

20th June 2019

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Polly Harris-Gorf
Planning Department
South Holland District Council
Priory Road
Spalding
PE11 2XE

Dear Polly,

We are pleased to submit details to discharge the following conditions with reference to Planning Approval Reference H15-0672-16 to demolish existing structures and erect 9 houses along the access, landscaping and associated works and also relevant to new re-submitted Planning Application Reference H15-0203-19 to demolish existing structures and erect 19 houses with access, landscaping and associated works.

CONDITION 3- Emailed 19th June 2019 by Paul at William Saunders (copy below)

The development hereby permitted shall be carried out in accordance with the Flood Risk Assessment (FRA) undertaken by ARP Associates (dated November 2016) forming part of this planning application and the following measures detailed within the FRA :

- Finished floor levels to be set at 300mm above the surrounding ground level.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing/phasing arrangements embodied in the scheme.

Reason: To ensure that the development does not increase the risk of flooding or be at risk of flooding.

This Condition is imposed in accordance with national guidance contained in Section 10 of the National Planning Policy Framework, 2012.

Preliminary levels drawing (39521-S2-P1) showing proposed highway levels (as submitted to LCC Highways – S38 technical submission), FFL's and immediate adjacent external levels being 300mm below FFL's. The design of the domestic drainage to individual properties needs finalising and FFL's may

need to be adjusted accordingly. Should this be the case we will ensure a minimum 300mm level difference to external levels.

CONDITION 4

Before the commencement of the development hereby permitted beyond oversight a schedule of external materials of construction of buildings and hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the materials so approved.

Reason : To ensure that the Local Planning Authority retains control over the external materials of construction of the development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set. This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan, 2006.

Our Comments:

Please refer to 3D visual drawing reference 190219-3D Visuals.pdf. Elevation house type drawings also refer to material being used. We have provided a table for ease and screenshot of the materials below.

PLOT NUMBER	MATERIAL	PRODUCT TYPE:	COLOUR
Plots number: 1, 2, 5, 6, 7, 8, 11, 12, 13, 14, 17, 18, 19	FACING BRICKWORK	IBSTOCK – RUTLAND RED STOCK OR SIMILAR	RED
Plots number: 3,4, 9, 10, 15, 16	FACING BRICKWORK	ALL ABOUT BRICKS BUFF STOCK OR SIMILAR	BUFF
All 19 Plots	ROOF TILE	REDLAND GROVEBURY TILES SLATE GREY	GREY
All 19 Plots	WINDOWS	UPVC, CASEMENT	WHITE
All 19 Plots	FASCIAS AND SOFFIT	UPVC	WHITE
	RAINWATER GOODS	HALF ROUND GUTTERS AND ROUND DOWNPIPES	BLACK
All 19 Plots (For location please refer to drawing reference PP-1000 (attached to this email))	PATIO TILES IN THE GARDENS	TEXTURED SLABS	GREY
Please refer to drawing reference PP-	TARMAC	N/A	N/A

1000 (attached to this email)			
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ELEVATION KEY



CONDITION 8- Emailed 19th June 2019 by Paul at William Saunders (copy below)

No development shall be commenced until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved by the local planning authority. (The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into under Section 38 of the Highways Act 1980).

Reason: To ensure that the estate streets serving the development are completed and thereafter maintained to an acceptable standard in the interest of residential/highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the development; and to safeguard the visual amenities of the locality and users of the highway. This issue is integral to the development and therefore full details need to be finalised prior to the commencement of works.

This Condition is imposed in accordance with Policies SG14 and SG15 of the South Holland Local Plan, 2006

Hilljet Construction, the Contractor constructing the development under contract with Waterloo Housing, will maintain the proposed estate streets until such time as the S38 Agreement has been entered into. A copy of the proposed S38 layout drawing (39501-S8-P2), as submitted to LCC for S38 technical approval, showing the extent of proposed adoptable highway is attached. The shared private access to the frontage of Plots 15 – 19 will be maintained by Hilljet Construction until such time as handed over to Waterloo Housing who will then manage/maintain this by themselves or appoint a management company to undertake this on their behalf.

CONDITION 9- Emailed 19th June 2019 by Paul at William Saunders (copy below)

No development shall take place until a surface water drainage scheme for the site, based on sustainable urban drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority.

The scheme shall:

- a) Provide details of how run-off will be safely conveyed and attenuated during storms up to and including the 1 in 100 year critical storm event, with an allowance for climate change, from all hard surfaced areas within the development into the existing local drainage infrastructure and watercourse system without exceeding the run-off rate for the undeveloped site;
- b) Provide attenuation details and discharge rates which shall be restricted to 1.4 litres per second per hectare;
- c) Provide details of the timetable for and any phasing of implementation for the drainage scheme; and
- d) Provide details of how the scheme shall be maintained and managed over the lifetime of the development, including any arrangements for adoption by any public body or Statutory Undertaker and any other arrangements required to secure the operation of the drainage system throughout its lifetime.

The development shall be carried out in accordance with the approved drainage scheme and no dwelling shall be occupied until the approved scheme has been completed or provided on the site in accordance with the approved phasing. The approved scheme shall be retained and maintained in full in accordance with the approved details.

Reason: To ensure residents of the permitted development, neighbouring residents and neighbouring land are not adversely affected, by reason of flooding, by the construction of the permitted development.

Proposed S104 sewer layout (39210-S8-P2) and flood route drawing (39213-S8-P2) and associated calculations as submitted to Anglian Water for S104 technical submission. The scheme has been designed to provide attenuation within oversized adoptable pipes (S104 with Anglian Water) with some additional attenuation provided within geocellular modular units (crates) within the private domestic surface water drainage system. Discharge rates have been restricted to 5.0 l/s and a submission has been made to Welland and Deepings IDB to this effect. The proposed on site sewer system as shown on 39210-S8-P2 is proposed adoptable by Anglian Water with an upstream length of proposed highway drain to be adopted by LCC Highways as part of the S38 highways scheme. As such these will be managed/maintained accordingly by Anglian Water and Lincolnshire County Council. All private domestic drainage will be retained by Waterloo Housing and will managed/maintained by themselves or by an appointed management company.

CONDITION 10

A detailed scheme of construction management to minimise disturbance during the construction process through noise, dust, vibration and smoke shall be submitted to and approved in writing by the Local Planning Authority before the development commences and the construction process shall be carried out in accordance with the scheme so approved. It shall also include a method statement, detailing how construction traffic, site personnel vehicles, materials deliveries and site accommodation will be managed to safeguard highway safety, free passage along Main Road and residential amenity.

Reason: In the interests of the amenity of local residents. This issue is integral to the development and therefore full details need to be finalised prior to the commencement of works.

This Condition is imposed in accordance with Policies SG14 and SG17 of the South Holland Local Plan, 2006.

Please see Construction Management Plan which has been attached to this email in a separate file "Hilljet TMP Main Road Quadrang Jun19.pdf".

We trust the above is sufficient to progress with the development without pre-commencement conditions however please advise.

Yours Faithfully,

Sam Stillman
Hilljet Construction Limited