m a t r i x

p l a n n i n g

To:
South Holland council
Planning Department

9 February 2022

Dear Sir/Madam,

Revised highway plans, and associated surface water management arrangements

**Land to the rear of 33 Church Street, (including the ex-Bell Public House)
Pinchbeck, PE11 3UB
Conversion of the ex-Bell Public House into six flats and the development of nine detached bungalows to the rear**

The retention of the redundant pub building has resulted in constraints on access. Our discussions with the LCC highways officer[1] have focused on achieving revisions to secure safe pedestrian and vehicular access onto Church Street. This has required the changes from an entirely adopted road to a private one

In the attached revised drawing set, the site entrance has been amended to accommodate a footpath, the access road to be a private road and the on-site drainage systems to be private.

There is no change to the house types or their arrangement.

I have attached a revised drawing list that highlights in yellow the new plans.

Yours sincerely,

[redacted]

Gordon Smith, MRTPI

[1] LCC - Sarah Heslem - email to us dated 12.07.22

Matrix Planning Ltd
38 Wade Park Avenue, Market Deeping,
Peterborough, PE6 8JL
07789 483 134
gordon@matrixplanning.co.uk
www.matrixplanning.co.uk

SMARTER PLANNING CHAMPION

RTPI Chartered Town Planner

Consultant Chartered Town Planner
Gordon Smith, BA(Hons), DipTP, MRTPI

Submission documents and plans

-updated at 01.08.2022 with document and plans highlighted in yellow below

Documents:

1.	*Arboricultural method statement*, John Wilkinson,	02 Sept 2021
2.	*Archaeological Report*, Archaeologist Neville Hall,	Aug 2021
3.	*Heritage Impact Statement*, J. Biggadyke, Historic Buildings Consultant,	Jan 2022
4.	*Heritage Impact Statement - Photo record* of Defects at The Bell,	Jan 2022
5.	*Ecology and protected species survey*, Helen Scarborough,	21 June 2021
6.	*Flood Risk Assessment* 05 Oct 2021, Stuart Hemmings,	Oct 2021
7.	*Surface Water Calculations*, Shields Wilson, (SW21-199-CAL-01A)	Jan 2022
8.	*Ground investigation* report, Shields Wilson, (SW 21-199-REP-01)	Dec 2021
9.	*Planting* Schedule, Dragonfly Landscape,	Jan 2022

Plans:

Existing building (ex Bell PH) conversion

- BELL PH _ ASC 21.567 dated 17.08.21 Bell PH survey -Existing elevations and floor plans
- BELL PH _ 3170 - EB01 - Existing Elevations - west & south
- BELL PH _ 3170 - EB02 - Existing Elevations - east & north
- BELL PH _ 3170 - EB03 Rev A - Existing Layouts
- BELL PH _ 3170 - EB04A - Proposed Elevations - west + south
- BELL PH _ 3170 - EB05A - Proposed Elevations - east + north.pdf
- BELL PH _ 3170 - EB06A - Proposed Layouts

New dwelling Plans – Layout plans and visuals

- Site survey, Lincolnshire Surveys 21030/01 July 2021
- 3170 - S01 (a2) rev E - Proposed Block Plan
- 3170 - S02 rev C - Proposed Street scenes
- 3170 - S03 rev C - Aerial View
- 3170 - S04 rev C - Site Visuals
- 3170 - S05 rev C - Site Visuals

New dwelling Plans -House types

- Plot 1 - COTT - 01 rev A - Cottesmore Elevations
- Plot 1 - COTT - 02 rev A - Cottesmore Layout
- Plot 2 -LANG - 01 rev A - Langham Elevations
- Plot 2 - LANG - 02 rev A - Langham Layouts
- Plot 3 + 4 - MAN - 02 - Manton Layout
- Plot 3 +4 - MAN - 01 - Manton Elevations
- Plots 5 & 6 - OAK - 01 rev A - Oakham Elevations
- Plots 5 & 6 - OAK - 02 rev A - Oakham Layout
- Plot 7 - BRAUN - 02 rev A - Braunston Layout
- Plot 7 - BRAUN - 01 rev A - Braunston Elevations
- Plot 8 - EGG - 01 - Egleton Elevations
- Plot 8 - EGG - 02 - Egleton Layout
- Plot 9 - RUT - 01 - Rutland Elevations
- Plot 9 - RUT - 02 - Rutland Layouts

Site Plans- Highways and Drainage

- HIGHWAYS_21-199-120-P2 Road layout, materials, and signage - New plan not previously provided
- HIGHWAYS_21-199-100-P3 Drainage arrangement
- HIGHWAYS_21-199-101-P2 Exceedance Flows
- HIGHWAYS_21-199-102-P1 Construction details incl. Attenuation tanks
- HIGHWAYS_21-199-103-P2 Maintenance
- HIGHWAYS_21-199-110-P4 Refuse vehicle tracking
- HIGHWAYS_21-199-111-P4 Fire vehicle tracking

Landscape plans and trees survey

- LANDSCAPE_ DESIGNS - BP.21.01 December 2021
- LANDSCAPE_TREE SURVEY 3170 - S07 (A2) rev C