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Saturday, 25th November 2023
FAO Mr Daniel Allen
South Holland District Council
Planning Department
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

H02-1006-21 - Land To South West Of Harrington Drive Crowland – Discharge of Full Planning Conditions 4, 5, 8, 9, 11, 12, 13, 14, 15, 16, 17, 19, 20, 21

Dear Daniel,

Please find below discharge of planning conditions from the Full Planning Approval, reference H02-1006-21 for Land To South West Of Harrington Drive Crowland. We have not included any condition which is informative.

CONDITION 4 – SURFACE WATER DRAINAGE SCHEME

Please refer to the attached civil engineering drawings

- AHL-1568-01-DR-004-P8 - Section 104 Drainage Layout
- AHL-1568-01-DR-005-P7 - Section 104 Catchment Areas
- AHL-1568-01-DR-006-P3 - Section 104 Benching Details Sheet 1
- AHL-1568-01-DR-007-P3 - Section 104 Benching Details Sheet 2
- AHL-1568-01-DR-014-P3 - Section 104 Flood Routing Plan
- AHL-1568-01-DR-015-P3 - Section 104 Hydrobrake Details
- AHL-1568-01-DR-016-P5- Section 104 Manhole Schedule
- AHL-1568-01-DR-019-P5 - Section 104 Longitudinal Sections
- C1 2 145 – IDB Discharge Consent

These drawings have been submitted to Anglian Water under a Section 104 Agreement for technical vetting. Also attached is the IDB Discharge Consent from North Level Internal Drainage Board for a combined discharge rate of 6 l/s from all 3 sites.

CONDITION 5 – CONSTRUCTION MANAGEMENT PLAN

Please refer to attached drawing 132 CMP 01 – Construction Management Plan. This details the site phasing; parking of vehicles; loading and unloading operations; storage; wheel washing; access routes; surface water management and control of noise and dust.

CONDITION 8 – ESTATE ROAD PHASING PLAN

Please refer to attached civil engineering drawing (AHL-1568-01-HW-002-P5- Section 38 General Arrangement) S38 General Arrangement Plan. It is intended to build the site access from James Road and the main adoptable roads to binder course as the first phase of works. These roads will then act as the haul roads to the entire development until site completion, when they will then be completed to the satisfaction of LCC Specification and put up for adoption as part of the S38 process.

CONDITION 9 – SITE LEVELS

Please refer to attached drawings

- AHL-1568-01-EW-001-P5 - External Works Sheet1
- AHL-1568-01-EW-002-P5 - External Works-Sheet 2
- 132-SS-JR-001 - RevA – Site Sections A-A and B-B
- 132-SS-JR-002 - RevA – Site Sections F-F and G-G and H-H
- 132-SS-JR-002 - RevA – Site Sections E-E

These drawings indicate the proposed Finished Floor Levels and proposed external ground levels across the development. Site Sections through critical sections are also provided.

CONDITION 11 – CONTAMINATION

Please refer to Ground Investigation Report (C15350 Harrington Drive, Crowland) and Ground Gas Report (D41153 Ground Gas Report).

The only contaminant identified on site is ground gas. The remediation strategy is detailed on drawing 132 - GMD-01 - Gas Membrane Details

CONDITION 12 – VERIFICATION REPORT

Refer to report D41153 Verification Plan for gas verification measures on site.

CONDITION 13 – MANAGEMENT PLAN

Please refer to attached drawing 132 - MCCP-01 RevA Management Company Conveyance Plan which indicates the areas to be managed by a Management Company.

CONDITION 14 – MAINTENANCE SCHEDULES

Please refer to the attached document 132 - Harrington Drive Maintenance Schedules which details the proposed maintenance schedules for areas of public open space, landscaping, adopted and private roads.

CONDITION 15 – LANDSCAPING

Refer to attached drawings

- AHL-1568-LA Landscaping Plan
- Ashwood Homes Harrington Drive Schedules
- Ashwood Homes Harrington Drive Maintenance

This details the proposed landscape scheme and the proposed maintenance scheme thereafter.

CONDITION 16 – BOUNDARY TREATMENT

Please refer to drawing 132 - BT-01 RevK Boundary Treatment Plan which details all boundary treatments across the development.

CONDITION 17 – GAS AND ELECTRIC BOXES

Please refer to attached drawings

- 132-CSL-01 Rev B Combined Services Layout
- A575-V-DS-001 DESIGN SHEET
- A732(R)-001 DESIGN SHEET
- A902(R)-001 DESIGN SHEET
- AIRE-001 DESIGN SHEET
- CLYDE-001 - DESIGN SHEET
- DEE-001 - DESIGN SHEET
- HUMBER-001 DESIGN SHEET
- LOCK-001 DESIGN SHEET
- MERE-001 DESIGN SHEET
- OUSE-001 - DESIGN SHEET
- RIBBLE-V-001 DESIGN SHEET
- RUTLAND-V-DS-001 DESIGN SHEET

The above details the locations of all gas and electric meter boxes, boiler flues and soil vent pipes.

CONDITIONS 19 and 20 – ECOLOGY RECOMMENDATIONS

Please refer to attached drawing 132 - BDP-01 - Biodiversity Plan for location of bat and bird boxes, as well as hedgehog houses. All plots are noted to have 3 swift bricks per plot.

CONDITION 21 – WATER CONSUMPTION

Please refer to attached calculations confirming water usage below 110 litres per person per day.

We trust the above and attached is self-explanatory and sufficient for the discharge of the relevant conditions, but if you have any queries please do not hesitate to contact the undersigned direct.

Yours sincerely



Gavin Baxter, BSc (Hons)
Technical Manager