

Sites with Outline Permission

ERLP ref: LEC-A

Planning ref: I3/02043/STOUT

South West of Main Street, Leconfield

Date of permission:	19/07/2017
Applicant:	Miss C Brusby, Mrs K Sharp And Elmfield Estates Ltd
Application progress:	Outline application approved July 2017 (33 dwellings). Full application submitted for 41 dwellings (20/00535/STPLF) and was resolved to defer and delegate approval by planning committee subject to a s106 agreement which is close to being agreed.
Pending Full or Reserved Matters application reference (where applicable)	20/00535/STPLF (20/00044/STREM for 33 dwellings) - both pending <i>Elmfield Estates Ltd</i>
Site assessment progress:	Relevant site assessment work to support full application completed.
Viability/Ownership/Infrastructure:	No identified viability/ownership/infrastructure constraints.
Lead in time (years)	2 <i>from 1st April 2023</i>
Build rate (per annum)	8
Year 1 – 2023/24	0
Year 2 – 2024/25	0
Year 3 – 2025/26	8
Year 4 – 2026/27	8
Year 5 – 2027/28	8
Total 5 year	24

I agree that, to the best of my knowledge, the above information is an accurate assessment of the above site at this current time, and will be used to inform a judgement on the deliverability of the site by the Council:

Signed:



Print name:

Matthew Good

Organisation:

Pegasus Group

Date:

19th July 2023

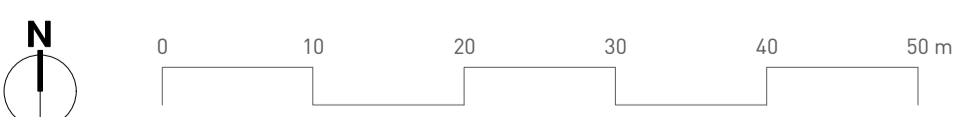
ACCOMMODATION SCHEDULE

OPEN MARKET				
Name	Beds	Storey Height	Area (SQFT)	Number
Alder GF	1	2	471	2
Alder FF	1	2	517	2
4				
Name	Beds	Storey Height	Area (SQFT)	Number
Beech	2	2	662	3
3				
Name	Beds	Storey Height	Area (SQFT)	Number
Cherry	3	2	850	9
Hazel	3	2	855	4
13				
Name	Beds	Storey Height	Area (SQFT)	Number
Lime	4	2	1062	1
Willow	4	2	1156	4
5				
TOTAL:	25			
AFFORDABLE				
Name	Beds	Storey Height	Area (SQFT)	Number
Alder GF	1	2	471	2
Alder FF	1	2	517	2
4				
Name	Beds	Storey Height	Area (SQFT)	Number
Beech	2	2	662	2
2				
Name	Beds	Storey Height	Area (SQFT)	Number
Cherry	3	2	850	2
2				
TOTAL:	8			
GRAND TOTAL:	Number 33			

- SITE LOCATION
- * ADDITIONAL WINDOW
- AFFORDABLE UNITS



Rev	Date	Name	Note
C	11.11.19	MC	Update of FPS and landscaping
B	01.11.19	MC	Reduction of retail unit, amendment of affordable units
A	29.10.19	MC	Consolidation of POS to SE corner



SITE LAYOUT PLAN Pegasus
MAIN STREET, LECONFIELD Design

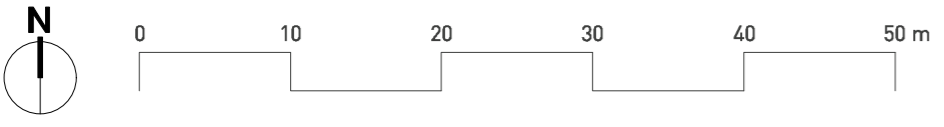
- KEY**
- SITE LOCATION (2.45HA)
 - AFFORDABLE UNITS
 - BIN COLLECTION POINT
 - BIN STORAGE
 - EXISTING LANDSCAPING*
 - PROPOSED LANDSCAPING*
 - PROPOSED HOUSING
 - PROPOSED RETAIL
- *For full details please refer to Detailed Landscaping Proposals (Ref: P19-1541.106 & P19-1541.107)



SUMMARY
 RESIDENTIAL: 41 UNITS
 RETAIL: 1595QM/1637SQFT

ACCOMMODATION SCHEDULE

Name	Beds	Storey Height	Area (SQFT)	Number	Total Area (SQFT)
OPEN MARKET					
Whitworth	2	2	662	8	5296
Westland	3	2	850	10	8500
Wellington	3	2	850	2	1700
Blenheim	3	2	855	6	5130
Holifax	3	2	1083	2	2166
				20	17456
Handley	4	2	1095	3	3285
TOTAL:				31	76647
AFFORDABLE					
Whitworth	2	2	662	5	3310
Westland	3	2	850	5	4250
TOTAL:				10	7560
GRAND TOTAL:				41	28601



FW: 13/02043/STOUT - South West of Main Street, Leconfield (LEC-A)

Matthew Good



Wed 19/07/2023 12:43 PM

To: Planning - Forward <forward.planning@eastriding.gov.uk>

📎 1 attachments (58 KB)

LEC-A 13-02043-STOUT Delivery Proforma.docx;

[CAUTION]This email was sent from **outside of your organisation**. Do not click any links, preview or open attachments, or provide any log-in details unless you recognise the sender and know the content is safe.

Hi Jessica,

Please find attached signed pro-forma, we agree that development will occur within the five-year period.

Unfortunately, I am unable to confirm which application will be progressed at this stage pending some evidence updates and discussions re: S106. I am, however, hopeful that this will be concluded soon.

Kind regards
Matthew

Matthew Good

Director



Pavilion Court | Green Lane | Garforth | Leeds | LS25 2AF

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From: Planning - Forward <forward.planning@eastriding.gov.uk>

Sent: Wednesday, July 12, 2023 4:17 PM

To: Leeds Admin Team <Leeds.Admin.Team@pegasusgroup.co.uk>

Subject: Fw: 13/02043/STOUT - South West of Main Street, Leconfield (LEC-A)

Good afternoon,

We are currently seeking to update the Council's housing supply position for 2023, and I write with regards to the above site with outline planning permission. It now has a pending reserved matters application for 33 dwellings (20/00044/STREM) and a pending full application for 41 dwellings (20/00535/STPLF).

