Urban Design Consultation

Proposal: Non-material amendment to Reserved Matters Planning Permission 22/01003/REM (as amended by 24/01240/NMA), relocate the parking spaces for Plots 91, 92, 93 and 105, alterations to landscaping plans and changes to Plot 92.	**Location:** Parcel 5, Wintringham KP1
Case Officer: Laura Fisher	**Application:** 25/00157/NMA

Comments in blue text are in response to revised plans received 27/03/2025, submitted to address previous comments below.

The NMA application relates to Parcel 5 within Wintringham KP1 and follows approval of 22/01003/REM and the initial NMA (24/01240/NMA) submitted in July 2024 which included alterations to architectural details of some plots (brick banding and chimneys), internal layouts, changes to the facing brick, provision of solar panels and air source heat pumps.

This NMA application seeks the following amendments:

- Alterations to the PV provision across the parcel;
- Relocation of residential parking provision to being adjacent to the relevant plots;
- Adjustment to the alignment of plot 92;
- Altered brick types to accord with the details approved under now discharged Condition 4 Materials application 24/80295/COND;
- Amendments to the proposed hard and soft landscaping to account for the above changes

The NMA has been subject to discussions with the LPA on 27/09/204 and specifically to discuss the PV panels on 12/12/2024.

PV Provision

The location of PV panels were previously amended and approved under 24/01240/NMA and shown on Materials Plan – drawing 1890-SBA-XX-XX-DR-A-510 (H). The submitted Solar PV Site Layout dwg URB-NEO-500 Rev F and Materials Plan dwg DR-A-510 Rev P significantly increases the PV provision across the parcel. Notwithstanding this, panels are arranged in regular patterns, with symmetrical configurations along lengths of terraces and groups of buildings, dwg DR-A-510 Rev P also show the panels (Viridian Solar Limited Integrated Clearline PV16 G1 Solar Panels) would sit flush with the proposed roof tiles.

The arrangement and location of Solar PV panels is supported in design terms and address comments raised at previous meetings.

Notwithstanding this the Solar PV Site Layout dwg URB-NEO-500 Rev F appears to show that the larger PV arrays would conflict with the arrangement of roof vents/SVPs. However, roof vents/SVPs were not included on plans approved as part of the discharge of the Condition 3 Architectural Details submission 24/80297/COND, neither were they included on drawings provided for the 24/01240/NMA application. SBA (in the email received 17/02/2025) have confirmed that this is a drawing error and there would be no clashes and that technical design is being worked up with Lodge Park to provide alternative locations for all affected roof vents. An amended copy of the Solar PV Site Layout dwg URB-NEO-500 Rev F should be provided omitting these roof vents. A revised application to discharge C3 Architectural Details is likely to be required to amend the location of vents / extracts in response to the larger PV arrays. Drawing ref: URB-NEO-500 - REV G has been submitted removing the roof vents as requested – support.

Adjustments to residential parking for Plots 91, 92, 93 and 105

The revised arrangement of parking for Plots 91 (located to the rear of the unit), 92, 93 (located adjacent to the unit) and 105 (located to the rear of the unit) is supported, reflects previous discussions, and improves the relationship of parking to these units.

The parking space for Plot 143 is located to the west of the unit within the small courtyard serving Plots 143, 144 (FOG unit), 108 and 109. Two visitor parking spaces are located in front of Plot 143. Whilst this reflects the original 22/01003/REM approval and later 24/01240/NMA, it is strongly recommended these visitor

parking spaces and those of Plot 143 are swapped to improve the relationship of parking to this unit and prevent potential neighbour disputes (Plot 143 would have no control over the size or type of vehicle that would park in the visitor spaces in front of this unit). The visitor spaces would then be located within the small courtyard. Amendments are recommended to Parking Plan dwg DR-C-0003 P4 accommodate this change. These spaces have been swapped as requested, which has resulted in the need to update the wider package to ensure consistency across the submitted drawing package – support.

Adjustments to the alignment of Plot 92
The loss of the small pocket park, allowing the relocation of Plot 92 and parking for Plot 93 is supported. The loss of this pocket park (134sqm) would reduce the open space provision within parcel 5 from 1424sqm to 1290sqm, but would still accord with the open space requirement set out within the KP1 Regulatory Plan (requires 1200sqm). The loss of this open space is therefore considered accepatble in design terms.

The revised Amenity space Schedule dwg DR-A-509 L indicates that the amendments to the siting of Plot 92 would result in increasing the size of the rear garden from 93.1sqm (DR-A-509 H - 24/01240/NMA) to 117.1sqm (garden size without shed).

