

Richard Byrne

From: Steven Ibbotson
Sent: 04 December 2020 10:14
To: Richard Byrne
Subject: B/20/0235 - Outline planning permission for 132 dwellings
Land North of Tytton Lane East, Wyberton, Boston, PE21 7TD

Hi Richard

Our Responses in Blue below

Kind Regards

Steven

Steven Ibbotson
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Architect



Cyden Homes Limited (Head Office)

Manor Farm Offices
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Laceby
Grimsby
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From: Richard Byrne
Sent: 30 November 2020 13:08
To: Steven Ibbotson
Subject: B/20/0235 - Outline planning permission for 132 dwellings | Land North of Tytton Lane East, Wyberton, Boston, PE21 7TD

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Steven,

I hope this e-mail finds you well.

Firstly I must apologise for the delay in the application. The main reason is to allow the NHS to provide their consultee comments. I did have recent contact who advised the comments would be forthcoming, unfortunately I am still waiting for them. I will follow this up this week but hopefully the comments below gives you indication that the application is at the forefront of my mind and matters are being progressed as much as possible.

I have used the broad headings from my e-mail dated 30 September for ease of reading. They hopefully answer the questions you have previously raised.

Environmental Health related comments:

Sorry just to clarify when I mentioned a Grampian style condition it would be similar to the below:

Prior to the commencement of development above slab level, final details of measures that aim to reduce pollution and promote renewable and low carbon energy (including measures such as facilities for EV car charging) and details relating to the timing of their implementation, shall be submitted to and approved in writing with the Local Planning Authority. The development shall be constructed in accordance with the approved measures.

Reason: To help reduce pollution and promote renewable and low carbon energy in new development schemes and to accord with Policies 2, 3, 30 and 31 of the South east Lincolnshire Local Plan (2011-2036) and to accord with the intentions of the National Planning Policy Framework (2019).

This would pick up EV charging points but also measures which would be incorporated into the development when known. [We can provide electricity to all garages to enable Electric Charging](#)

If the above is acceptable could you confirm by return. Also confirmation that your client is comfortable with the attachment of planning conditions to secure intrusive surveys and gas monitoring. Your response would then be sent to Environmental Health to tidy up this loose end. [The Phase 1 SI Study Section 4 states Risk from Ground gas is considered Low and that we will Provide a Phase II Ground investigation to submit at Reserve matters - This will establish is Gas Monitoring is required](#)

Heritage Lincolnshire - archaeological comment:

I understand where you are coming from in respect of your comments. Although the Stephenson Close application has not yet been determined it is on the verge of being decided and awaiting on final completion of s.106 agreement. I am anticipating this will happen later this week. I am drawing attention to the Stephenson Close application as one of the planning conditions do require the submission of a WSI prior to eh comments of development. Hopefully this gives you some comfort that we are approaching the outline application in a fair and reasonable manner.

Can you therefore confirm that a condition to secure a WSI for the site would be acceptable to address this particular matter. [We are happy for you to condition a Desk Based Heritage Assessment to establish if any further Geophysical Survey or Intrusive Investigations would be needed \(those further works would be covered by a WSI in due course\).](#)

Housing Strategy comments:

Housing strategy have considered your e-mail dated 9th October 2020. They raise no objection to the proposal which is repeated below:

"We can provide a mix of

Affordable Rent 20no 77%

8no. - 1 bed flats	was 6
8no - 2 bed houses	was 10
2no. - 3 bed houses	
2no. - 4 bed houses	

Shared Ownership 6no 23%

2no - 2 bed houses	was 3
4no. - 3 bed houses	was 3

See Attached Plan

Revised plots 17-20 and 21-24" [Done and shown on Plans](#)

LCC Footpaths comments:

Given the comments from LCC and the Parish Council (see below) I feel the best way forward would be to firstly consider the points and then incorporate the responses into a revised D&A. [We will address in The D&A](#)

This would then be easier to be considered by all the interested parties.

Parish Council comments:

The following comments have been taken directly from their e-mail. I have not summarised them to avoid missing any context or questions raised.

Having reviewed the ecology report, I believe more consideration needs to be given to the wildlife within the area. It has shown a potential for roosting bats to use the trees together with the hedgerows assisting to contributing to connectivity for animals. The hedgerows are important and I am unable to see which ones will be retained as it states they are used by animals for foraging and community so removing them would remove all the habitats if these boundaries are removed. These are a valuable local resource for biodiversity and hedgerows areas are a habitat of principal importance under Section 41 of the NERC act and it strongly recommends retaining them.

Whilst reviewing the Arboricultural report and its content, my views are strengthened regarding the importance of these hedgerows. After considering the quality of the trees and hedgerows within this report I am **shocked that category "A" trees** [All 6 Categoroy A trees Remain](#) and virtually all category "B" trees **are to be removed** from this site. Surely we should be working with wildlife not removing all their homes? I am concerned as the report stresses the importance for wildlife like Badgers and even hedgehogs in that gaps should be provided to allow them to move freely between the site. I cannot see this in the plans [shown on the Plans](#). I also cannot see the support for the bats in that the houses will be so close to the trees that have been marked as important. Will the development provide bat roost units? [the Ecology Report States YES](#) These trees also help with the drainage of the site so why not keep some more

especially if they are of a good grade and have many useful years left?

We have revised the plan and Tree Report

As I enjoy walking around Wyberton, I often look for public footpaths and the current path through the field will no longer be in existence as this goes straight through plot 10 [Foot path to be Directed through the Open space along a hedgerow and around the pond rather than down the side on 108 Tytton Lane East](#). Is this allowed as it is a public footpath? The area I feel is so densely populated with housing there does not appear to be enough space for recreational walking too. Could less housing be on the development and more green areas created. The "green" areas are becoming very limited and the area known as cuckoo land will soon be the only "green" space within wyberton which concerns me.

I cannot see the footpaths on how the new site will accommodate these for the new development. There is currently no footpath on this part of the road, [Footpath shown on One side of Road and swale on the other](#) please can this be highlighted as surely the children from the development will need to walk down this road to go to the local school. Also could the speed limit be reduced from a 60 to a 30? [TRO subject to Highway approval](#) What about making the footpath to a cycle and walking path as desired by BBC travel plan? With regards to schooling, does the local facilities have means to accommodate an additional 132 dwellings?

With regards to flooding and the surface water, this area worries me. As the water will not be taken by Anglian Water this will have to either be taken via the existing drain or via an Sustainable Urban Drainage System. Will these SUDS be able to cope with the extreme weather we all have been seeing of late and will see more often in the future. This "freak" weather even tests the natural vegetation resulting in flooding of the site (seen in January 2020 in the report) so my concerns are that if this is held by an SUDS will it be able to cope? I am aware of people on cuckoo land not wanting to take plots as the flood from said drain - what will be done about this? [Thats what SuDS Schemes are designed to do](#)

Other matters

I hope the above gives you some comfort the applications is still high on my agenda and the reason for the delay is the outstanding NHS comments. I also trust the above sections can help you to incorporate into an amended D&A Statement. If there is anything outstanding please do not to hesitate and ask.

I will follow up with the NHS this week and ask for their comments as a matter of urgency.

In the meantime could I ask for another extension of time until [Friday 18th December 2020](#). [Yes but I am assuming this will be going to committee so does it need a longer Stop date](#) This would allow a little breathing space for the comments to be received and to be considered.

I look forward to your response.

Thank you and kind regards,

Richard J Byrne
Planning Officer