m a t r i x

p l a n n i n g

To:
South Holland District Council
Planning Department

10th April 2024

Dear Sir/Madam,

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

Application 1 - Submission of details required by conditions of outline approval H14-1311-16. Conditions 6 (part submission of boundaries), 7 (part submission, public open space), 8 (landscaping), 9. (Refuse collection), 11 (carriageway widening),17 (surface water), 18 (foul water) and 21 (cycle storage), 22 (bat and owls)

Application 2 - Submission of details required by Conditions of Reserved Matters approval H14-0328-21. Conditions 5 (Site levels), 6 (Boundaries) and 7 (Foul and surface water)

This report is presented in near identical terms for both applications to offer clarity on inter-connections. Please contact me should you want explanation.

Development Overview: Permission has now been granted for the development of 35 houses and the layout has been fixed by permission H14-0328-21 (the key approved plan is *243.D.01 rev **H** Site Layout*). Individual house designs have also all been approved. The present submissions are to meet the requirements of planning conditions in two permissions that mostly relate to site levels and boundary treatment, particularly the relationship with houses to the south (Crossgate Crescent and The Meadows). This is to ensure that neighbours' privacy is guarded.

Duplicated Approval: There is a degree of repetition in Application 1 of items already approved such as *landscaping*, and *Milestone Lane carriageway widening*. These matters were approved in H14-0328-21 but still technically require duplicated approval under H14-01311-16.

Levels Information: When last addressed by the LPA, all Reserved Matters (approval H14-0328-21) were approved. *However, at the LPA's request, all proposed levels information was removed from the submission*. This was to allow for future careful re-examination of our proposed levels relative to the properties on the southern face of the site, and at 50 Milestone Lane. Levels are re-presented in Application 2.

Foul and Surface Water: The removal of levels information had the effect of preventing a decision on foul and surface water. These were not controversial as the drainage drawings, as now re-submitted, do not deviate from the matters previously accepted by Lincolnshire Highways, the Drainage Board and Anglian Water (this is documented in Appendix 3). Identical drawings are now re-presented for approval.
For Application 2, the requirements of Conditions 5 (site levels), 6 (boundaries) and 7 (foul and surface water) relate to the physical relationship between the new houses and their nearest neighbours.

Regards,

Gordon Smith

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Appendices:

1. List of submitted drawings for both applications
2. Description of submissions and comments
3. Foul and surface Water Drainage, previous views of LCC Highways, IDB and AWS.

Appendix 1
Submitted Drawings and Reports

Application 1

243.D.10J Site Layout with sections

Landscape Maintenance Plan Notes
Landscape -Planting schedule
MLP22.01.revA Landscaping

21027-013 rev P11 Off Site Works - General Arrangement
21027-1000 rev P6 Drainage Strategy
21027-1001 rev P5 Exceedance Flows
21027-014 rev P2 Drainage Basin Section Detail
21027 - SW Calculation Pack 13.09.22

Protected Species Report, H. Scarborough
Cycle storage details 10.04.25

Application 2

*243.D.10**J** Site Layout - with sections*
*(layout is identical to approved layout 243.D.10**H**)*
243.D.16B - Sections Plot 1to 50 Milestone Lane
243.D.17 - Sections Plots 13-18
243.D.18 - Sections Plots 19-24 -
243.D.19 - Section Plot 5 to 52 Crossgate Lane

Identical to the submission under Application 1 :
21027-013 rev P11 Off Site Works - General Arrangement
21027-1000 rev P6 Drainage Strategy
21027-1001 rev P5 Exceedance Flows
21027-014 rev P2 Drainage Basin Section Detail
21027 - SW Calculation Pack 13.09.22

Boundary Features 10.04.25

Appendix 2
Description of submissions, and comments

Application 1 –
Submission of details required by conditions 8, 9,11,17, 18, 21, and 22 of outline approval H14-1311-16