Our initial assessment, based on the information we have so far, is that this site is deliverable and will see the delivery of new homes within the next 5 years. With this in mind, we have drafted a proforma setting out the position for this site (please see attached). This seeks to identify progress made so far and sets out a development timeline. I would be grateful if you or your client could please review the information within the draft proforma. If you agree with the statements and assumptions set out, I would appreciate it, if you or your client, could sign the attached and return to me. Please feel free to add further information or amend the details (i.e. lead in time, build rates, or anything else) which will

help to identify what progress is being made and how developments are likely to come forward. Are able to confirm which of the two pending applications is likely to be taken forward?

For absolute clarity, this information will be used for the purposes of estimating the current housing land supply position in the East Riding which will be set out in the forthcoming 2023 Housing Land Supply Position Statement (HLSPS). The information supplied does not prejudice any current or future application on this site and does not commit you or a potential buyer to a course of action. It will simply be used to try and forecast housing delivery across the East Riding.

I would be grateful for a response by Friday 4th August 2023. If you have any queries about this, please do not hesitate to contact me.

Thanks in advance for your assistance.

Jessica Simpson
Planning Officer

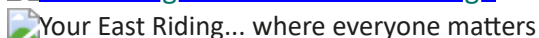
Forward Planning

East Riding of Yorkshire Council
(01482) 391701

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Sites with Outline Permission

ERLP ref:

Planning ref: 16/01735/OUT

Church Farm, Beeford Road, Skipsea

Date of permission:	15/05/2017
Applicant:	Mr J H Warkup
Application progress:	Outline application approved in 2017. Applicant has worked with Council to identify a developer and a housing association has been identified to take the site forward. Reserved matters application submitted in May 2020 by Broadacres Housing Association for 9 dwellings (20/01417/REM).
Pending Full or Reserved Matters application reference (where applicable)	20/01417/REM <i>Broadacres Housing Association</i>
Site assessment progress:	Relevant site assessment work to support outline application completed. Further work undertaken in to support subsequent reserved matters application.
Viability/Ownership/Infrastructure:	No significant ownership or infrastructure constraints. Viability has been considered and additional affordable housing is likely to be provided.
Lead in time (years)	2 <i>from 1st April 2023</i>
Build rate (per annum)	3
Year 1 – 2023/24	0
Year 2 – 2024/25	0
Year 3 – 2025/26	3
Year 4 – 2026/27	3
Year 5 – 2027/28	3
Total 5 year	9

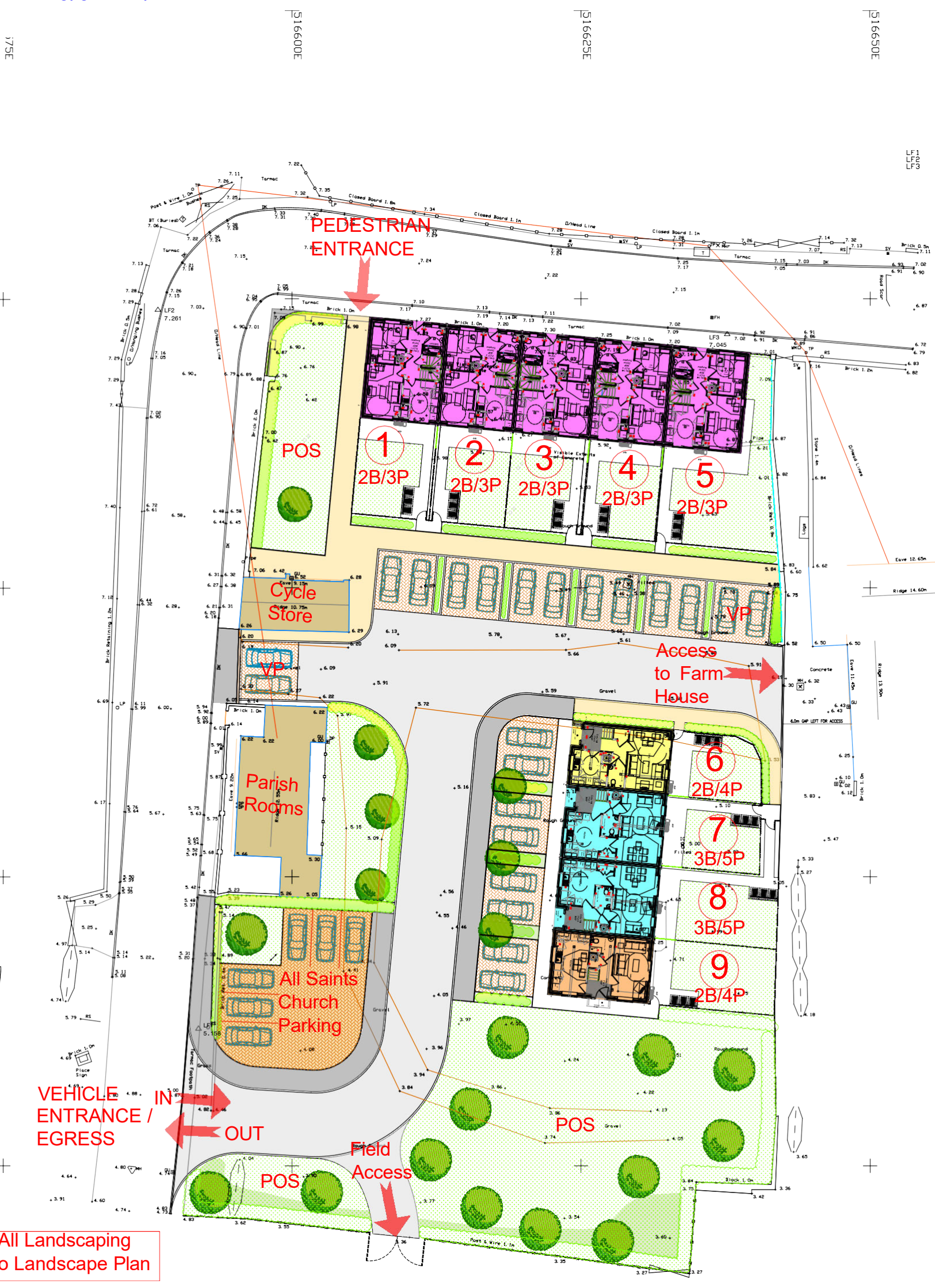
I agree that, to the best of my knowledge, the above information is an accurate assessment of the above site at this current time, and will be used to inform a judgement on the deliverability of the site by the Council:

