

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

8th December 2020

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

H04-0508- 19 Land Off: Towndam Lane Donington

Dear Sir/Madam,

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 26th November 2023.

CONDITION 2 – APPROVED DRAWINGS

This condition Is Noted.

CONDITION 3 – CONSTRUCTION MANAGEMENT

Please refer to 104-CMP.01-REV.A - attached, indicating positions of the site compounds, parking, storage areas and site accommodation.

- Offloading of materials will take place off Town Dam Lane, 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.

- 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 4 – MUD ON PUBLIC HIGHWAYS

Please refer to 104-CMP.01-REV.A attached

- 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 pressure washer to wash down vehicles wheels before they leave the site.

CONDITION 5 – FLOOD RISK

This condition is noted, & development is to be carried in accordance with the recommendations set out in accordance with the flood risk assessment. Inspire drawing AHL-1411-01-EW-001 indicates proposed finished floor levels.

CONDITION 6 – 278 WORKS

Noted, Works will be carried out as per drawing AHL-1411-01-HW-001-P1 provided.

CONDITION 7 – COMPLETION OF ROADS AND FOOTWAYS FOR FRONTAGE ACCESS TO DWELLINGS

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

AHL-1411-01-HW-001-P2 - Section 278/38 General Arrangement
 AHL-1411-01-HW-002-P3 - Section 278/38 Kerbing & Surfacing Plan
 AHL-1411-01-HW-003-P1 - Section 278/38 Longitudinal Sections Sheet 1
 AHL-1411-01-HW-004 – Section 278/38 Longitudinal Sections Sheet 2
 AHL-1411-01-HW-005-P1 – Section 278/38 Longitudinal Sections Sheet 3
 AHL-1411-01-HW-006-P1 - Section 278/38 Cross Sections Sheets 1
 AHL-1411-01-HW-007-P1 - Section 278/38 Cross Sections Sheets 2
 AHL-1411-01-HW-008-P1 - Section 278 38 Construction Details Sheet 1
 AHL-1411-01-HW-009-P1 - Section 278 38 Construction Details Sheet 2
 AHL-1411-01-HW-010-P2 - Section 278 38 Drainage Layout
 AHL-1411-01-HW-011-P1 - Section 278 38 Drainage Catchment
 AHL-1411-01-HW-012-P2 - Section 278 38 Highway Manhole Schedule
 AHL-1411-01-HW-013-P1 - Kerbing & Surfacing Plan

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 8 – FIRST 50M OF HIGHWAY CONSTRUCTION

Works to be programmed to comply with this condition with regards commencement of dwellings.

CONDITION 9 –

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

CONDITION 10 – SURFACE WATER DRAINAGE

The surface drainage scheme has been submitted to Lincolnshire County Council Highways with the intention of entering into a section 38 agreement.

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

Surface water will be attenuated and released at a control rate into the local IDB system. Discharge rates of 1.4 litres per second per Hectare have been agreed with the Internal Drainage Board, and consent has been agreed in principle.

Additional Information and drawings:

AHL-1411-01-DR-009-P1 – Drainage general arrangement
AHL-1411-01-DR-010-P1 - Headwall & Hydro Brake Details

CONDITION 11 – FOUL DRAINAGE

Foul water will be discharged via a combined gravity and pumped system to an existing Anglian Water Services sewer on Town Dam Lane. The pump station and main sewers will be adopted by Anglian Water Services under a Section 104 Agreement.

