Ashley King (Developments) Ltd
1 Goodison Road,
Lincs Gateway Business Park
Spalding
PE12 6FY

30th January 2018

Planning Department
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs PE11 2XE

For the attention of Mark Simmonds

Dear Sir's

Re: Backgate, Cowbit Phase 2 Ref: H01-0501-17 Discharge of Planning Conditions

Please find the information for you to consider the discharge of conditions numbers **3**, **4, 5, 6**, **7, 8, 9**, **10, 12, 14**, **15, 16.**

Condition 3 Details of a scheme to deal with any contamination of land or pollution of controlled waters.

Please find GeoDyne's Combined Phase 1 Desk Study & Phase 2 Exploratory Investigation Ref D37036 dated 31st May 2017. During their investigation works no evidence of any contamination was found that would require remediation or affect the end use.

Condition 4 Details of a scheme of landscaping and post planting maintenance.

Please find Brian Leflay's proposed landscaping drawings AH BC2 LA1 Cowbit 2 Landscaping Sheet 1 and 2. Landscape Schedules with the type number and size of the plants, shrubs and trees proposed.

Maintenance of the conveyed garden areas of the individual dwellings will be the responsibility of the home owner. They will be made aware of the requirement for them to maintain and replace loss of plants or trees during the first five years.
Maintenance of the public areas will be undertaken by the Management Company Encore Estate Management. We have enclosed the management company's structure and maintenance schedule for consideration.

With regards the timescales to complete the landscaping. Planting and turf laying will be undertaken as near to legal completion of each property as possible. The public open space being the last area to be carried out as we complete the site.

The building programme for this development is expected to be over 2 years We would look to have all landscaping complete by the end of the first planting season following the completion of the last property.

Condition 5 Details of boundary treatment including schedule of materials, details and size of any hedging.

Please find drawings BT01 Boundary Treatment Drawing and AH BC2 LA1 Cowbit 2 Landscaping Sheet 1 and 2. These show proposed fencing, garden walls and any planting to or near the boundaries.

The 1.8m high close boarded fencing will be constructed from 1.65m long, Ex. 22mm thick x 125mm wide feather edge boards. With 3no 3m long ex 47 x 125mm cant rails. An ex 22 x 150mm gravel board will be fitted to the bottom of the fence. The fence posts will be 100 x 100mm posts at 3m centres. All timber will be pressure treated. The close board timber gates will be ledged and braced.

Some sections of the close boarded boundary fencing due to site levels may need to have concrete posts and concrete gravel boards to retain the rear gardens. These area will be determined on site.

Condition 6 A plan illustrating areas of publicly accessible open space.

Please find drawing MCP 01 Master Conveyance Plan. The areas shown in Green and Yellow are areas accessible to the public.

The Green area being the public highway. This will be adopted by Lincolnshire County Council under a section 38 agreement.

The Yellow areas being landscaped areas which are under the control of the sites management company.

Condition 7 A management plan for the areas of publicly accessible open space , including management responsibilities and maintenance schedules.

Please find drawing MCCP 01 Management Company Conveyance Plan this shows the areas of publicly accessible open space coloured yellow.

We also enclose MCP01 Master Conveyance Plan this should all accessible areas as follows:

1. Areas coloured Green will be adopted and maintained by Lincolnshire Highways. Until adoption takes place maintenance will be carried out by Ashley King (Developments) Limited.
   This will take the form of 6 monthly inspections of the roads and footpaths. Should there be any requirements as a result of the inspection for repairs these will be undertaken in a timely manner. Should additional road sweeping or gully emptying be required this will be arrange.

2. Blue areas are shared drive areas which are being conveyed to individual properties with shared maintenance and repairs responsibilities. These areas have been designed to be low maintenance and have a long life span.

