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1 Goodison Road,
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Spalding
PE12 6FY

22nd January 2018

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

For the attention of Phil Norman

Dear Sir's

Re: Land Low Lane, Holbeach. Appeal Ref: APP/A2525/W/17/3177564 Planning Ref: H09-0454-15
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, 11, 12, 14.**

Condition 3 Details of the existing and proposed site levels and proposed floor levels of the dwellings and hard surfaced areas, above ordinance datum.

Please find:

Axis Surveys Drawing No DWG1321/2 showing the existing ground level survey and Inspire Design Drawing No. AHL-1316-01-GA-002 External Works Plan, which shows the proposed levels for the site including drive, gardens and finished floor levels to the properties.

Condition 4 Details of surface water drainage scheme.

Please find:

Inspire Design Drawing No AHL-1316-01-DR-001 - Drainage General Arrangement

Inspire Design Drawing No AHL-1316-01-DR-004 – Manhole Schedule Private Surface Water

Inspire Design Drawing No AHL-1316-01-HW-009 - Section 278 Highway Drainage Details

Inspire Design Highway Calculations

Inspire Design Permeable Drive Calculations

- i) The Proposal for the control of the surface water runoff from the development for the proposed impermeable areas of the buildings is to be discharged into the course graded aggregate beneath the permeable driveways, soakaway tests have been carried out and reported in GeoDyne report Combined Phase 1 Desk Study & Phase 2 Exploratory Investigation. The Highway Drain is to continue to discharge to the Highway ditch to the rear of the development. Drawing attached Showing detail design.

- ii) Attenuation for the proposed development has been provided within the subbase of the private drives the calculations have been attached. Attenuation for the Highway network is provided within the piped network and has been allowed to free discharge into the highway ditch. We are currently awaiting technical approval from Highways.
- iii) Management of the Highway water will be provided through the Local Highway Authority. The surface and foul network to the houses will remain private and will need to be maintained by the home owner.

Condition 5 Details of Construction Method Statement.

Please find:

Ashwood homes Drawing No CMP-01 Rev A Construction Management Plan which shows the positions of the site compounds, parking, storage areas, and site accommodation.

- i) Due to the tight nature of this linear development and the current width of Low Lane and the need to widen Low Lane, site parking for operatives, site staff and plant will be off site on land east of Battlefields Lane South. This land will also have the site office and welfare facilities on it. It will be fenced off from the public and signage placed either side of its entrance to warn road users to its existence
- ii) Plant and materials will be offloaded from Low Lane into either the storage area or directly to the plot. Protection of the public will be by use of pedestrian barriers and a banks man aiding the forklift driver or delivery driver. The site will be enclosed by Herras fencing or the permanent rear fence.
- iii) We are looking at a material storage area between Plots 16 -19. The storage area will be enclosed with Herras fencing. We will also be looking at storing materials on the plot that it is required from where possible.
Storage of plant and materials 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.
- iv) Plots will be constructed with the drives up to and including base course, this will enable the forklift to stay on a hard surface when loading out super structure materials. The Adjacent road Low Lane which we have to reconstructs will be swept on a regular basis. We will use a combination of visiting suction road sweepers and road brush attachments which apply water and collect the dirt on the road.
Scaffolding will be kept clean and tidy to stop dust and materials being blown off it. Where disc cutters are used on the development these are used with the appropriate water system to prevent dust.
- v) Site hours will be 7.30am to 5.00pm this is for deliveries and construct works. There is no demolition to be undertaken on this development.

Condition 6 Details of proposed materials to be used in the construction of the external surfaces of the buildings and hard surfaced areas of the development.

Please find the Material Schedule for the houses and garages. 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.

The parking spaces and shared access drives we are proposing to use permeable tarmac.

Condition 7 Details of a scheme of landscaping.

Please find our landscaping proposals for consideration for this scheme, drawings Leflay Design Drawings AH/LLH/LA1 Sheets 1 to 3 and Landscape Schedules December 2017. The LAP on this site is proposed to be a grassed area.

Maintenance of the planting within the plot boundaries will be the responsibility of the home owner. The public open space areas will be maintained by the management company, Encore Estate Management. Please see details of Encore's maintenance proposals. Both the home owners and Encore will be aware that they will be responsible to replace any plants in the areas that they control that are seriously damaged, diseased, die or are removed within a period of 5 years from the completion of the development.

Condition 8 Details of publicly accessible space.

Please find drawing M CCP-01 Management Company Conveyance Plan, this shows the proposed areas of publicly accessible space for the development.

Condition 9 Details of a scheme for the Widening and Strengthening of Low Lane and provision of a 1.8m wide footpath and drainage.

Following discussions with Jon Sharpe we have submitted as part of a Section 278 application the drawing information and specification for this works to Lincolnshire County Highways for checking and approval.

