m a t r i x

p l a n n i n g

Planning Department
Council Offices
Priory Road
Spalding
PE11 2XE

12 March 2021

Attn Lucy Buttery

Dear Madam,

H13-0496-20

Revised plans

Chapel Walk, Land South of Roman Road, Moulton Chapel, PE12 0XQ
outline approval H13-0844-17.

Submission of details required by Conditions 3ii. & 3v., 15, 17, 18, 19, 20, 22 relating to engineering matters - road and plot layout, lighting, and surface/foul water arrangements.

I attach an email from LCC Highways dated 23.02.2021 that confirms they are content with the designs from a S38 perspective. They say '*pending agreement of landscaping and headwalls*' but I suggest that is a matter of their detail will not alter the principles of the scheme.

There are some s38 drawings that have not been sent as , in my view, they are not relevant to the planning process.

Please see the following revised Table 1 that relates the submitted drawings to individual planning conditions. The red text indicates the changes relative to my original letter of 24 June 2020.

The changes are not of substance to the approved layout as they mostly express detailed construction matters important to the s38 adoption process.

Yours sincerely,

[redacted]

Gordon Smith, MRTPI

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SMARTER PLANNING CHAMPION

RTPI Chartered Town Planner

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Gordon Smith, BA(Hons), DipTP, MRTPI

This table shows revisions (in red) from the first submission on 24.06.20
Table 1: The submitted and revised drawings are as follows.

Condition No of H13-0844-17	*Topic*	Drawing No's & Document refs
3 iii	*Revised with x2 additional plans* *Foul and surface water* (Condition 19 & 20 below relate)	2351-16 (foul and surface drainage) west 2351-17 (foul and surface drainage) central 2351-18 (foul and surface drainage) east 2351-15 **G** (S104 LAYOUT) 2351-07 (S104-Section) 2351-10A (S185 PLAN) new - 2351-20A (S38 DRAINAGE CATCHMENTS)
3 v	***Revised*** Site levels – internal floor and external levels shown *(Condition 22 below relates)*	2351-12 **F** (External Levels) west 2351-13 **F** (External Levels) central 2351-14 **F** (External Levels) east
15	***Revised*** *Road and footways adoption.* *Hard landscaping to show access to each dwelling*	2351-11**G** (S38 highway adoption Plan) new 2351-94(Hard Landscaping Plan)
17	***Revised*** *Estate road and footway*	2351-99 **F** (footway and road construction) SD50- manholes.
18	*Street Lighting inside adoptable areas*	1927_LTG_5000 - S38 Street Lighting SD-14-2A-Lighting Column-Foundation
19	*Surface water drainage scheme, and strategy*	See also above condition 3 iii for relevant plans.

		Strategy is found in *FRA and Drainage - Chapel Walk - 2351 - Rev C Nov 2019* (re-submitted noting it is already ratified with Reserved matters approval H13-1096-19)
20	Foul and waste water strategy (Condition 3 iii above relates) A S104 (Section 104 of the Water Industry Act (1991)) agreement will be entered. This is a legal agreement between a developer and the water company, where the developer agrees to build sewers to an agreed standard, which the water company will then adopt. 2351-10A (S185 PLAN) listed against condition 3iii above is a sewer diversion plan already submitted to Anglian Water [AWS Technical of vetting application are reference **NSA-0084723,** Sewer diversion ref: SD-0081341**]**	See above condition 3 iii
22	*Site levels – external only* *(External levels provided here but internal floor levels to follow as a separate submission)*	See above condition 3 iii

24	*Not condition compliance* *This requires implementation of Specified flood risk assessment unless otherwise agreed in writing.* *(Condition 2 – Flood risk Assessment relates)*	The approved document by Engineer SM Hemmings 2016 has been superseded by the document produced by letters MTC Engineering dated November 2019 (see approval H13-1096-19). *Please provide your acceptance of this substituted 2019 document in the form of a letter or footnote to the decision. Note the relationship with an element of Condition 2.*

This letter accompanies the following plans:

- email LCC 23.02.21 tech approval
- 2351-11G (S38 Plan)
- 2351-12F (Levels)
- 2351-13F (Levels).pdf
- 2351-14E (Levels)
- 2351-20A (S38 DRAINAGE CATCHMENTS)
- 2351-99F (footway and road construction)
- 2351-15G (S104 LAYOUT)
- new 2351-94(Hard Landscaping Plan)

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