

## Seymour, Sarah

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**From:** Fidler, Richard  
**Sent:** 10 March 2015 15:40  
**To:** \_planningadvice  
**Subject:** FW: Wardentree Lane, Pinchbeck H14-0156-14  
**Attachments:** Wardentree Site Layout(a).pdf; Wardentree Site Layout(a)\_A0.pdf

6SUP

Coloured layout plans for illustrative purposes

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**From:** Mark Mann [<mailto:mark.mann@larkfleethomes.co.uk>]  
**Sent:** 04 March 2015 09:12  
**To:** Fidler, Richard  
**Cc:** Mark Croker  
**Subject:** RE: Wardentree Lane, Pinchbeck

Richard

Thanks for this. I will review the report/conditions and come back with comments if necessary.

Mark will prepare some street scenes. Copies of coloured plans attached. Will send the amendment form back soon.

In respect of the s106, will it just be the education contribution and the affordable housing required? I've asked Roythornes to start drafting the agreement as we would like to get on with this development asap to help you guys with your 5 year land supply!

Mark

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**From:** Fidler, Richard [<mailto:rfidler@sholland.gov.uk>]  
**Sent:** 03 March 2015 14:55  
**To:** Mark Mann  
**Subject:** RE: Wardentree Lane, Pinchbeck

Mark

Still not received amendment form.

Would be useful for Committee to have some coloured up street scenes.

I also attach a first draft of the Committee report.

Regards

Richard Fidler | Development Manager | South Holland District Council  
DDI: 01775 764428  
[www.sholland.gov.uk](http://www.sholland.gov.uk)

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**From:** Mark Mann [<mailto:mark.mann@larkfleethomes.co.uk>]  
**Sent:** 24 February 2015 17:46  
**To:** Fidler, Richard  
**Cc:** Jon Sharpe; Dan Endersby  
**Subject:** FW: Wardentree Lane, Pinchbeck

Richard

Please find attached the latest plans to take on board Jon's comments.

Just some minor tweaks to the internal roads.

Thanks for confirming the application will go to the March committee. Is there anything you need in terms of illustrative material for committee?

Also I will instruct our solicitors to prepare the draft s106.

Regards

Mark

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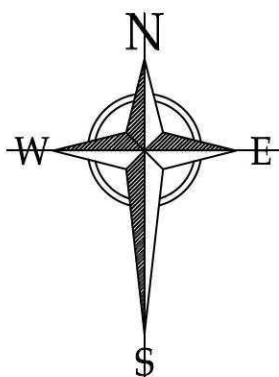
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- Key:**
- Soft landscaping to detail design.
  - Black-top finish.
  - Private access paths 900mm wide and paths to be 450mm wide (if over 450mm wide, to suit path width required).
  - Block paving to Eng. spec. in Brindle colour and laid in herringbone pattern.
  - Block paving to Eng. spec. in Bracken colour and laid in herringbone pattern.
  - 1.8m high double-board fence.
  - Denotes Housing Association Plots
- CODE FOR SUSTAINABLE HOMES ITEMS:**
- 0.9m x 1.8m stabled area for bin storage in gardens with 1.3m stabled area turning circle. (Min. 240 litr value line).
  - Rotary Dryer: 1 & 2 beds to have min 4m line length; 3+ beds to have min 6m line length.
  - Compost bin to be provided to all houses with private gardens.
  - 200 Litre Rainwater Butts with tap on min 900mm<sup>2</sup> paving stabled area.
  - Lockable Timber sheds for Secure Cycle Storage. Fitted on side base with secure cycle hoops. Door with a handle and staple and a self-sealing padlock.
  - 1-2 Bed Houses: 1.8m x 2.4m
  - 3+ Bed Houses: 2.3m x 3m



|      |          |                                                                                 |
|------|----------|---------------------------------------------------------------------------------|
| A    | 24.02.15 | 1.8m paths indicated to Shared Accessways. Additional affordable housing added. |
| Rev. | Date     | Description                                                                     |

ORIGINAL SIZE 1100MM - THIS PRINT MAY BE REDUCED

NOTE: ALL DIMENSIONS, MATERIALS AND WORKMANSHIP IN ACCORDANCE WITH NHBC STANDARDS AND BUILDING REGULATIONS. DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE VERIFIED WITH THE TECHNICAL OFFICE.