Signed:

Print name:

Organisation:

Date:



PROPOSED OVER TOPOGRAPHICAL SURVEY - SCALE 1:250



EXISTING GOOGLE MAPS - SCALE 1:1250



PROPOSED OVER GOOGLE MAPS - SCALE 1:1250



PROPOSED ELEVATIONS - SCALE 1:100

MATERIALS

ROOFS
THIN LEADING EDGE CONCRETE TILES WITH WATER TABLE DETAILING TO GABLES

RAINWATER GOODS
UPVC - CAST IRON EFFECT - BLACK

VELUX or SA ROOFLIGHTS - BLACK OUTER

WALLS
RED MULTI FACING BRICKWORK (ENGLISH GARDEN WALL BOND - 9No. COURSED HEADERS TO FRONT & SIDE ELEVATIONS ONLY WITH STRETCHER BOND TO REAR) WITH STONE EFFECT CILLS, SOLDIER COURSE HEADS & STONE EFFECT SURROUNDS AS SHOWN TO FRONT & SIDE ELEVATIONS ONLY

WINDOWS & PATIO SLIDING DOORS
UPVC DOUBLE GLAZED - ANTHRACITE

FRONT DOORS
HIGH PERFORMANCE COMPOSITE - COLOURS TBC

FALSE CHIMNEYS
BRICK EFFECT WITH STONE EFFECT CAPPING

SCHEDULE OF NEW DWELLINGS

Type	Size	No.
2 Bed / 3 Person Dormer Bungalow	70m ²	05
2 Bed / 4 Person House	79m ²	01
2 Bed / 4 Person House (dual aspect)	79m ²	01
3 Bed / 5 Person House	93m ²	02

NOTES
Do not scale from this drawing. Only figured dimensions are to be taken from this drawing.
Contractor must verify all dimensions on site before commencing any work or site drawings.
Report any discrepancies to the Ingreen Architectural Solutions Ltd before commencing work.
Work within the CDM 2015 Regulations is not to start until a Health and Safety Plan has been produced.
This drawing is copyright and must not be reproduced without consent of Ingreen Architectural Solutions Ltd
C:\Users\lan.Bateman\Dropbox\Pillar III Developments (1)\A 190902 - Skipsea For Broadacres\Ingreen Drawings\Planning\Skipsea Planning Master Final.dwg

REVISIONS

Rev	Description	Drawn	Date	Checked	Date
A.	Entrance to Site Amended to match Position on Outline Permission & Amended Layout to 9No. Units	IB	08.06.21		
B.	Elevation to Plots 1 to 5 Amended for Engineering purposes	IB	10.09.21		
C.	Road Layout Amended for Value Engineering purposes	IB	30.01.23		
D.	Re-issued for Planning Consideration	IB	14.08.23		

DRAWING STATUS/TYPE KEY
F Feasibility SK Sketch L Landscape
P Planning M Marketing S Survey
T Tender TNT Tenant OS Ordnance Survey
C Construction AB As Built

This drawing originates from the CAD file:
C:\Users\lan.Bateman\Dropbox\Pillar III Developments (1)\A 190902 - Skipsea For Broadacres\Ingreen Drawings\Planning\Skipsea Planning Master Final.dwg

PROJECT
Beeford Road, Little Driffield, Skipsea for Broadacres H.A.

DRAWING TITLE
Reserved Matters Application for 9No. Dwellings & Associated External Works & Landscaping

ingreen The Manor House, West End, Co. Durham TS21 2BW
Company No. 06296 VAT Reg 117 8 01
Tel: 01740 11250 1:250, 1:1250
email: info@ingreenarchitectural.co.uk Web: www.ingreenarchitectural.co.uk

