



Addison Planning Consultants Ltd

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Date: 25th March 2021

Our Ref: APC00089

Mr A Law
Strategic Development Officer
Development Management Team
North Lincolnshire Council
Church Square House
High Street
Scunthorpe
DN15 6NL

Dear Andrew,

RE: OUTLINE PLANNING APPLICATION FOR THE DEVELOPMENT OF 38 DWELLINGS, ONE SMALL-SCALE RETAIL UNIT, PUBLIC OPEN SPACE INCORPORATING NEW GREEN INFRASTRUCTURE, SUD'S FEATURES, OUTDOOR CLASSROOM, AND BIODIVERSITY ENHANCEMENTS WITH DETAILS OF MEANS OF ACCESS AND LAYOUT SUBMITTED FOR CONSIDERATION.

LAND SOUTH OF HIGH STREET, WOOTTON, NORTH LINCS, DN39 6SB

PLANNING PORTAL REFERENCE: PP-09656461

On behalf of Lincolnshire Estates Ltd, the above Planning Application has today been submitted via the Planning Portal.

Lincolnshire Estates Ltd (The Applicant) are local residential developers. The Application scheme is not therefore a speculative proposition, as the Applicants will directly progress the delivery of the site if planning permission is granted.

An initial pre-application enquiry for a development on this site was submitted to the Council in March 2018. The feedback from that exercise was that the Council Officers considered that the concept approach we had outlined in our submissions had some merit regarding the potential to improve the overall sustainability of the village, but that consideration of a few issues would 'strengthen' the sustainability case for the scheme. This included:

- Consider reducing the scale of the development from the proposed 105 dwellings.
- Consider including an element of 'over 55' accommodation to meet an identified housing need.
- Consider opportunities for self-build plots.
- Consider potential inclusion of a small-scale retail element.
- Support the proposal to incorporate biodiversity enhancements into the development. Proposed features include ponds, copses, and habitat areas.
- 10% Affordable housing would be required.
- 1 LEAP (400m² in area) required to be provided on site.



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After assessing this feed-back from the pre-application enquiry, a Planning Application was developed for a scheme that sought to enhance the sustainability of both the site and the village itself. A Planning Application for up to 90 dwellings was submitted in March 2020 but was subsequently withdrawn following negative feedback from the Officer team who had prepared a recommendation to Refuse the Application to the Council’s Planning Committee. The Officer Report set out several criticisms and issues associated with the Application.

This revised proposal seeks to address each of the proposed Reasons for Refusal set out in the officer Report for the previous Application, principally by significantly reducing the scale of the proposed development from 90 to 38 dwellings.

THE PROPOSAL

Gross Site Area = 2.6 Ha (Nett Development Area = 1.57 Ha)

The proposal is to develop a significantly reduced site area for new dwellings in association with a small retail unit for local needs, new public open spaces, outdoor classroom, ponds, landscaping, and biodiversity enhancements. These facilities will be provided in conjunction with a residential development to provide enhancements to the biodiversity and green infrastructure of the village; and to provide a new ‘outdoor classroom’ as new educational infrastructure to be utilised by the local primary school. The proposed Description of Development is:

“Outline Application for the Development of 38 Dwellings, one small-scale retail units, public open space incorporating new green infrastructure, SUD’s features, Outdoor Classroom, and biodiversity enhancements with details of means of Access submitted for consideration.”

DESIGN PRINCIPLE

The driving principle of the development is to improve the overall sustainability of the village by achieving economies of scale, providing opportunities for a new retail facility, self-build plots, affordable homes and significant enhancements in biodiversity while providing open amenity space and improving community facilities to reinforce local distinctiveness through the design approach. Potential landscape improvements are shown on land outside of the Application site to the west of the Village Hall owned by the Parish Council (to be discussed with the Parish Council).



Housing Capacity and Mix

38 Dwellings proposed in total (reduced from the upper limit of 105 proposed at pre-application stage and 90 dwellings in the previous Application). This includes:

Indicative Market Housing Mix

34 Market Dwellings in total, including:

4 Market Lifetime Homes/Over 55 Accommodation (10% of the total number of dwellings)

4 Self-build/custom housing plots

Indicative Affordable Housing Mix

4 Affordable Dwelling sin total (10% of the total number of dwellings) including:

2 two-bedroom Affordable Dwellings @ 70sqm

2 three-bedroom Affordable Dwellings @ 85sqm

Sustainable Design – Energy

The proposed dwellings will be designed to high energy efficiency standards by delivering:

- The design of the proposed dwellings will be resource and energy efficient – all will be built to Building Regulations Part L and will aspire to achieve a 20% reduction in carbon emissions.
- The proposed dwellings will be designed in a sustainable manner using products and processes that reduce environmental impact and are better adapted to meet climate change, resulting in lower running costs. This is achieved by incorporating features such as well insulated building fabric and energy efficient boilers etc.
- Provision of high-quality housing for those who are unable to access or afford market housing, including affordable housing, a mix of market housing together with life-time homes housing and opportunities for self-build plots.
- Good access to sunshine and natural light contributes to the health and wellbeing of dwelling occupants by providing them with a pleasant living environment as well as reducing the need for artificial lighting and in some cases contributing to winter heating requirements.
- The dwellings will be provided with water butts and composting bins to encourage recycling and reduce water consumption.

