

**Ashley King (Developments) Ltd
T/A Ashwood Homes
1 Goodison Road,
Lincs Gateway Business Park
Spalding
PE12 6FY**

16th October 2020

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

H02 – 0189 – 19 Crease Drove Crowland (Woodroffe site)

Dear Sir/Madame,

Please find the information below and enclosed for you to consider the discharge of conditions:

CONDITION 1 – COMMENCEMENT OF CONSTRUCTION

Work is programmed to commence prior to the expiration date of 18th August 2023.

CONDITION 2 – APPROVED DRAWINGS

As noted on the Planning Permission Notice.

CONDITION 3 – WIDENING OF CARRIAGEWAY (278 WORKS)

Works to be programmed to comply with this condition with regards occupation of properties.

CONDITION 4 – COMPLETION OF ROADS AND FOOTWAYS FOR FRONTAGE ACCESS TO DWELLINGS

For the construction design and specification please find, Inspire Drawings:

AHL-1413-01-HW-001 - Section 38 General Arrangement
AHL-1413-01-HW-002 - Section 38 Kerbing and Surfacing
AHL-1413-01-HW-003 - Section 38 Longitudinal Sections-Sheet 1
AHL-1413-01-HW-004 - Section 38 Longitudinal Sections-Sheet 2
AHL-1413-01-HW-005 - Section 38 Longitudinal Sections-Sheet 3
AHL-1413-01-HW-006 - Section 38 Cross Sections
AHL-1413-01-HW-007 - Section 38 Construction Details
AHL-1413-01-HW-008 - Section 38 Drainage Layout
AHL-1413-01-HW-009 - Section 38 Drainage Catchment
AHL-1413-01-HW-010 - Kerbing and Surfacing

The specification of which is in line with Lincolnshire County Councils Development Road and Sustainable Drainage Spec May 2018

Works to be programmed to comply with this condition with regards occupation of properties.

CONDITION 5 – FIRST 50M OF HIGHWAY CONSTRUCTION

Works to be programmed to comply with this condition with regards occupation of properties.

CONDITION 6 –

Works to be programmed to comply with this condition with regards occupation of properties.

CONDITION 7 – SURFACE WATER DRAINAGE

The surface drainage scheme has been submitted to Anglian Water Services and Lincolnshire County Council Highways to enter into a Section 104 and Section 38 agreement. The scheme is therefore to be maintained and managed over the lifetime of the development by Anglian water and Lincolnshire county council highways.

The development incorporates sustainable drainage principles by means of swales, filter drains and attenuation tanks.

Surface water will be attenuated and released at a controlled rate into the local IDB system.

Please find drawings enclosed:

AHL-1413-01-DR-001 Drainage Strategy
AHL-1413-01-DR-002-P3 S104 Drainage Layout
AHL-1413-01-DR-003 S104 Catchment Area Plan
AHL-1413-01-DR-004 S104 Construction Details Sheet 1 of 2
AHL-1413-01-DR-005 S104 Construction Details Sheet 2 of 2
AHL-1413-01-DR-006-P1 S104 Benching Details-Sheet 1
AHL-1413-01-DR-007-P1 S104 Benching Details-Sheet 2
AHL-1413-01-DR-008-P1 S104 Benching Details-Sheet 3
AHL-1413-01-DR-009-P1 Drainage General Arrangement
AHL-1413-01-DR-010 Construction Details Sheet 1
AHL-1413-01-DR-011 Construction Details Sheet 2
AHL-1413-01-DR-012 S104 Backdrop Detail
AHL-1413-01-DR-013-P1 S104 Flood Routing Plan
AHL-1413-01-DR-014 S104-P3 Longitudinal Sections Sheet 1 & 2
AHL-1413-01-DR-015 S104 Longitudinal Sections Sheet 2
AHL-1413-01-DR-016-P1 S104 Foul Manhole Schedule
AHL-1413-01-DR-017-P1 S104 Surface Water Manhole Schedule
AHL-1413-01-DR-018 Foul Water Manhole Schedule Sheet 1 & 2
AHL-1413-01-DR-019 Surface Water Manhole Schedule
AHL-1413-01-DR-020 Foul Water Manhole Schedule Sheet 2
AHL-1413-01-DR-02-P21 S104 Headwall Details
AHL-1413-01-DR-022 - S104 Location Plan
AHL-1413-01-DR-023-P2 S104 Filter Strip & Infiltration Trench Detail

CONDITION 8 – FOUL DRAINAGE

Foul water drainage will outfall into an existing adopted manhole on neighbouring site. The existing pump station will require additional storage to accommodate the foul flows from the proposed connection. The main sewers will be adopted by Anglian Water Services under a Section 104 Agreement.