Drawn By: IB
Checked: IB
Date: April 20
Scale: @ A1
Revision: 1:250, 1:1250

Drawing No.: 190902 P001
Revision: D

Sites with Outline Permission

ERLP ref: SNA-A

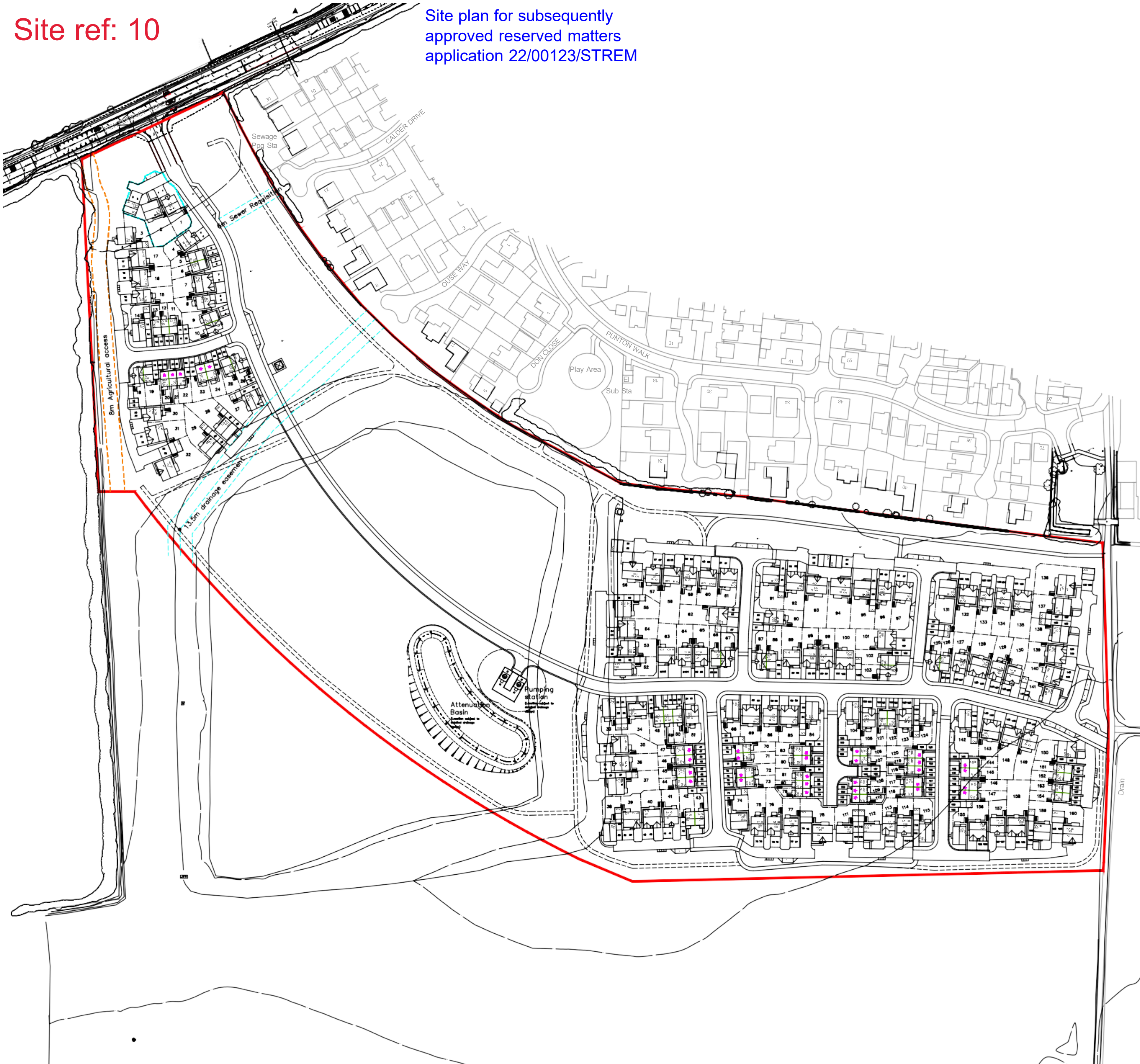
Planning ref: 19/03512/STOUT

Land South of Punton Walk, Snaith

Date of permission:	30/07/2021
Applicant:	Bellway Homes Limited
Application progress:	Reserved matters application submitted and pending consideration (22/00123/STREM).
Pending Full or Reserved Matters application reference (where applicable)	22/00123/STREM <i>Bellway Homes Limited</i>
Site assessment progress:	All relevant supporting assessment work has been submitted with the outline and reserved matters applications
Viability/Ownership/Infrastructure:	No known ownership or infrastructure constraints. Applicant is a national housebuilder
Lead in time (years)	2 from 1 st April 2023
Build rate (per annum)	30
Year 1 – 2023/24	0
Year 2 – 2024/25	0
Year 3 – 2025/26	30
Year 4 – 2026/27	30
Year 5 – 2027/28	30
Total 5 year	90

I agree that, to the best of my knowledge, the above information is an accurate assessment of the above site at this current time, and will be used to inform a judgement on the deliverability of the site by the Council:

Signed: _____
Print name: _____
Organisation: _____
Date: _____

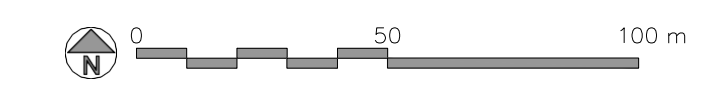


Key

- Site boundary (12.15ha)
- Sales area
- ✱ Affordable units
- Occasional Agricultural access (8m)
- Drainage easement
- Emergency access route (3m)
- Proposed footpath
- Proposed informal footpath

Schedule of accommodation

House Type	HT Ref	Parking	Config	Beds	Storey	Units
Joiner	JO	2PS	Semi	2	2	9
Woodcarver	WO	2PS	Detached	2	1	2
Shoemaker	SH	2PS	Semi	3	2	5
Tailor	TA	2PS	Semi	3	2	9
Thespian	TH	2PS	Semi	3	2	7
Sawyer	SY	Integ	Detached	3	2	19
Farrier	FA	Integ	Detached	4	2	13
Milliner	MI	SG	Detached	4	2	2
Cutler	CU	Integ	Detached	4	2	11
Bowyer	BO	SG	Detached	4	2	11
Goldsmith	GO	SG	Detached	4	2	16
Lorimer	LO	Integ	Detached	4	2	17
Watchmaker	WA	DC	Detached	5	2	7
Affordable Houses (DMV & RENT)						
Joiner	JO	2PS	Semi	2	2	16
Turner - First Homes	TU	2PS	Semi	3	2	16
Total Affordable Houses					20%	32



PLANNING | DESIGN | ENVIRONMENT | ECONCMICS | HERITAGE

Floor 3
Gainsborough House
Grey Street
Newcastle upon Tyne
NE1 6AE
0191 917 6700
www.pegosusgroup.co.uk

Client Bellway Homes, Yorks
Project Land West of Pontefract Rd, South Feb 2022
Title Detailed Layout Scale 1:1000 @ A1
Drawn RNM Auth PS

Job No. P20-3382 Draw. No. 100 Revision Q
Do not scale from this drawing. Work to signed dimensions. Any discrepancy is to be reported to the issuing office. Refer to larger scale drawings where available. Pegasus Group

Sites with Outline Permission

ERLP ref:

Planning ref: 19/00790/STOUT

Land North West of Swanland Equestrian, West Field Lane, Swanland

Date of permission:	17/03/2021
Applicant:	Gladman Developments Ltd
Application progress:	Reserved matters application submitted February 2023 and pending consideration (23/00601/STREM).
Pending Full or Reserved Matters application reference (where applicable)	23/00601/STREM (150 dwellings) Crest Nicholson (Yorkshire)
Site assessment progress:	All relevant supporting assessment work has been submitted with the outline and reserved matters applications
Viability/Ownership/Infrastructure:	No known ownership or infrastructure constraints. Applicant is a national housebuilder
Lead in time (years)	2 from 1 st April 2023
Build rate (per annum)	35
Year 1 – 2023/24	0
Year 2 – 2024/25	0
Year 3 – 2025/26	35
Year 4 – 2026/27	35
Year 5 – 2027/28	35
Total 5 year	105

