

B/24/0515 - Supplementary agenda

### Additional Supporting information

The applicants have submitted a comparison schedule that identifies the differences in proposed drawings compared to the previous approvals. These amendments primarily relate to updates in the material schedule and creating a greater variety in the street scene. It is noted that two 4 bedroom dwellings have revised designs.

### Consultation

The following additional comments have been received:

#### Consultees

Environment Agency – Withdraw objection and recommend a condition to secure flood mitigation

Witham 4<sup>th</sup> IDB – There is a board maintained drain along the southern boundary to which IDB Byelaws and the Land Drainage Act apply. A maintenance strip for this has been accommodated within the proposal and recommend a similar strip for the riparian drain on the western boundary. Consideration should be given to ensuring the drainage scheme can support any future development within the southwest corner. Raised concerns regarding raising ground levels and mitigating any increased risk associated with that and have identified the applicants have proposed a filter drain along the northern boundary in direct discussions between the applicant and the board.

BBC Ecology – The baseline biodiversity value and unit-value calculation to be suitably detailed and accurate. Raised some concerns about the achievability of the proposed habitats.

### Third party comments

5 additional letters has been received from 3 properties, two of which have previously commented on this application, raising the following points:

- Note that the access route across Burton Bowls land appears to have been disregarded
- Concerns about the footpath along the south side of Wainfleet Road, raising a previous permission and comments from the Parish regarding this matter on B/21/0441.
  - Specifically raised concerns about the land not belonging to the developer, the loss of front gardens for properties on Wainfleet road, have suggested crossing points and the use of the northern footpath
  - Also raised concerns about previous objections and petitions submitted as part of application B/21/0441 not being included in the officer assessment
- Identified an error in conditions 25, which refers to the west boundary and not the northern boundary and suggested this should include the Bowls club and prevent access between the sites
- The change in tenure of properties would have a greatly detrimental impact on the character of the area

- Increasing density of homes and loss of large family homes destroys the character of the area and may increase crime and antisocial behaviour
- Reiterated concerns regarding the maintenance of the dyke along the western boundary
- Concerns about the need for flood warning and evacuation plans as if it is necessary for them it must be necessary for other surrounding properties
- Lack of detail about access in south western corner and concerns about future use for vehicular access
- Concern about how land left out of red line would be used if not future application is forthcoming.

### Officer assessment

#### Flood Risk

The EA had previously objected to the scheme on the basis of the finished floor levels for the single storey dwellings. However, this position was not in line with their comments on previous schemes on the site for the same proposal. They have amended their comments to withdraw the objection and recommend a condition. This condition is already included within the recommendation at condition 23 and no alterations are required.

Issues raised by the drainage board and residents in connection with land levels and surface water run-off have been covered in the main report and conditions recommended in line with that.

#### Footway

The outline permission included on it a requirement for the footway and this was secured as part of the previous legal agreement. It has been requested by the highway authority as part of this application. It should be noted the works would be within the extent of the highway on a current grassed verge and that this area already has street furniture including street lighting. A highway exists over the top of landownership rights so while the land to the road may well be within the ownership of the dwellings, that does not preclude it from being highway. The condition to secure the footway is consistent with the previous permission, is set out within the infrastructure considerations for this site within Annex 5 of the Local Plan, and is considered to be necessary to provide safe pedestrian access to a development of this safe.

#### Character

There are some alterations to the designs of the properties across the site. This primarily reflects an updated material schedule and is not considered to materially alter the considerations of the proposal against the impact on the character of the area or upon neighbour amenity. Two 4 bedroom dwellings in the south eastern corner of the site have revised designs but these do not materially change the impacts on neighbour amenity or undermine the quality of design of the scheme as a whole.

#### Other matters

An additional condition is recommended to secure the delivery of the pedestrian link in the south west corner in line with comments made by the Highway Authority.

Condition 25 is corrected to change the reference to the western boundary to the northern one.

Conditions 9 and 10 have been modified slightly following discussions with the applicants to avoid duplication and cross over with the highways agreements. To that end it is recommended that condition 9 be deleted and condition 10 reworded to include the elements within the highway boundary.

For the avoidance of doubt the numbering of conditions below aligns with the numbering in the agenda.

Conditions

9	<b>DELETED</b>
10	<p>No dwellings shall be commenced before the first 50 metres of the estate road, including its junction with the public highway and visibility splays, has been completed.</p> <p><b>Reason:</b> In the interests of safety of the users of the public highway and residents of the permitted development and to enable construction and material delivery vehicles and the vehicles of construction personnel to wait clear of the carriageway of Wainfleet Road in accordance with Policy 2 of the South East Lincolnshire Local Plan 2019.</p>
25	<p>Notwithstanding the approved 101-094/(P) 183 Proposed Boundary Treatment plan, a scheme for improvements to the north boundary treatment, to the rear of properties along Wainfleet Road, shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatments as approved shall be implemented prior to occupation of the dwellings shown as plots 002-006 inclusive, 007, 026 and 030-036 inclusive on plan 101-094/(P) 183 Proposed Boundary Treatment and retained thereafter.</p> <p><b>Reason:</b> In the interests of mitigating overlooking and loss of privacy to protect residential amenity and in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan 2019.</p>
27	<p>Prior to the first occupation of any dwelling on site, details for the pedestrian access in the southwest corner of the site to Tollfield Road/Fernleigh Way shall be submitted to and approved in writing by the Local planning Authority, such details shall include the finished surface of the footway, its final location, and the timing of its implementation.</p> <p><b>Reason:</b> To ensure that a safe and suitable standard of vehicular and pedestrian access is provided for residents throughout the construction period of the development and that the roads and footways are completed within a reasonable period following completion of the dwellings in accordance with Policy 2 of the South East Lincolnshire Local Plan, 2019.</p>