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

03 May 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)
List of Submitted Plans and Documents

The following provides a list of all plans, new and old, now presented for a decision. It is also intended to offer a full guide to the new house mix and arrangement. The house types are the same as previously presented but have been rearranged within the site, so plot numbers have changed
Only the Location Plan listed below remains identical to the previous submission.

Site Plans

- *Location Plan*
- 243.D.**01C** Site layout as amended **(new layout with 36 houses reduced from 38)**

House types Plans and Elevations

• 243.D.03	The Hornsby	Plots 3, 4	
• 243.D.04A	The Chester Plans	Plots 5, 6, 7, 8, 25, 26	
• 243.D.05	The Willoughby Plans	Plots 9, 10, 11, 12	
• 243.D.06A	The James	Plots 1,2,13,24	
• 243.D.07A	The Eaton	Plots 14, 15, 20, 23	
• 243.D.08A	The Yorke	Plots 35, 36	
• 243.D.09	The Fulton	Plots 16, 17,18, 19, 21, 22	
• 243.D.10A	The Ashton	Plots 27, 34	
• 243.D.11A	The Stanton - 2 bed option	Plots 28,31,32,33	
• 243.D.11B	The Stanton -1 bed option	Plots 29, 30	**(New house type)**
• 243.D.12A	Standard Double and Single Garages		**(New garage design)**

Other Site plans **(all new)**

- 243.D.14A Site Layout-bricks and roof tiles materials
- 243.D.15A Site Sections to southern boundary
- 243.D.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

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SMARTER PLANNING CHAMPION

RTPI Chartered Town Planner

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

House types and description

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

Housing Mix

As also recorded in the Planning Statement at Section 3c, of the total 36 houses both affordable and market units are provided.

2 are 1 bed houses (6%), 19 are 2-beds (53%), 11 are 3 beds (30%), and 4 are 4 beds (11%).

25% of the total 36 units are offered as Affordable Homes (AH)

- 70% are to be for rent (6 units).
- 30% for sale (3 units).

Specific affordable housing allocations are as follows:

- The Stanton 1 bed option – Plots 29 & 30 are to be AH rentals
- The Stanton 2 bed option Plots 28,31,32, 33 are to be AH rentals
- The Willoughby 2 bed Plots 9, 10, 11 are for AH shared ownership.

I hope this is useful

Yours sincerely,



Gordon Smith, MRTPI