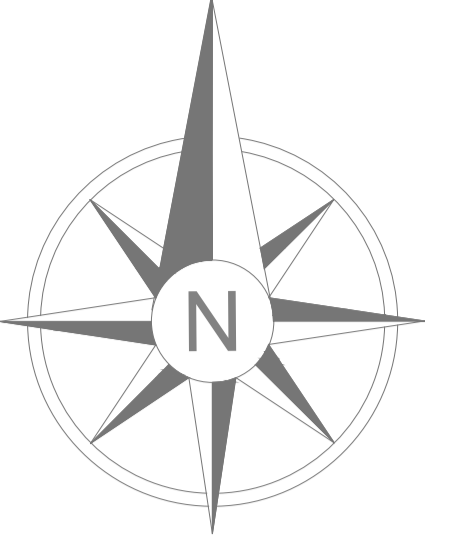
I agree that, to the best of my knowledge, the above information is an accurate assessment of the above site at this current time, and will be used to inform a judgement on the deliverability of the site by the Council:

Signed: _____
Print name: _____
Organisation: _____
Date: _____

SYKES CLOSE, SWANLAND

ISSUE FOR PLANNING

- NOTES:
1. ALL DIMENSIONS ARE IN MILLIMETRES, UNLESS STATED OTHERWISE.
 2. DO NOT SCALE FROM THIS DRAWING.
 3. ALL DIMENSIONS TO BE VERIFIED ON SITE BEFORE CONSTRUCTION COMMENCES.
 4. EXISTING SERVICE RUNS TO BE VERIFIED BY SITE INSPECTION.



KEY:

- Site Area Red Line Boundary
- Affordable Housing
- Emergency Line
- Access Track
- Tactile Paving
- Chimneys to Key Plots

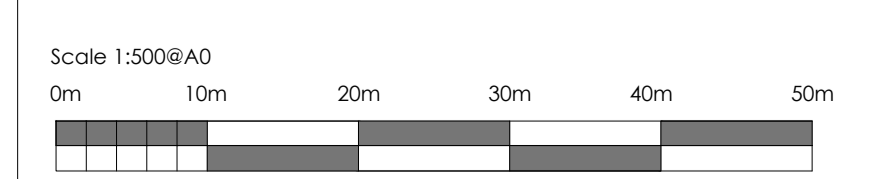
Reference	Bedrooms	Stores	Parking	Total
Private				
7 BEDS				
Bungalow	2 Bedroom detached bungalow	1	PS	4
House	2 Bedroom detached house	2	SG	4
3 BEDS				
Seaton	3 Bedroom detached house	2	SG	3
Romya	3 Bedroom detached house	2	SG	11
Whitby	3 Bedroom detached house	2	SG	17
4 BEDS				
Chiche	4 Bedroom detached house	2	SG	8
Stratton	4 Bedroom detached house	2	SG	6
5 BEDS				
Chiche	5 Bedroom detached house	2	SG	9
Whitby	5 Bedroom detached house	2	SG	19
Chiche	5 Bedroom detached house	2	SG	17
Stratton	5 Bedroom detached house	2	SG	12
Hamstead	5 Bedroom detached house	2	SG	12
Affordable - 25%				
APR20P	2 Bedroom semi-detached house	2	PS	21
APR20B	3 Bedroom semi-detached house	2	PS	18
Sub-Total				160

CREST NICHOLSON

PARKER PEEL ARCHITECTURAL

Client: CREST NICHOLSON
 Project: PROPOSED RESIDENTIAL DEVELOPMENT SYKES CLOSE, SWANLAND

Date: 11/22



SITE LAYOUT PLAN - Scale 1:500

Local Plan Allocations

Site ref: BEV-C

Longcroft Lower School Church Road, Longcroft Lower School Church Road

Application progress: Site included in 2022 HLSPS. Full application (23/01202/STPLF) submitted May 2023 (52 dwellings)

Site assessment progress: Relevant site assessment work to support pending full application completed including:

- Arboricultural report
- Archaeological desk based assessment
- Flood Risk Assessment
- Geoenvironmental Appraisal Report
- Landscape Management Plan
- Transport Statement
- Preliminary Ecological Appraisal

Viability/Ownership/Infrastructure: Site is a former school and now vacant. The Council has brought multiple school sites through the planning system to support housebuilding. Viability considered as part of application to SoS to dispose of property and clear plan of re-investment in other educational facilities set out. There are no significant infrastructure constraints. Applicant is a housebuilder.

Pending planning ref (if relevant) 23/01202/STPLF (submitted after base date)

Lead in time (years)	2	from 1 st April 2023
Build rate (per annum)	26	
Year 1 – 2023/24	0	
Year 2 – 2024/25	0	
Year 3 – 2025/26	26	
Year 4 – 2026/27	26	
Year 5 – 2027/28	0	
Total 5 year	52	

I agree that, to the best of my knowledge, the above information is an accurate assessment of the above site at this current time, and will be used to inform a judgement on the deliverability of the site by the Council:

Signed:



Print name:

Marlena Przewuska

Organisation:

Lovell Partnerships Ltd

Date:

01.08.2023

Notes:
xxx

PLANNING LAYOUT LAYERS

- Boundary treatments**
- Brick wall
 - Close boarded timber fence
 - Hit & Miss timber fence
 - Estate railing
 - Gate
 - Affordable - Rent
 - Bin collection point (bin collection day only)
 - Plot Bin Storage
 - Block paving
- Vegetation**
- Cat A Tree/vegetation to be retained.
 - Cat B Tree/vegetation to be retained.
 - Root protection Zone.
 - Tree/vegetation to be removed.



Type	Floor Area Sq Ft	Bed	Total Units	Total	% of total
OPEN MARKET 2 BLDG	198	2	2	4267	7.7
1 BLDG	197	2	2	3812	7.2
3 BLDG	197	1	1	4272	8.0
4 BLDG	1218	3	4	4742	9.0
5 BLDG	1212	2	5	5101	9.6
6 BLDG	1474	4	7	6664	12.6
7 BLDG	1728	4	1	1127	2.1
8 BLDG	1717	4	4	4871	9.2
Overall		39	47722		
Affordable 1 BLDG	204	1	2	1214	2.3
Affordable 2 BLDG	274	1	2	1926	3.7
3 BLDG	555	2	1	655	1.2
4 BLDG	767	1	2	4116	7.8
5 BLDG	110	1	6	4561	8.6
6 BLDG	1175	4	1	1125	2.1
Overall		13	16500		
Sub-Total		52	58242		

