



Saturday, 13 August 2022
FAO Mrs Polly Harris-Gorf
South Holland District Council
Planning Department
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

**H17-1187-21 – Land off Sunnydale Close, Surfleet, Spalding – Discharge of Conditions
3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,18,19,20,21 and 22**

Dear Polly,

Please find below discharge of conditions from the Full Planning Approval, reference H17-1187-21 for Land off Sunnydale Close, Surfleet, Spalding.

CONDITIONS 3, 4 AND 5 – ARCHAEOLOGY

Please refer to the report by Archaeological Project Services (APS) LAND AT SUNNYDALE CLOSE SURFLEET LINCOLNSHIRE, WRITTEN SCHEME OF INVESTIGATION FOR ARCHAEOLOGICAL MITIGATION, Planning Application No: H17-1187-21, Grid Ref: TF 2520 2794, Accession No: LCNCC: 2022.1.

CONDITION 6 – FLOOR LEVELS

Please refer to the attached external works drawings

AHL-1583-01-EW-001-P2 - External Works-Sheet 1

AHL-1583-01-EW-002-P1 - External Works-Sheet 2

These drawings show that all floor levels are above 4m AOD so are in accordance with the approved Flood Risk Assessment. Also, as the floor levels exceed the 300mm above the minimum floor levels, no flood resilient measures are required either.

CONDITION 7 – BOUNDARY TREATMENTS

Please refer to the attached drawings

118 - BT.01 - REV.H – Boundary Treatment Drawing

AH-SCS LA3 rev A - Sheet 1 of 2

AH-SCS LA3 rev A - Sheet 2 of 2

The above denotes the schedule of boundary treatments along with hedging to be planted on the scheme.

CONDITION 8 – MANAGEMENT PLAN

Please refer to drawing 118 - MCCP - 01 - REV.E for areas that will be managed by Encore, our management company for this development.

CONDITION 9 – ECOLOGY REPORT

Please refer to Preliminary Ecological Appraisal and Biodiversity Net Gain Feasibility Assessment produced by Inspired Ecology dated December 2021

Please refer to drawing 118 - MCCP - 01 - REV.E for areas that will be managed by Encore, our management company for this development. We also attach a management schedule by Encore and our landscape maintenance schedule for this development.

CONDITION 10 – BIN COLLECTION AREAS

Refer to planning approved drawing 118 - SL.01 - REV.I – all refuse collection areas are denoted on the site layout including plot numbers that they serve. We also confirm that all refuse collection areas are in accordance with the SHDC Guidance Note for Private Drives – Waste Vehicle Collection Service.

CONDITIONS 11, 12 AND 13 – EXISTING TREES

We refer to drawing 118 – TP -01 which shows the proximity of existing trees to the site. These are all on the site boundary and outside the red line boundary of the site.

Drawing 118 – TP – 01 also shows the extent of hedge removal to enable the road into site to be constructed.

CONDITION 14 – BAT AND BIRD BOXES

Please refer to the attached drawing 118-BDP-01 which shows the proposed location of bat and bird boxes, alongside 3 No. hedgehog houses. The numbers are in accordance with the revised Preliminary Ecological Appraisal Report by Inspired Ecology Dated December 2021.

CONDITION 15 – EXTERNAL MATERIALS

Refer to attached drawings

118-MSL-01 revision I showing external building materials

AHL-1583-01-HW-003-P2 - Kerbing & Surfacing Plan

AHL-1583-01-HW-005-P2 - Section 38 Kerbing and Surfacing

These drawings detail the hard surfacing materials across the development.

CONDITION 16 – SUNNYDALE CLOSE ACCESS

Please refer to attached Section 38 drawings

AHL-1583-01-HW-011-P2- Section 38 Access Arrangement

AHL-1583-01-HW-005-P2 - Section 38 Kerbing and Surfacing

These drawings detail the works to Sunnydale Close and the location of the new Tactile Crossing, as agreed with LCC Highways.

CONDITION 17 – GAS AND ELECTRIC BOXES

Please refer to attached drawing 118 – MP – 01 which details the location of all meter boxes and Soil Vent Pipes.

We have relocated meter boxes where we can practicably but there are certain instances we cannot move them away from the front elevations due to current Regulations.

CONDITION 18 – CONSTRUCTION MANAGEMENT PLAN

Please refer to attached drawing 118 – CMP -01 revision E detailing the Construction Management Plan and Method Statement for this site.

CONDITION 19 – ESTATE ROAD PHASING AND COMPLETION PLAN

Please refer to attached drawing AHL-1583-01-HW-001-P2 - Section 38 Arrangement Plan – all adoptable roads will be built at the beginning of the development to Binder Course. Private drives will be built as and when those plots are built. Final surfacing will be completed as soon as the final plot is constructed.

CONDITION 20 – SURFACE WATER DISPOSAL

Please refer to attached drawings

AHL-1583-01-DR-004-P3 - IDB General Arrangement

AHL-1583-01-DR-005-P3 - Section 104 Drainage Layout

We also attach Section 104 Technical Approval and IDB Consent to Discharge Surface Water into the Boards Maintained Ditch at the agreed flow of 5 l/s.

CONDITION 21 – WATER CONSUMPTION

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

CONDITION 22 – EXTERNAL LIGHTING

Please refer to attached LCC Streetlighting drawing 2033_LTG_5000 - Const - Street Lighting for the adoptable roads within the estate. We also attach a data sheet for the Kosnic Bollard Lights to private drives, locations are as shown on the planning approved site layout drawing 118 – SL – 01 revision I.

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)
Development Engineer