



Friday, 17 June 2022
FAO Mrs Polly Harris-Gorf
South Holland District Council
Planning Department
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

H09-0784-21 - Land Off Fen Road Holbeach Spalding – Discharge of Conditions 3, 4, 5, 6, 7, 8, 9, 11, 12, 13, 14, 15, 16, 17, 18 and 19.

Dear Polly,

Please find below discharge of conditions from the Full Planning Approval, reference H09-0784-21 for Fen Road Phase 2.

CONDITION 3 – SURFACE WATER DRAINAGE SCHEME

Please refer to the attached Section 104 drawings showing the surface water drainage scheme. This is being technically vetted by Anglian Water. We can also confirm that an IDB application with WLMA is ongoing for the discharge consent into a board-maintained watercourse.

CONDITION 4 – LANDSCAPE AND BIODIVERSITY

Please refer to the attached landscaping drawings and schedule for the development. We also attach a biodiversity plan showing location of bat and bird boxes, as well as hedgehog houses on the scheme. A biodiversity net gain calculation has also been undertaken, which is attached, showing a 22% net increase in habitat from the development.

CONDITION 5 – RETENTION OF EXISTING TREES

Please refer to the attached drawing 127 – TP -01 for location of and specification of tree protection fencing to the retained hedgerow on the development.

CONDITION 6 – BOUNDARY TREATMENTS

Please refer to the attached drawing 127 – BT – 01 revision F showing proposed boundary treatments to the development.

Please refer to drawing 127 – SS – 01 for cross sections through the 2 boundaries of the site abutting neighbouring development.

CONDITION 7 – MANAGEMENT PLAN

Please refer to drawing 127 MCCP 01 for areas that will be managed by Encore, our management company for this development.

CONDITION 8 – ARCHAEOLOGY

Please refer to APS Archaeology Written Scheme of Investigation Report, dated January 2022.

CONDITION 9 – ARCHAEOLOGY

APS Archaeology have been given the order to commence on site archaeological works and will be in touch with the county archaeologist.

CONDITION 11 – FINISHED FLOOR LEVELS

In accordance with the planning approved flood risk assessment, reference MA11419/FRA/R02 - June 2021 Flood Risk Assessment, finished floor levels are to be set at 500mm above existing ground level. Please see attached drawing ASH FEN2 109 revision A showing proposed finished floor levels with existing ground levels. All floor levels are set at 500mm above existing ground level.

CONDITION 12 – SURFACE WATER DISPOSAL

Please refer to the attached Section 104 drawings showing the surface water drainage scheme. This is being technically vetted by Anglian Water. We can also confirm that an IDB application with WLMA is ongoing for the discharge consent into a board-maintained watercourse.

CONDITION 13 – ROAD CONSTRUCTION

As per other schemes with Lincolnshire County Council highways, we write to confirm that road and footpath surfaces will be finished to binder level at point of occupation and nearer to the end of the development, will be completed to surface course level.

CONDITION 14 – ESTATE ROADS PHASING AND COMPLETION PLAN

Please refer to attached Section 38 drawings which are under technical vetting with Lincolnshire County Council highways. We confirm that due to the size of the estate, all adoptable estate roads will be built in one phase. As per notes on condition 13 above, the road and footpath will be completed to binder course prior to occupation.

CONDITION 15 – CONSTRUCTION MANAGEMENT PLAN

Please refer to attached drawing 127 – CMP -01 revision A detailing measures during the construction phase.

CONDITION 16 – WHEEL WASHING FACILITIES

Please refer to attached drawing 127 – CMP -01 revision A detailing wheel washing measures during the construction phase.

CONDITION 17 – EXTERNAL MATERIALS

Please refer to attached drawings 127 – MSL -01 for external materials to plots and drawing ASH FEN2 109 revision A for external materials to hard standing surfaces.

CONDITION 18 – TREE REMOVAL

We note the condition and timing restrictions stated therein.

CONDITION 19 – WATER CONSUMPTION

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

Yours sincerely



Adam Jagger BSc(Hons) MCIOB
Architectural & Technical Manager