L	Osbourne type updated to reflect roof light and dormer positions as per clients comments.	LS	11.05.23
K	Plots 43-46 renamed to Maisonette. Boundaries to plots 1-5, 43-47 and 52 updated. Both as per clients comments. Estate railing introduced.	LS	04.04.23
J	Landscaping plan introduced.	LS	28.03.23
H	Tree adjacent to existing plot 29 removed to accommodate sub station. To clients comments.	SSH	27.03.23
G	Cycle stores introduced as per clients comments.	LS	21.03.23
F	Plots 38 - 40 amended to 932 Types. Plot 48-49 amended to suit new size.	SSH	13.03.23
E	Southwold type bay window amended to clients comments.	SSH	28.02.23
D	Fence & gate positions amended to clients comments.	SSH	08.02.23
C	Turning head to plots 1-5 amended to clients comments.	SSH	27.01.23
B	Updated to Clients comments 13/01/23	SSH	16.01.23
A	Updated to suit AMA Highway comments	SSH	12.12.22
REV:	DESCRIPTION:	BY:	DATE:

STEN ARCHITECTURE

STEN Architecture Ltd
The Spire
Harrison Street
Widened
W11 1PS
Tel: 0184 90085

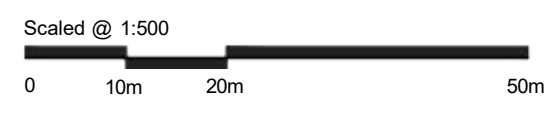
Web: www.stenarchitecture.co.uk
Twitter: @STEN_arch
Facebook: stenarchitectureltd
LinkedIn: Sten Architecture

CLIENT: **LOVELL PARTNERSHIPS**

SITE: Longcroft School
Beverley

TITLE: **Planning Layout**

SCALE AT A1:	DATE:	DRAWN:	CHECKED:
1:500	Oct 22	SSH	-
PROJECT NO:	DRAWING NO:	REVISION:	
2246	2246.PL.01	L	



Local Plan Allocations

Site ref: BEV-N

South of Lord Roberts Road, South of Lord Roberts Road

Application progress:	Council owned site was marketed in January 2020 with timeline in place to bring the site forward for development. A preferred developer has been selected and sale contract negotiations are at an advanced stage for a sale subject to planning consent. A planning application was submitted for 24 dwellings in November 2022.
Site assessment progress:	Relevant site assessment work to support pending full application completed including: <ul style="list-style-type: none">- Bat Survey- Archaeological desk based assessment- Heritage Impact Assessment- Flood Risk Assessment- Drainage Strategy- Tree Survey- Transport Statement- Soil Analytics Tests
Viability/Ownership/Infrastructure:	Site within Council ownership and clear terms of sale established including the retention of certain on-site uses. There are no significant infrastructure, ownership or viability constraints.
Pending planning ref (if relevant)	22/03203/PLF
Lead in time (years)	2 <i>from 1st April 2023</i>
Build rate (per annum)	12
Year 1 – 2023/24	0
Year 2 – 2024/25	12
Year 3 – 2025/26	12
Year 4 – 2026/27	0
Year 5 – 2027/28	0
Total 5 year	24

I agree that, to the best of my knowledge, the above information is an accurate assessment of the above site at this current time, and will be used to inform a judgement on the deliverability of the site by the Council:

Signed:

Print name:

Organisation:

Date:



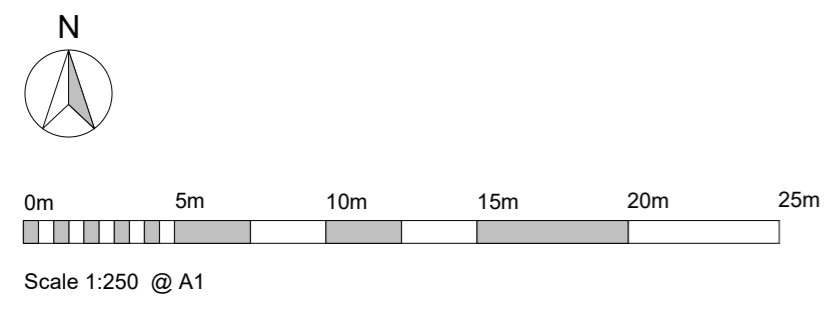
D JENNINGS

OBO - CREYNOLDS

4th August 2023



Proposed Site Layout Plan
1 : 250



Key: House Type & Area Schedule

Type	Size	Tenure	House type	Height	GIA	NSS	No.	Total GIA
Type A	2 Bed 3 Person	Affordable	Semi	2 storeys	71	70	2	142
Type B	2 Bed 4 Person	Private	Terrace	2 storeys	79 / 80.5	79	6	483
Type C	3 Bed 5 Person	Private	Terrace	2 storeys	102	93	3	305
Type D	4 Bed 6 Person	Private	Terrace	3 storeys	131	112	4	525
Type E	4 Bed 6 Person	Private	Terrace	3 storeys	130 / 135	112	2	265
Type F	4 Bed 6 Person	Private	Apartment	1 storeys	115 / 132	99	2	247
Type G	3 Bed 5 Person	Private	Terrace	3 storeys	116	99	4	463
Type H	4 Bed 6 Person	Private	Detached	2 storeys	135	106	1	135
Total							24	2,564m²
								27,599m ²

NSS = National Space Standards

P01	MH	Planning Issue	23.09.22
Rev	Drawn	Revision Description	Date
Status			
Derby		Nottingham	
1 College Place Derby DE1 3DZ +44 (0)1332 365 777		50 St Mary's Gate Nottingham NG1 1QA +44 (0)115 648 5012	
London		enquiries@lathamarchitects.co.uk lathamarchitects.co.uk	
70 Cowcross Street London EC1M 6EU +44 (0)20 7460 0672			

Lathams
ARCHITECTURE + URBANISM

Project
Lord Roberts Road, Beverley

Client
CR Reynolds

Drawing Title
Proposed Site Plan

Drawing Number	Status	Revision
1100		P01

File Name
Project - Originator - Zone - Level - Type - Role - Drawing Number - Status - Revision
7433-LAT-S1-XX-DP-A-1100-P01

Scale	Date	Drawn	Checked
1 : 250	23.09.22	MH	

Lathams Job Number
7433

Original Size
A1

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Local Plan Allocations

Site ref: BRID-A (3)

