ABDS ltd
architectural consultants

Boscarnon Farmhouse,
St Keverne,
Helston,
Cornwall,
TR12 6NU
t: 0845 2242967
e: admin@abdevservices.co.uk

South Holland District Council
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

2nd October 2020

Dear Sirs,

Re: Application to Discharge Pre-commencement Conditions
Land North of Withington Street Sutton Bridge – Ref H18-1168-16

The above-mentioned planning application was granted Outline Consent on 12th May 2017 with Reserved Matters approval under reference H18-0692-19 being granted on 15th October 2019. An application is now submitted seeking approval for the following matters reserved by condition.

Condition 6: ***Prior to its installation, details of the proposed boundary treatment/screening, including a schedule of materials and details of the size and species of any hedging, shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full before the development is first brought into use and shall thereafter be retained.***

Full landscaping and boundary screening details were submitted as part of the approved Reserved Matters approved scheme. We therefore enclose the following approved drawings:-

- 6917.ASP.PP.1.0 Planting Plan
- LH/SB/19/001 Rev B – Proposed Site Plan
- LH/SB/19/016 - Typical Boundary Treatment Details

Condition 8: ***Construction of the roadway shall not be commenced until full engineering, drainage, street lighting and constructional details of the roadway have been submitted to and approved in writing by the Local Planning Authority. The roadway shall be constructed to adoptable standards in accordance with the approved details before any dwelling is occupied.***

We enclose with this application full construction details for the roadway and drainage. The drawings submitted are scheduled below:-

- Drawing 1886/S/E10 – Proposed Drainage Layout
- Drawing 1886/S/E11 Rev A – Proposed impermeable area plan
- Drawing 1886/S/E12 Rev A – Access road details
- 1886S – Drainage Calculations

Withington Street currently has limited street lighting and it is not therefore envisaged at present that street lighting will be provided within the current scheme.

Condition 10: ***No dwelling, roadway or hard surfaced area shall be commenced 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.

Details submitted as part of the response to Condition 8 are also relevant to the consideration of Condition 10. We also enclose a copy of document R-1886S-001 which provides a surface water drainage maintenance plan.

Condition 11: ***A detailed scheme of construction management to minimise disturbance during the construction process through noise, dust, vibration and mud on the highway shall be submitted to and approved in writing by the Local Planning Authority before any constructional work is commenced and work shall thereafter 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 Withington Street and residential amenity. vehicles, materials deliveries and site accommodation will be managed to safeguard highway safety, free passage along the local road network and residential amenity.***

We enclose a Construction Management Plan for your approval. It should be noted that this development will be constructed alongside the applicant's approved development at land off Nightingale Way. As such construction traffic will be completely removed from using Withington Street.

ABDS ltd
architectural consultants

We trust that this supplies sufficient information to discharge the conditions seeking discharge but should you require anything in addition please do not hesitate to contact us.

Yours faithfully



A. Brown BA.Arch MCIAT
For and on behalf of Alan Brown Development Services Ltd