ASHWOOD HOMES

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Friday, 29 October 2021
FAO Polly Harris-Gorf
Planning Department
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE

H16-0918-21. LINCS GATEWAY PHASE 2 LAND NORTH OF BARRIER BANK SPALDING PE12 6FY. RESPONSE TO CONSULTEE COMMENTS.

Dear Polly,

Please find below responses to consultee feedback received on the planning application thus far.

ENVIRONMENT AGENCY COMMENTS – RECEIVED 04/10/21

Further to the objection raised by the Environment Agency, the FRA has been updated and is attached as an amendment to the application.

We also refer to the attached response from the Environment Agency, dated 19/10/2021, agreeing to the finished floor levels as stipulated in the Flood Risk Assessment.

SOUTH HOLLAND IDB COMMENTS – RECEIVED 06/10/21

Further to the comments received, we confirm that discharge consent under the Land Drainage Act 1991 will be applied for during the design stage.

ANGLIAN WATER COMMENTS – RECEIVED 27/09/21

Further to the comments received, we have spoken to Anglian Water as the comments were in contravention of the pre-planning advice we had sought on this scheme. They have since confirmed there is no capacity issues with the discharge point and will accept a pumped solution to this manhole. This will be a condition requirement from Anglian Water to apply for a Section 106 application for the foul water connection only.

A revised drainage drawing is attached to this amendment showing the pumped discharge rate, as requested by Anglian Water.

LINCOLNSHIRE POLICE COMMENTS – RECEIVED 20/09/21

We confirm that we have taken on board comments raised in development of the site layout; ensuring overlooking of parking areas, lighting to footpaths, and secure fencing to units which is 1.8m height. External access control is something we would look to the occupiers of the offices / industrial units to consider and advise of their own needs. This is not something we are considering for this development at this time. Similarly CCTV and intruder alarms will be the responsibility of the occupiers of the offices / industrial units.

LINCOLNSHIRE WILDLIFE TRUST COMMENTS – RECEIVED 07/10/21

We welcome the comments raised and will review these as part of the landscaping proposals on this site and the specification for the management company. We presume that landscaping will be conditioned as part of the planning approval.

SHDC ENVIRONMENTAL PROTECTION OFFICER SUE ARMOUR COMMENTS – RECEIVED 22/09/21

We note the request for conditions in relation to Remediation Strategy and Verification Report for gas measures. We agree with these proposed conditions and will seek to respond and discharge them at the appropriate time.

SHDC BUILDING CONTROL COMMENTS – RECEIVED 08/10/21

We note that Clinton Bell has no comments and we will forward drawings and information at a later stage for Building Control approval.

LINCOLNSHIRE COUNTY COUNCIL HIGHWAY AND LLFA COMMENTS – RECEIVED 21/10/21

We note that LCC has no comments on the planning application.

We trust the above and attached amendment to the planning documents covers all comments raised thus far.

Yours sincerely

[redacted]

Adam Jagger BSc(Hons) MCIOB

Architectural & Technical Manager