PERSIMMON HOMES EAST MIDLANDS

Response to Planning Committee 21st July 2021

Land to the North of High Road, Weston

Application Reference H22-1135-20

Produced by: Persimmon Homes East Midlands

July 2021

Persimmon House
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1 Introduction

1.1 This report forms Persimmon Homes' response to the concerns and queries that were raised by South Holland Planning Committee at the meeting on 21st July 2021 for planning reference H22-1135-20 for the erection of 150 dwellings at Land at High Road, Weston. It addresses concerns of the members' and details changes that have been made to the layout in response to members' comments.

2 Drainage

Foul Water Drainage

2.1 The site is split into two catchments with half of the site draining by gravity to existing systems within High Road and Broad Gate. The remainder of the site drains by gravity to a new foul pumping station within the area adjacent to the proposed pond, which outfalls into High Road.

2.2 Suitable outfall points have been identified by Anglian Water.

2.3 Flow rates and storage capacity within the pumping station has been designed in conjunction with the adopting authority to ensure no detrimental effect to existing foul drainage within Weston.

2.4 Infrastructure Payments to the Drainage Authority will be paid as a contribution to any upgrades that are required to enhance the existing system. The infrastructure payments associated with this development would amount to £85,500.

2.5 Anglian Water as the Drainage Authority have confirmed that the Moulton Water Recycling Centre (commonly referred to as Sewage Treatment Works), has capacity for this development.

Surface Water Drainage

2.6 The scheme includes flow control which restrict the surface water discharge to an agreed 'greenfield' run off rate which is significantly lower than the current greenfield runoff rates.

2.7 Persimmon Homes East Midlands has obtained consent from South Holland IDB for discharge into the drainage system.

2.8 Site levels have been designed to ensure that any surface water flooding is directed away from properties into proposed open spaces and the pond. The development Finished Floor Levels have been set above 3.2m AOD as required within the Flood Risk Assessment to mitigate any potential flood risk event.

2.9 The attenuation pond's capacity has been designed to accommodate a 1 in 100 year (plus climate change) storm event. The pond design accords with CIRIA SuDS Manual C753, with dry and wet benches on approach, slopes no greater than 1:3, and an increase of water depth by just over 1.4m under the most extreme event.

Drainage Conclusion

2.11 The design of the system separates foul and surface water drainage.

- In terms of the surface water, this will flow through gravity towards the attenuation pond where it is drained into Pinfold Drain at a controlled flow. Surface water being drained away from the site will take it into local watercourses, alleviating the pressures put on the sewerage network, particularly in rare storm events where flooding can occur with surface water being deposited into the foul water network.

- The foul water is to be drained into the new drainage system onsite, depositing into the Anglian Water network, with infrastructure contributions being paid directly for any enhancements required to the existing infrastructure.

3 Design

Bin Collection Points

3.1 Bin Collection Points are provided for the residents of private drives to store refuse prior to collection.

3.2 Following concerns raised at the Committee meeting, Persimmon Homes have reviewed the locations of the Bin Collection Points within the planning layout. BCP-8 was identified as being located next to the Caster properties towards the south-western corner (plots 89-92) of the site and in response to the concerns of the members, this has been relocated to ensure it is not adjacent to the

windows or doors of any dwellings. Please see the revised location in Figure 1 below:



Figure 1: Revised location of BCP-8

3.3 The concerns of the Committee were noted with regards to visual amenity surrounding the Bin Collection Points. In response to this concern we have now included additional landscaping surrounding each Bin Collection Point (which does not impact the access for refuse collection). An example of this can be seen on Figure 1 above.

3.4 The Management Company that is allocated for the maintenance of the site have detailed the works that will be undertaken to maintain the Bin Collection Points as follows:

'Bin collection points will be positioned at the entrance to the shared driveways and owners will be responsible for depositing refuse sacks at the bin collection points on the relevant collection day. These will take the form of hard standing and the Management Company will be responsible for maintaining the same. We do not consider the maintenance requirements of the bin collection points to be significant. The cost of any reactive maintenance, litter picking, landscape maintenance, weed control, public liability insurance and long term replacement will be absorbed within the general maintenance, grounds maintenance, POL insurance and reserve provisions within the wider budget. A specific requirement will be placed within the grounds maintenance specification

requiring the contractor to litter pick these areas on each visit and weed control periodically'.

3.5 In the Transfer of each dwelling, there will be a restrictive covenant (legally binding promise) included as follows:

"Not to use the Bin Collection Point other than for the storage of refuse sacks suitable for the refuse collection, and not to place such refuse sacks in the Bin Collection Point any earlier than the day prior to collection, and not to allow the Bin Collection Point to become untidy or infested"

Once the sale has completed, this covenant will be noted on the resident's Title Deeds at Land Registry and Persimmon Homes and the Management will be able to enforce this covenant.

