

12th August 2021**Please reply to: BOSTON OFFICE**

Our Ref: ND/CJ/B/3129

The Planning Department
Boston Borough Council
Municipal Buildings
West Street
Boston
Lincolnshire
PE21 8QR

Dear Sir/Madam

Proposed Housing Development at Old Main Road, Old Leake

To be read in conjunction with the Design & Access Statement dated October 2017 prepared for original application number B/17/0513 – approved 14.12.2018 – due to the subsequent adoption of the South East Lincolnshire Local Plan and updated National Planning Policy Framework (NPPF)

The site currently enjoys extant Outline Planning Permission, granted under B/17/0513 on 14th December 2018 for the construction of 35no. dwellings (including 20% affordable homes including associated groundworks, landscaping [with at least 7% of the gross site area made available as public open space] and infrastructure). The development includes a new car park for the sole use of Old Leake Primary School.

As a result of the adoption of the South East Lincolnshire Local Plan, previous references within the Design & Access Statement of the Strategic Housing Land Availability Assessment (SHLAA) and Boston Borough Council Local Plan (1999) are no longer appropriate. Previous reference to the NPPF (2012) has now been superseded by the latest NPPF and referred to paragraph 49 within the Design & Access Statement which remains valid. However, paragraph 55 has since been changed under the latest NPPF to paragraph 79. The following policies within the South East Lincolnshire Local Plan, therefore take precedent as follows;

Policy 1 – Spatial Strategy

The policy seeks to direct development towards settlements such as Old Leake as a minor service centre and as such the proposal would be supported by this policy.

Policy 2 – Development Management

Whilst the site lies within open countryside identified within the latest South East Lincolnshire Local Plan, it does enjoy extant permission thereby giving significant weight to any further application.

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**By appointment only*

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Policy 2 – Development Management

It is considered that the scheme provides sufficient sustainable development considerations in particular towards size, scale, layout, density and impact on the amenity, trees, character and appearance of the area and relationship to existing development and land uses. Furthermore, the proposal provides a high level of quality of design and orientation together with maximising the use of sustainable materials and resources. The scheme includes a sustainable drainage and flood risk management design whilst giving sympathetic consideration towards natural habitats and nearby heritage assets.

Policy 3 – Design of New Development

This policy seeks to ensure any design creates distinctive places with a use of high quality and inclusive design and layout and where appropriate make innovative use of local traditional styles and materials.

The scheme provides interest and a sense of place through inclusive design and detail to the point of appropriate density, scale and focal interest. As a result the scheme offers high quality and low density which allows a high degree of landscaping to help assimilate the development within the open countryside location and in addition providing appropriate public and private space division. Individual architecture would respect the local traditions and provide typical detailing such as narrow span gables, deep roof pitches, vertical emphasis openings, internal chimney stacks, etc.

Policy 4 – Approach to Flood Risk

The development responds to the issues of being within Zone 3 of the Environment Agency's flood risk areas by ensuring that floor levels are set to the appropriate level in accordance with the Environment Agency's modelling and hazard mapping and that an appropriate SUDs scheme is designed and is therefore supported by Policy 4.

Policy 5 – Meeting Physical Infrastructure and Service Needs

The previous approved Outline Planning Application (reference B/17/0513) included a contribution towards infrastructure and it is anticipated that the current application would provide a similar level of contribution to meet this policy.

Policy 6 – Developer Contributions

As the proposal involves the development of more than 10no. dwellings, the scheme will involve a section 106 legal agreement for a contribution relating to the provision of affordable housing in accordance with this policy.

Policy 10 – Meeting Assessed Housing Requirements

Under the policy, provision is to be made for a net increase of at least 19,425 dwellings in South East Lincolnshire, within this number, 7,744 are allowed at 310 per annum within the Boston Borough District. As a result of this development, the scheme would contribute significantly towards meeting the housing requirements under this policy.

Policy 11 – Distribution of New Housing

Site allocations have been made within this policy and Old Leake being a minor service centre has an allowance of 100 dwellings. As a result of the scheme this would provide over 1/3 of the allocation attributed towards this policy.

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Policy 17 – Providing a Mix of Housing

Whilst the application is for Outline Permission only, it is considered that an appropriate mix of housing is being proposed as follows;

4no.	1 Bed Dwellings
10no.	2 Bed Dwellings
16no.	3 Bed Dwellings
5no.	4 Bed Dwellings

Policy 18 – Affordable Housing

The policy requires affordable housing and it is therefore proposed that the following affordable housing level of 20% in accordance with this policy;

2no.	1 Bed Dwellings
3no.	2 Bed Dwellings
2no.	3 Bed Dwellings

We believe that the proposal would therefore be supported by the relevant, current National and Local Policies and would urge support being awarded to the resubmission of an extant permission.

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