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

16 September 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 35 houses (previously 38)

This submission is a revision following previous consultation and your comments on design. The changes now submitted only relate to three house types and minor layout changes. There are no changes of substance that negate the previous support/absence of objection from Highways and the Drainage Board, and other statutory consultees.

To avoid uncertainty, all previous layout plans and documents are now superseded apart from:

- The application form
- Location Plan
- House types 04-10, 11B

Since the original submission. Two new house types have been introduced:

- 03 The Hornsby
- 05B The Willoughby – 3 bed option (an affordable house, a 3-bed option)
- 11A The Stanton -1 bed option (an affordable house increased in size)

The present Reserved Matters submission reflects the following conditions:

3 (i)	estate layout
3(ii)	siting design and external appearance of each building, materials for external walls and roof
3(iii)	foul and surface water
3(iv)	landscaping (*to follow under separate cover)*
3(v)	site and floor levels
5	landscaping *(to follow under separate cover)*
15	footpath link to Gallery Walk

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Separate planning condition submissions are also required (specified in Appendix D), but these will follow.

To demonstrate the quality of the development, images of Postland's houses can also be found by a web search for 'Postland Developments' or at this link
Postland Developments – Providing beautiful homes, built to the highest standard.

The principle of this development has already been established.

The Council has accepted the principle of housing development by the granting of an outline planning permission (H14-1311-16). Consequently, it is the case that no further general issues of principle are for consideration. This means that the following issues –raised by recent representations - have already been addressed by the Council in issuing an outline permission: the loss of open land, impact on local utilities and services, and the suggestion of adverse highways impact on the local road system.

General design comments.

The attached supplement to the previous Design and Access Statement captures the design changes made in the current scheme (see Appendix B for full comment).

Local design concerns include those in the MP's letter dated 19.05.22. The broad concern on how well the development fits in with local character are already addressed in the Design and Access Statement dated April 2022 (see page 9 of that previously submitted document). However, the following additional key design matters may help.

- *Density of the site and area.* The current proposal for 35 dwellings is a reduction on 38 houses allowable under the terms of the approved outline permission. The current scheme is at a low density of 18.62 dwellings to the hectare. This is far lower than the wider density of this part of Surfleet1 that presents 20.14 dwellings to the hectare. The site's lower density is the result of respecting neighbour constraints and the applicant's desire to create a large attractive central green with a decent sense of place.
- *The site stands visually independent of the surrounding dwellings.* It can only really be seen from the rear of adjacent bungalows to the south and as glimpses from the north. It is otherwise screened by mature hedgerows that will be retained. The site therefore can readily create its own character and identity that fits in well. The result will be a new and special place adding to broader local character.
- *Affordable housing* (AH) is provided in a way we hope the Council will find acceptable. AH units x 9 have been proposed and these meet SHDC space standards.
- *Refuse collection* is positively addressed. Collection will be from an adopted road, with refuse storage points included where needed

We believe this new housing area will be a credit to the area.

[1] This density calculation includes 250 dwellings up to the Surfleet Road.

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Section 106 - amendment request.

Outline permission H14-1311-16 is subject to a s106 legal agreement dated 11.09.2017. This required 33.3% of the dwellings to be affordable housing. Policy has changed and the Council's requirement is now 25%, as reflected in the current submission. It is requested that the Council drafts a Deed of Variation to reflect this lower amount.

Yours sincerely,



Gordon Smith, MRTPI

Appendices

A : List of Submitted Plans and Documents

B: Supplementary Design Statement, explaining proposed amendments:

- How this proposal has changed.
- Update on Housing Mix, Market and Affordable Housing

C: House types and floor area schedule

D: Notes on panning condition compliance matters that will form the subject of future submission.

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