3.6 The above restrictions will encourage residents to ensure the Bin Collection Points are kept in a clean and tidy manner.

3.7 In the absence of Wheelie Bins in the South Holland District, the provision of Bin Collection Points to serve the private drives was recommended through pre-application discussions, with South Holland District Council and Lincolnshire Highways, where residents can place refuse for collection no earlier than the day before collection. With the relevant maintenance measures and restrictions placed upon the residents, we believe the BCPs will be well maintained and we have also improved the visual amenity in response to the members' concerns.

Private Drives

3.8 Private Drives have been included within the development where each provide access to a limited number of dwellings.

3.9 Each private driveway will serve as a 'No through road'. See Figure 2 below which demonstrates this principle.



Figure 2: Private driveways on southern portion of site, adjacent to High Road

3.10 Through pre-application discussions with South Holland District Council and Lincolnshire Highways together with a meeting with the Design Panel, the number of private drives was reduced significantly from our original layout. However, due to the requirements of Lincolnshire County Council Highways, some private driveways are necessary as they wish to limit the amount of adoptable roads on site.

3.11 Private driveways, acting as shared surfaces, are also considered good design as per Manual for Streets (Department for Transport 2007). Shared surfaces work well within low traffic environments, promoting social interaction whilst providing variety within the street scene.

Highways

3.13 Discussions with the Local Highway Authority (Lincolnshire County Council) provided advice that a single vehicle access would be sufficient for 150 dwellings. High Road is a 30mph road with relatively low traffic since the creation of the A151 Bypass. The Traffic Assessment conducted confirmed no significant impacts on highway safety.

3.14 The internal layout of the road network provides a central loop with good connectivity and the provision of green infrastructure for walking and cycling routes. All housing will be within 400m of a bus stop providing connections to the wider area.

3.15 The road widths within the scheme are designed to the Lincolnshire Development Roads and Sustainable Drainage Design Approach (March 2021)

3.16 Lincolnshire County Council Highways have confirmed they do not have any objections to this development.

Parking

3.17 The development provides a variety of parking solutions that ensure there is not a car-dominated street scene, the amount of parking is shown in the table below.

Integral garages	26 spaces	7.8%
Garages to the side	11 spaces	3.3%
Tandem parking	96 spaces	28.6%
Car parking and/or garage to the rear	47 spaces	14%
Frontage parking	155 spaces	46.3%
TOTAL	335 spaces	100%

3.18 The total number of vehicle parking spaces across the development is 335 providing an overall number of spaces which exceeds the minimum standards laid out within Appendix 6 of the Adopted Local Plan. All spaces are within the curtilage of each dwelling that they are intended for and are located in safe, appropriate and overlooked locations.

House Design

3.19 Throughout the development there are a mix of dwellings and materials. The Charter Plan that accompanies the planning submission details the materials to be used and how they are incorporated into the layout. As part of the development, 3 different brick types will be used (2 types of red brick and 1 type of buff brick). The brick types reflect the character within the local area, in particular housing off Wimberley Close.

3.20 In addition to the mix of brick types, some prominent and turning/corner dwellings are to be constructed with rendered elevations.

Figure 3: Indicative Street Scene



3.22 A range of materials, roof heights, house types and road surfaces provide a variety that intends to reflect the surrounding character. This village style housing is intended to be visually pleasing, providing variety and good design that considers its surroundings.

Design Conclusion

3.23 The design process has led to the current layout, which takes into consideration the character of the local area with the materials and style of housing chosen. An overprovision of open space is provided with landscaping throughout the development. Bin collection points provide a location for the storage of refuse the night before collection, with restrictions and maintenance in place to ensure the amenity of these areas. The scheme is wholly compliant with Policy 3: Design and Development of the Adopted South East Lincolnshire Local Plan (2019).

4 Section 106

4.1 Following the conclusion and assessment of the viability report, Persimmon Homes are committed to paying the full contributions as requested:

NHS	£99,000
Primary Education	£180,423
Secondary Education	£407,795
Sixth-Form Education	£73,710

4.2 The Section 106 agreement is currently being drafted. However, each of the above contributions are included within that initial draft.

5 Conclusion

5.1 This report has detailed the amendments that have been made in respect of the recommendations following the South Holland District Planning Committee dated 21st July 2021. The report provides detailed consideration into the comments that were received during the meeting.

5.2 The scheme is wholly compliant with policy including the NPPF and the Adopted South East Lincolnshire Local Plan 2019, with technical consultees

supporting the application. We have worked with officers to achieve a scheme beneficial to the wider community with affordable housing, good open space and design, and contributing to the supply of housing for Weston. It is therefore considered that the application should be approved without delay to facilitate the delivery of this sustainable development.