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

28 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)

This submission is a revision following previous consultation. All previous layout plans and documents are now superseded apart from:

- The application form
- An unnumbered Location Plan
- House types 04-11

A full schedule of drawings presented for approval follows over page. Separate planning condition submissions are also required (see summary at the end of this letter) but these will follow.

The submission is seeking approval to the design of the scheme as informed by technical matters such as drainage matters. The principle of housing development has been accepted with the granting of an outline planning permission (H14-1311-16).
Consequently, no further general issues of principle are for consideration. This means that the following issues that arose in previous consultation cannot form a part of the decision: the loss of open land, impact on local utilities and services, nor the suggestion of adverse highways impact on the local road system.

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SMARTER PLANNING CHAMPION

RTPI Chartered Town Planner

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

The present Reserved Matters submission addresses 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

To provide context a full list of other future planning condition submissions are appended to this letter.

To demonstrate the quality of the development, images of some of Postland's houses can also be found at
Postland Developments – Providing beautiful homes, built to the highest standard.

Yours sincerely,



Gordon Smith, MRTPI

Appendices to this letter

A - List of Submitted Plans and Documents
B. Notes on associated planning condition compliance matters that will form the subject of future separate submissions

A - List of Submitted Plans and Documents

(*italic* text indicates identical to previous submission)

- *Location Plan*
- 01C Site layout as amended

House types Plans and Elevations
Drawings are all preceded by 'Job *243-D-*'

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

Other Site plans

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

Engineering Plans and Drainage

- 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

- This amended Planning Statement
- Ecology and Protected Species Survey, Helen Scarborough, October 2021
- Materials -brick and roof tiles dated 27.04.22

Landscape Plans
To follow

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B. Notes on associated planning condition compliance matters that will form the subject of future separate submissions.

These are:

5	boundary treatment
7	public open space information *(included in the present submission*)
8	landscape management and maintenance
9	storage and disposal of refuse (*included in the present submission)*
10	external utility cabinets
11	details of the widening of Milestone Lane (*included in the present submission)*
12	highway construction specification
14	highway construction specification
16	Lighting
17	surface water drainage *(included in the present submission)*
18	foul water disposal *(included in the present submission*)
19	construction management
20	control of mud on highways
21	cycle storage
22	ecological survey of any bats and owls *(included in the present submission)*