Sustainable Design – Live-and Work

To accord with modern working methods and reduce unnecessary travel journeys, the design of dwellings will encourage working from home. A flexible live /work strategy has been integrated into the development layout and can be incorporated into the building design at Reserved Matters stage.

‘Live/ work’ provision for each dwelling can be created through a range of design solutions. Where separate garages are proposed opportunities for workspace can be explored within the roof void. Four live / work options are available all of which will be wired to a high specification to include electric and data/phone points.

Small Scale Retail

One small scale retail unit (A1 Use Class) of approximately 93 sq. m located close to the site access and potential pedestrian connection to the village hall to promote use by the wider village as well as scheme residents. The proposed retail unit is small scale and will cater for local needs.

Public Open Space

Approximately 1 Ha of on-site casual open space (significantly exceeding the minimum requirement of 10m² per dwelling = minimum requirement of 380 sq. m.). This would comprise:

- New Green Infrastructure including publicly accessible greenspace linking to existing village Green Infrastructure.
- New Pond as SUDs feature linking to Green Infrastructure theme.
- New Primary Education Resource – utilising theme of pond, new landscape areas and wildflower meadows as a natural ‘outdoor classroom’ learning environment.
- Pedestrian footpaths to Swallow Lane and enhancements to pedestrian facilities in the village.
- Potential footpath and landscape improvements on land to the west of the Village Hall in conjunction and consultation with the Parish Council.

Biodiversity Enhancement

The proposal is to significantly enhance the ecological base line of the site and achieve a target 10% Net Gain in the Bio-diversity value of the site through the following measures:

- Bat bricks and bat boxes - bat bricks in at least 15% of houses and enhanced bat foraging habitat through the proposed landscaping scheme
- Installation of swift boxes and sparrow terraces on 15% of houses combined.
- Installation of a variety of other nest-boxes/nesting features, for species including, barn owl, barn swallow, house martin, house sparrow and tree sparrow in conjunction with the woodland elements of the planting scheme.
- Creation of wetland habitats, including ponds, as part of the sustainable urban drainage solution for the site.
- Detailed landscaping solutions to comprise retention and enhancement of mixed native hedgerows and locally native trees, shrub, hedge plants and wildflowers of high biodiversity value.
- Sensitively design lighting schemes to minimise ecological impact.

Accessibility

The proposal is to create a single main point of vehicular access on to Swallow Lane at the north-eastern end of the site, together with enhanced pedestrian connectivity. Sustainability will be enhanced by:

- Channelling vehicles to the northern end of Swallow Lane past the proposed retail unit to enhance the sustainability and viability of the unit but also to create an enhanced focal point for the wider community.
- Potential off-site highway enhancements to pedestrian infrastructure in the village.
- Travel planning managed through a Residents Management Company to enhance opportunities for car sharing amongst other measures.
- The inclusion of electric vehicle charging points to as many dwellings as practically possible to promote greener travel solutions in conjunction with the Travel Plan.

SUMMARY

The proposed masterplan shows that substantive additional benefits could accrue through the development of this site for 38 dwellings. These benefits will significantly enhance the overall sustainability of the village ensuring a vital and viable future for its residents.

The Application is accompanied by the following list of information:

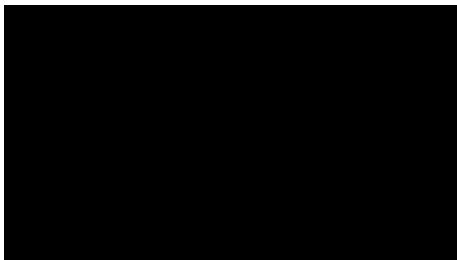
W1a: APC Covering Letter-Index 25-03-2021

W1b: Planning Application Form 25-03-2021

- W1c: Dwg 1597CCB-SLW-LP01A Site Location Plan
- W1d: Reserved Matters Design Brief 25-03-2021
- W1f: Outdoor Classroom Brief 25-03-2021
- W2: Topographical Survey-Site Plan as Existing
- W3: Dwg 16-1064-002 Proposed Access and Highway Improvements
- W4: Drawings
 - Dwg 1597CCB-SLW-IM02 Proposed Layout
 - Dwg 1597CCB-SLW-IM02 Proposed Layout in Context
 - Dwg 1597CCB-SLW-IM02 Proposed Layout in Context Annotated
 - Dwg R-2463-1 Concept Landscape Plan 500@A1
- W5: Design and Access Statement 25-03-2021
- W6a: Planning Statement 25-03-2021
- W7: FRA and Drainage Strategy KRS.0319.001.R.002.B 23-03-2021
- W8a: Transport Assessment 16-1064-T003 24-03-2021
- W8b: Transport Assessment 16-1064-T003 Appendices 24-03-2021
- W8c: Travel Plan 16-1064 V4 24-03-2021
- W9a: Arboricultural Report 15-08-2019
- W9b: Arboricultural Impact Assessment 25-03-2021
- W10a: Preliminary Ecological Appraisal 13-08-2019
- W11a: Heritage Impact Assessment 13-11-2019
- W11b: Specification of Evaluation WOHS20 23-09-2020
- W11c: Archaeological Evaluation Report WOHS20 16-11-2020
- W12: Geo-Environmental Appraisal 3310_1 DS Rpt - Sep 19

I trust you will find the Application in order and a I look forward to confirmation of validation in due course.

Kind Regards



JAY EVERETT
MANAGING DIRECTOR
ADDISON PLANNING CONSULTANTS LTD