

31 May 2019

SNPL409253



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Dear Gill

WOODCROFT FARM APP/13/00804: Discharge of pre-commencement conditions: Phase 2B

Please find enclosed a Discharge of Conditions application for Woodcroft Farm, on behalf of Linden Homes South. The submission relates to the 123 units within Residential Phase 2B, as set out on the phasing plan that was originally approved on 9 April 2018 against Condition 2 of APP/13/00804 and further revised and approved through APP/19/00076 on 14 March 2019. I have submitted a copy of this phasing plan for ease of reference.

The documents listed in the table below have been submitted seeking to discharge a total of thirteen pre-commencement conditions (3, 4, 6, 7, 8, 9, 10, 11, 12, 14, 16, 17 & 18) and allow construction to continue on site for Phase 2B (Residential Phase 1B). A further submission for Conditions 15 (External lighting) & 30 (Play equipment) will be made later in May.

A number of documents submitted address more than one condition, therefore for ease of reference in the table below I have listed all of the conditions we are seeking discharge of in numerical order followed by titles of all the relevant documents submitted. Some are repeat documents already submitted and approved for Phase 2A (Residential Phase 1A) that remain relevant for Phase 2B (e.g. Condition 12).

Condition	Relevant document(s)	Prepared by
3 Footways, roads and paths	17-110-2208A Phase 1B Engineering layout Sheet 1 of 3; 17-110-2209 Phase 1B Engineering layout Sheet 2 of 3; 17-110-2210 Phase 1B Engineering layout Sheet 3 of 3; 17-110-2211A Phase 1B Construction make up Sheet 1 of 3; 17-110-2212 Phase 1B Construction make up Sheet 2 of 3; 17-110-2213 Phase 1B Construction make up Sheet 3 of 3;	Odyssey
4 Site levels	17-110-2208A Phase 1B Engineering layout Sheet 1 of 3; 17-110-2209 Phase 1B Engineering layout Sheet 2 of 3; 17-110-2210 Phase 1B Engineering layout Sheet 3 of 3;	Odyssey
6 CEMP	CEMP Phase 2B	Linden Homes

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7 External materials	LH236 External Material Schedule; External Materials list; Atherstone Red datasheet; Marley Rivendale Fibre Cement Slates; Redland duoplain product datasheet; Brick contrast comparison;	Linden Homes
8 Hard surface materials	17-110-2211A Phase 1B Construction make up Sheet 1 of 3; 17-110-2212 Phase 1B Construction make up Sheet 2 of 3; 17-110-2213 Phase 1B Construction make up Sheet 3 of 3;	Odyssey
9 Soft landscaping scheme	LIN22394 11 Sheet 1; LIN22394 11 Sheet 2; LIN22394 11 Sheet 3; LIN22394 11 Sheet 4; LIN22394 11 Sheet 5; LIN22394 11 Sheet 6; LIN22394 Spec	ACD Ltd
10 Boundary treatments	LIN22394 12 Sheet 1; LIN22394 12 Sheet 2; LIN22394 12 Sheet 3; LIN22394 12 Sheet 4; LIN22394 12 Sheet 5; LIN22394 12 Sheet 6;	ACD Ltd
11 & 12 Contaminated Land	C11 DQRA Report C11 GE16942-GIR-AUG18v1.1 C12 Discovery Strategy GE16662-GR05-180329	EPG Ltd; GESL; GESL
14 Refuse storage	17-110-2208A Phase 1B Engineering layout Sheet 1 of 3; 17-110-2209 Phase 1B Engineering layout Sheet 2 of 3; 17-110-2210 Phase 1B Engineering layout Sheet 3 of 3; (Bin collection points marked as 'BCP' on these plans)	Odyssey
16 Surface water drainage	17-110-2208A Phase 1B Engineering layout Sheet 1 of 3; 17-110-2209 Phase 1B Engineering layout Sheet 2 of 3; 17-110-2210 Phase 1B Engineering layout Sheet 3 of 3;	Odyssey
17 Foul water drainage	17-110-2208A Phase 1B Engineering layout Sheet 1 of 3; 17-110-2209 Phase 1B Engineering layout Sheet 2 of 3; 17-110-2210 Phase 1B Engineering layout Sheet 3 of 3;	Odyssey
18 Archaeological WSI	PCA Woodcroft Farm Evaluation Repot 29419 Email from HCC Archaeologist 30.4.19	CgMS; HCC

The application fee (£116) has been paid online using planning portal reference PP-07846909.

Some conditions attached to APP/13/008804 were site wide covering all phases, and have already been discharged and these are listed below:

Condition	Detail	Date discharged by HBC
19	Ecological Mitigation and Enhancement Scheme	25.5.18
25	Phasing plan for off-site highways works	2.8.18
29	Pedestrian and cycle access to Woodcroft School	7.8.18
33	Emergency access control	7.8.18

I trust all is in order and that the various discharges sought can be progressed, however should you have any queries please do not hesitate to contact me.

Yours faithfully



James Brewer
Savills Planning