

Land South of Green Lane and East of Bacons Lane Pinchbeck, PE11 3XS.
Proposed development of 61 houses (revised down from an original 64) with
vehicular access from Surfleet Road

Update report July 2019

This note (3 pages) accompanies revised and additional information.

a. Documents now submitted

1. This update report
2. Revised Drainage strategy dated 11 June 2019, Stuart Hemmings
3. Phase 1 Desk Study and Phase 2 Ground Investigation Report
4. Replacement Plans:
 - a. Revised layout A1273B
 - b. Replacement set of house types to include revised affordable units (all plans are resubmitted as a complete set for ease of document management)

b. Revised layout

The design has had a 'long journey' to reach the present submission with considerable redesign. Key changes were brought about by LCC Highways that sought full SuDs arrangements (rather than traditional gully run off from highway). Consequently, we have therefore been through an extended exercise of a redesign that firstly included swales. This design approach was found to be impractical given high-water table issues.

The present submission is reversion to a previous approach plus some house type amendment to improve layout and provide for affordable housing. **The changes are important but do not fundamentally alter the character of the submission.**

I attach a Schedule that provides a list of all house types and the main changes from the previous to the present scheme. This shows:

- The total unit numbers are now 61 (previously 64).
- A greater variety of house types are now shown (previously 10 types, now 12).
- The change is brought about by reduction in the number of semi-detached properties and an increase in bungalows and terraced units.
- House type L has been adapted to better suit senior citizens, these are grouped in Units 16-21.
- Two new house types M and N are introduced



c. Affordable housing

25% affordable contribution equates to 15.25 dwellings. Given the request from the parish Council for resources (see note later) , we have offered 15 units.

Of the 15, 70% (x10) will be affordable rented homes comprising of 10 x 2 beds and 30% (5) will be affordable homes ownership comprising of 5 x 2 beds.

The units offered for this are all 67m2 in size and are all 2 bed units. 1 bed units are not advanced as they do not in the developer's view suit the design of this edge of rural settlement site.

Units 42-51 (x10) are 2B3P terraced houses as rented

Units 40-41 (x2) are 2B3P Ownership

Units 11, 12 & 13 (x3) are 2B3P ownership

d. Consultation prior to re-submission

We have directly re-consulted:

- Highways (Jon Sharpe). Content with the approach that is now advanced.
 - Anglian Water (Email from rlyon@anglian water.co.uk 11 June 2019)
 - *"We don't currently adopt geo-cellular storage structures under the SuDS S104 Adoption process as our view is that this approach in general terms doesn't reflect the SuDS principle of replicating the pre-development natural drainage of the site. We would be able to consider adoption of the network upstream of the geocellular storage but would need to have confidence in the design and maintenance plan for the storage to ensure that operating levels do not compromise the network upstream."*
- Such further information on drainage matters can be provided by engineering details that are developed via construction level plans.*

e. Ground investigations

A full report is submitted. Remedial options are available so the site can be safely developed for residential use. Further work is needed but that may be the subject of planning conditions.

f. S106 matters

NHS

Requested £660 per dwelling (£42,240).

We are now proposing 61, which is a net addition of 21 to the up to 40 already permitted with no such request (permission - H14-0549-17) , the payment will thereby be 21 x £660= **£13,680**

Parish Council.

Cemetery expansion. We have offered £15,000.

Affordable housing

25% of 61 = 15.25 units. Given the request from the parish Council for resources, We have offered 15 units.



17-Jul-19

Schedule of changes and list of all housetypes

Total Proposed Units							
Original Planning Applications Unit numbers	New Unit numbers	House Type	Occupancy Bedroom/ Persons	Unit Size m2	Drawing Numbers		
					Plans & Plans	Elevations	Roof Plans
3	2	A - House	3B 4P	135	A1273 - 11 - A	A1273 - 12 - A	
12	2	B - Semi Detached House	2B 3P	67	A1273 - 11 - B	A1273 - 12 - B	
12	4	C - Semi Detached House	2B 3P	67	A1273 - 11 - C	A1273 - 12 - C	
2	2	D - House	4B 5P	204	A1273 - 11 - D	A1273 - 12 - D	A1273 - 14 - D
2	2	F - House	5B 8P	239	A1273 - 11 - F	A1273 - 12 - F	A1273 - 14 - F
14	9	G - House	5B 8P	138	A1273 - 11 - G	A1273 - 12 - G	
4	6	H - Bungalow	3B 5P	138	A1273 - 11 - H	A1273 - 12 - H	
5	8	J - Bungalow	3B 5P	118	A1273 - 11 - J	A1273 - 12 - J	
4	4	K - House	3B 5P	172	A1273 - 11 - K	A1273 - 12 - K	
6	6	L - Semi Detached Bungalow	3B 3P	70	A1273 - 11 - L	A1273 - 12 - L	
	12	M - Terrace House	2B 3P	67	A1273 - 11 - M	A1273 - 12 - M	A1373 - 14 - M
	4	N - Detached House	3B 4P	126	A1273 - 11 - N	A1273 - 12 - N	
64	61	Total Units					