Appendices

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)

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Appendix A
List of Submitted Plans and Documents

(*italic* text indicates identical to previous submission)

Site layout

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

House types Plans and Elevations

Drawings are all preceded by 'Job *243-D- '*

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

Other Site plans

- 243.D.14B Site Layout showing materials
- 243.D.15B Site Sections to southern boundary
- 243.D.16B Site sections Plot 1 and 50 Milestone Lane

Highways and Drainage Engineering Document/Plans

- 21027-1000 rev P6 Drainage Strategy – Key Plan
- 21027- 012 rev P7 Proposed Footpath to Gallery Walk
- 21027- 013 rev P6 Off Site Works – Entrance
- 21027-1001 rev P5 Exceedance Flows
- 21027 - SW Calculation Pack 13.09.22

Supporting documents

- This Supplementary report
- Tree Impact Assessment, East Midlands Tree Surveys, 26 Aug 2022
- Materials' images -brick and roof tiles 16.09.22

Amended Landscape Plans

Landscaping MLP22.01.revA

Appendix B
Supplementary Design Statement explaining current amendments

1. How this proposal has changed

This supplementary statement is in support of an amended Reserved Matters Application H14-0328-21 following outline approval application H14-1311-16. It reflects a revision to all layout submissions made to the Council, with some house type revisions.

Its purpose is to explain the design of the amended proposal, and should be read in conjunction with the previous Design and Access Statement dated 28.04.2022

All previous layout plans and documents are now superseded apart from:

- the application form
- an unnumbered Location Plan
- house types 04-11

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

- 03 The Hornsby
- 11A The Stanton -1 bed option (an affordable house that has been increased in size)
- 05B The Willoughby - 3 bed option

This application has a *further revised layout*, and a *new drainage strategy*. The location of affordable houses is shown on the site layout.

A *new tree report* is submitted that shows how the present proposal exists in harmony with trees on the boundary. In a related way, note the submitted Landscape management Plan also contains a *Hedge Management Plan* for the present perimeter hedges.

More specifically, the changes are as follows.

a. *House numbers are reduced*. Although the outline permission allows up to 38 houses, house numbers have been reduced by 3, to a present 35.
b. *Cul de sac design improvement* - key changes have been made at the Council's request to the northwest corner (near plot 30) to make the previous cul-de-sac far more informal, with enhanced planting. Previously shown rear parking is removed to favour new frontage parking.
c. *Plot 1's relationship with the present house at 50 Milestone Lane* has been reviewed, and adjustments made that are explained in a cross section (see 'Drawing 16B - Plot 1 and 50 Milestone Lane 18.08.22')
d. *Entrance features are enhanced* - the open areas each side of the main road (by Plots 3 and new 35) will offer very attractive entrance features and will be management company maintained.
e. *Garden depths* are shown at key locations.
f. *Tree experts have been consulted*:
    - Trees near Plots 3-6, and Plot 29 now have branch spread, and root protection areas (RPA's) shown following an arboriculturist's review. All houses and drainage runs are outside root protection areas.
    - Plots 3 and 5, near trees, are adjusted to respect nearby tree RPA's.

g. *Plot 13 is changed* - it now allows for a more direct sewer connection to Crossgate Lane (previous sewer dog leg removed, Plot 13 house type changed to an Eaton).
h. *Affordable housing is included-*
   - still with 9 units (now just under 26%);
   - meeting SHDC space standards;
   - with sheds for secure cycle parking (concrete bases with locking bars inside).
i. *Refuse collection* - all houses are well within 30m of the adopted road – distance of some units from adopted road is shown on plan. These are given dedicated refuse collection areas close to the public highway.

2. Update on Housing Mix, Market and Affordable Housing

35 houses are provided with the following mix.

bedrooms	quantity	%
1	2	5.7
2	19	54.3
3	11	31.4
4	3	8.6
total	**35**	**100%**

25.7% (9) of the total 35 units are offered as Affordable Homes:
- 70% are to be for rent (6 units as 1 and 2 bed houses).
- 30% for shared ownership (3 units as 2 and 3 bed houses).

This equates to the 70/30 tenure split as required by SHLP Policy 18: Affordable Housing. The specific 9 affordable houses are as follows:
- *The Stanton 1b2p option* (56.6m^2) – Plots 29 & 30 are to be AH rentals. 2 x1 bed units
- *The Stanton 2b3p option* (60.8m^2) Plots 28,31,32, 33 are to be AH rentals. 4x 2 bed units
- *The Willoughby 2b4p option* (74.2m^2) Plots 9, 10 are for AH shared ownership. 2x 2 bed units
- *The Willoughby 3b4p option* (74.2m^2) Plot 11 for AH shared ownership. 1x 3 bed unit

All units are described in detail in Appendices 1 and 2 that provide full details on each house type. All these units with some individual variations have been built by Postland Developments either in the South Holland or Fenland Districts. *The most recent examples are found under construction now in Moulton Chapel.*

Appendix C
The Burrells:
house types and floor area schedule

House type	Description and total number	Plot Number	Bedspaces	Floor area	Parking spaces	Affordable Yes/No
03 The Hornsby 	2-storey Detached X1	Plot 3	4 beds	192.2 m^2	4 +double garage	No
04 The Chester 	Chalet bungalow Detached X6	Plots 5, 6, 7, 8, 25, 26	2 beds	122.4 m^2	2 + single garage	No
05A The Willoughby – 2 bed **05B The Willoughby – 3 bed** 	2 storey X4	Plots *9 (AH)*, *10 (AH)*, 2 bed *11 (AH)* 3 bed	2B3P 3B4P (different internal arrange ment)	76.6 m^2	2 No garage	Yes, three of these Plots 9.10.11 are shared ownership Plot 12 is a Market unit
06 The James 	Chalet bungalow Detached X3	Plots 1, 2, 24	3 beds	192.2 m^2	2 + double garage	No

House type	Description	Plot Number	Bedspaces	Internal Floor area	Parking spaces	Affordable Yes/No
07 The Eaton 	Bungalow X5	Plots 13, 14, 15, 20, 23	3 beds	96 m^2	2 + single garage	No
08 The Yorke 	4 bed detached X2	Plots 4, 35		168 m^2	2 + double garage	No
09 The Fulton 	Bungalow Semi-d X6	Plots 16, 17, 18, 19, 21, 22	2 beds	65.3 m^2	2 + double garage	No
10 The Ashton 	2 storey detached X2	Plots 27, 34	3 beds	82 m^2	2 + double garage	No
11A The Stanton - 1 bed **11B The Stanton - 2 bed** 	2 storey Semi X6	Plots *29, 30 (1 bed)* *28, 31, 32, 33 – (2 bed) ,*	1 bed 2P option x2 2 bed 3P option x4 (slightly larger footprint)	1 bed 56.6 m^2 2 bed – 60.8m^2	2	Yes, all 6

Appendix D

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

These are:

6	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)***