Condition	Topic *and drawing submission*	Notes
6	**Boundaries (part submission)** *Boundary Features 10.04.25*	See also Application 2 that provides cross sections of key boundaries
7	**Public open space (part submission as the specification and phasing is to follow)** *See 243.D.10J Site Layout with sections*	The public open space is shown centrally on the approved layout plan *273.D.10H* (and is also shown in supplemental plan *10J* provided with Application 2). The specification and phasing will be provided alongside the Construction management Plan that will be submitted at a later stage.
8	**Landscape management and maintenance.** *Landscape Maintenance Plan Notes* *Landscape -Planting schedule* *Landscaping MLP22.01.revA* **Refuse collection points(RCP)/private drives** *See 243.D.10J Site Layout with sections*	Approved as part of Reserved Matters H14-0328-21, Condition 3. This repeats that submission with identical information. As the road is due to be adopted, then there is easy access for refuse vehicles . Most houses have private drives with sufficient space to act as an RCP. For the x4 *shared* private drives then RCP's are already shown on the approved layout plans (243.D.10H, as well as on 10 J)

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Appendix 2 (cont.)

9	**Storage and disposal of refuse.** *See 243.D.10J Site Layout with sections*	The road will be adopted; a public collection service will be sought. Refuse collection points are referred to above.
11	**Widening of the carriageway of Milestone Lane**, on the section between the site entrance and the junction of Milestone Lane with Crossgate Lane. *21027-013 rev P11 Off Site Works - General Arrangement*	Approved as part of Reserved Matters H14-0328-21, Condition 3 This repeats that submission with identical information
17, 18	**Foul and surface water** *21027-013 rev P11 Off Site Works - General Arrangement* *21027-1000 rev P6 Drainage Strategy* *21027-1001 rev P5 Exceedance Flows* *21027-014 rev P2 Drainage Basin Section Detail*	Already seen and approved by Highways and IDB, but not by the LPA See Appendix 1 of this letter regarding H14-0328-21. This repeats with identical information already seen by LCC, IDB and AWS.
21	**Cycle storage** *Cycle storage details 10.04.25*	
22	**Bat and Owl Survey** *Protected species report, H. Scarborough,*	This duplicates an approval already received as part of Reserved Matters H14-0328-21, Condition 3. This repeats that submission with identical information.

Appendix 2

Application 2 –
Submission of details required by Reserved matters approval H14-0328-21

Condition	**Topic** *and drawing submission*	**Notes**
5	**Site levels, and any related measures to address privacy for surrounding houses on southern boundary and at No 50 Milestone Lane** *243.D.10**J** Site Layout - with sections (identical to approved layout 243.D.10H)* *243.D.16B - Sections Plot 1to 50 Milestone Lane* *243.D.17 - Sections Plots 13-18* *243.D.18 - Sections Plots 19-24 -* *243.D.19 - Section Plot 5 to 52 Crossgate Lane*	The site layout here is identical to that approved in H14-0328-21 with Layout 10**H**. It additionally has a key to all cross sections and some boundary information. Other relevant information on boundaries is provided in the management sections of the approved landscape submission
6	**Boundary treatments, incl. fence levels, heights and materials.** See drawings above. Boundary fences are further detailed. See: *Boundary Features 10.04.25*	See notes above *Hedge maintenance* is covered by the approved landscape management plans (see H14-0328-21) requiring replacement as necessary and gapping up. *Boundary fences* are further detailed in the submission dated 10.04.25 that shows weldmesh fencing to hedged boundaries, close boarded fencing to rear side boundaries.
7	**Foul and surface water** *21027-013 rev P11* *Off Site Works - General Arrangement* *21027-1000 rev P6* *Drainage Strategy* *21027-1001 rev P5* *Exceedance Flows* *21027-014 rev P2* *Drainage Basin Section Detail*	This submission resubmits identical surface and foul water details that were approved by LCC and the IDB in application H14-0328-21. Key *Informative* note at end of decision H14-0328-21 confirms LCC and the IDB have already cleared the previous submission. **This is detailed in Appendix 3 of this report.**

Appendix 2 (cont.)

Additional comments

Southern Boundary Adjustments

a. **Dynamic Hedge Line:** A commitment is made to reestablish the hedge line where it's been removed by unknown parties. This includes ensuring privacy by introducing tall garden fencing (approximately 1.8m) where needed.

b. **Temporary Measures for Privacy**: In areas lacking tall hedges adjacent to neighbours, green horticultural netting will temporarily screen the upper portion of the fence until new hedges grow.

c. **Fence Installation:** A 1.8m weldmesh fence will be placed on the southern property boundary without damaging retained hedgerows. If there are mature hedgerows, the fence will be installed inside the north side of the hedge for preservation.

d. **Specific Plots (13 & 14):** These plots will have 2.2m fencing, situated about 1.25m into the new gardens to avoid disrupting mature hedges.

e. **Specific Plots (19 & 20):** A 1.8m fence will be installed on the north side of the existing mature hedges

f. Plan Reference: The design elements in points 4 and 5 are highlighted with a broken green line on Plan 243.D.01J.

