

DEVELOPMENT MANAGEMENT COMMITTEE

15 JANUARY 2019

Additional Information Report

PJ1 – S18/0937

Proposal: Reserved matters application for 174 dwellings and associated infrastructure pursuant to SK94/0125/12

Site Address: Elsea Park - Zone 9, Land East Of A151, Raymond Mays Ways, Bourne

Summary of Information Received:

A further representation has been received from a member of the public that borders the area of the site where the ponds are proposed, the points made can be summarised as follows:

- Publicity of the application (no site notice on Harvey Close);
- surface water drainage implications;
- ecological impacts of the development;
- and potential for contaminated land.

The developer's agent has also submitted a letter that sets out reasons why they consider the scheme to be of a good design. The relevant part of the letter states:

“Specifically, the scheme is based on an overall masterplan which integrates well with adjoining phases in terms of vehicular and pedestrian access. The street layout is permeable and connects with the public open space at a number of points, allowing convenient access to local play facilities within the site, recreational facilities to the south and the wider area via the footpath/cycleway. The choice of building styles and materials is sympathetic to the wider area and includes character areas to create a sense of place. The design includes particularly characterful house types at corners, visual stops and the gateway into the site. The range of house types includes corner-turning properties with full fenestration to the side elevation so that blank gables are avoided in the public realm. These aspects combine to create a good place to live, where streets will be distinguishable by their character and residents can enjoy a healthy lifestyle with convenient access to recreational facilities.”

They further state that should planning permission be refused, they would be likely to appeal the decision and consider making an application for costs as part of that process.

Officer comments:

The application was advertised in accordance with Council's Statement of Community Involvement. Whilst no site notice was placed along Harvey Close, it was felt that a more thorough approach would be to write to residents that lived in properties that adjoined the site. Following the initial consultation responses, further properties were added to the consultation list, including nos. 58 – 76 Harvey Close.

All subsequent consultation letters on amended plans have been sent to all properties on the south side of Harvey Close e.g. nos. 22 – 76. A further public meeting with residents of

Additional Information Report (Version 1)

Issue date – 11 January 2019

Harvey Close and Planning Officers was arranged for Friday 11th January at Bourne Town Council. Outcomes from that meeting will be presented verbally to Committee.

The points raised in relation to surface water drainage and the ecological impacts of the development have been covered in previous officer reports. These do not raise any new information that has not been previously considered.

The surface water drainage arrangements are in accordance with those details previously approved for the wider Elsea Park development and controlled by condition 23 of the outline permission. Various ecological surveys have been carried out and suggested condition 6 requires any development to be carried out in accordance with the recommendations contained within those reports.

The potential for contaminated land was a matter considered at outline stage and is controlled by condition 24 of that permission. Various surveys have been carried out in that respect and suggested condition 3 requires any development to be carried out in accordance with the recommendations contained within those reports.

The potential for the developer to appeal a decision to refuse the application and succeed with that appeal is covered in the addendum report. As detailed, the reasons given for refusal are not considered to be defensible at appeal by the Head of Development Management. Therefore, the potential for a costs application to be successful is a real possibility as refusal of planning permission for the reasons given could be regarded as the Council acting unreasonably as set out National Planning Policy Guidance.

Recommendation:

Therefore, the Planning Officer recommendation remains to grant planning permission, subject to the previously presented conditions.