Please find drawings enclosed:

AHL-1413-01-DR-001 Drainage Strategy
AHL-1413-01-DR-002-P3 S104 Drainage Layout
AHL-1413-01-DR-003 S104 Catchment Area Plan
AHL-1413-01-DR-004 S104 Construction Details Sheet 1 of 2
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CONDITION 9 – ARCHAEOLOGICAL WSI

Please find attached APS Archaeology report entitled “WRITTEN SCHEME OF INVESTIGATION FOR ARCHAEOLOGICAL MONITORING AND RECORDING AT CREASE DROVE CROWLAND LINCOLNSHIRE” detailing the methodology of monitoring for the groundworks on plots listed.

CONDITION 10 – CONSTRUCTION MANAGEMENT

Please find attached Ashwood Homes Drawing 111-CMP.01, Construction Management Plan which shows the positions of the site compounds, parking, storage areas, and site accommodation.

- Offloading of materials will take place off Crease Drove, materials either being placed onto the development where required or in the storage area.
- Storage of plant will be within the overall development. Either in the storage area or within the plot areas. The site will be fully fenced off with either 1.8m high Heras fencing or the permanent boundary fencing.
- 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 manufacturer's 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 exposure 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 suppress 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.
- Smoke we do not allow fires on our developments so smoke should not be an issue.

CONDITION 11 – PREVENTION OF MUD

Please find attached drawing 111-CMP.01

- Where ever possible machinery will be kept on hard surfaces.
- We have road sweeping attachments for the forklift on site which wash and collect spoil to enable the site roads and highway to be swept as required.
- We also have regular visits of suction road sweepers to reinforce the site facility.
- Should weather conditions require additional measures, we have a diesel pressure washer to wash down vehicles wheels before they leave the site.

CONDITION 12 – LANDSCAPING MANAGEMENT

Please find attached drawing 111-MCCP.01-REV.B and open space management plan from Encore, who will be the management company on this development.

CONDITION 13 – FINISHED FLOOR LEVELS

Please refer to topographical survey drawing reference TSC/ADC/001-1 & drawing AHL-1413-01-EX-001-P1 External Works enclosed.

CONDITION 14 – BIRD AND BAT BOX PROVISION

Please find attached the report “biodiversity management plan land at crease drove Crowland Lincolnshire”, produced by Inspired Ecology. The report includes a plan indicating the proposed locations of bird and bat boxes.

CONDITION 15 – LANDSCAPING

Please find attached Landscaping proposals from Leflay design including landscaping schedules

CONDITION 16 – BOUNDARY TREATMENT

Please find attached drawing 111-BT.01-REV.B. Any Hedging will be shown on the landscaping drawing.

CONDITION 17 – MATERIALS

Please find attached Materials schedule (MS.01 & MSL.01-REV.C) indicating the proposed materials to be used for the external construction of the houses and garages.

For the hard surfacing to the properties we propose to use Buff Riven Paving slabs for the house paths. The parking spaces and shared access drives are proposed to be permeable tarmac.

The position of service meter boxes, external soil and vent pipes and gas flue positions are indicated on the enclosed design sheets. The gas and electric meter boxes will be recessed white GRP boxes painted brown. Whilst the SVPs are to be black UPVC.

CONDITION 18 – FIRE HYDRANTS

Lincs fire and rescue have requested that one fire hydrant be provided.

Drawing number 2020-08-04_10-28-10~Crowland+Woodroffe++SLM-80086+++10597723+Rev+A is included, indicates this

CONDITION 19 – CYCLE STORAGE

Please find attached drawing 111-CSP.01

CONDITION 20 – ACOUSTIC RECOMMENDATION

This condition is noted, and details of requirements are listed on site plan 111-SL.01-REV.C and house type working drawings.

CONDITION 21 – FLOOD RISK MEASURES

Development is to be carried in accordance with the recommendations set out in the flood risk assessment.

CONDITION 22 – WATER CONSUMPTION

Noted, water consumption calculations are also attached.

Yours faithfully