Ground Levels and Privacy Measures

g. Existing Ground Levels: Current levels from the site survey are marked in grey on the Drainage Drawings for reference.

h. **No Height Adjustments Needed:** Ground levels between Plots 13-24 and southern neighbours are comparable, so there's no need to elevate garden heights.

i. Survey Verification: We have resurveyed the site and its perimeter. The site is generally flat with levels ranging between 2.9m AoD (north-east corner) and 3.9m AoD (southern boundary). This data is captured in the Drainage Strategy (21027-1000 rev P6).

j. **Gradual Gradients:** Level differences are absorbed through garden gradients, maintaining a smooth transition

k. Cross Sections for Clarity: Submitted cross sections (D17, D18 & D19) comprehensively review height differences, including eye-level references for privacy. Finished floor levels are also detailed on Drainage Strategy Plan 21027-1000 rev P6.

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Appendix 3

Foul and surface water drainage

Views of Lincolnshire County Council, Welland and Deepings Drainage Board and Anglian Water

Summary

a. **Previous Submission:** Drainage matters were initially included in a previous submission (H14-0328-21). However, the Local Planning Authority (LPA) requested they be withdrawn. This was to allow for a re-evaluation of site levels and their potential impact on neighbouring properties.
b. **Resubmitted Drawings:** The drainage drawings have now been resubmitted with the current application.
c. **Consistency:** It is a key point is that these resubmitted drawings are *identical* to those previously reviewed and accepted by: Lincolnshire County Council Highways, the IDB (Internal Drainage Board), AWS (Anglian Water Services). Their comments are provided in the following extract from the relevant Committee Report.
d. **Conditions and Neighbours:** Conditions 5, 6, and 7 of H14-0328-21 (relating to site levels, boundaries, and water drainage) primarily concern the physical relationship between the proposed new house and its immediate neighbours.
e. **Anomaly Recognition:** The decision notice for the previous application (H14-0328-21) acknowledged this focus on neighbour relationships; please see Informative Note below

> **Informative Note**
>
> It is noted that the submission contains details in respect of drainage levels which, as detailed within the covering letter prepared by Matrix Planning dated 23 November 2023, have been subject to formal consultation with Lincolnshire County Council and the Internal Drainage Board. The conditions numbered 5, 6 and 7 have been attached partially due to the removal of site levels, to ensure suitable assessment of these matters via planning condition prior to the commencement of development, to adequately prevent unacceptable resultant impact upon neighbour amenity. Conditions have therefore been attached in respect of levels and drainage, so the Local Planning Authority can retain control over, and to ensure the suitability of levels, with a specific need for new cross-sectional drawings showing the resultant relationship along the southern boundary and to No. 50 Milestone Lane; with further consideration also required in respect of drainage details as a result, should these be altered as a result of the level details.

SHDC Planning Committee 11.01.2023, Extracts showing no objection to revised scheme from LCC, AWS & IDB.

6.0 LCC Highways & SUDS Support

Comments on revised submission - 04-07-22

NO OBJECTION

The highway and drainage proposals shown on the submitted amendment are a considerable improvement over those of the original submission.

The most fundamental change is that the roads and footways are now proposed to be adopted as public highways. This will mean that the development can be accessed by the local authority's refuse collection vehicles.

The entrance into the development will be a 5.5 metre wide carriageway with a single 2.0 metre wide footway on the west side. This is an acceptable arrangement for a development of this scale. The carriageway then splits into a looped arrangement around a central grassed open space area. The 2.0 metre wide footway continues along the north side of the carriageway on the part of the loop that splits to the west and extends beyond the central loop as a footpath that connects onto Gallery Walk (as required by Condition of the Outline Consent). The majority of the central looped road will be a shared-surface arrangement i.e. with no footways. Vehicles and pedestrians will share use of the carriageway. The width of this shared-surface carriageway is also 5.5 metres. A service margin area is to be provided around the edges of the central looped road, to accommodate utility company services such as gas, water, electricity and telecoms. This is all in accordance with current highway authority guidance. The layout includes an adoptable footpath that will run directly across the central grassed open space area. This is a sensible provision as it will avoid the inevitable formation of a pathway worn into the grass on a natural pedestrian desire line. The amended layout still retains some private drive areas, but these are now of a much more manageable scale.

