

HENDERSON
PLANNING & DESIGN

COVER LETTER

New Rookery Farm, 6 Church Lane, Fenny Drayton

Client: Peter Simpson

PROJECT

Discharge of Conditions

21/00402/OUT

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1 INTRODUCTION

- i. The following information has been provided by Henderson Planning & Design Ltd for the Discharge of the following conditions associated with the planning application for:

Outline Application ref:21/00402/OUT (Appearance, Scale, Layout, and Access) for the Residential Development of up to 5 dwellings including car park to serve Fenny Drayton community and demolition of existing bungalow and agricultural buildings.

- ii. Along with this cover letter the following surveys have also been submitted.

- Ecology Solutions – Written Scheme of Investigation for a Trial Trench Evaluation
- Linden Environmental Ltd – Phase I & II Geo-Environmental Assessment
- SPTC – Arboricultural Method Statement

2 CONDITIONS

i. **Condition 5**

No development approved by this permission shall be commenced until a scheme for the investigation of any potential land contamination on the site has been submitted in writing to and agreed in writing by the Local Planning Authority which shall include details of how any contamination shall be dealt with. The approved scheme shall be implemented in accordance with the agreed details and any remediation works so approved shall be carried out prior to the site first being occupied.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised in accordance with Policy DM7 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Information Provided:

- Linden Environmental Ltd – Phase I & II Geo-Environmental Assessment

ii. **Condition 8**

No development shall commence until the necessary programme of archaeological work has been completed. The programme will commence with an initial phase of trial trenching to inform a final archaeological mitigation scheme. Each stage will be completed in accordance with a written scheme of investigation (WSI), which has first been submitted to and approved in writing by the local planning authority. For land that is included within the WSI, no demolition/development shall take place other than in accordance with the agreed mitigation WSI, which shall include the statement of significance and research objectives, and

o The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works

o The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

Reason: To ensure satisfactory archaeological investigation, recording, dissemination and archiving in accordance with Policy DM13 of the Site Allocations and Development Management Policies DPD 2016 and the requirements of the NPPF.

Information Provided:

- **Ecology Solutions – Written Scheme of Investigation for a Trial Trench Evaluation**

iii. **Condition 16, 17, 18**

16. No work shall commence on site until trees on and adjacent to the site have been securely fenced off with protective barriers to form a construction exclusion zone in accordance with BS 5837:2012 Tree in relation to design, demolition and construction. A Tree Protection Plan shall have been submitted to and approved in writing by the Local Planning Authority. Within the protected areas there shall be no alteration to ground levels, no compaction of the soil, no stacking or storing of any materials and no service trenches shall be dug unless first agreed in writing by the Authority.

Reason; To ensure the existing trees are adequately protected during construction in the interests of the visual amenities of the area and in accordance with Policy DM10 of the Site Allocations and Development Management Policies DPD 2016.

17. No works or development shall take place until an auditable system of arboricultural site monitoring by the appointed project arboriculturist has been approved in writing by the Local Planning Authority. This scheme will be appropriate to the scale and duration of the works and will include details of:

- a. Induction and personnel awareness of arboricultural matters*
- b. Identification of individual responsibilities and key personnel*
- c. Statement of delegated powers*
- d. Timing and methods of site visiting and record keeping, including updates*
- e. Procedures for dealing with variations and incidents.*
- f. The scheme of supervision shall be carried out as agreed.*
- g. The scheme of supervision will be administered by a qualified arboriculturist instructed by the applicant and approved by the local planning authority.*

Reason: To ensure that the tree protection plan is adequately implemented in the interests of the visual amenities of the area in accordance with Policy DM10 of the Site Allocations and Development Management Policies DPD 2016.

18. No works or development shall take place until a site specific no-dig drive construction method statement has been submitted to and approved in writing by the Local Planning Authority showing that no-dig surfacing is fit for purpose. The development shall be carried out in accordance with the approved details.

Reason: To ensure that trees are not damaged during construction and that soil bulk density will not be increased and be detrimental to long-term tree health in accordance with Policy DM10 of the Site Allocations and Development Management Policies DPD 2016

Information Provided:

- **SPTC – Arboricultural Method Statement**