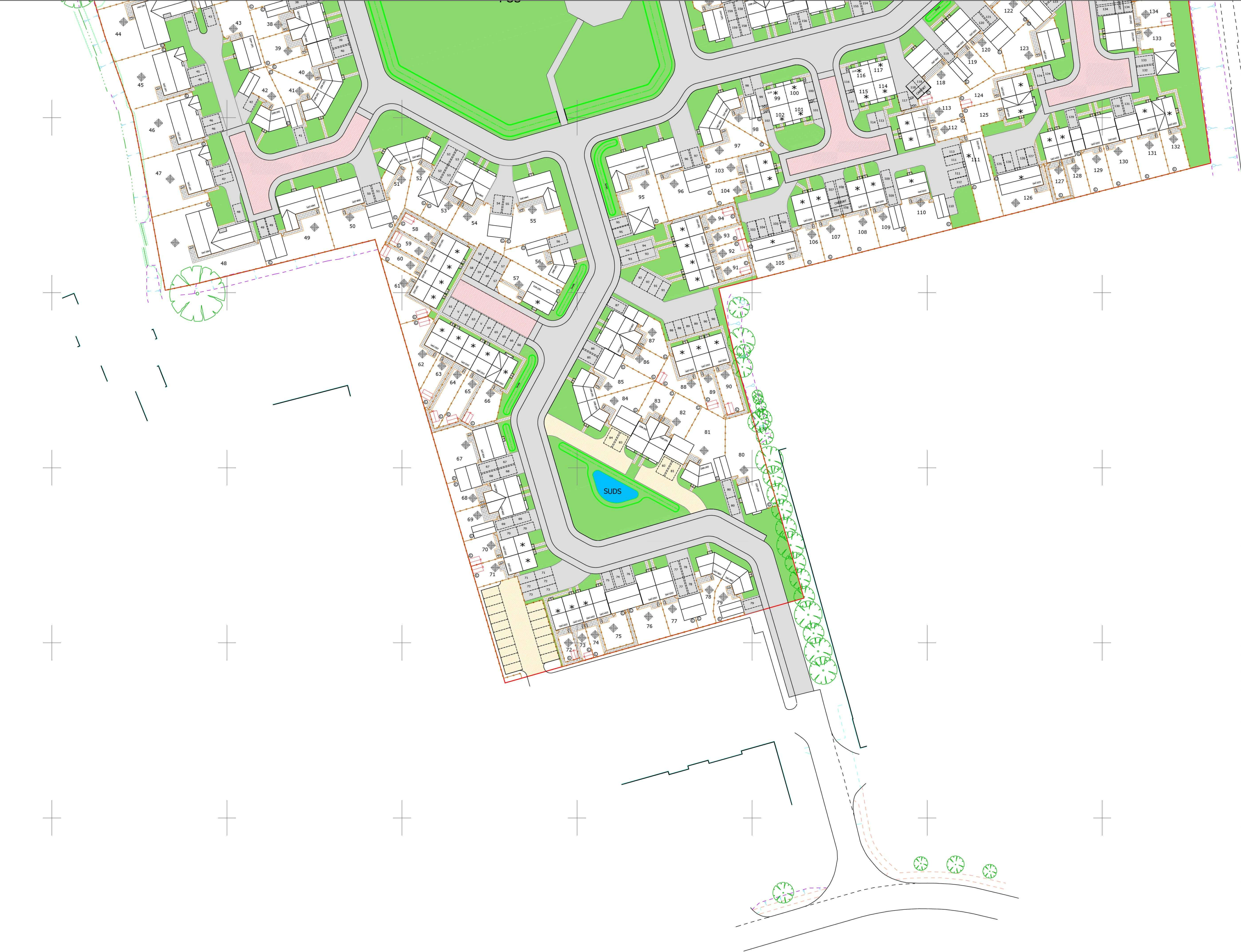
Larkfleet House Falcon Way  
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LARKFLEET HOMES is a trading name of LARKFLEET LIMITED

Project  
**LAND OFF WARDENTREE LANE, PINCHBECK**

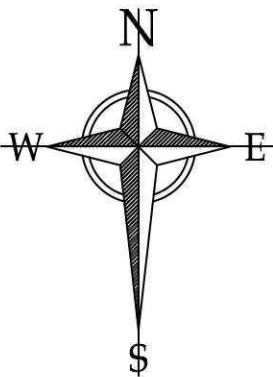
Drawing Title  
**WORKING SITE LAYOUT  
SHEET 1 of 2**

Scale Date Drawn Approved  
1:500 @ A1 12.11.14 ORC

Drawing No. Rev.  
**SITE/L139/01 A**



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  - Block paving to Eng. spec. in Brindle colour and laid in herringbone pattern.
  - Block paving to Eng. spec. in Bracken colour and laid in herringbone pattern.
  - 1.8m high double-board fence.
  - Denotes Housing Association Plots
- CODE FOR SUSTAINABLE HOMES ITEMS:**
- 0.9m x 1.8m slatted area for bin storage in gardens with 1.3m<sup>2</sup> slatted area turning circle. (Min. 240 litr volume bin).
  - Rotary Dryer  
1 & 2 beds to have min 4m line length  
3+ beds to have min 6m line length
  - Compost bin to be provided to all houses with private gardens.
  - 200 Litre Rainwater Butts with tap on min 900mm<sup>2</sup> paving slatted area.
  - Lockable Timber sheds for Secure Cycle Storage. Fixed on solid base with secure cycle hoops. Door with a loop and staple and a self-sealing padlock.
  - 1-2 Bed Houses: 1.8m x 2.4m
  - 3+ Bed Houses: 2.1m x 3m



|      |          |                                                                                                          |
|------|----------|----------------------------------------------------------------------------------------------------------|
| A    | 24.02.15 | 1.8m footpath added to shared access areas. Plot 57 garage omitted. Additional affordable housing added. |
|      |          |                                                                                                          |
| Rev. | Date     | Description                                                                                              |

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