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YOUR HOME - OUR VISION

Monday, 17 January 2022

Planning Department
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE

H16-0109-20 - PART OF FORMER TURKEY FACTORY CLAY LAKE SPALDING LINCS. EXTENSION OF ROAD FROM ACCESS ROAD OFF A16

Dear Karen,

Please find attached application form for discharge of conditions 3, 4, 5 and 6 in respect of the above planning application. Please can you send BACs details for payment of the £116 fee in respect of this.

CONDITION 3: The permitted development shall be undertaken in accordance with a surface water drainage scheme which shall first have been approved in writing by the Local Planning Authority.

The scheme shall:

- be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development;

- 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;

- provide attenuation details and discharge rates which, unless agreed otherwise with the surface water receiving body, shall be restricted to 1.4 litres per second per hectare;

- provide details of the timetable for and any phasing of implementation for the drainage scheme; and

- 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.

No building 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.

Please see attached engineering submission by Lin Consulting,

- AK CL 100 – Revision A – Engineering Layout Sheet 1
- AK CL 101 – Revision A – Engineering Layout Sheet 2
- AK CL 102 – Revision A – Road and Sewer Long Sections
- AK CL 103 – Revision A – Construction Details
- AK CL 104 – Revision A – Road Contouring & Kerbing Sheet 1
- AK CL 105 – Revision A – Road Contouring & Kerbing Sheet 2
- AK CL 106 – Revision A – Swale Sections Sheet 1
- AK CL 107 – Revision A – Swale Sections Sheet 2
- AK CL 108 – Revision A – Swale Sections Sheet 3

We can confirm that the road will be built in the summer of 2022 and will be managed by Encore, as our management company.

CONDITION 4: No development shall take place until a written scheme of archaeological investigation has been submitted to and approved in writing by the Local Planning Authority. This scheme should include the following and should be in accordance with the archaeological brief Supplied by the Lincolnshire County Council Historic Environment advisor on behalf of the Local Planning Authority:

1. An assessment of significance and proposed mitigation strategy (i.e. preservation by

record, preservation in situ or a mix of these elements).

2. A methodology and timetable of site investigation and recording

3. Provision for site analysis

4. Provision for publication and dissemination of analysis and records

5. Provision for archive deposition

6. Nomination of a competent person/organisation to undertake the work

7. The scheme to be in accordance with the Lincolnshire Archaeological Handbook.

The archaeological site work shall only be undertaken in accordance with the approved written scheme.

Please refer to Archaeological Trail Trench Evaluation Report, Report Number 578, Dated May 2011.

CONDITION 5: The applicant shall notify the Lincolnshire County Council Historic Environment Department in writing of the intention to commence at least fourteen days before the start of archaeological work required in connection with Condition 4 above in order to facilitate adequate monitoring arrangements.

Please refer to Archaeological Trail Trench Evaluation Report, Report Number 578, Dated May 2011.

CONDITION 6: A copy of the final report required in connection with Condition 4 above shall be submitted within three months of the work being carried out to the Local Planning Authority and the Lincolnshire Historic Environment Record. The material and paper archive required as part of the written scheme of investigation shall be deposited with an appropriate archive in accordance with guidelines published in The Lincolnshire Archaeological Handbook.

Please refer to Archaeological Trail Trench Evaluation Report, Report Number 578, Dated May 2011.

Yours sincerely



Adam Jagger BSc(Hons) MCIOB

Architectural & Technical Manager