



**SOUTH  
KESTEVEN  
DISTRICT  
COUNCIL**

## Planning Committee

3 March 2021



### S20/1235

**Proposal:** Reserved matters application for approval of details relating to landscaping, layout, appearance and scale (phase 2) in connection with outline residential development of up to 145 dwellings with primary access of Linchfield Road and secondary access of Burchnall Close and associated works

**Location:** Land off Linchfield Road, Deeping St James

**Applicant:** Ms Georgina McCrae Vistry East Midlands Ashurst Southgate Park Bakewell Road Peterborough

**Application Type:** Reserved Matters

**Reason for Referral to Committee:** Major Development

**Key Issues:** Principle of development  
Design  
Drainage

#### Report Author

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**Corporate Priority:**

**Growth**

**Decision type:**

**Regulatory**

**Wards:**

**Deeping St James**

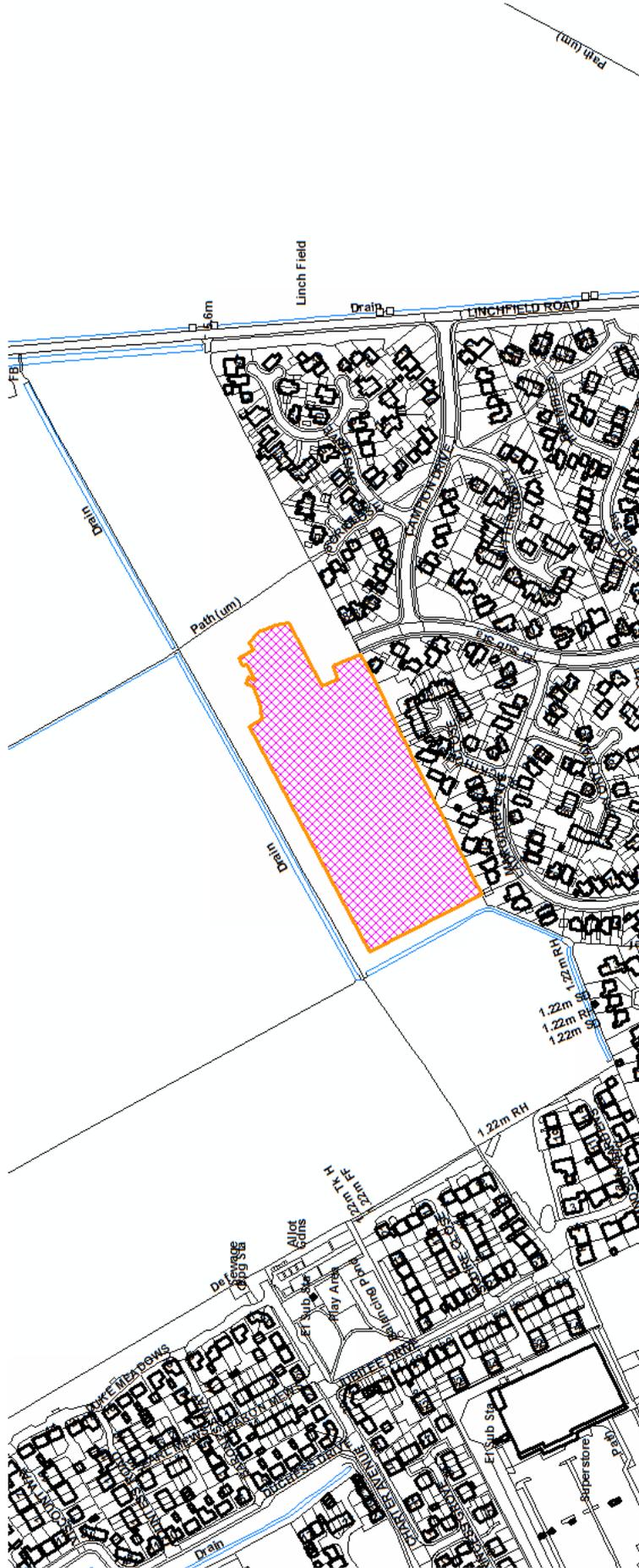
**Reviewed by:** Phil Moore, Special Projects Manager

