



Ashwood Homes Limited
1 Goodison Road
Lincs Gateway Business Park
Spalding
Lincolnshire
PE12 6FY

YOUR HOME | OUR VISION

Tel: 01406 490590
Email: info@ashwoodhomes.co
Website: www.ashwoodhomes.co

Monday 8th January 2024
South Holland District Council
Planning Department
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

H14-1218-21 – Land at Yews Farm, Spalding Road, Pinchbeck – Discharge of Full Planning Conditions 3, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25

Dear Sirs,

Please find below discharge of planning conditions from the Full Planning Approval, reference H14-1218-21 for the Land at Yews Farm, Pinchbeck Road, Spalding. This only covers the full element conditions and does not include any outline planning condition nor full planning condition which is informative.

CONDITION 3 – SITE LEVELS

Please refer to the attached civil engineering drawings which denote FFL and indicate existing topographical site levels.

- [AHL-1511-01-EW-001-P2 - Parcel 1 External Works-Sheet 1](#)
- [AHL-1511-01-EW-002-P1 - Parcel 1 External Works-Sheet 2](#)
- [AHL-1511-01-EW-003-P1 - Parcel 1 External Works-Sheet 3](#)

These floor levels have been set in accordance with the approved flood risk assessment and are accompanied by site sections through the site, reference drawing 074-SS-01 Site Sections.

CONDITION 8 – CONSTRUCTION MANAGEMENT PLAN

Please refer to attached drawing 074 CMP 01 Rev A – Construction Management Plan. This details the site phasing; parking of vehicles; loading and unloading operations; storage; wheel washing; access routes; surface water management and control of noise and dust. Also attached is engineering drawing AHL-1511-01-DR-027 - Section 104 Filter Strip & Infiltration Trench Detail which details the construction method of the filter drains.

CONDITIONS 9 and 10 – ESTATE ROAD PHASING PLAN

Please refer to attached civil engineering drawings

- AHL-1511-01-HW-002-P6 - Phase 1A Section 38 General Arrangement
- AHL-1511-01-HW-012-P4 - Phase 1B Section 38 General Arrangement

This details how the roads and development will be phased. The exact phasing of the site will be dependent on sales at the time of construction. Roads will be constructed to binder course on each phase with footpaths completed to surface course for each plot handover. Once the entire S38 area is completed, the roads will then be surfaced and handed over to LCC through the adoption process.

The completion of the road up to the northern boundary will be complete by the 50th dwelling. The roads to the west are within the overall outline application and will be completed in accordance with the future phasing of the larger site.

CONDITIONS 11 and 12 – SURFACE WATER AND FOUL WATER DRAINAGE SCHEME

Please refer to the attached civil engineering drawings which have been submitted to and approved by Anglian Water under a Section 104 Agreement. Also attached is the IDB discharge consent.

- AHL-1511-01-DR-003-P4 - Parcel 1 Attenuation Pond Detail
- AHL-1511-01-DR-008-P14 - Section 104 Drainage General Arrangement
- AHL-1511-01-DR-009-P8 - Section 104 Drainage Catchment Areas
- AHL-1511-01-DR-010-P1 - Section 104 Construction Details
- AHL-1511-01-DR-011 - Section 104 Storage Manhole Detail
- AHL-1511-01-DR-012-P7 - Section 104 Manhole Schedule Sheet 1
- AHL-1511-01-DR-013-P11 - Section 104 Manhole Schedule Sheet 2
- AHL-1511-01-DR-014-P4 - Section 104 Foul Benching Details
- AHL-1511-01-DR-015-P5 - Section 104 Surface Water Benching Details Sheet 1
- AHL-1511-01-DR-016-P1 - Section 104 Surface Water Benching Details Sheet 2
- AHL-1511-01-DR-017-P4 - Section 104 Surface Water Benching Details Sheet 3
- AHL-1511-01-DR-018-P4 - Section 104 Surface Water Benching Details Sheet 4
- AHL-1511-01-DR-019-P3 - Section 104 Surface Water Benching Details Sheet 5
- AHL-1511-01-DR-020-P5 - Section 104 Hydrobrake Detail
- AHL-1511-01-DR-021-P8 - Section 104 Longitudinal Sections Sheet 1
- AHL-1511-01-DR-022-P7 - Section 104 Longitudinal Sections Sheet 2
- AHL-1511-01-DR-023-P6 - Section 104 Longitudinal Sections Sheet 3
- AHL-1511-01-DR-024-P6 - Section 104 Longitudinal Sections Sheet 4
- AHL-1511-01-DR-025-P3 - Section 104 HW1 Headwall Detail
- AHL-1511-01-DR-026-P2 - Section 104 HW2 Headwall Detail
- AHL-1511-01-DR-027 - Section 104 Filter Strip & Infiltration Trench Detail
- AHL-1511-01-DR-028- Section 104 Filter Drain MH Details
- AHL-1511-01-DR-029-P2 - Section 104 Flood Routing Plan
- AHL-1511-01-DR-030 - Section 104 Compound Swept Path Analysis
- AHL-1511-01-DR-039 - Section 104 Backdrop Detail
- AHL-1511-01-DR-040 - Section 104 Construction Details Sheet 2
- DIS_S+P 119 (granted) - Land off Spalding Road, Pinchbeck, PE11 3UF (Ashwood Homes)
- S104 Schedule NSA-0144886
- NSA-0144886 Offer Letter