Land at Pinfold Lane, Land at Pinfold Lane

Application progress:	Full application pending (22/00980/STPLF) for 151 dwellings at 1 April 2023. Application subsequently approved on 3 August 2023.
Site assessment progress:	Full application accompanied by all relevant material to support the planning application.
Viability/Ownership/Infrastructure:	Application submitted by national housebuilder who is currently developing a parcel on the same allocation. No known infrastructure or ownership constraints.
Pending planning ref (if relevant)	22/00980/STPLF

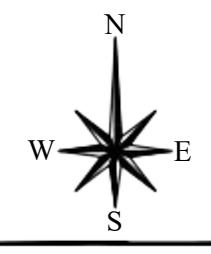
Lead in time (years)	2 from 1 st April 2023
Build rate (per annum)	35
Year 1 – 2023/24	0
Year 2 – 2024/25	0
Year 3 – 2025/26	35
Year 4 – 2026/27	35
Year 5 – 2027/28	35
Total 5 year	105

I agree that, to the best of my knowledge, the above information is an accurate assessment of the above site at this current time, and will be used to inform a judgement on the deliverability of the site by the Council:

Signed: _____
Print name: G Collingwood
Organisation: Gleeson Homes
Date: 07/09/23

Schedule of Accommodation

Name	Type	Storeys	Backs	Format	ft ²	m ²	No.	Mkr	Sub-total ft ²	Sub-total m ²	
OMS											
Cork	2/1	2	2	Semi	661	60.48	11	7%	7161	666.47	
Kerry	2/2	2	2	Semi	671	62.34	6	4%	4026	374.02	
Mayfield	2/2	2	2	Semi	671	62.34	7	3%	3907	363.35	
Plan	2/1	2	2	Detached	731	67.91	7	1%	2427	224.05	
Tipper	3/1	3	3	Semi	759	70.57	27	15%	19449	1811.26	
Wicklow	3/3	3	3	Semi	772	71.74	8	3%	5176	479.76	
Wexford	3/4	3	3	Semi	829	77.05	12	8%	10065	935.34	
Kildare	3/2	3	3	Detached	772	71.72	7	2%	2707	252.27	
Bray	2/4	2	3	Detached	811	75.24	6	4%	4900	455.25	
Wicklow	3/3	3	3	Detached	816	75.87	15	10%	12240	1137.14	
Galway	3/2	2	2	Detached	864	80.27	8	5%	5312	494.14	
Cranford	3/1	2	2	Semi	904	84.04	2	1%	1808	168.08	
M. free	1/0	2	3	Detached	919	85.28	10	7%	9190	853.77	
Carlow	4/3	2	4	Detached	1048	97.38	4	3%	4193	389.45	
Longford	4/1	2	4	Detached	1066	99.01	12	3%	12792	1188.41	
Dublin	4/5	2	4	Detached	1221	113.43	7	5%	8547	794.54	
							Sub-total	138	91%	115610	10747.73
First Homes											
Compendium	2/1	2	2	Semi	753	70.01	3	3%	2259	210.03	
Glin	2/0	2	2	Semi	904	84.04	2	1%	1808	168.08	
Affordable Rent											
Greystones	2/0	2	2	Semi	753	70.01	1	3%	2271	211.03	
Tullow	2/3	2	2	Semi	753	70.01	1	1%	753	70.01	
Glin	2/0	2	2	Semi	904	84.04	3	2%	2712	252.12	
							Sub-total	13	9%	15815	1470.77
							Total	151	100%	131425	12218.50

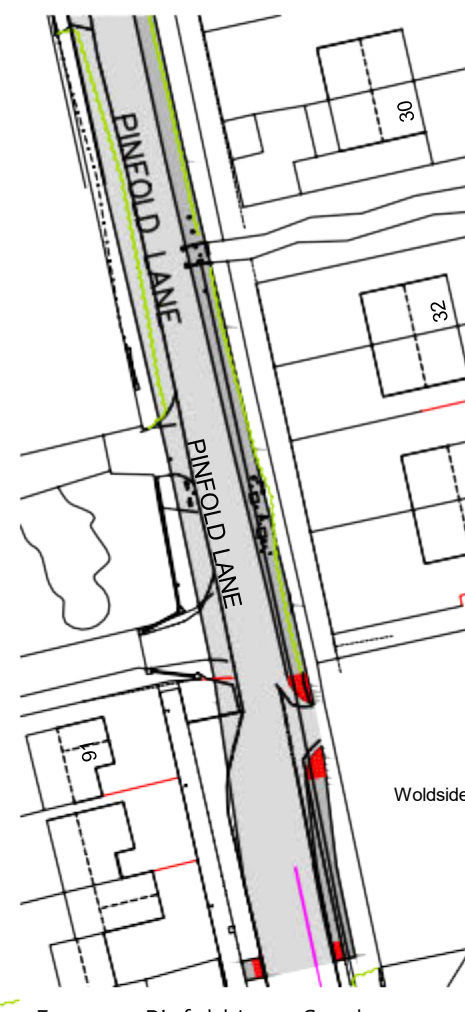


Key

- 1.8m (h) Timber Fence
- 0.45 (h) Knee Rail
- Drive Detail
- 1.8m Fencing with dwarf wall
- Proposed Trees
- Existing Trees
- Existing Trees To Be Removed
- Existing Hedge
- Existing Hedge To Be Removed/Cut Back
- Existing Structure To Be Removed
- Existing Fence
- Proposed Drainage Easement
- Tarmac Finish
- Electric Meter
- Air Source Heat Pump
- Landscaping Buffer Zone

R Affordable Rent F First Homes

Site Area	5.42 Ha	12.43 acres
Non-developable	0.00 Ha	0.00 acres
FCS & SUDs Basin	0.00 Ha	0.00 acres
Roofed out	0.00 Ha	0.00 acres
Water Area	4.91 Ha	11.24 acres
Drainage Area	232.14 m ² (0.05 Ha)	10.564 ft ² (0.24 acres)
Greenly Available	224.14 m ² (0.05 Ha)	10.448 ft ² (0.24 acres)