16 February 2021

#### Recommendation (s) to the decision maker (s)

**That the application is approved conditionally**

S20/1235 Land off Linchfield Road, Deeping St James



Key



Application  
Boundary



## **1 Description of Site**

- 1.1 The application site is a parcel of flat agricultural land of approximately 1.9 hectares which is part of a larger field located north of the existing built-up part of Deeping St James. The site is bounded by flat open countryside on the north and western sides. The land immediately to the east up to Linchfield Road is already under development.
- 1.2 The wider site benefits from outline permission for residential development of up to 145 dwellings under S17/2466, with reserved matters for phase 1 (76 dwellings) of the eastern half of the development approved under S19/0443.
- 1.3 There are two public rights of way which cross the wider site approved under S17/2466. Footpath No. 3 extends northwards through the site from Sorrel Close while Footpath No. 4 extends east-west through the site from Linchfield Road towards residential development off Godsey Lane. There is an IDB drain that borders the northern and western boundaries of the wider site.

## **2 Description of Proposal**

- 2.1 This is a reserved matters application for phase 2 of the development for the remaining 69 dwellings including matters of scale, layout, appearance and landscaping, pursuant to outline planning permission S17/2466. This application relates to the western half of the site covered by the outline permission and excludes the landscape buffer strips along the northern and western boundaries which were approved as part of phase 1.
- 2.2 The layout broadly reflects the illustrative layout submitted with the outline application and includes a central spine road from Linchfield Road and a secondary link to Burchnall Close, serving a number of cul-de-sacs and private drives. The semi-circular area of landscaped public open space (incorporating an equipped play area and a SuDS attenuation pond) to the north of the site, together with open buffer strips along the east, west and north boundaries were approved as part of phase 1.
- 2.3 The dwellings would be a mixture of two storey detached, semi-detached and short terraces and all would have 2 x off road parking spaces. The scheme also includes provision of 4 x bungalows. There would be 21 x 4 bed dwellings, 34 x 3 bed dwellings and 14 x 2 bed dwellings.
- 2.4 The applicant has engaged positively with the Council during the life of the application and attended a Design PAD workshop which resulted in the following amendments to the scheme:
  - Plot access improvements to reduce 'bin drag' distances
  - Building line made more consistent for properties fronting open space
  - Use of different materials to establish road hierarchy consistent with phase 1
  - Small unmanageable landscape strips designed out
  - Improvements to feature square

- Improved front boundary treatments
- Dual aspect type dwelling provided on plot 114 to address open space and footpath / cycle path.
- Material palette as per phase 1, including some use of stone
- Parking layouts improved
- Improvements to landscaping scheme

### 3 Relevant History

Reference	Proposal	Decision	Date
S17/2466	Residential development of up to 145 dwelling with primary access of Linchfield Road and secondary access of Burchnall Close with associated open space, car parking and landscaping (outline with matter of access included for consideration)	Approved Conditionally	20/12/2018
S19/0443	Erection of 76 dwellings (reserved matters pursuant to S17/2466 - landscaping, layout, appearance and scale - phase 1)	Approved Conditionally	19/09/2019

### 4 Policy Considerations

- 4.1 **SKDC Local Plan 2011 - 2036**  
 Policy SP2 - Settlement Hierarchy  
 Policy EN1 - Landscape Character  
 Policy H2 - Affordable Housing Contributions  
 Policy H4 - Meeting All Housing Needs  
 Policy DE1 – Promoting Good Quality Design  
 Policy ID2 - Transport and Strategic Transport Infrastructure
- 4.2 **National Planning Policy Framework (NPPF)**  
 Section 5 - Delivering a sufficient supply of homes  
 Section 9 - Promoting sustainable transport  
 Section 12 - Achieving well-designed places
- 4.3 **Deeping Neighbourhood Plan 2020 - 2036**

### 5 Representations Received

- 5.1 **Deeping St James Parish Council**  
 5.1.1 Object for the following reasons:
- Size of affordable units
  - Lack of open space
  - SuDS pond is not open space

- Impact on neighbouring properties
- Poor connectivity
- Use of tandem parking will result in on-street parking
- Further provision for play equipment should be made

## 5.2 **LCC Highways & SuDS Support**

5.2.1 Having given due regard to the appropriate local and national planning policy guidance (in particular the National Planning Policy Framework), Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) has concluded that the proposed development is acceptable and accordingly, does not wish to object to this planning application.

