

# Luvli Homes

**Amended application : “Proposal C”  
submitted 09 Feb 2021  
application no: 20/04232/OUT**

**Land at Clive Hall Drive, Longstanton**

## Description of changes in amended application

We have made the following changes in this amended application over the original application submitted on 14/10/2020. These changes have been made in response to information from the Council and reactions from local residents and to provide consistency with the policies of the Council relating to green separation. The changes are.

- 1 Reduction in house numbers from 20 to 6.
- 2 Reduction in built area from 0.8 ha to 0.28 ha.
- 3 Access moved from Mills Lane to 2 x private driveways off Clive Hall Drive Drive, each serving three houses.
- 4 Planting of a substantial new “green edge” to the Council’s concept of green separation, by building up a 4 metre width against the north east side of the existing line of overgrown hedge.
- 5 Dedication of 65% of our land to “green separation”, subject to recreational use and possible limited use as allotments, as permitted by Policy NH.

## Other important effects of changes

- 6 All six houses will be placed so as merely to infill the pre-existing settlement boundary. This is instantly apparent from our isometric image attached.
- 7 Consequent reduction in vehicle use and pedestrian movement.
- 8 The heavy bank of green provides:
  - 1 a strong edge to the village and very clear separation from Northstowe;
  - 2 very substantial increase in ecological habitat since it will be impervious to dogs and cats.
- 9 Mills Lane boundary, hedges, views, **to remain undisturbed**, other than our encouragement (through buyer covenant) to allow the hedge to grow to 2 metres in height so as to provide a “natural” rural feel.

**Please note:** this amended application remains an outline application covering the principle of development, site access, style and density. It follows that all data not required for an outline application is indicative only.

## Further explanation

- 10 Note: the Site is not presently “green field”. The Natural England Land Classification states that the site is: "Other land, primarily in non-agricultural use". It is not "green infrastructure" as defined in PPG Para 004 Ref ID: 8-004 of 21 July 2019.
- We note that Ordnance Survey maps show the Site specifically as the Orchard of the former Clive Hall, the last remains of which were removed to accommodate the present Clive Hall development. This has been categorically confirmed by the Council. Accordingly, the Site is not technically "green field" but residential.
- 11 The proposal amounts to abandonment of two thirds of the value of the Site by reducing our proposal to a mere six houses. This will enable the Council to treat the remainder of our land as green separation in perpetuity.
- 12 We note that NPPF paragraph 68 states:  
*“Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should:*
- a) identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger than one hectare; unless it can be shown, through the preparation of relevant plan policies, that there are strong reasons why this 10% target cannot be achieved;*
- c) support the development of windfall sites through their policies and decisions giving great weight to the benefits of using suitable sites within existing settlements for homes;”*
- 13 Our proposal assists the Council in satisfying both of the above requirements.
- 14 The new green space will be managed by a company owned by the six sets of house owners. This arrangement is precisely as generally arranged for small developments every day. **We shall retain no interest in it, nor right over it.** We shall not attempt to dictate what the residents will do with the land but we shall market their houses on the basis that the land will be available for recreational use and allotments – precisely as permitted by Policy NH/1.
- 15 The over-all effect is that development of the Site for Six will simply provide a physical unity of the village boundary between the two original parishes of All Saints, to the North and St Michael’s, to the South.
- 16 Luvli homes will be constructed using Modern Methods of Construction, as defined by the Government definition framework. We use the factory-based panel system, referred to as "closed panels" in building what are commonly referred to as “element houses.

## Summary of benefits of this amended proposal

- 17 Super-eco:
- Low u-value through massive use of insulation and careful “passive” design.
  - Timber - so a carbon store
  - Triple glazing
  - Sustainable timber - EU certified
  - Used water heat recycled
- 18 No “square red boxes”.

- 19 Modern but eternal rural style that fits the environment - far from urban.
- 20 Optimum viable use.
- 21 Satisfies local concern for views, amenity, hedges, etc.
- 22 Strengthens the designation of the green space as for ever open.
- 23 New planting: total additional planting will exceed the extent of the present hedges around the built area by at least 50%.
- 24 Each of our proposals complies with Gov preference for:
  - best aesthetic and utility design
  - extremely low energy use
  - modern methods of construction
  - Government requirement for 10% of assessed housing need to be provided by sites smaller than 1 ha
  - support for small builders
  - proactive search by LPAs for windfall sites