m a t r i x

p l a n n i n g

Planning Department
Council Offices
Priory Road
Spalding
PE11 2XE

24 June 2020

Attn Lucy Buttery

Dear Madam,

Chapel Walk, Land South of Roman Road, Moulton Chapel, PE12 0XQ
outline approval H13-0844-17.
Proposed development of up to 58 houses.

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.

This submission made on behalf of Postland Developments Ltd. seeks approval of matters connected with site and road layout, associated engineering details, and foul/surface water matters. Submission of similar related information for adoption agreements with the Highways Authority and Anglian Water have already been submitted to the relevant agency.
Necessarily the engineering matters have been advanced now to ensure they are assessed in conjunction with adoption discussions with LCC Highways and Anglian Water.

Please see the following Table 1 that relates the submitted drawings to individual planning conditions.

Table 2 is for information and is a checklist of those matters not yet submitted. They are work in progress on boundary treatment, landscape work, open space design, and contamination.

Please see the comment against Condition 24. This is not a condition compliance matter but something that requires your confirmation that a document substitution has already been approved under a previous reserved matters decision referenced H13-1096-19.

For your information, construction work will start in the early Autumn.

Yours sincerely,

[redacted]

Gordon Smith, MRTPI

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SMARTER PLANNING CHAMPION
RTPI Chartered Town Planner

Consultant Chartered Town Planner
Gordon Smith, BA(Hons), DipTP, MRTPI

Table 1: The submitted drawings are as follows

Condition No of H13-0844-17	***Topic***	**Drawing No's & Document refs**
3 iii	*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 (S104 LAYOUT) 2351-07 (S104-Section) 2351-10A (S185 PLAN)
3 v	*Site levels – external (nb. internal floor levels to follow as a separate submission)* *(Condition 22 below relates)*	2351-12 (External Levels) west 2351-13 (External Levels) central 2351-14 (External Levels) east
15	*Road and footways adoption.*	2351-11(S38 highway adoption Plan)
17	*Estate road and footway*	2351-99 (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.*

Table 2: For information and monitoring - Conditions that remain to be submitted.

Condition No of H13-0844-17	*Topic*	Drawing No's
3 iv	*Landscaping and tree planting*	
3 v	*Internal floor levels*	
6, 7	*Archaeology commencement and reporting*	Proposed written scheme of investigation already approved under H13-0370-19
8	*Landscaping and tree planting*	
9	*Boundary treatment*	
10	*Shared open space designs*	
11	*Landscape management and maintenance*	
12	*Refuse and recycling*	
13	*Contamination*	
14	*External design of energy supply features – incl. meter boxes*	
18	*Lighting outside adopted areas*	Adoptable area lighting already provided. See condition 18 in Table 1 above.
21	*Construction management plan*	
22	*Proposed floor levels*	External levels already provided. See condition 3 iii and 22 in Table1 above.
23	*Mud control on highway*	

end