## 5.3 **Affordable Housing Officer (SKDC)**

5.3.1 The proposed size and tenure of the affordable units meet the requirements of the S106 and are spread evenly across the site.

## 5.4 **Heritage Lincolnshire**

5.4.1 Archaeological Investigations have been carried out at the site and no further archaeological work is required.

## 5.5 **Environmental Protection**

5.5.1 No comments to make.

## 5.6 **Natural England**

5.6.1 No comments to make.

## 5.7 **Lincolnshire County Council Education**

5.7.1 No comments to make.

## 5.8 **Anglian Water**

5.8.1 The reserved matters application is not drainage related therefore this is outside of Anglian Water jurisdiction to comment.

## **6 Representations as a Result of Publicity**

6.1 This application has been advertised in accordance with the Council's Statement of Community Involvement and seven letters of representation have been received. The points raised can be summarised as follows:

- 1) Boundary treatment to existing estate not secure
- 2) Noise and disturbance during construction
- 3) Overlooking/ loss of privacy
- 4) Loss of light/ overshadowing
- 5) Increase in noise and disturbance
- 6) Increase in traffic
- 7) Impacts from change from single storey to two storey properties
- 8) Dominant and oppressive outlook

## **7 Evaluation**

### **7.1 Principle of the Development**

7.1.1 Outline planning permission has already been granted for the development of up to 145 dwellings on the wider site under S17/2466. The outline permission included a number of conditions requiring any reserved matters applications to comply with:

- 1) Condition 4 - Accord with the principles of the design and access statement and illustrative masterplan framework
- 2) Condition 5 - Include details of existing and proposed levels
- 3) Condition 12 - Have no buildings or above ground structures within the 9 metre IDB easement to the dykes along the north, east and west boundaries
- 4) Condition 17 - Include cycleways along the eastern and northern boundaries

7.1.2 Although there are some changes between the illustrative masterplan and the proposed layout, these are considered to be relatively minor in the overall context of the scheme and are discussed further below. The reserved matters application (and the details approved in phase 1) is in accordance with the above conditions and also corresponds with the position of the accesses approved at outline stage. The principle of development is therefore acceptable.

### **7.2 Design**

7.2.1 Local Plan Policy DE1 states (amongst other criteria) that to ensure high quality design is achieved throughout the District, all development proposals will be expected to make a positive contribution to local distinctiveness, vernacular and character of the area. Proposals should reinforce local identity and not have an adverse impact on the streetscene, settlement pattern or the landscape / townscape character of the surrounding area. Proposals should be of an appropriate scale, density, massing, height and material, given the context of the area. Emerging Deeping Neighbourhood Plan Policy DNP9 seeks to promote best practice in design and provides guidance on achieving this through (amongst other things) choice of materials, high quality landscaping, accessibility and protection of existing amenity. The NPPF (section 12) states that good design is a key aspect of sustainable development and new development should be visually attractive as a result of good architecture and appropriate landscaping.

7.2.2 Reserved matters applications are primarily concerned with the detailed design of a scheme. The design has gone through a number of iterations in consultation with officers, including the Council's Urban Design Officer and following a review at the Design PAD. Each of the reserved matters which have been included for consideration in this application are discussed further below.

### **7.3 Layout**

7.3.1 The house types and density are appropriate for this edge of town context and the layout broadly corresponds with that shown on the illustrative masterplan and is a continuation of the first phase of the development that has already been approved.