3. Yellow areas are to be placed in a management company.
   The Yellow area that runs along part of the Northern and Western boundaries of the development is an area of public open space and an IDB Easement. The planted areas are designed to provide ground cover and require annual maintenance once established. Until established they will be mulched, inspected and weeded as required. Any planting that dies will be replaced. We do not anticipate that the trees planted will require any maintenance in the first three years unless they are either damaged or die. If damaged they will be assessed to see if they can be saved, if they die they will need to be replaced.
   The residents will have full contact details for the management company should they have any concerns or require additional works to be undertaken.

These areas will be managed by Encore Estate Management they have already formed a management company for Phase 1 Mill View. This development will become part of that company to keep administration, insurances and maintenance cost down. Please see the management company's structure and maintenance schedule for consideration.

Condition 8 Details of landscape management and maintenance for areas of incidental open space, refuse/recycling collection points and parking courts.

Landscape management will be arranged by Encore Estate Management for the areas of open space not conveyed to the house purchasers. They will maintain and replace any plants / trees that die. Undertake grass cutting around 20 times per year and inspect and maintain bin and recycling collection points.

Should the residents feel that the maintenance schedule is not adequate they are able as shareholders of the management company to have the maintenance schedules revised.

The footpath to the rear of plot 57 to 59 will be maintained by the management company along with bin/recycling collection points.

Parking courts are all spilt up and conveyed to the home owners and they are responsible for the ongoing maintenance of the shared drive serving their property jointly.

Please see the management company's structure and maintenance schedule for consideration.

Condition 9 Detailed design and location of all lighting to be provided for roads and footpaths within the development.

Please find drawings MA10575-603-1c - Section 38 Layout Sheet 1, MA10575-603-2b - Section 38 Layout Sheet 2, 1762/LTG/5000 – S38 Street Lighting Works. These show the position and types of columns to be used to light the roads and footpaths.

We have also provided the outdoor lighting design report dated 8th December 2017

Condition 10 Details of surface water drainage scheme for the site based on sustainable Urban Drainage Principles and an assessment of the hydrological and hydrogeological context.

Please find drawings, MA10575-210-2 - Impermeable Areas Plan Sheet 2, MA10575-210-1 - Impermeable Areas Plan Sheet 1, MA10575-610-1 - Gully Areas Plan Sheet 1, MA10575-610-2 - Gully Areas Plan Sheet 2, MA10575-200-1e - S104 Drainage Layout Sheet 1 of 2 & MA10575-200-2c - S104 Drainage Layout Sheet 2 of 2. Storm Drainage Design Calculations.

The drainage design has been designed to a 1 in 100 year flood event plus 40% we have enclosed the calculations to substantiate this. Document MA10575 SWS WinDES DD.

The drainage has been designed in accordance with the drainage strategy. The house roof water and drive water is discharged into permeable drives then into the main drainage system which goes to a hydrobrake manhole and a underground storm attenuation tank. The Hydro break releasing water at the rate agreed with the internal drainage board.

The Internal Drainage Board will accept into their system the flows subject to payment of a development charge.

The main drainage to the development will be installed as part of the road being constructed. The roads and sewers will be an ongoing process once technical approval has been received from Anglian Water Services and Lincolnshire County Council Highways. We will not be phasing this works it will be a single phase to install the drainage and bring the road up to base course.

We are entering into a Section 104 with Anglian Water and a Section 38 with Lincolnshire County Council to adopt the main drainage and the roads. The off line underground storm attenuation will be under the control of the management company. Each of the respective parties will be responsible for the maintenance of their drainage and roadway once adopted or in the case of the management company once handover to them. Until adoption / handover we will maintain the system as required to ensure it is in working order. This will mainly be the sweeping of the roadway and emptying of the highway road gullies and checking and emptying silt traps to the attenuation. The drainage within the curtilage of the properties will be the responsibility of the home owners to maintain.

Condition 12. Details of adoptable roads and footpath construction specification.