The submitted amended layout includes what are annotated as two 'table top' features. These may be acceptable if they are intended to be simply a change in surface materials but the highway authority would not wish to see any sort of vertical deflection (humps), as these can cause noise and nuisance issues in adjacent dwellings.

The amended drainage arrangement is a combination of conventional road gullies and pipes around the entrance road area and roadside collection and conveyance swales within the central grassed open space area. The central grassed open space area will also accommodate a basin area, which will contain excess surface water run-off in severe storm events. The surface water run-off from both the roads and properties will be managed together and will be attenuated to greenfield run-off rates before being discharged into the Welland and Deepings Internal Drainage Board system. The outfall from the development is shown to pass through an 'Easement' area between plots 23, 24 and 25. It has been suggested to the Agent that it might be better for this outfall to follow the route of the footpath link to Gallery Walk to reduce the possibility of anything being built over the outfall pipe in the future.

Having given due regard to the appropriate local and national planning policy guidance (in particular the National Planning Policy Framework), Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) has concluded that subject to compliance with the Outline Conditions and the advice above, the proposed development would not be expected to have an unacceptable impact upon highway safety, a severe residual cumulative impact upon the local highway network or increase surface water flood risk and therefore, does not wish to object to this planning application.

The submitted layout shows indicatively, the widening of the carriageway of Milestone Lane to 5.0 metres and a 1.8 metre footway. These improvements are already required by Condition 11 of the Outline Consent so there should be no cause to repeat those requirements on any Consent that may be granted for this Reserved Matters Application. These highway improvement works will be the subject of a legal agreement between the highway authority and the developer, under Section 278 of the Highways Act 1980. The standard highway conditions are also included on the Outline Decision Notice so again, there should be no cause to repeat those Conditions.

Requests that any permission given by the Local Planning Authority shall include the informative set out below in the recommendation.

Further Comments - 07-12 -22

Liability for Maintenance records which show there to be sufficient highway verge on this part of Milestone Lane to allow the widening of the carriageway to 5.0 metres and the provision of a 1.8 metre wide footway, as required by Condition 11 of H14-1311-16. These works are required only on the part of Milestone Lane between the site entrance and the Crossgate Lane junction and not for the full length of Milestone Lane.

6.1 Anglian Water

Assets Affected - There are assets owned by Anglian Water or those subject to an adoption agreement within or close to the development boundary that may affect the layout of the site. Anglian Water would ask that the following text be included within your Notice should permission be granted.

Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991. or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.

Foul Water - We have reviewed the applicant's submitted foul drainage strategy drawing 21027-010 Rev P5 and consider that the impacts on the public foul sewerage network are acceptable to Anglian Water at this stage. We request that we are consulted on any forthcoming application to discharge Condition(s) 3 and 18 of the outline planning application H14-1311-16 to which this Reserved Matters application relates, that require the submission and approval of detailed foul drainage information.

Surface Water - We have reviewed the applicant's submitted surface water drainage information (Drainage Strategy) and have found that the proposed method of surface water discharge does not relate to an Anglian Water owned asset. As such, it is outside of our jurisdiction and we are unable to provide comments on the suitability of the surface water discharge. The Local Planning Authority should seek the advice of the Lead Local Flood Authority or the Internal Drainage Board. The Environment Agency should be consulted if the drainage system directly or indirectly involves the discharge of water into a watercourse. Should the proposed method of surface water management change to include interaction with Anglian Water operated assets, we would wish to be re-consulted to ensure that an effective surface water drainage strategy is prepared and implemented. A connection to the public surface water sewer may only be permitted once the requirements of the surface water hierarchy as detailed in Building Regulations Part H have been satisfied. This will include evidence of the percolation test logs and investigations in to discharging the flows to a watercourse proven to be unfeasible.