- 7.3.2 The layout has been designed to ensure that there is a clearly defined and legible street hierarchy and that all areas of public open space are overlooked and have dwellings facing them rather than turning their backs on them. Dwellings are aligned so that they generally follow regular building lines, particularly along the main spine road, and those facing on to public open space. All dwellings on corners have been designed so that they are "dual aspect" thereby avoiding blank elevations facing the public realm. Affordable dwellings have been distributed around the site to ensure they are well integrated with the market units.
- 7.3.3 The vehicular layout provides logical connections to Linchfield Road and Burchnall Close whilst allowing for future connections to the east and north. Lincolnshire County Council (as local highway authority) have assessed the scheme in terms of traffic capacity and highway safety and have advised it would not lead to unacceptable highway impacts. The layout allows for two parking spaces per plot, which is considered appropriate for this development, and this has been improved during the life of the application to ensure parking is better related to each plot.
- 7.3.4 The existing public footpaths that are within the approved phase 1 layout along the northern boundary and through the centre of the site are accessible from this phase of the development. Connectivity is further enhanced by two new cycleways which are required by condition 17 of the outline permission and again fall within the details approved as part of phase 1.
- 7.3.5 Some concern has been raised during the consultation exercise regarding the impact of the development on the existing properties to the south of the site. The layout here is different from the illustrative masterplan in that the bungalows (plots 88 -91) and the two-storey semi-detached properties (plots 87-100) are shown in different positions. Given the orientation of the site, with the existing development largely to the south, there would be no impact in terms of loss of light or over shadowing. Further, the two-storey properties have been orientated so that the side elevation faces the existing properties and with no first floor windows on these elevations, there would be no overlooking or loss of privacy issues. The two-storey properties are sited approximately 2.5m from the boundary and 17m from the nearest habitable rooms, with some additional relief in the built form being provided along the boundary by the gardens of the proposed properties. In summary, it is not considered that the layout as proposed would have a significant detrimental impact on the amenity of the existing properties to the south.
- 7.3.6 The proposed internal layouts and amenity space are considered to provide an appropriate level of amenity for future occupiers.

## 7.4 **Scale**

- 7.4.1 The majority of the proposed dwellings are two-storey in height, with four bungalows provided at plots 88-91 and vary in size between 2, 3 and 4 bedrooms arranged in detached, semi-detached and short terrace forms. The scale, combined with layout (discussed above) would ensure no adverse impact on residential amenity. The scale of the buildings reflects the existing suburban form of development around the edges of the Deepings and is therefore appropriate for this context.

7.4.2 The proposed size and tenure of the affordable units meets the requirements of the S106 and the internal layout of these properties and garden areas is considered to provide a good standard for the future occupiers of these properties.

## 7.5 **Appearance**

7.5.1 The palette of materials has been chosen to reflect those used locally, and replicates those approved in phase 1, including some use of stone. The choice of materials provides continuity from phase 1 and reinforces the street hierarchy with the use of buff bricks concentrated on the main street, and red bricks used predominantly for those dwellings facing the open space along the north and west boundaries. Stone is used on plots 37 (phase 1) and 78 which form an important gateway to the site from Burchnall Drive and also on plots 95 and 102 around the feature square. For roofing, slate effect tiles are used for the most part with red pantiles reserved for focal points including the gateway to the site and around the feature square.

7.5.2 The houses themselves are of traditional vernacular design and appearance, some of which feature chimneys, stone cills, porches or bay windows to add interest to the streetscene.

## 7.6 **Landscaping (and provision of open space)**

7.6.1 The amount of open space for the wider scheme was set at the outline stage and secured through the section 106 agreement. Phase 1 met the requirements for the overall scheme associated with the outline permission and future management arrangements for the open space were also secured through the section 106 agreement. Phase 1 included detail of the soft-landscaping and children's play provision to be provided for these areas.

7.6.2 The hard landscaping details for phase 2 have been designed to provide continuity from phase 1 and include the use of permeable block paving for private drives and parking areas. Boundary treatments are shown to be 1.8m close boarded fencing with the use of estate railings around the feature square and some walling along the main spine road through the site. A comprehensive soft-landscaping scheme has been submitted which includes proposed details of trees, shrubs and turfing which would ensure the development assimilates with its surroundings. The scheme also includes details of bird boxes to be installed as part of the scheme.