CONDITION 13 – CYCLE STORAGE PLAN

Please refer to attached drawing 074 CSP 01 – Cycle Storage Plan. This details the cycle storage to be provided on the site for all plots.

CONDITION 14 – ACOUSTIC MEASURES

Please refer to attached drawings

- 074 AMP 01 – Acoustic Measures Plan.
- 074 BT 01 Rev E – Boundary Treatment Plan

This details the acoustic measures to the plots (074 AMP 01) and the acoustic fence to the rear of plots 82-89 (074 BT 01)

CONDITION 15 – LANDSCAPING

Refer to attached drawings / documents in respect of the landscaping provisions to Yews Farm

- AH-YF-LA1 Sheet 1 of 4 – Landscape Plan Sheet 1
- AH-YF-LA1 Sheet 2 of 4 – Landscape Plan Sheet 2
- AH-YF-LA1 Sheet 3 of 4 – Landscape Plan Sheet 3
- AH-YF-LA1 Sheet 4 of 4 – Landscape Plan Sheet 4
- Landscape Maintenance Schedules
- Yews Farm Landscape Schedules

This details the proposed landscape scheme and the proposed maintenance scheme thereafter.

CONDITION 16 – BOUNDARY TREATMENT

Please refer to drawings 074-BT-01 Rev E Boundary Treatment Plan and 074-BT-02 - Boundary Treatment Plan Frontage Pond which details all boundary treatments across the development.

CONDITIONS 17 and 18 – MANAGEMENT AND MAINTENANCE PLANS

Please refer to drawing 074-MCCP-01 for all areas of public open space which will be maintained by a resident's management company. This includes the areas of public landscaping, frontage pond, open space, refuse collection points and streetlights across the development.

CONDITION 19 – ELEVATIONAL TREATMENTS

Please refer to attached drawings / documents in respect of enhanced elevational treatments to plots 1, 2, 11, 67, 68, 69.

- Humber-DS_001 - Design Sheet
- Ribble-V-DS-001 - Design Sheet
- Tay-DS-001 - Design Sheet
- Plot Materials Schedule - 74 - Yews Farm - Pinchbeck

It is proposed to incorporate feature porches to the front elevation of these plots, as well as contrasting soffit and fascias and windows by changing the colours on these plots to grey. Please refer to Plot Materials Schedule for details of these changes.

CONDITION 20 – GAS AND ELECTRIC BOXES

Please refer to attached drawings

- 074 - CSL 01 Rev A - Combined Services Layout
- A732(R)-001 DESIGN SHEET
- A902(R)-001 DESIGN SHEET
- AIRE-001 DESIGN SHEET
- AVON-001 - DESIGN SHEET
- CLYDE-001 - DESIGN SHEET
- DEE-001 - DESIGN SHEET
- HUMBER-001 – DESIGN SHEET
- LOCK-001 DESIGN SHEET
- MERE-001 DESIGN SHEET
- RIBBLE-V-001 – DESIGN SHEET
- RUTLAND-V-DS-001 DESIGN SHEET
- SEVERN-V-001 – DESIGN SHEET
- TAY-DS-001 - Design Sheet

The above details the locations of all gas and electric meter boxes, boiler flues and soil vent pipes to all plots.

CONDITIONS 21 and 22 – ECOLOGY RECOMMENDATIONS

Please refer to attached drawing 22036-BMP1 - Biodiversity Management Plan for location of proposed bat and bird boxes, as well as hedgehog houses.

CONDITION 23 – BIODIVERSITY MANAGEMENT PLAN

Please refer to attached document (22036 - Biodiversity Management Plan (Cond 23)).

CONDITION 24 – LOCAL AREA OF PLAY

Please refer to attached document 074-LAP-01. This details the Land Allocated for Play.

CONDITION 25 – WATER CONSUMPTION

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

We trust the above and attached is self-explanatory and sufficient for the discharge of the relevant conditions, but if you have any queries please do not hesitate to contact the undersigned direct.

Yours sincerely



Gavin Baxter, BSc (Hons)
Technical Manager