

Land South of Bridge Road, Sutton Bridge

Parish Council Presentation

Tuesday, 28th March 2023

Presented by Katie Dowling – Development Planner



Persimmon
Together, we make your home

PROUD TO BE BUILDING COMMUNITIES

Persimmon is proud to be one of the UK's most successful housebuilders, committed to the highest standards of design, construction and service. Building high quality homes in sustainable and inclusive communities is at the heart of what we do.



THE PLACEMAKING FRAMEWORK

Persimmon Homes have developed the Placemaking Framework, creating a sense of 'place' through delivering high quality, well-planned and designed locations which focus on social value and wellbeing. Social impact is one of our values, and we aim to leave a legacy that delivers economic, social and environmental value to the communities we build.



5-STAR QUALITY

We are a 5 star builder, awarded by the national Home Builders Federation (HBF). It is a reflection of our commitment to deliver excellence always and putting our customers first.



INVESTING IN FUTURES

We invest in the future of many people in a variety of different forms, from direct construction and planning obligations, to employment opportunities and our focus on training and apprenticeships.



INVESTING IN COMMUNITY

Our community champions programme was established in 2015 and has already donated more than £3million to over 3,500 good causes across Great Britain. Every month, our 32 regional businesses give away 64 donations of up to £1,000 each.



- The site is allocated for housing in the South Holland District Council Local Development Plan (SELLP) adopted in March 2019 as allocation Sub027 under Policy 11 (Distribution of New Housing). Sutton Bridge is defined as a 'Main Service Centre'.
- There is a mix of surrounding land uses:
 - To the North is Bridge Road
 - To the East is residential, comprising of the Falklands Estate
 - To the South is the A17
 - To the West is agricultural fields, with residential North-West along Bridge Road
- The nearest conservation area is within Long Sutton, and the nearest listed building is St Matthew's Church 1km along Bridge Road.
- The site is surrounded by all amenities within Sutton Bridge and walking distance into the centre.



Site and Surroundings



- Observations have been taken on the surrounding design context and the mix of dwellings within.
- Suggestions on design and architectural features are sought as part of the next phase of consultation.
- Character and appearance of nearby dwellings varies in terms of age, form and appearance.
- Most buildings are ranging from modern to estimated 1970s development.
- Mixed character of dwellings ranging from 1-3 storeys, consisting of a mix of detached, semi-detached, apartments and terraced housing.
- Materials used varies, from different brick colours, to variety of render and cladding.



Surrounding Design Context



- On 6th December 2022, we held a public consultation event at the Curlew Centre, Sutton Bridge.
- The event had over 50 attendees, with over 30 written responses received.
- Concerns were raised on school capacity and funding for local health services. These will be addressed through S106 contributions as part of the consultation process.
- Other comments were with regards to potential overlooking to the Falklands Estate.
- A pre-application meeting has been held with SHDC and local councillors with various discussions on the scheme, with queries relating to drainage, highways, affordable housing, internal roads, rubbish collection, and management of open space.
- Lincolnshire Highways have been consulted, with pre-application comments providing in principle support of the development.



Public Consultation and Pre-Application



Opportunities for:

- Improved biodiversity through tree planting, landscaping and development of SUDs
- Creation of new open spaces to benefit existing residents
- Affordable housing and housing to contribute to SHDCs supply
- A green route throughout the development for amenity and exercise opportunities

Constraints include:

- Underground utilities along the old rail track
- A17 to the south
- Surrounding residential development to ensure no impact on amenity



Drainage

Site lies within Flood Zone 3 and a Flood Risk Assessment is being conducted. The surface water will be managed by a SUDs system and all detailed drainage information will be submitted with the planning application.

Archaeology

A desk-based study has been conducted that concludes the site has low archaeological potential, this is confirmed by the council's Historic Environment officer.

Noise

A Noise Impact Assessment has been conducted which recommends noise mitigation measures at the south of the development, this will be included within the planning submission.

