



SOUTH
KESTEVEN
DISTRICT
COUNCIL

Planning Committee

03 March 2021



Additional Information Report

This report sets out additional information in relation to planning applications for consideration at the Planning Committee on 3 March 2021 that was received after the Agenda was published.

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

Site Address: Land Off Linchfield Road, Deeping St. James, PE6 8TA

Summary of Information Received: Following publication of the agenda, additional information on a number of points was sought by Cllr Dilks. The questions asked, and answers provided are detailed below:

Qu. 1 - I am concerned about lack of connectivity, for instance could you confirm that any vehicle entering the 'spine road' and travelling beyond Burchnall Close would be forced to perform a u-turn in order to exit the site? Is there a proper turning circle proposed at the western end of the spine road, which becomes an elongated cul-de-sac which has numerous other cul-de-sacs off it?

Ans – 1 - The development provides a vehicular link from Linchfield Road to Burchnall Close. In addition, a 3m wide pedestrian / cycleway links along the site frontage with Linchfield Road and along the northern boundary connecting the development to the existing Public Rights of Way towards Tesco, the Primary School and Godsey Lane. Any vehicle travelling along the spine road beyond Burchnall Close would turn in the turning heads provided at the end of each cul-de-sac. These turning heads have been tracked to ensure enough turning area is provided for emergency vehicles and refuse wagons. The connectivity and general layout principles follow the illustrative masterplan that was approved as part of the outline planning consent as required by condition 4 of S17/2466.

Qu. 2 - Can you confirm that the area covered by two public rights of way that cross the site, the IDB drain that borders the north and western boundaries of the site, and the nine metre easement required by the Welland and Deepings IDB are all designated as contributing to the 'open space' requirement within the site? Could you also confirm that the planned SuDS pond is to be fenced off with no public access and is also considered within the Open Space allocation?

Ans 2 – The answer to the first part of the question is yes, and this is outside the site area for this application. These details were approved as part of the phase 1 reserved matters and fulfil the open space requirements of the S106 agreement. The attenuation basin is designed to be a dry basin, with gradual slopes, only used for storage during prolonged storm events. The area is to be soft landscaped with appropriate planting rather than fencing. The pond is part of the open space allocation and as well as providing a drainage function it would have amenity and biodiversity value.

Qu. 3 - It appears that some frontages of three-bed family homes proposed are narrower than some of the proposed double garages. Is this considered good design?

Ans 3 – The width of a house frontage would not necessarily be an indicator of good design. These properties are two-storey in height and deeper than a garage and are considered to provide an adequate amount of living space. Further, the house types proposed for phase 2 and the same as those approved as part of the phase 1 application.

Qu. 4 - At public consultation (and I believe in the original design statement by the developers) the applicants at outline stage promised the development would be of high quality design with at least one parking space for every bedroom built. Could you please say how many bedrooms are now proposed across the site and how many parking spaces provided? (Working from the officer's report, I note para, 2.3 suggests there will be at least 214 bedrooms in Phase 2, but only 138 off street parking places).

Ans 4 - All 2 and 3 bedroom properties are provided with 2 car parking spaces. All 4 bedroom properties are provided with 3 or 4 parking spaces. These figures include garage provision. This reflects the provision on phase 1 and exceeds policy requirements.

Qu. 5 - Most parking spaces appear to be 'tandem' – one behind the other – and some others appear to be proposed for the rear of dwellings, neither of which appear to be 'good design'. Could you clarify numbers of each in comparison to overall parking spaces across the site.

Ans 5 - A mixture of parking solutions are used across the site including tandem parking, frontage parking and a limited amount of parking to the rear of properties. Tandem parking is predominantly used along the spine road, providing a continuous frontage and to avoid a car dominated street scene. The limited number of plots that have rear parking are conveniently located to rear access gates and paths. In most cases, this is where plots have been designed to "turn corners", to avoid blank elevations.

Qu. 6 - During construction of the first phase of the development, there have been incidents of numerous bucket-sized lumps of heavy mud dumped on both Linchfield Road and Campion Drive/Burchnall Close causing both inconvenience and danger to road users. Can the developers be required to provide and use 'wheel-washes' on site during Phase 2 of the development. (There has also been a significant increase in reports of rats since construction began – possibly caused by rats migrating from what was an agricultural field).

Ans 6 – I understand the developer has worked with local members to address the concerns raised by residents regarding construction traffic. A construction management plan would normally be secured through the outline planning permission, if necessary, however there could be the possibility of formalising construction traffic arrangements through a suitably worded condition as part of this phase 2 approval, if members considered this necessary.

Qu. 7 - Residents of Campion Way and Burchnall Close have been subjected to noise and inconvenience of heavy machinery accessing the site via the established normally quiet estate roads. Now that the access via the main Linchfield Road has been completed as part of Phase 1, can we condition access to and from the site to now be through Phase 1, to provide some relief to residents of Campion Way and Burchnall Close.

Ans 7 – As above, a construction management plan condition could be considered here.

Qu. 8 - Para.2.2 mentions that 'an equipped play area' would be incorporated. Please clarify the extent of the play area, who will pay for it, and who will maintain it?

Ans 8 – The play area which is within phase 1 will be provided by Linden Homes and will be maintained by a residents' management company in perpetuity. The area includes 8 pieces of play equipment, landscaping, seating areas and footpath connections to the wider site and Public Right of Way.

Play area detail



Qu. 9 - Para 2.4 states that during the life of the application the applicant has engaged positively with the Council resulting in a number of amendments, including 'improvements to feature square'. Could you confirm that the feature square is to be located at the junction of the spine road and Burchnall Close and could you describe what features are to be expected on the feature square?

Ans 9 - The feature square is located at plots 109 / 118/ 95 / 102 as was shown on the illustrative layout. Features include stone built plots, estate railing to the plots surrounding the square, the use of block paving and a grouping of street trees.

Qu. 10 - Para. 7.5.1 highlights the use of stone as well as buff bricks for homes on the spine road and red bricks mainly for dwellings facing the open space. Could you confirm that out of the total of 145 homes proposed for the overall site, the total number of homes featuring stone materials is to be four? Does the use of stone signify that they will be required to be 'stone-built' or will they have stone facings to other construction materials?

Ans. 10 - Of the 145 plots, a total of 6 will be stone built plots (3 on phase 1 and 3 on phase 2). These plots will be built in stone on all elevations in the same natural limestone material approved as part of the phase 1 scheme.

Qu. 11 - In conclusion, Para. 7.6.3 states that the reserved matters details in this application would provide a good quality design. Would this application as it stands meet the standards in the Council's Draft Design Guidelines currently out for consultation?

Ans 11 – In the context of the requirements of the outline consent and the existing phase 1 approval the overall design of the scheme is considered to be of a high standard. The applicant has engaged positively with the Council's design processes and made changes to the scheme as requested by the urban design officer.