolnshire character with the use of slate effect / pantiles to the varied roofscape of this development with mixture of gabled and hipped roof form. Facing bricks will be carefully selected to suit the location with various detailing to the designs as can be seen on the submitted house type plans.

Landscaping is indicated on the submitted layout and provides extensive hedgerow planting using mixed native species. Tree planting also specifies a wide range of native species.
The extant scheme was approved with just 24 trees with 3 species specified. This submission proposes 53 trees selected from a native species list of 7 trees.

Heritage Impact Assessment

There is an Ancient Monument (Grade II Listed) near to the application site as listed as below :-

SUTTON ST. JAMES FISHER GATE TF 31 NE (south side) 6/95 St. Ives Cross at junction of Fisher Gate and Chapel Gate 30.6.66 II

Fragment of buttressed cross. C14. Ashlar. Rectangular base of 4 tiers of battered steps surmounted by plinth and fragment of rectangular chamfered shaft with remains of broach stops. 3 flying buttresses. Approximately 1 metre high. Scheduled as Ancient Monument No. 127.

Listing NGR: TF3890618158



Ancient Monument - St Ives Cross
(viewed from Fishergate in the direction of the application site, which is hidden from view)

Whilst this is a prominent feature along side the main route to and from the village it is in excess of 100metres from the proposed site access and as can be seen from the above street view the actual site Is not visible from this ancient monument.

It is therefore considered that the proposed development has no material affect on the setting of this Listed Structure.

Geo-Environmental Investigation

A new report has been commissioned by the Applicants to fully assess the extent of contamination and general ground characteristics of the proposed site. This comprehensive report accompanies this application for review by the Local Authority.

Flood Risk Assessment

This application is accompanied by a Flood Risk Assessment which concludes that the site can be satisfactorily developed for residential use subject to minimum floor levels to the proposed bungalows and houses.

Drainage Strategy

A comprehensive set of calculations, layouts and details have been prepared by an Engineer to support the application. The surface water drainage follows similar principles of the extant scheme which deliver a sustainable form of drainage to the development including grassed filter drains adjacent to the estate roads, attenuation of water flows and a controlled outfall to an existing IDB maintained watercourse.

Foul Drainage is to be connected to the existing system located in Chapelgate as per the submitted detailed design. This is a specialist vacuum sewer system.

Viability Assessment

As per the extant permission for this site the Applicants have commissioned a Viability Assessment to establish the impact of abnormal costs which will be encountered in the remediation of this contaminated site and its satisfactory redevelopment.

The Report dated 24th August 2021 has been prepared by Messrs. Maxey Grounds who are locally based and experience professional consultants.

Reference should be made to the detailed report that accompanies this application but the conclusion is that if the scheme were subject to imposed financial contributions and affordable housing delivery then the project profit will fall below a level that the majority of Financial Lenders would consider supporting.

Conclusion

This is the largest allocated site within Sutton St James and it has the benefit of an Extant Planning Consent, however it is a brownfield site which, as was identified in the previous application, has significant contamination which needs to be satisfactorily remediated.

The Applicants are locally based Developers, experienced in housing development and they have committed to this site with the investment in detailed investigations and reports to accurately identify the challenge of transforming this blighted site.

The proposed layout at 30 dwellings is a low density scheme at just 7 dwellings per acre which is highly appropriate to an edge of village development such this.

The variety of dwellings is a significant improvement on the extant scheme and is considered more appropriate in a village where it is essential to offer a range of accommodation and prices to satisfy the needs of local people wishing to stay within the District, whether starting out on the property ladder or wishing to occupy more adaptable accommodation with the benefits of an energy efficient home.

Landscaping to the scheme has been significantly enhanced beyond the extant scheme and other bio-diversity enhancements can be introduced including various nesting habitats and open space areas.

It is hoped that the Local Planning Authority can see the benefits of this revised scheme and acknowledge the findings of the professional Viability Assessment which are a material consideration in the viable redevelopment of this important site within the settlement of Sutton St James.

Alan J Finch
August 2021

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