

Low Road, Barrowby

Planning Comparison Document

Job No 100-378
May 2020



1.01 Purpose

At the request of South Kesteven District Council Planning Department, this document has been prepared to highlight the changes made during the planning application and specifically relating to the improvement made to the site plan in response to the consultee comments of Landscape and Urban Design.

1.02 Scheme Background

The planning application proposals include for 50 affordable houses to be delivered by Platform Housing, an established Affordable Housing Provider. The scheme includes for a tenure mix of 26 affordable rent dwellings and 24 shared ownership. The 26 affordable rent properties have been designed to fit the specific needs of affordable housing for Barrowby, including 1 and 2 bed bungalows, 1 bed houses and a 4 bed house which were all identified as needed by the South Kesteven District Council housing team. This affordable housing provision will make a valuable social contribution and delivers significantly above what would be expected on a traditional market housing scheme.

During these troubling times, it is imperative that investment in affordable housing and throughout the economy is maintained. The delivery of affordable housing on this site is supported by government funding through the Homes and Communities Agency, funding that depends on timely delivery of the housing proposed. The need for affordable housing is becoming more and more pronounced as the Covid-19 crisis goes on, with more and more people experiencing financial hardship and increased need for support in housing provision.

The 50 dwellings proposed will not only provide a significant contribution to an increasing need for affordable housing in the area, but will also represent a large boost to the local economy. Both of these points are clearly important in the current climate. Platform Housing and the Lindum Group plan to deliver the development as soon as possible to realise the above benefits in the short and medium term.

We have cooperated in the design process with the District Council, as demonstrated on the following pages. The result is an improved scheme and one that is of a very high design quality.

2.00 Submitted Site Plan

2.01 rg+p drawing 100-378/005 revision O as submitted and received the following comments

2.01

- A. The car parking spaces allocated for Plots 1 & 8 are too remote and not supported
- B. Plots 30, 31, 32 & 33 need to be set back to respect the existing building line along Low Rd
- C. More varieties of street trees need to be introduced and more enhanced planting generally
- D. The bow top railed fencing (F3) needs to be replaced by better fencing
- E. The attenuation areas and open space areas should be integrated and incorporate biodiversity measures
- F. The panel fencing adjacent to the commercial unit needs to be replaced by an attractively brick wall along boundary
- G. An illustrative layout for the food store should be provided
- H. An illustrative layout of the play area as an integral feature should be provided
- I. Plots 26 – 29 do not appear to be in an ideal position and the amenity provision is inadequate
- J. The parking areas for plots 20 should be set back from the road frontage, closer to the rear amenity area
- K. The bin collection point adjacent to Plot 23 needs screening
- L. The parking arrangements for Plots 26 & 29 34-39 need to be broken up more with planting
- M. There is a need to protect and connectivity though out the site and its environs
- N. Opportunities for lots of trees in front gardens
- O. Parking for plots 20, 33 – this is adjacent to open space with no demarcation between public and private
- P. Bin storage areas for quarter houses?
- Q. Bin collection point near the play area (26,27) – this needs a demarcation/screen
- R. Green space in front of plot 23 – it is unclear whether this is public or private space? A clear demarcation needed
- S. Boundaries – lose the timber knee rail and replace with: estate railing and hedge - In front of key open spaces and where a strong and attractive boundary is needed – plots 20, 28/29, 33 and 1-4 open space frontages. The knee rail around the relax/amenity space isn't needed all way round as access needed – plus could just be a hedge and this would look more attractive and be better for wildlife. No need for knee rail fronting Low road near the convenience store – hedge to match the front boundary of plots 32/33 here
- T. Plots 1, 8, 33, 40 – pull garden wall back in line with the building line
- U. Plots 12 and 13 could have estate railing and hedge to their fronts
- V. Provide a proper path for the connection to the south



Note:
 Drawings subject to planning, building control and local authority comments. All dimensions and boundaries to be confirmed on site.
 To be read alongside Aboricultural Implication Plan

3.00 Revised Site Plan

3.01 rg+p drawing 100-378/005 revision U was submitted to address the comments raised

3.02 Responses to comments

- A. Parking for plot 1 relocated, it's not possible to move plot 8 parking but the impact is reduced
- B. Plots 30-33 setback to allow additional landscaping and have side car parking and respect the existing building line
- C. Plots 46-49 are set back to allow for great street trees.
- D. Enhanced railing added
- E. Further design work on suds pond including biodiversity enhancements
- F. Changed to brick wall
- G. An illustrative layout for the food store obtained and indicated
- H. The play area is now fully designed – see landscape drawings
- I. Plots 26 & 29 have increased gardens sizes
- J. The parking areas for plots 20 has been pushed back
- K. The bin collection point adjacent to Plot 23 has landscape screening
- L. The parking for Plots 26 & 29 34-39 has been re-designed with additional planting
- M. There are connections to the north, the east and south, including a new footpath when the adjacent site is developed
- N. Back to back distance reduced where oversized to allow for more tree in front gardens
- O. Parking for plots 20, 33 additional fencing and planting added
- P. Bin storage areas for quarter houses has been provided
- Q. Bin collection point near the play area (26,27, 1-4) shown and screened
- R. Green space in front of plot 23 created as public space by additional front boundary treatments
- S. Boundaries enhanced and different treatments in different areas
- T. Plots 1, 8, 33, 40 garden walls pulled back in line with the building line.
- U. Plots 12 and 13 has estate railing and hedge to their fronts.
- V. Layout allows for potential future connection



Waste and Recycling

- Silver collection (Domest Recycling) For weekly collection (Tuesday)
- Green Collection (Garden Waste) For weekly collection (Wednesday)
- Black Collection (Household Waste) For weekly collection (Alternate Wednesday)

Bin to be kept in rear garden on paved slab and brought to back side on collection day. Rear slab have direct access to public highway, where not bin collection point. Bin to be placed on private road adjacent to the adopted highway and will be used to suit 1 bin per plot as designated collection

- Existing tree retained
- Existing hedge retained
- Refer to landscape architect plans for detail design
- Proposed new tree
- Proposed building to spine road
- Plot landscaping
- Swale
- Affordable Rent Units (Others Shared Ownership)