Please see drawings MA10575-603-1c - Section 38 Layout Sheet 1 of 2, MA10575-603-2b - Section 38 Layout Sheet 2 of 2, MA10575-605 - External Works Details Sheet 1, MA10575-606b - External Works Details Sheet 2. These drawings show the areas of roads and footpaths to be offered for adoption to Lincolnshire County Council and the construction specification for these works.

These works will be complete to base course to the whole frontage of each dwelling prior to its occupation.

Condition 13. Details of scheme of construction management to minimise disturbance during the construction process through noise, dust, vibration and smoke.

Please find enclosed a detailed scheme of construction management for the development. Drawing CMP-01 Construction Management Plan. The compound is sited on a yard next to our development, the majority of vehicles and plant will access through here and not phase 1 of the development. This access already has hard standing and a tarmac access.

Our Environmental Policy includes guidance on noise and dust.

- Noise we do look to reduce disturbance to our neighbours as much as possible. We do not allow machinery to be used outside normal site operating hours. We look to use machinery which has noise reduction built in wherever possible. We will not allow machinery that is designed to have silencers fitted to be used without the manufacturers silencer. Machinery that has defects should not be used. Excessive noise should not be created by operatives ie. Shouting across the site, use of loud radios and machinery left running when not in use.

- Operations that create noise above the Noise at Work Regulations lower exposer action level are kept to a minimum.

- Dust we use cutting equipment that has dust suppression.
  Site roads are regularly cleaned using suction road sweepers that can also apply water as they sweep.
  We do not allow material to be thrown from scaffold when finished with. Materials are loaded into skips placed on loading bays. Water will be applied to trafficked site areas during dry weather to supress dust. Operations that have the potential to creating dust are not undertaken during windy periods.

- Vibration, we always look to use appropriately sized machinery for the task in hand with heavy machinery being the main cause of vibration on construction sites. Should any piling have been required on the development we would use vibration monitors when nearing adjoining properties.

- Smoke we do not allow fires on our developments so smoke should not be an issue.

Condition 14 Detail of the wastewater strategy submitted with the planning application relevant to Anglian Water.

The storm drainage drawing information, which follows the principles of the drainage strategy submitted with our planning application, has already been submitted to Anglian Water Services who have undertaken the design checks and have confirmed that they are now issuing technical approval for a Section 104 agreement to be put in place.
Please find drawings:
MA10575-200-2c - S104 Drainage Layout Sheet 2 of 2
MA10575-200-1e - S104 Drainage Layout Sheet 1 of 2
MA10575 SWS WinDES DD Storm Water Drainage Calculations

Condition 15 Detail of the foul water strategy.

The foul drainage drawing information, which follows the principles of the drainage strategy submitted with our planning application, has already been submitted to Anglian Water Services who have undertaken the design checks and have confirmed that they are now issuing technical approval for a Section 104 agreement to be put in place.

Please find drawings:
MA10575-200-2c - S104 Drainage Layout Sheet 2 of 2
MA10575-200-1e - S104 Drainage Layout Sheet 1 of 2
PR10430 Issue B Submission PDAS Pump Design

Condition 16 Written scheme of Archaeological Investigation to be submitted.

We had prior to the planning application going before the Planning Committee engaged Archaeological Project Services (APS) to provide a Heritage Statement and discuss with Louise Jennings, Historic Environment Officer, Lincolnshire County Council further works that would be required for this scheme. A Written Scheme of Investigation for Archaeological Monitoring and Recording was produced by APS and agreed with Louise.

The field works were undertaken in October 2017. We have provided an interim statement and are currently awaiting completion of the full investigation report to submit to Louise Jennings as soon as completed. APS have submitted the interim statement for her consideration in the mean time.

Please see:

COBG17 PDF	Heritage statement Dated May 2017
COBA17_WSI_eval	Written Scheme of Investigation for Archaeological Monitoring and Recording Interim Statement

Should you have any questions or require any further information to enable you to consider fully and discharge these conditions please do not hesitate to contact me.

Yours faithfully

Barrie Gibson