Drawing DR-A-509 L also indicates the rear garden of the following plots would increase / decrease slightly following the previous DR-A-509 H drawing approved under the 24/01240/NMA application (garden size without shed):

- Plot 41 - increase from 108.0sqm to 109.1sqm
- Plot 42 - decrease from 85.4sqm to 85.1sqm.
- Plot 58 – Increase from 126.9sqm to 128.6sqm
- Plot 93 – increase from 56.2sqm to 67.0sqm

The number of units with Design Code compliant gardens remains as approved. The minor changes set out above are acceptable in design terms.

Altered Brick Types
The Materials Plan dwg DR-A-510 Rev P amends the distribution of facing brick for select plots and reflects the Materials Plan dwg DR-A-510 Rev N approved under the Condition 4 (Materials) application 24/80295/COND:

- Red brick (Terca Red Multi) introduced on Plots 23, 26, 27, 32, 33, 36, 37, 83 and 85
- Cambridge Mix Buff (Ibstock Ivanhoe Athena Blend) introduced on Plots 104-108 and 113-118

The buff brick (Ibstock Minter Beckstone) facing bricks is now limited to plots within the parcel interior and those fronting the northern and eastern boundaries and a small section of the western boundary facing the primary school. As raised in comments on the 24/80295/COND application, this brick is considered acceptable given the greater separation distance with units in parcel 6 and the Durkan parcel as a result of N-S and E-W linear parks.

The revised distribution of facing bricks is accepatble.

Sort Landscaping
The submitted Detailed Planting Plans 1 of 4 dwg 2580A2-LLA-ZZ-00-DR-L-201 P07, DR-L0202 P07, DR-L-0203 P08 and DR-L0204 P08 are acceptable and reflect the layout changes set out above.

Hard Landscaping
The submitted Detailed Hard Landscape Proposals 1-6 dwg 2580A2-LLA-ZZ-00-DR-L-0101 P11, DR-L-0102 P10, DR-L-0103 P10, DR-L-0104 P09, DR-L-0105 P10 and DR-L-0106 P10 are accepatble and reflect the layout changes set out above and the amended drawings submitted for the discharge of Condition 5 Hard Landscaping – application ref 24/80422/COND.

The surface treatment of roads, footpaths, driveways, raised tables and private shared drives accords with the Detailed Hard Landscape Proposals 1-6 approved under the 22/01003/REM. Minor amendments have been made to the treatment of kerbs to the rear of groups of frontage parking spaces and to the back edge of private drives, changing the standard upstands to lower 25mm upstands. The brick boundary walls have also been rationalised across the parcel, changing these from a mixture of 1.8m and 2.1m high walls to 1.8m high walls, consistent across the parcel.

The revised drawings confirm that colour of stone chippings for drives denoted S4 – Proposed Rolled Asphalt with buff limestone chippings to drives.

The minor changes to the hard landscaping details are accepatble.

The revised Hard Landscape Plans are the same as those submitted for the recent Condition 5 (Hard Landscaping) submission – application ref 24/80422/COND and replaces the areas of Charcon Woburn Herringbone Block Paving (colour: autumn) previously proposed within the site with Europa herringbone Block Paving (colour: autumn), reflecting the original Europa Block paving proposed for the side drives of Plots 50, 52-58, 59-66, 121-130 fronting the eastern site boundary / Bret Road and the side drives of plots 110-115, 118-120 fronting the southern site boundary / Firethorn Road.

This change is accepatble and reflects the email exchange with Lodge Park (28/02/2025). The use of Europa block paving is consistent with other parcels at Wintringham.

The revised Hard Landscape Plan Sheet 5 (dwg 2580A2-LLA-ZZ-00-DR-L-0105) also swaps the location of parking for plot 143 and the visitor parking so that the parking for Plot 143 is now located directly in front of the dwelling.

Recommendations: The NMA is supported in design terms, notwithstanding this it is recommended that the Octopus Energy Solar PV Site Layout dwg URB-NEO-500 Rev F is amended to remove roof vents. A revised application to discharge C3 Architectural Details is likely to be required to amend the location of vents / extracts in response to the larger PV arrays.

Urban Design recommend swapping the visitor parking spaces with the parking for Plot 143 so as to improve the relationship of parking to this unit.

The revised drawings are supported and address previous comments. The application is supported in design terms.

Signed: Matthew Paul	**Date: 18/02/2025, 14/04/2025**