Extract - Pinfold Lane South

2	Affordable housing amended and key updated	18/04/23
3	Additional space standard housing added and key updated	01/04/23
4	Affordable housing amended and key updated	17/03/23
5	Affordable housing amended	01/02/23
6	Landscaping Buffer & street trees added to layout	02/02/23
7	Drive easements added through the site	24/12/22
8	Plot numbers and numbers amended to comply with plot 21 to 49 Plot 118 reworked to a 11401. Shared drive including plots 121, 122, 123 to 117 reworked. Areas of site added as per site plan comments	16/01/23
9	Amendments to site plan of boundaries	10/12/22
10	Highway works amended to suit site plan	27/10/22
11	Proposed ramps amended to suit highways	27/10/22
Rev.	Comments	Date

gleeson
Gleeson (Workshire East)
114 Flood, Prince House, Governors Court
Ardaraught Way, Southport, DN16 1AD
Tel: 01759 787720 www.gleesonhomes.co.uk

Pinfold Park II, Pinfold Lane
Bridlington
Planning Layout
(Technical Layout)
1:500 @ A1 | 27.09.22 | DJ | DJ
3383-00-001 | Z

Local Plan Allocations

Site ref: BUB-B

Land East of Vine Gardens, Land East of Vine Gardens

Application progress:	Full application submitted and pending for 5 dwellings on western portion of allocation (22/03846/PLF).
Site assessment progress:	Full application accompanied by all relevant material to support the planning application.
Viability/Ownership/Infrastructure:	Housebuilder has submitted full application. No known infrastructure constraints.
Pending planning ref (if relevant)	22/03846/PLF (5 dwellings)

Lead in time (years)	3	from 1 st April 2023
Build rate (per annum)	3	
Year 1 – 2023/24	0	
Year 2 – 2024/25	0	
Year 3 – 2025/26	0	
Year 4 – 2026/27	3	
Year 5 – 2027/28	2	
Total 5 year	5	

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Signed: _____
Print name: _____
Organisation: _____
Date: _____

Enclosures

- 1.2m timber post and rail fence
- 1.8m Close boarded fence
- 2.0m Pier and timber fence panel to Ext garden of No 75
- 0.9m high wall to ext driveway of No75

Electric car charging Point

- Mode 3 electric vehicle charging point with a type 2 outlet socket.

External Lighting

- Standard bollard lighting column.
- Wall mounted low energy external light fitting.
- All front and rear doors to be accompanied by a low energy external light fitting.

Soft Landscaping

- Proposed tree planting.
- Proposed hedging.
- Proposed shrub planting.

For detailed landscape design refer to Landscape Architects drawings and specification.

No dig construction below tree canopy

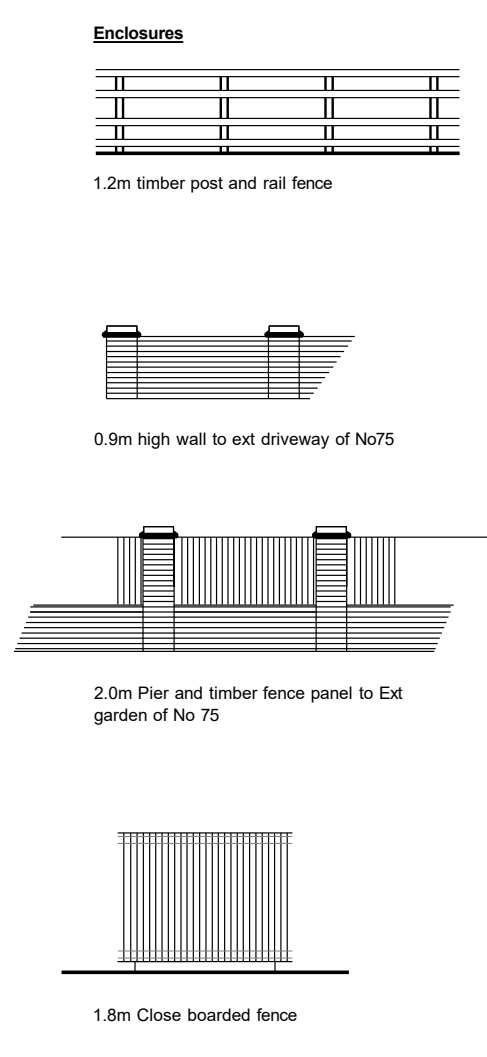
External Materials

- Facing brickwork - Vandersanden- Cayenne

Roof tile - Clay Pantile (Rustic).

Notes

Artificial stone cills and heads.
Refer to individual house type drawings for locations.



Schedule of Accommodation

Plot 1	3 B Elloughton 2.5 St	1100sqft
Plot 2	3 B Elloughton 2.5 St	1100sqft
Plot 3	3 B Elloughton 2.5 St	1100sqft
Plot 4	3 B Elloughton 2.5 St	1100sqft
Plot 5	2 B Hamby 2 St	782sqft
Plot 6	2 B Hamby 2 St	782sqft
Plot 7	2 B Hawthorne 2 St	680sqft
Plot 8	3 B Ashby 2 St	880sqft
Plot 9	4 B Letworth 2 St	2007sqft
Plot 10	5 B Kirkby 2.5 St	2758sqft

Double garage 450qFt
Double garage 220qFt

Total development area 12959 sqft

Gross site area = 0.50 Ha (1.235 Acres)

J	rm	Re draw, and revised mix	14.6.23
H	rm	Road and Site layout amended	22.5.23
G	rm	Visplay to entrance added	3.2.23
F	rm	Footpath extended 2m beyond rumble strip	31.1.23
E	rm	Plot 1 revised to 2 Bed Bungalow	25.1.23
D	rm	Scale Bar added	07.12.22
C	rm	Boundary treatment cameos added	10.10.22
B	rm	Boundary treatment added to No75	21.9.22
A	rm	Tree survey canopy spread added.	1.8.22
Rev	By	Note	Date

43630	Status	Planning
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PROPERTIES

Unit D Chessingham Park, Common Road Dunnington York YO1904 500630
E: office@mulgraveproperties.co.uk W: www.mulgraveproperties.co.uk

PROJECT Main Street, Bubwith, East Yorkshire
TITLE Proposed Site Layout
TITLE 2 -
DATE 16.08.22 SCALE 1:500@A2
DRAWING MP-01.6290.02 REVISION J
DRAWN rm CHECKED rm

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Subject to Topographical Survey & Detailed Planning.