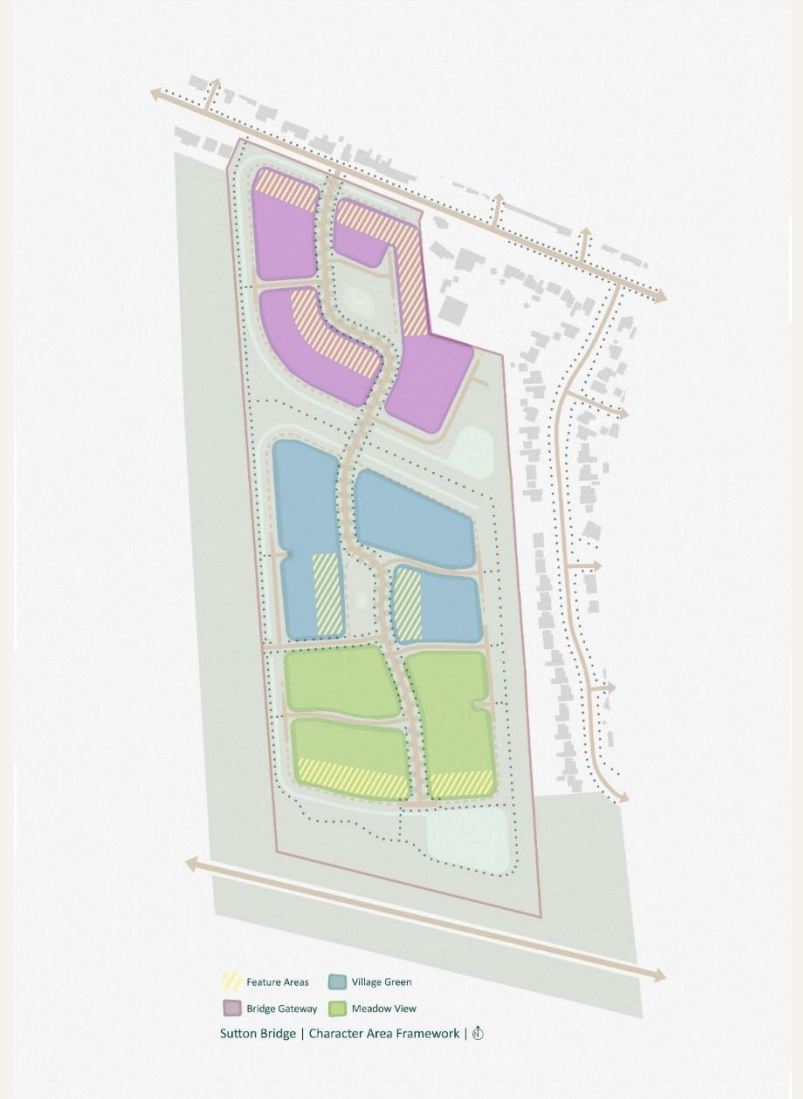
Arboricultural

An Impact Assessment has been conducted on all trees and hedgerows concluding there are no high quality or protected trees onsite.

Ecology

An appraisal was conducted which found the site to be of low ecological value with no constraints. Habitat creation and tree planting will enable a 10% Biodiversity Net Gain on site.





Development Parameters





- 210 dwellings
- 53 affordable units of 1 – 4 bedrooms
- 3.5ha of open space, excess of what is required by policy
- LEAP to the north, and LAP in central areas of open space
- SUDs basin to the south, incorporated into the open space
- Minimum 50m from units along eastern edge to the existing dwellings within Falklands Estate
- Tree lined streets and provision of planting throughout
- Access from Bridge Road
- Mix of parking (frontage, tandem, rear and courtyard)
- Minimal private drives
- Visitor parking
- Affordable housing distributed throughout the development (orange stars on layout)

Detailed Layout





Character Area 1: Bridge Gateway





Character Area 2: Village Green





Character Area 3: Meadow View



Thank you

We are happy to answer any questions you may have



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