From: Polly Harris-Gorf
Sent: 03 May 2022 09:04
To: _planningadvice
Subject: FW: H14-0328-21 - Milestone Lane, Pinchbeck - clarification
Attachments: We sent you safe versions of your files; list of drawings from the council's web site 29.04.22.pdf; New drawing list summary 30.04.22.pdf

Follow Up Flag: Follow up
Flag Status: Completed

6SUP (Clarification of drawing changes)

From: Matrix Planning Ltd <
Sent: 30 April 2022 10:18
To: Polly Harris-Gorf <
Subject: H14-0328-21 - Milestone Lane, Pinchbeck - clarification

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

This message originated from outside your organization

2 docs attached

Polly,

Thank you. I appreciate there are a few variations on an option here that require some scrutiny.

The house types remain the same, with the addition of 11A The Stanton - one bed option, and removal of 02 – West Barn.
The Plot numbers have changed (they have shifted and we are now two plots less than before) – see my amendments to your list below.

I have

- corrected your list -see below in this email
- produced a 'supplementary list of drawings 30.04.22' (an Errata Sheet) that may help as a guide to the submission as a whole - I apologise that there are two errors:
    - on page 3 of my covering letter (the 'list of submitted plan and documents') . Here, I described *243 **03** – The Hornsby* as a new house type whereas it is not
    - Plot 17 now has the correct house type (243-09 The Fulton)
- attached an image of your web pages with my amendments of what stays and what goes. The new submissions still need adding of course.

Please note the only 'new' house type is *243 **11A** The Stanton - one bed option* (note the 2 bed option is named in a similar fashion but as house type **11**).

Please say if you would like any amendments to my documents to help clarity. Once you have uploaded everything let me know, as I could rapidly check your web site to see all is well?

Gordon

Taken from web site 29.04.22 – red items are superseded.
For house types - Plot numbers need amending in accordance with Gordon's email of 29.04.22

Amended Application Form	05-07-21	Amendment 1
Amended Plans	05-07-21	243 01A Site Layout - Amendment 1
Amended Plans	05-07-21	243 13A Landscape Site Layout - Amendment 1
Amended Plans	05-07-21	243 15 Site Section AA & Site Section BB - Amendment 1
Amended Plans	05-07-21	Design Statement - Amendment 1
Application Form Without Personal Details	30-03-21	Application Form - Without Personal Data
General Plans	30-03-21	21027-001 P5 Engineering Drawing (Sheet 1 of 8)
General Plans	30-03-21	21027-002 P4 Engineering Drawing (Sheet 2 of 8)
General Plans	30-03-21	21027-003 P5 Engineering Drawing (Sheet 3 of 8)
General Plans	30-03-21	21027-004 P4 Engineering Drawing (Sheet 4 of 8)
General Plans	30-03-21	21027-005 P4 Engineering Drawing (Sheet 5 of 8)
General Plans	30-03-21	21027-006 P4 Engineering Drawing (Sheet 6 of 8)
General Plans	30-03-21	21027-007 P4 Engineering Drawing (Sheet 7 of 8)
General Plans	30-03-21	21027-008 P4 Engineering Drawing (Sheet 8 of 8)
General Plans	30-03-21	21027-009 P4 Engineering Drawings Key Plan
General Plans	30-03-21	21027-010 P5 Drainage Strategy
General Plans	30-03-21	21027-011 P5 Exceedence Flows
General Plans	30-03-21	21027-012 P4 Proposed Private Footpath

Taken from web site 29.04.22 – red items are superseded.
For house types - Plot numbers need amending in accordance with Gordon's email of 29.04.22

General Plans	30-03-21	21027-013 P4 Off Site Works General Arrangement
General Plans	30-03-21	243 02 Floor Plans & Elevations - West Barn (Plots 1 & 2)
General Plans	30-03-21	243 06 Floor Plans & Elevations - The James (Plots 13 & 26)
General Plans	30-03-21	243 08 Floor Plans & Elevations - The Yorke (Plots 16, 17, 37 & 38)
General Plans	30-03-21	243 14 Site Layout Plan - Brick & Roof Tile Materials
General Plans	30-03-21	243 03 Floor Plans & Elevations - The Hornsby (Plots 3 & 4)
General Plans	30-03-21	243 04 Floor Plans & Elevations - The Chester (Plots 5, 6, 7, 8, 29 & 30)
General Plans	30-03-21	243 05 Floor Plans & Elevations - The Willoughby (Plots 9, 10, 11 & 12)
General Plans	30-03-21	243 07 Floor Plans & Elevations - The Eaton (Plots 14, 15, 18 & 25)
General Plans	30-03-21	243 09 Floor Plans & Elevations - The Fulton (Plots 19, 20, 21, 22, 23 & 24)
General Plans	30-03-21	243 10 Floor Plans & Elevations - The Ashton (Plots 27 & 28)
General Plans	30-03-21	243 12 Double Garage & Single Garage Plans & Elevations
General Plans	30-03-21	Site Location Plan
General Plans	31-03-21	243 11A Floor Plans & Elevations - The Stanton (Plots 31, 32, 33, 34, 35 & 36)
Amendment Letter	06-07-21	Amendment 1

