



To:
South Holland District Council
Planning Department

6 October 2022

Dear Sir/Madam,

Land South of Green Lane/ East of Bacons Lane Pinchbeck PE11 3XS
Proposed development of 63 houses.

Permission H14-0137-19:

- **Submission of details required by Conditions, and**
- **Variation of condition**

This is Application B (2nd of 3 related submissions)

PP-11596157

This submission is one of three relating to those planning conditions necessary to allow for a construction start on this site. Other conditions will be submitted once the necessary preparation work progresses.

The conditions submitted for approval now are:

Application A PP-11596151

- 3 (Phasing),
- 4 (Pollution Management), and
- 6 (Construction management Plan).

→ **Application B - THIS CURRENT SUBMISSION**

PP-11596157

- 7 (Surface Water), and
- 8 (Foul Water).

Application C PP-11596168

A separate s73 submission (variation of condition) is made to vary planning condition 12 concerning the timescale for delivery of the estate road.

A near identical letter for all three applications is submitted to ensure the common issues are addressed.

Yours sincerely,

Gordon Smith, MRTPI

Application A Planning condition submission**Condition 3 -Phasing scheme as related to ground investigation.**

Submissions:

- Report by Grange Geo reference R22022/R03 dated June 2022.
- 581.CPP.01 - Construction Phasing Plan

Condition 4 – Scheme to manage contamination

Submission: Report by Grange Geo reference R22022/R03 dated June 2022.

The reason for conditions 3 and 4 relates to ground pollution management. The submitted report by Grange Geo relates to site investigations extending from 2019, and the Phasing of work is set out at page 16 -20 (sections 4.5- 4.7).

The report contains photographic records; *should a higher resolution copy be needed please contact us.*

Condition 6 – Constuction Management Plan

Submissions: Report and Plans by Project Managers Studio 11 Architecture

- 581 Report : Construction Method Statement
- 581.CMP.01 - Construction Management Plan rev A
- 581.CPP.01 - Construction Phasing Plan

These addresses all site works and covers, amongst other matters, working hours, dust suppression, noise and so on.

It should be noted that this element of the submission also relates to Condition 12 (Application C) that aims to ensure all site personnel and their vehicles are accommodated off the public highway.

Application B – Surface and foul water - The current submission**Condntion 7 – Surface water disposal**

Submission: Plans by Parsons Consulting Engineers Ltd – 10 docs. as follows below for Condition 8.

Condition 8 - Foul water disposal

Submission: Plans by Parsons Consulting Engineers Ltd – 10 docs. as follows below.

- 22157-001 rev P1 Drainage Strategy
- 22157-002 rev P1 Exceedence Flows
- 22157-003 rev P1 Key Plan
- 22157-004 rev P1 Eng Drg - Sheet 1 of 7
- 22157-005 rev P1 Eng Drg - Sheet 2 of 7
- 22157-006 rev P1 Eng Drg - Sheet 3 of 7
- 22157-007 rev P1 Eng Drg - Sheet 4 of 7
- 22157-008 rev P1 Eng Drg - Sheet 5 of 7
- 22157-009 rev P1 Eng Drg - Sheet 6 of 7
- 22157-010 rev P1 Eng Drg - Sheet 7 of 7



Application C - Variation of condition 12

Condition 12. Timing of road and footway construction.

This prevents the commencement of any dwelling until the first 50m of estate road has been built. The reason for this is to ensure that site construction vehicles can access the site.

It is requested that this condition be amended to include the term '*beyond oversite*' as shown in red italic below. The condition will then read

*"12 No dwelling shall be commenced **beyond oversite** before the first 50 metres of estate road from its junction with the public highway, including visibility splays, and have been completed to binder course level."*

The first phase of development will require earthmoving, site levelling, the installation of drainage runs, and the establishment of foundations for each house with the requisite drainage connections. Given the complexity of this operation, it is not necessarily the case that the initial internal construction access road will always be the same as the estate road. This change is requested to allow for the final estate road to be built at a later stage than anticipated by these conditions.

The reason for the condition (good construction practice and creating on-site parking for site personnel and storage of materials) is met by submission for Condition 6 (Construction Management Plan). The submissions by Project Managers *Studio 11 Architecture* show the proposed construction compound and parking for site personnel.

End.