7.6.3 In summary, the reserved matters details would provide a good quality design and a development that would be appropriate and integrate well with the surrounding context in accordance with Local Plan Policy DE1, the emerging Deeping Neighbourhood Plan and the NPPF (section 12).

## **8 Drainage**

8.1.1 Surface and foul water drainage details were approved under S19/1242 relating to conditions 9 and 10 of the outline consent. However, LCC in their capacity as local lead flood authority have confirmed that the layout, including the hard surfacing and the

position of the attenuation pond (approved under phase 1) is compatible with the proposed drainage system.

## **9 Crime and Disorder**

9.1 It is considered that the proposal would not result in any significant crime and disorder implications.

## **10 Human Rights Implications**

10.1 Articles 6 (Rights to fair decision making) and Article 8 (Right to private family life and home) of the Human Rights Act have been taken into account in making this recommendation.

10.2 It is considered that no relevant Article of that act will be breached.

## **11 Conclusion**

11.1 In summary, the details of layout, scale, appearance and landscaping for phase 2 of the proposed scheme accord with the principles of the approved design and access statement and framework masterplan and would provide a range of housing types and tenures to the meet local need. The proposal, when considered alongside the details already approved as part of phase 1, would be well integrated with the existing built up area whilst creating a well connected and landscaped place with its own identity. There would be no significant adverse impact on highway safety or residential amenity. Taking the above into account the proposal is in accordance with Local Plan Policies SP2, H2, H4, DE1 and ID2, the emerging Deeping Neighbourhood Plan and the NPPF (sections 5, 9 and 12).

## **Approved Plans**

1 The development hereby permitted shall be carried out in accordance with the following list of approved plans:

- Location Plan drawing no. 1243-LP-Ph2
- Planning Layout drawing 1243-004-Ph2 rev D
- Materials Plan drawing no. 1243-005-Ph2 rev B
- Hard Landscaping Plan drawing no. 1243-006-Ph2 rev A
- Affordable Housing Plan drawing no. 1243-007-2 rev A
- Twin Garage drawing no. 1243/TG
- Single and Double Garage drawing no. 1243/GAR/Ph2
- Landscaping Proposals sheet 1 drawing no. 17672 rev A
- Landscaping Proposals sheet 2 drawing no. 17672 rev A
- A24 Floor Plans and Elevations drawing no. 1243-A24-02
- A26 Floor Plans and Elevations drawing no. 1243-A26-02
- A30 Floor Plans and Elevations drawing no. 1243-A30-01-Ph2
- Emmett Floor Plans and Elevations drawing no. 1243-EMM-Ph2 rev A
- Eveleigh Floor Plans and Elevations drawing no. 1243-EVE-Ph2 rev A
- Mountford Floor Plans and Elevations drawing no. 1243-MOU-Ph2 rev A
- Mountford (stone) Floor Plans and Elevations drawing no. 1243/MOU/02/Ph2 rev A
- Grainger Floor Plans and Elevations drawing no. 1243-GRA-Ph2 rev A
- Pembroke Floor Plans and Elevations drawing no. 1243-PEM-04-Ph2 rev A

- Pembroke V1 (plot 109) Floor Plans and Elevations drawing no. 1243-PEM-03-Ph2 rev A
- Mylne Floor Plans and Elevations drawing no. 1243-MYL-Ph2 rev A
- Knightley Floor Plans and Elevations drawing no. 1243-KNI-Ph2 rev A
- Materials Palette drawing no. LHM164 - MP

Unless otherwise required by another condition of this permission.

Reason: To define the permission and for the avoidance of doubt.

### **Before the Development is Occupied**

- 2 Before any part of the development hereby permitted is occupied/brought into use, the works to provide the boundary treatments shall have been completed in accordance with the approved boundary treatment scheme.

Reason: To provide a satisfactory appearance to any boundary treatments and by screening rear gardens from public view, in the interests of the privacy and amenity of the occupants of the proposed and neighbouring dwellings and in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

- 3 Before the end of the first planting/seeding season following the occupation/first use of any part of the development hereby permitted, all soft landscape works shall have been carried out in accordance with the approved soft landscaping details.

