m a t r i x

p l a n n i n g

To:
South Holland District Council
Planning Department

Daniel.Allen@sholland.gov.uk

23 November 2023

Dear Mr Allen,

AMENDMENT to H14-0328-21 RM
Reserved matters submission following outline approval H14-1311-16 .
Withdrawal of proposed site levels to allow for later reconsideration of proposed floor and ground levels on the southern boundary.

Land South of Milestone Lane, Pinchbeck, PE11 3XR
(The Burrells)
Proposed development of 35 houses

Thank you for the meeting on 31.10.23 attended by the applicant Brent Warner, me, you, Phil Norman (Head of Planning), and Mark Simmons (Development Control Manager).

You asked us to remove all proposed levels information. We have done this. This is to allow for future careful re-examination of our proposed levels relative to the properties on the southern face of the site.

Please note the *current site levels* from our site survey remain in grey type on the Drainage Drawings. This offers a factual point of reference.

A key area of agreement is that the current ground levels between our site (at Plots 13-24) and our residential neighbours to the south are not that different. We do not need to increase the heights of our gardens above current levels. In a future submission in response to new planning conditions, we will be able to show a satisfactory relationship. We will do that with cross sections for each of the Plots 13-24. This however will be a future submission in response to a new planning condition.

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SMARTER PLANNING CHAMPION
RTPI Chartered Town Planner

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

The amendment is as follows.

The following plans and document are withdrawn:

- D (--) 01G Site Layout amended 21.07.23
- 21027-012 rev P7 Proposed Footpath
- 21027-013 P6 (Off Site Works - General Arrangement) - replaced by revision P6A
- 21027-014 rev P2 - Drainage Basin Section Detail – replaced
- 21027-1001 rev P5 Exceedence Flows
- 21027-1000 rev P6 Drainage Strategy KEY PLAN
- 21027 - SW Calculation Pack 13.09.22
- 243.D.15D Site Sections 05.07.23
- 243.D.16B Site sections Plot 1 and 50 Milestone Lane

The following AMENDED plans are submitted. **They are identical to those above but with the omission of all proposed ground and floor levels information.**

- D (--) 01**H** Site Layout, amended 22.11.23
- 21027-012 rev P8 Proposed Footpath, 23.11.23
- 21027-013 P10 (Off Site Works-General Arrangement) 23.11.23
- 21027-014 rev P2 - Drainage Basin Section Detail, 23.11.23
- 21027-1001 rev P5 Exceedence Flows, 23.11.23
- 21027-1000 rev P6 Drainage Strategy KEY PLAN, 23.11.23

The above substitution and withdrawals are done on the following basis.:

- Conditions 3, 5 and 15 (addressing all reserved matters) will be approved.
- You will impose new planning conditions that will be aimed at securing new drawings offering complete clarity on the relationship between our site (at Plots 13-24) and its southern neighbours.
- We ask that your report, and an informative to the decision notice acknowledges that these changes in revised plans submitted here are done solely to address the southern boundary. They do not detract from the acceptability of highways and drainage arrangements that have been agreed by LCC as Highways Authority as well as the Drainage Board (as recorded in your Report to the 11.01.2023 Committee meeting). We accept that you need to assure yourselves on this point.

Yours sincerely,

[redacted]

Gordon Smith, MRTPI