[redacted]

From: Matrix Planning Ltd [redacted]
Sent: 21 November 2022 10:16
To: _planningadvice
Cc: Polly Harris-Gorf
Subject: FW: H14-0328-21 Pinchbeck- Milestone Lane (The Burrells) - amendment
Attachments: Image 1 -Whole site -BirdEye.pdf; Image 3 - Internal Street View Plots 3 and 4.pdf; 243.D.15C Site Sections AA & with corrected BB .pdf; 21027-014 rev P2 - Drainage Basin Section Detail.pdf; Applicant's review of key objections 21.11.22.pdf; Image 2 - Street view from Milestone Lane, Plots 1 and 2.pdf; AMENDMENT form H14-0328-21 21.11.22.pdf

[redacted]

To Planning Advice

Hi,

Amendment form attached given corrected drawing, and additional cross section (but *Amendment Form* here not in original sent to Polly) .
In my view, as there are no changes to designs no consultation is required.

Gordon

Gordon Smith, MRTPI
Matrix Planning Ltd
[redacted]

From: Matrix Planning Ltd
Sent: 21 November 2022 08:32
To: Polly Harris-Gorf <pharris-gorf@sholland.gov.uk>
Subject: H14-0328-21 Pinchbeck- Milestone Lane (The Burrells) - update

Dear Polly,

I will be in your office for a meeting 11am -11.30 with Richard Fidler and David Grant on Wednesday 23rd Nov; if it suited you we could go through this project then.

I presume this case will be on the agenda for 14 December and appreciate you may wish to raise additional issues than I have anticipated as you conclude your recommendations . *The following comments and attachments do not present anything that changes the submission* but provides:

- a corrected plan (*243.D.15C Site Sections AA & with corrected BB)*,
- an additional new plan (*21027-014 rev P2 - Drainage Basin Section Detail*)
- illustrative material to assist your presentations (*3 images, with 1 to follow*), also
- comment in this email, on drainage and AH.
- comment in the attached review, on key objections

Corrected plans
For accuracy, I attach *Amended Plan 243-D-15C , Site sections to southern boundary*. This replaces Plan 15B.
The changes are not material, but *Section BB has been corrected*. The garden to new plot 20 is longer than previously shown (previously 12m, now 14m); the new cross section is now consistent with the related Site Plan 243.D.01E.
Section AA shows that the worst case gradient for the southern boundary is to the rear of Plot 13 with a drop of 0.66m over a 11.5m rear garden (a 6% gradient).

Additional illustrative images.
I attach 3 images that will help to accurately capture the character of this new development. You may wish to place them on the web record and use them in presentations at Committee. They are:

- *Image 1 -Whole site -BirdEye.* This *looks* south-easterly across the site entrance. It usefully shows the variety of house types and helps to demonstrate that it will have a very attractive character dominated by the central Green. Perimeter hedges are *not* shown (notably along Gallery Walk to the bottom, right), but as you know will be retained and enhanced
- *Image 2 -Street view from Milestone Lane, Plots 1 and 2.* The two entrance Plots 1 & 2 (both *The James*) are shown.
- *Image 3 - Internal Street View Plots 3 and 4.* This shows Plots 3 (*The Hornsey*) and 4 (*The Yorke*) that are seen to the left as you enter the site. The central Green is seen to the far right of the image.

Drainage and flooding.
There has been continuing neighbour, and parish objection on flood risk grounds. As you are aware both the LLFA and the IDB have raised no objection. We are aware of photographs circulated locally showing surface water ponding. At least one of the photographs (northeast corner of the site near to 52 Crossgate Lane. Plots 5, 6) is where our archaeologists dug trenches, presumably leaving compacted filled trenches. This part of the site is known to the previous farming owners to be boggy anyway.
As the LLFA have already stated to you in their email dated 17.08.22, we have had rainstorms (the results shown in the photos) but these will be better managed with a new engineered site. All surface water will leave the site either via the central Green (a generally shallow basin) or directly towards the drain and culvert at Gallery Walk which will be cleared out.

The following Image is not attached here but will follow later this week*: Internal Street View Plots 25-29, and the drainage basin* . This will show the *deepest* part of what is a generally shallow drainage basin – only about 35m^2 of which is designed to accommodate annual peaks of rain. These show the drainage basin/open space will be largely flat, with very shallow sides, gently grading down to 950mm at its deepest at the South-west corner near Plot 25.
New plan: 21027-014 rev P2 - Drainage Basin Section Detail shows this.
[Please note: the open space is 0.27ha (over 14% of site area). The shallow drainage basin occupies 44% of this (0.12ha].

Affordable housing. Please note that we are in active communication with your Head of Delivery (Caroline Hannon) over the sale to SHDC of x9 AH plots on this site. I make this comment as additional comfort that we do intend to deliver these units.

Gordon

Gordon Smith, MRTPI
Matrix Planning Ltd
[redacted]

From: Matrix Planning Ltd
Sent: 11 November 2022 16:13
To: Polly Harris-Gorf <pharris-gorf@sholland.gov.uk>
Cc: [redacted]
Subject: H14-0328-21 Pinchbeck- Milestone Lane - update

Polly,

I have just left a phone message to let you know where we are at with this project. I am keenly aware that you will shortly be assembling reports for the 14 December meeting.

I will send you the following by the mid point of next week (sooner if it helps).

- We have prepared some *graphical images* with bird's eye views/street scenes. These will be particularly useful in your briefings and Committee presentation
- I note the Parish's objection and Cllr Avery's objection that major on *flood risk*, and will provide brief comment (I spoke earlier this week to Jon Sharpe – who had not been consulted by you and whose views are unchanged) .
- We are in active communication with your Head of Delivery (Caroline Hannon) over the sale of SHDC of x9 AH plots on this site.

I ask if there is anything else you may want from us?

Gordon