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Tanya Coggon
Principal Development Management Officer – Major Applications
North Lincolnshire Council
Place Planning and Housing
Economy and Growth
Business Development
Church Square House
Scunthorpe
DN15 6NL

3rd August 2022
Our ref.1239.L02

Dear Tanya,

PA/2021/1755 – Erection of 14 dwellings and formation of vehicular access on land off Main Street, Sturton

Further to our discussions on the above planning application, I am pleased to submit a package of amended plans and further information.

As discussed, we have reduced the number of dwellings back to 14 and the application description will need amending to reflect this. We have replaced the following house types with a House Type C2 6-bed house:

- Plot 9 House Type D 4-bed dormer bungalow
- Plot 10 House Type B 4-bed house

The resulting housing mix is:

- 2x3 bed
- 8x4 bed (including 3 bungalows)
- 4x6 bed

These changes have resulted in very minor adjustments to the layout, which have been included in an updated landscape plan, Design & Access Statement, Arboricultural Impact Assessment and Flood Risk Assessment & Outline Sustainable Drainage Strategy for completeness, but make no material change to the submitted Archaeological Evaluation.

The Preliminary Ecological Appraisal and biodiversity net gain calculation have also been updated, along with the landscaping proposals, to respond to comments from the Natural Environment Policy Specialist. Additional fruit tree planting has been included in the landscape proposals and the assessment has been updated accordingly.

With regard to the comment from the Natural Environment Policy Specialist regarding the tree with bat roost potential, we are advised by our ecologist that since the tree is only 'low' potential, Table 7.3 of the Bat Conservation Trust guidelines state that no further survey is needed. It is only structures (not trees) with low potential that require further surveys.

With regard to the Natural Environment Policy Specialist's concern over maintenance of the proposed wildflower verges, I would confirm that these will be under a private Management Company owned by the residents of the development and this can be subject to a Biodiversity Management Plan. There are good practice examples of where verges have been managed for biodiversity under such arrangements and I do not agree that this is unrealistic. More than adequate parking provision is made within the site so that verges will not be parked on. The mowing will be undertaken by the Management Company under a regime governed by the Biodiversity Management Plan. As a minor road it would only be salted by hand so I disagree that salt spreading is likely to affect the verges. Wildlife-friendly verges are just the kind of biodiversity enhancement that we should be encouraging in residential areas and I have found support for this in other local authority areas. Please find links below to an example of where wildflower meadow and verges have been created and managed for biodiversity by a Parish Council at Montpelier, Quarndon, Derby.

<https://www.facebook.com/bloomingquarndon/>

<https://www.quarndon-pc.gov.uk/quarndon-in-bloom.html>

<https://www.quarndon-pc.gov.uk/uploads/montpelier-wildflower-meadow.pdf>

<https://www.quarndon-pc.gov.uk/news/2020/07/discovering-montpeliers-wild-flowers>

Further to the Environmental Health Officer's comments on the Noise Impact Assessment, additional surveys have been arranged and I should be able to forward the report of these surveys in about 10-14 days' time for consultation with the Environmental Health Officer.

I hope that you find all is in order and I look forward to discussing the application further with you following re-consultation.

Yours sincerely



Caroline Chave BA (Hons) DipTP MRTPI

Director

Chave Planning

Enc. 1339-0003C – Proposed Block Plan

1339-0004C – Proposed Site Plan

Arboricultural Report – Version 3

LP_02_280322_AH Rev 2 Landscape Plan

Flood Risk Assessment & Outline Sustainable Drainage Strategy, July 2022

Preliminary Ecological Appraisal and Biodiversity Net Gain (still dated July 2021 but has been updated)

Biodiversity Net Gain calculation spreadsheet

Design & Access Statement 1239.R02.6 updated August 2022