

_planningadvice

From: Polly Harris-Gorf
Sent: 14 February 2020 08:50
To: _planningadvice
Subject: AMENDMENT 5 - A1273 Green Lane Updates - H14-0137-19
Attachments: We sent you safe versions of your files; Site Layout [A1273 - 10 rev E].pdf; Type B Elev [A1273 - 12 - B revB].pdf; Type B Plan [A1273 - 11 - B revB].pdf; Type C Elev [A1273 - 12 - C revA].pdf; Type C Plan [A1273 - 11 - C revA].pdf; Type P Elev [A1273 - 12 - P revA].pdf; Type P Plan [A1273 - 11 - P revA].pdf; Type Q Elev [A1273 - 12 - Q revA].pdf; Type Q Plan [A1273 - 11 - Q revA].pdf; Type R Elev [A1273 - 12 - R revA].pdf; Type R Plan [A1273 - 11 - R revA].pdf; amendment form 25.11.19.pdf; Overall summary and space standards 13.2.20.pdf

Please treat as amendments.

Thanks

Polly

Yours sincerely

Polly Harris Gorf | Principal Planning Officer | South Holland District Council
Council Offices, Priory Road, Spalding, PE11 2XE
DDI: 01775 764504

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Please note that any informal officer opinion expressed by this email is without prejudice and is not binding on the Council during the consideration of any formal application.

From: Matrix Planning Ltd <gordon@matrixplanning.co.uk>
Sent: 13 February 2020 21:00
To: Polly Harris-Gorf <pharris-gorf@sholland.gov.uk>
Subject: RE: A1273 Green Lane Updates

Mimecast Attachment Protection has deemed this file to be safe, but always exercise caution when opening files.

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13 docs attached

Good morning Polly,

Thank you for working with us in this somewhat frustrating exercise. We previously followed house size standards given to us by the Council and it seems there has been an unnoticed progressive change to revert back to the Nationally Described Space Standard for affordable houses (we were not told of this before 30.01.20). **However I can now confirm that all our houses (both market and affordable) are larger than the March 2015 Nationally Described Space Standards (NDSS) .**

Please see the attached table where I try to summarise all this – note the column headed *Unit Sizes* where the NDSS are shown in brackets *including* the storage element.

Also attached: **the 5 updated house types B,C,P,Q & R** drawings and the **updated site layout plan Revision E** (the panel on *building type and quantities* is consistent with the submission) .

The main variations on the house types are footprint increases with very some minor inconsequential internal and elevation change.

The changes on the site plan (revision E) are as follows:

- Increase in the size of types: B,C,P,Q and R. This is not noticeable on the plan.
- Adjustment to the layout of plots: 13,14,15 and 16 (changes not required by you, we have more comfortably positioned these units on the corner, allowing for better and safer access)
- Adjustment to POS area by 13, 14, 15 and (a reduction of about 37m2 to make room for the plots on the corner)
- Adjustment to plots 8 and 11 (pulled back approx. 1m to increase the driveway)

The attached information and amended drawings is as follows:

- amendment form 25.11.19
- Overall summary and space standards 13.2.20
- Site Layout [A1273 - 10 rev E]
- Type B Elev [A1273 - 12 - B revB]
- Type B Plan [A1273 - 11 - B revB]
- Type C Elev [A1273 - 12 - C revA]
- Type C Plan [A1273 - 11 - C revA]
- Type P Elev [A1273 - 12 - P revA]
- Type P Plan [A1273 - 11 - P revA]
- Type Q Elev [A1273 - 12 - Q revA]
- Type Q Plan [A1273 - 11 - Q revA]
- Type R Elev [A1273 - 12 - R revA]
- Type R Plan [A1273 - 11 - R revA]

Any questions please let me know.

Gordon

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From: Polly Harris-Gorf <pharris-gorf@sholland.gov.uk>
Sent: 30 January 2020 09:44
To: Matrix Planning Ltd <gordon@matrixplanning.co.uk>
Cc: Fidler, Richard <rfidler@sholland.gov.uk>; Norman, Phil <pnorman@sholland.gov.uk>
Subject: H14-0137-19 Land South: Green Lane/East of Bacons Lane Pinchbeck

Dear Gordon

Proposed development of 63 houses with vehicular access from Surfleet Road

Further to our telephone conversation yesterday, I have spoken with Phil Norman, the Head of Planning & Building Control this morning, and we are taking the decision not to take this application to the 11th March planning committee rather than the 12th February meeting.

This is as a result of the agenda close being today, and as we do not expect to receive the revised plans and house types from you until next week. As the report would be written without viewing the plans, this would open up the planning serviced to public and Member criticism and to challenge and/or an Ombudsman case, and as officers we want to take an application with all relevant plans cited in the report and available to the public before the publication of the agenda.

If you can provide the amended layout plan and house types early next week, once you have had the opportunity to check over the amendments and satisfy yourself that the scheme is not in accordance with the National Described Space Standards, then I will move this forward.

I apologise that I did not spot this discrepancy earlier.

If you or your client would like to discuss this matter, do not hesitate to contact us.

Yours sincerely

Polly Harris Gorf | Principal Planning Officer | South Holland District Council
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