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

19th August 2020
Planning Department
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE

Dear Sir/Madame,

Re: H09-0523-20Land off Damgate, Donnington - Discharge of Planning Conditions

Following our telephone conversation earlier today please find amended covering letter and amendment form as discussed.

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.

CONDITION 2 – APPROVED DRAWINGS

As noted on the Planning Permission Notice.

CONDITION 3 – GROUND CONTAMINATION

We have included Geodyne report, Combined Phase I Desk Study and Phase II Exploratory Investigation

Localised areas of contamination with Lead & dibenzo(ah)anthracene have been found.

The remediation strategy proposed is the provision of a 150mm remedial capping layer, this should be achieved given the requirements to elevate the floor levels to a minimum of 1M above the existing ground levels stated in the flood risk assessment.

CONDITION 4 – DETAILS OF EXTERNAL MATERIALS

Please find attached Materials schedule (MS.01, MSL.01-REV.B & ESL.01) 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.

CONDITION 5 – DETAILS OF METER BOXES, FLUES AND SVPs

Please find attached combined service layout (CSL.01) & the house type design sheets: (A732-001, A902-001, K2S5B01-R-001, K2S4B02-R-001, K2S4B03-B-001, K2S4B04-B-001, K2S4B05-R-001, COR-001, LCK-001, MER-001, SPT-001, WEL-001)

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.

CONDITION 6 – DETAILS OF LANDSCAPING

Please find our landscaping proposals for consideration for this scheme, Leflay Design Drawings Sheets 1 to 6 and associated landscape schedules.

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 7 – DETAILS OF BOUNDARY TREATMENT

Please find attached drawing BT.01-REV.B indicating details of all fencing. Any Hedging will be shown on the landscaping drawing.

CONDITION 8 & 9 – MAINTENANCE & MANAGEMENT RESPONSIBILITIES

Please find drawing MCCP-01-REV.A 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 10 – DETAILS OF REFUSE & RECYCLING

Please find attached drawing SL-01-REV.B indicating location of refuse & recycling points.

CONDITION 11 – TREE PROTECTION DETAILS

Works to be carried on in such a manner as to comply with this condition, details of which can be found on drawing 2863.TPP, Tree Protection Plan attached.

CONDITION 12 – TREE PROTECTION DETAILS

Noted.

CONDITION 13 – ECOLOGY REPORT RECOMMENDATIONS

Works will be carried out In accordance with the recommendations of the ecology report, a plan is attached indicating the locations of bird & bat boxes.

The site has high potential to be used for nesting birds. Works to existing vegetation are to take place outside of nesting season. Should works be required to take place within the nesting season a full survey for nests will be undertaken before the works begin. Nest boxes will also be incorporated into the development.

The ecological assessment identifies that the site has moderate potential to support bats. Before any works are carried out on existing mature trees they will be surveyed for bats.

The lighting scheme will be designed to ensure that dark unlit areas of the site are retained, particularly around any retained mature trees.

CONDITION 14 – WIDDENING OF DAM GATE

Please find attached drawing E3991-720-S278 Highway Works indicating work to existing highway. This has been submitted to Lincolnshire County Council Highways to enter into a Section 278 agreement.

CONDITION 15 – COMPLETION OF ROADS AND FOOTWAYS FOR FRONTAGE ACCESS TO DWELLINGS

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

- E3991-370B-Section 38 Agreement - Sheet 1 of 2
- E3991-371B-Section 38 Agreement - Sheet 2 of 2
- E3991-700A-Highway Surface Finishes-Sheet 1 of 2
- E3991-701S-Highway Surface Finishes-Sheet 2 of 2
- E3991-702A-Highway Kerb Details -Sheet1 of 2
- E3991-703A-Highway Kerb Details -Sheet2 of 2
- E3991-704A-Highway Setting out – Sheet1 of 2
- E3991-705A-Highway Setting out – Sheet2 of 2
- E3991-706A-Highway Contours – Sheet1 of 2
- E3991-707A-Highway Contours – Sheet1 of 2
- E3991-720A-S278 Highway Works
- E3991-780-Highway Construction Details-Sheet 1 of 2
- E3991-781-Highway Construction Details-Sheet 2 of 2

The specification of the roads will be in line with Lincolnshire County Councils Development Road and Sustainable Drainage Spec May 2018. With the intention that the roads will be adopted under a section 38 agreement.

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

CONDITION 16 – FIRST 50M OF HIGHWAY CONSTRUCTION

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

CONDITION 17

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

CONDITION 18 – SURFACE WATER STRATEGY

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

Surface water will be attenuated and released at a control rate into the local IDB system. Discharge rates from this development have yet to be agreed with the Internal Drainage Board, and permission is yet to be sought.

Additional Information and drawings:

- E3991-500B-Adoptable Drainage Layouts-Sheet 1 of 2
- E3991-501B-Adoptable Drainage Layouts-Sheet 2 of 2
- E3991-510A-Drainage Areas Plan - Sheet 1 of 2
- E3991-511A-Drainage Areas Plan - Sheet 2 of 2
- E3991-530B-Longitudinal Sections-Sheet 1 of 5
- E3991-531B-Longitudinal Sections-Sheet 2 of 5
- E3991-532B-Longitudinal Sections-Sheet 3 of 5
- E3991-533B-Longitudinal Sections-Sheet 4 of 5
- E3991-534B-Longitudinal Sections-Sheet 5 of 5
- E3991-560-Drainage Construction Details- Sheet1 of 2
- E3991-560-Drainage Construction Details- Sheet2 of 2

CONDITION 19 – FOUL WATER STRATEGY

Foul water will be pumped from the development to an existing Anglian Water Services sewer on Dam Gate. The pump station and main sewers will be adopted by Anglian Water Services under a Section 104 Agreement.

Please find enclosed:

- E3991-500B-Adoptable Drainage Layouts-Sheet 1 of 2
- E3991-501B-Adoptable Drainage Layouts-Sheet 2 of 2
- E3991-510A-Drainage Areas Plan - Sheet 1 of 2
- E3991-511A-Drainage Areas Plan - Sheet 2 of 2
- E3991-530B-Longitudinal Sections-Sheet 1 of 5
- E3991-531B-Longitudinal Sections-Sheet 2 of 5
- E3991-532B-Longitudinal Sections-Sheet 3 of 5
- E3991-533B-Longitudinal Sections-Sheet 4 of 5
- E3991-534B-Longitudinal Sections-Sheet 5 of 5
- E3991-560-Drainage Construction Details- Sheet1 of 2
- E3991-560-Drainage Construction Details- Sheet2 of 2

CONDITION 20 – CONSTRUCTION MANAGEMENT PLAN

Please find attached Ashwood Homes Drawing 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 Damgate, 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 exposer 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 supress 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 21 – PREVENTION OF MUD

Please find attached Construction management plan, 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 22 – FLOOD RISK MEASURES

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

The site falls entirely within Flood Zone 3. The Environment Agency (EA) does have flood defences throughout Holbeach and these do reduce the risk of flooding.

Several flood resilient / resistant measures have been incorporated into the design.
The slab levels to the properties are set at a minimum of 3.5M AOD and a minimum of 1.0m above existing ground levels and 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 site also benefits from an existing drainage ditches running along the boundaries of the site, 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 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.

Flood Resilient Measure will be incorporated in the construction. 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 23 – EXISTING AND PROPOSED LEVELS

Chilcote Engineering Services Drawing No 09022016/01 shows the existing ground level survey.

Drawing number 39-SL.02-REV.A attached indicated the proposed levels of floor slabs and external areas.

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 us.

Yours faithfully,

Andrew Riley