Reason: Soft landscaping and tree planting make an important contribution to the development and its assimilation with its surroundings and in accordance with Policies DE1, EN3 and OS1 of the adopted South Kesteven Local Plan.

### **Ongoing Conditions**

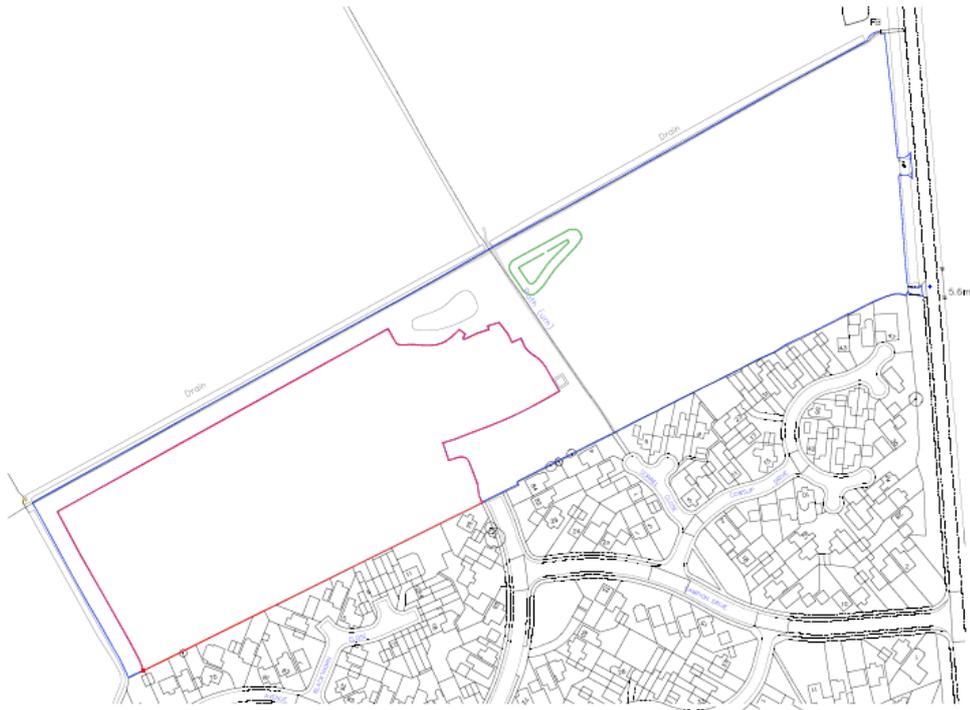
- 4 Within a period of five years from the first occupation of the final dwelling/unit of the development hereby permitted, any trees or plants provided as part of the approved soft landscaping scheme, that die or become, in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced in the first planting season following any such loss with a specimen of the same size and species as was approved in condition above unless otherwise agreed by the Local Planning Authority.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs and in accordance with Policies DE1, EN3 and OS1 of the adopted South Kesteven Local Plan.

### **Standard Note(s) to Applicant:**

- 1 In reaching the decision the Council has worked with the applicant in a positive and proactive manner by determining the application without undue delay. As such it is considered that the decision is in accordance with paras 38 of the National Planning Policy Framework.

# Site location plan



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# Proposed Layout



**Market**  
 Emmett 3  
 Estleigh 3  
 Moorford 3  
 Myne 4  
 Prebble 4  
 Knightley 4  
**Grand Total 21**

**Affordable Housing 35%**  
 ASH 2  
 AD 3  
 AD 3  
**Grand Total 8**

**Market**  
 Emmett 3  
 Estleigh 3  
 Moorford 3  
 Myne 4  
 Granger 4  
 Prebble 4  
 Knightley 4  
**Grand Total 25**

**Affordable Housing 35%**  
 ASH 2  
 AD 2  
 AD 3  
**Grand Total 7**

**NW DESIGN**  
 UNPAVED ROAD OFFERING 2 AVMS  
 Planning and Design  
 Linden  
 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100