Please find enclosed:

AHL-1411-01-DR-002 - Section 104 Drainage Layout
AHL-1411-01-DR-003-P1 - Section 104 Construction Details Sheet 1
AHL-1411-01-DR-004-P1 - Section 104 Construction Details Sheet 2
AHL-1411-01-DR-005-P3 - Section 104 MH Schedule
AHL-1411-01-DR-006-P1 - Section 104 Longitudinal Sections-Sheet1
AHL-1411-01-DR-007-P1 - Section 104 Longitudinal Sections-Sheet 2
AHL-1411-01-DR-008 - Section 104 Longitudinal Sections-Sheet 3
AHL-1411-01-DR-030-P2 - Section 104 Benching Details-Sheet 1
AHL-1411-01-DR-031-P1 - Section 104 Benching Details-Sheet 2
AHL-1411-01-DR-032-P5 - Section 104 Rising Main Longitudinal Sections
AHL-1411-01-DR-033-P1 - Section 104 Compound Swept Path Analysis
AHL-1411-01-DR-034 - Section 104 Flood Routing Plan

CONDITION 12 – WATER CONSUMPTION

Noted. Water efficiency calculator is attached for information.

CONDITION 13 – CYCLE STORAGE

Please refer to drawing 104-CSP.01 indicating cycle storage provisions either within garages or wall mounted externally, on those plots without garages.

CONDITION 14 – SOIL REPORT

As per paragraph 8.16 of the submitted and approved report entitled “Combined Phase I Desk Study & Phase II Exploratory Investigation by GeoDyne Ltd dated 22 February 2019”:

Localised hydrocarbon impacted soils have been identified in one location, in the immediate vicinity of a former storage tank. The hydrocarbon impacted soils are to be delineated more precisely by further intrusive works following demolition of the tank base structure and the large glasshouses in the area surrounding WS10.

Any remediation proposal would be dependent upon the results of these works. However, we propose to undertake localised soil removal to remove odorous soils.

CONDITION 15 – BOUNDARY TREATMENT

Please find attached drawing 104-BT.01-REV.B. Any Hedging will be shown on the landscaping drawing.

CONDITION 16 – PLAY AREA

Please find attached proposed design of Local Equipped Area for Play.

CONDITION 17 – LANDSCAPING

Please refer to the previously submitted and approved landscaping drawings & schedules:

- Landscape Schedules May 2019
- AH/TDLD/LA1 1 of 5
- AH/TDLD/LA1 2 of 5
- AH/TDLD/LA1 3 of 5
- AH/TDLD/LA1 4 of 5
- AH/TDLD/LA1 5 of 5

CONDITION 18 & 19 - OPEN SPACE

Please find drawing MCCP.01 Management Company Conveyance Plan, this shows the areas of publicly accessible open space that the management company will be maintaining.

All other areas of the development will be conveyed to and be the responsibility of the home owner.

The management company's maintenance schedules are also included in the pack of information.

This explains how the management company will work and the maintenance schedule they propose for this scheme.

CONDITION 20 – EXTERNAL MATERIALS

Please refer to drawing 104.MSL.01-REV.B. This shows the materials proposed to be used for the external construction of the houses and garages

For the hard surfacing to the properties, we proposed to use Buff Riven Paving Slabs for the house Paths.

For the parking spaces and shared access drives we are proposing to use tarmac.

CONDITION 21 – DETAILS OF METER BOXES, SVPS & GAS FLUES

Please refer to the previously submitted and approved house type design sheets:

(A516-001 - DESIGN SHEET, A732-001 - DESIGN SHEET, A902-001 - DESIGN SHEET, A1120-001 - DESIGN SHEET, AIRE-001 - Design Sheet, AVON-001 - Design Sheet, BAIN-001 - Design Sheet, CLYDE-001 - Design Sheet, DEE-001 - Design Sheet, HUMBER-V-001 - Design Sheet, LOCK-001 - Design Sheet, MERE-001 - Design Sheet, NENE-001 - Design Sheet, RIBBLE-V-001 - Design Sheet, STAMFORD-001 - DESIGN SHEET)

These indicate the position of service meter boxes, external soil and vent pipes and gas flue positions for your consideration. The gas and electric meter boxes will be recessed white GRP boxes. Whilst the SVPs are to be black UPVC. Meter boxes white UPVC

Yours faithfully

Andy Riley