6.2 Welland and Deepings Internal Drainage Board

Comments on original submission

As per the submitted drawings for this application, the developer has chosen the private dyke to the west of the site along Milestone Lane to be the designated outfall route for the proposed additional surface water discharge outfalls. This dyke then conveys the additional water into the Board's Gallery Walk pipeline.

The integrity of this chosen outfall route should be proven to both Welland & Deepings Internal Drainage Board (W&DIDB) and Lincolnshire County Council (LCC) to satisfy them both that the route is either already at an adequate standard to convey the proposed additional water, or it will be upgraded as part of the scheme so that it is able to do so. This includes either proving that culvert pipes are present in the existing access crossings and, if not, that they will be installed subject to the prior written consent and agreement of technical details with the Board.

The future maintenance of the chosen outfall route should also be proven to both W&D IDB and LCC to ensure that the integrity and performance of it will remain in perpetuity.

Comments on revised submission

Reiterate that in previous comments on this application, drew attention to the fact that the receiving watercourse needed to be upgraded and maintained in perpetuity. Given the nature of the additional information submitted, it seems prudent to reiterate this point but also to advise that the existing hedgerow on the wes {3u ry should be included within the routine

maintenance schedule.

It is important to do this so that both the receiving dyke section and the end of the Board's Gallery Walk pipeline that accept this dyke section's water are readily visible so that any potential blockages can be easily seen and then removed as soon as possible; therefore ensuring the integrity of the system as far as is reasonably practicable. In doing this, this will also guarantee that the Board maintain access to the pipeline to carry out their statutory duties.

From: Planning Liaison <planningliaison@anglianwater.co.uk>
Sent: 11 October 2022 13:01
To: _planningadvice
Subject: RE: 4. PLN-0146986 Amendment Consultation H14-0328-21

Caution: This message originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe. If you believe it is suspicious please forward to Suspicious.Emails@pspsl.co.uk and delete the email.

Good afternoon, Polly

Our reference number: PLN-0146986

Thank you for your email re-consultation

Foul Water:
We have reviewed the submitted documents and consider that the impacts on the public foul sewerage network are acceptable to Anglian Water at this stage and therefore the foul drainage section of the condition 3 can be discharge.

Surface Water:

the proposed method of surface water discharge does not relate to an Anglian Water owned asset. As such, it is outside of our jurisdiction, and we are unable to provide comments on the suitability of the surface water discharge. The Local Planning Authority should seek the advice of the Lead Local Flood Authority or the Internal Drainage Board. The Environment Agency should be consulted if the drainage system directly or indirectly involves the discharge of water into a watercourse. Should the proposed method of surface water management change to include interaction with Anglian Water operated assets

Kind Regards

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Anglian Water Services Limited
Thorpe Wood House, Thorpe Wood, Peterborough, Cambridgeshire, PE3 6WT

From: planningadvice@sholland.gov.uk <planningadvice@sholland.gov.uk>
Sent: 07 October 2022 09:34
To: Planning Liaison <planningliaison@anglianwater.co.uk>
Subject: 4. Amendment Consultation

***EXTERNAL MAIL* - Please be aware this mail is from an external sender - THINK BEFORE YOU CLICK**

PLANNING CONSULTATION: AMENDMENT RECEIVED

Reference Number: H14-0328-21
Type RESERVED MATTERS
Proposal: Residential development of 35 dwellings and associated works - outline approval H14-1311-16. Also consideration of conditions 3, 5 and 15 of H14-1311-16.
Location: Land off Milestone Lane Pinchbeck
Applicant: Postland Developments Ltd
Amended Information:
Amendment 4 - 35 dwellings now proposed, new designs & additional information
The Council have received an amendment to the above application and would be pleased to receive any further observations you may wish to make. You can make comments by clicking on the link below and using the **Enter Comment** button to leave your observations.

Click here to view the application

The deadline for submission of comments is **28th October 2022** and please be aware that representations submitted in relation to planning applications will be available for public inspection.
If you need any assistance please contact **Polly Harris-Gorf** who is dealing with this application.
Note:
If this is a Householder Application, in the event of an appeal against a refusal of planning permission, which is to be dealt with on the basis of representations in writing, any representations made about this application will be sent to the Secretary of State and there will be no further opportunity for you to comment at appeal stage.
Consult_Email_Amend ODB95

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