

Gedney, Oliver

From: Polly Harris-Gorf
Sent: 16 June 2021 13:40
To: _planningadvice
Subject: FW: Crowland H02-0095-21
Attachments: We sent you safe versions of your files; HGV management document.pdf

6SUP – Email from agent and HGV Management Document.

From: Mark Bassett <Mark.Bassett@freeths.co.uk>
Sent: 16 June 2021 12:03
To: Polly Harris-Gorf <pharris-gorf@sholland.gov.uk>
Subject: Crowland

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This message originated from outside your organization

Polly,

Further to our on-going discussions, please find attached a document comprising a note on the management of HGV parking. It is only principles but hopefully provides some additional comfort.

Drawings WPS-PPL-005-P-05C_Proposed Site Layout Plan - HGV Only and WPS-PPL-005-P-15A_Sections A-A B-B & C-C show locations for refrigerated vehicles. These drawings also indicate reinforced landscaping and a close boarded fence to the James Road boundary. Although we accept these items do not provide physical noise mitigation they do provide an enhanced aesthetic and psychological boundary to the noise source.

In respect of lighting, we would expect that this be secured by condition. I can however add that our client would be fully committed to ensuring that light spill is minimised and that any condition submission would include details of cowling and a lux light spill plan. Any condition could restrict the use of lighting until acceptable details have been approved by the LPA

Finally, I note the representations of the MP. I consider that the matters raised in regards to traffic and noise have already been suitably commented upon by ourselves and the Highway Authority/EHO. However, I note that the letter refers to the 'destruction of current woodland habitat'. No trees exist on the site and I can only think that they are referring to the trees immediately to the south west of the site. However, these are not within our control and no impact is anticipated on these. If the LPA felt it necessary to erect protective fencing during the construction period to help safeguard this, there would be no objection from the Applicant.

Kind Regards

FREETHS

Proposed roadside services and recharge centre comprising eight pump petrol filling station and six HGV pumps with canopies, retail (Class E(a), sandwich servery (Class E(a), drive thru coffee shop (Class E (b), restaurant/cafe (Class E(b), toilets and shower facilities, two electric charging points, HGV parking area (61 spaces), new vehicular access/egress, security fencing, parking and landscaping

Land to the South of James Road North of A16 Crowland PE6 0AA

HGV Parking Management

This note is provided to supplement application reference H02-0095-21, for the above proposed development, to set out the principles of the management of the proposed HGV parking area.

The following principles are proposed for the management of the HGV parking:

- i. All drivers will have to book parking for the facility in advance through an online portal.
- ii. As part of the booking process drivers will have to read and accept the terms and conditions for the facility.
- iii. The terms and conditions will include (but are not limited to);
 - a) the permitted locations for parking refrigerated vehicles
 - b) the requirement for running reefer units on low noise emissions when parked
 - c) that all users will act with respect for occupiers of nearby residential properties
- iv. The HGV parking will have a person on site managing the facility 24/7 and based in the roadside services building. They will be responsible for locating refrigerated vehicles to the correct parking areas and ensuring the reefer units are used correctly as stated above.
- v. Any issues relating to drivers not adhering to the facility rules will be managed by the above person. They will also be available for any necessary communications with nearby residents, if required.