Please find drawings:

AHL-1316-01-HW-001 - Kerbing and Surfacing Plan

AHL-1316-01-HW-002 - Section 278 Layout Plan

AHL-1316-01-HW-003 - Section 278 Longitudinal Section-Sheet 1

AHL-1316-01-HW-004 - Section 278 Longitudinal Section-Sheet 2

AHL-1316-01-HW-005 - Section 278 Road and Drainage Construction Details

AHL-1316-01-HW-006 - Section 278 Cross Sections

AHL-1316-01-HW-007 - Section 278 Road Markings Details

AHL-1316-01-HW-008 - Section 278 Site Clearance Layout Plan

AHL-1316-01-HW-009 - Section 278 Highway Drainage Details

Condition 10 Development is to be carried in accordance with the recommendations set out in accordance with the flood risk assessment.

The site is in Flood Zone 1 and outside any Hazard Zone in the year 2115 of the South Holland District Council's Strategic Flood Risk Assessment Maps (2010). Flood Zone 3 of the Environment Agency's Flood Zone Maps which do not take into any flood defences.

We have however incorporated in the schemes design the following flood resilient / resistant measures.

Existing land level varies between 2.90m and 3.14m AOD. The slab levels to the properties are set at a minimum 3.50m to 3.67m they are therefore significantly above the existing ground levels so should aid the movement of water should a flood event ever occur away from the properties and provide good protection.

The works to the reconstructed Low Lane will incorporate half battered 125 x 250mm Kerbs to both sides of the road way this will also channel water away from the properties. The eastern end of Low Lane we have incorporated drainage kerbs in the road design again to channel and but also to remove water passing along the roadway during a storm event.

The site already has a ditch running along the rear boundary of the development which again with the development being raised will assist the movement of water away from the houses should there ever be a flood event.

The water from roofs will discharge into soakaways under permeable drives this will offer additional protection against extreme short duration localised events.

The facing bricks used in the properties will be an F.L. grade or F2 as both offer frost resistance should the bricks become saturated during a flood event.

Plasterboard will still be used in the properties with a 300mm wide horizontal strip at the bottom of the wall which can be replaced to aid the property being brought back to use should a flood event ever occur by just removing and replacing this strip.

The house designs have electric and gas meter boxes set 525mm above finished floor slab, electric sockets are a minimum 450mm above the finished floor level, switches 1200mm above the finished floor level and consumer unit is 1200mm to the middle of the main switch above finished floor level. Cables drop down to all sockets and switches on the ground floor.

Condition 11 Provision of a management plan, responsibilities and maintenance schedules.

Please find drawing M CCP01 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 companies maintenance schedules are also include in the pack of information. This explains how the management company will work and the maintenance schedule they propose for this scheme.

Condition 12 Provision of details of proposed boundary treatments including details of materials and species and size of any hedging.

Please find drawing BT 01 Rev A Boundary Treatment Plan, Drawings AH/LLH/LA1 Sheets 1 to 3 and Landscape Schedules December 2017 these drawings show the details of all fencing and planting proposed for this scheme including material schedules and planting details.

The acoustic fence will be constructed from:

4.35m long 100 x 100mm posts at 2m centres.

4no 4m long 100 x 50mm horizontal rails.

2m long 150 x 50mm gravel boards.

3.6m long 22 x 150mm vertical boarding

With 3.6m long 22 x 75mm clapping board (covering the vertical joint on the boarding above)

The 1.8m close boarded fence will be constructed from:

2.4m long 100 x 100mm posts at 3.0m centres.

3no ex 47 x 125 horizontal cant rails 3.0m long (2no rails from one 47 x 125mm timber).

3m long 150 x 22mm gravel boards.

1.65m long ex 22 x125 feather edge boards (2no boards from one 22 x 125mm timber).

All timber is pressure treated. All posts are concreted in.

Condition 14 Details of the design and position external meter boxes for gas and electric supplies and any gas flue and soil and vent pipes.

Please find the house type drawings plans and elevations:

A516N - 100 - Plots 38, 39-Floor Plans & Elevations

A732 - 101- Plots 28, 29, 30. - Floor Plans & Elevations

MERE - 100 - Plot 20, 31 - Floor Plans & Elevations

P23-25 - 100 - Plots 23, 24, 25-Floor Plans & Elevations

P36-37 - 100 - Plots 36, 37-Floor Plans & Elevations

SPAR - 100 - Plots 1, 2, 8, 9, 32, 33, 34, 35 - Floor Plans & Elevations

SPAR - 101 - Plots 3, 4, 5-Floor Plans & Elevations

WELL - 100 - Plots 6, 7, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 21, 22, 26, 27 - Floor Plans & Elevations

These show 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 boxes.

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