Background Papers

Taken from web site 29.04.22 – red items are superseded.
For house types - Plot numbers need amending in accordance with Gordon's email of 29.04.22

Supporting Information	30-03-21	List of Details Submitted
Supporting Information	30-03-21	Details of External Materials
Supporting Information	30-03-21	Landscaping Maintenance Plan

m a t r i x

p l a n n i n g

To:
South Holland District Council
Planning Department

pharris-gorf@sholland.gov.uk

30 April 2022

Dear Mrs Harris-Gorf,

AMENDED Reserved matters submission following outline approval H14-1311-16. Land South of Milestone Lane, Pinchbeck, PE11 3XR (The Burrells). Proposed development of 36 houses (previously 38)

Supplementary List of Submitted Plans and Documents

The following is intended to offer a full guide to the house mix and arrangment. It also puts right 2 minor errors in the submission with house types and their plot numbers (corrections highlighted yellow overpage).
Italic text indicates it is identical to previous submission.

Site Plans

- *Location Plan*
- 243-01C Site layout as amended **(new)**

House types Plans and Elevations

- *243-03 The Hornsby*
- *243-04 The Chester*
- *243-05 The Willoughby*
- *243-06 The James*
- *243-07 The Eaton*
- *243-08 The Yorke*
- *243-09 The Fulton*
- *243-10 The Ashton*
- *243-11 The Stanton - 2 bed option*
- *243*-11A The Stanton - 1 bed option **(New house type)**
- *243*-12A Double and Single Garages (**New garage design)**

Other Site plans **(all new)**

- 243-14A Site Layout-bricks and roof tiles materials
- 243-15A Site Sections to southern boundary
- 243-16A Plot 1 Block plan and section to 50 Milestone Lane.

Engineering Plans and Drainage **(all new)**

- 21027-012 rev P5 Proposed Footpath to Gallery Walk
- 21027-013 rev P5 Off Site Works – Entrance
- 21027-1000 rev P4 Drainage Strategy
- 21027-1001 rev P3 Exceedance Flows

Supporting documents **(all new)**

- This amended Planning Statement
- Ecology and Protected Species Survey, Helen Scarborough, October 2021
- Materials -brick and roof tiles dated 27.04.22
- **Landscape Plans** **(all new).** To follow

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

House type	Description	Plot Number	Bed -spaces	Floor area	Parking spaces	Afford -able units
243-03 The Hornsby	2-storey Detached	Plots 3, 4	4 beds	192.2m^2	4 +double garage	
243-04 The Chester	Chalet bungalow Detached	Plots 5, 6, 7, 8, 25, 26	2 beds	122.4 m^2	2 + single garage	
243-05 The Willoughby	2 storey	Plots *9 (AH)*, *10 (AH)*, *11 (AH),* 12 is a Market unit	2 beds	76.6 m^2	2	Yes, 3 of these
243-06 The James	Chalet bungalow Detached	Plots 1, 2, 13, 24	3 beds	192.2 m^2	2 or more + double garage	
243-07 The Eaton	Bungalow	Plots 14, 15, ~~17,~~ 20, 23	3 beds	96 m^2	2 +single garage	
243-08 The Yorke	4 bed detached	Plots 35, 36		168 m^2	2 + double garage	
243-09 The Fulton	Bungalow semi	Plots 16, 17, 18, 19, 21, 22	2 beds	65.3 m^2	2 + double garage	
243-10 The Ashton	2 storey detached	Plot 27, 34	3 beds	82 m^2	2 + double garage	
243-11 The Stanton – 2 bed **243-11A The Stanton - 1 bed**	2 storey semi	Plots *29, 30 (1 bed)* *28, 31, 32,33 –(2 bed)* ,	1 bed x2 2 beds x4	56.4 m^2	2	Yes, all 6

Yours sincerely,



Gordon Smith, MRTPI

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