FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H02/0259/95 Received:26-APR-95 Type:FULL

Name: Persimmon Homes (E. Mids) Ltd
Persimmon House
10 Welland Road
Peterborough
PE1 3SF

Agent: David Tuckley Associates Ltd
7 Bassett Court
The Green
Newport Pagnell
Bucks MK16 0JN

Description: Erection of 119 dwellings, estate roads and ancillary works and public open space
Location : Land off Peterborough Road Crowland Peterborough

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the development in accordance with the application and plans submitted, subject to any condition(s) set out below:

1 The development must be begun not later than the expiration of five years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

2 Before any development is commenced, a schedule of materials to be used on the buildings, roads, driveways and parking areas shall be submitted to and approved by the Local Planning Authority. The development shall, thereafter, be completed in accordance with the agreed details.

Reason: To ensure a satisfactory appearance to this estate.

3 Before any development is commenced, a scheme of landscaping and tree planting for the site, including details of positions, heights on planting and species of trees and shrubs, shall be submitted to and approved by the Local Planning Authority.

Reason: In the interests of visual amenity.

4 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

5 Before any development is commenced, details of the appearance, construction and design of the screen walls and fences as shown on the

MRS SALLY WALTHAM BA (Hons) F.C.I.H. Director of Housing & Planning Services

Housing & Planning Services Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 01775 761161)

submitted plan shall be submitted to and approved by the Local Planning Authority, and such details as may be approved shall be put into effect before the occupation of any dwelling bounded by such walls or fences.

Reason: In the interests of the amenities of the locality.

6 The roads and footways shall be laid out and made up in accordance with the specification, programme and details to be approved and in any event shall be so constructed that, by not later than the time any dwelling erected on the land is occupied, there shall be direct connection from it (completed to the approved specification less the carriageway and footway wearing courses) to an existing highway; and the carriageway and footway wearing courses shall be completed within three months from the date upon which the erection is commenced of the penultimate dwelling to which this permission relates.

Reason: To ensure satisfactory access to each dwelling in the interests of residential amenity and convenience.

7 No dwelling to which this permission relates shall be commenced unless or until the carriageway basecourse and kerb foundation of the new estate roads onto which it fronts, is adjacent to, or gains access from, has been constructed.

Reason: To enable the position of the dwelling(s) and associated estate road(s) in the layout to be fixed more accurately in the interests of the proper planning of the area.

8 Before any development is commenced the approval of the Local Planning Authority is required to the detailed design of the scheme to provide for the satisfactory disposal of highway surface water run-off from the development; and such scheme as approved shall be carried out before any building is occupied.

Reason: To ensure that highway surface water run-off from the development will not adversely affect, by reason of flooding, the amenity of nearby land.

9 Before any other part of the development hereby permitted is commenced, the junction of the estate road with the existing public highway shall be constructed for at least 60 metres into the site, to the satisfaction of the Local Planning Authority.

Reason: To ensure that the land required for the access, including the visibility splays, is not used or developed for purposes that would prejudice the development of the backland and to ensure that vehicles can park clear of the public highway, in the interests of amenity and road safety, while the development is being carried out.

10 All road construction traffic shall enter the site direct from Peterborough Road, and no such traffic shall use Beccelm Drive or Tatwin Drive, or Crease Drove.

Reason: To safeguard the amenity and safety of the residents of these

SOUTH HOLLAND DISTRICT COUNCIL

residential roads.

11 The submitted landscaping scheme shall make provision for substantial planting along the southern boundary of the site, and shall provide for the closure of any gaps in existing planting along the boundaries with any existing residential curtilage.

Reason: To safeguard the amenities of the locality and existing householders.

12 Before any development is commenced, a scheme for screen walls or fences along the southern frontage of the access road into the site from Peterborough Road shall be submitted to and approved by the Local Planning Authority, and such scheme as may be approved shall be put into effect before any dwellings are occupied.

Reason: To ensure a satisfactory development and to safeguard the amenities of the nearby dwelling.

13 No dwellings shall be constructed until the open dyke along the western boundary of the site has been piped and filled in accordance with details to be agreed by the Loal Planning Authority.

Reason: To ensure that this development does not give rise to drainage difficulties or flooding elsewhere in the locality.

Your attention is drawn to the existence of a Section 106 Planning Obligation regulating the development hereby permitted.

This permission is granted in accordance with the application submitted as revised by the amended plans, received by the Local Planning Authority on 16 June 1995.

Director of Housing and Planning Services
12-SEP-95 H02/0259/95

This decision refers only to that required for the purposes of the Town and Country Planning Act and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

MRS SALLY WALTHAM BA (Hons) F.C.I.H. Director of Housing & Planning Services

Housing & Planning Services Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 01775 761161)

Town and Country Planning Act etc

DRAFT PERMISSION

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Description: Erection of 119 dwellings, estate roads and ancillary works and public open space
Location : Land off Peterborough Road Crowland Peterborough

South Holland District Council hereby give notice that permission has been granted (or equiv) on the following condition(s):

1 The development must be begun not later than the expiration of five years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

2 Before any development is commenced, a schedule of materials to be used on the buildings, roads, driveways and parking areas [redacted] shall be submitted to and approved by the Local Planning Authority. The development shall, thereafter, be completed in accordance with the agreed details.

Reason: To ensure a satisfactory appearance to this estate.

3 Before any development is commenced, a scheme of landscaping and tree planting for the site, including details of positions, heights on planting and species of trees and shrubs, shall be submitted to and approved by the Local Planning Authority.

Reason: In the interests of visual amenity.

4 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

5 Before any development is commenced, details of the appearance, construction and design of the screen walls and fences as shown on the

submitted plan shall be submitted to and approved by the Local Planning Authority, and such details as may be approved shall be put into effect before the occupation of any dwelling bounded by such walls or fences.

Reason: In the interests of the amenities of the locality.

6 The roads and footways shall be laid out and made up in accordance with the specification, programme and details to be approved and in any event shall be so constructed that, by not later than the time any dwelling erected on the land is occupied, there shall be direct connection from it (completed to the approved specification less the carriageway and footway wearing courses) to an existing highway; and the carriageway and footway wearing courses shall be completed within three months from the date upon which the erection is commenced of the penultimate dwelling to which this permission relates.

Reason: To ensure satisfactory access to each dwelling in the interests of residential amenity and convenience.

7 No dwelling to which this permission relates shall be commenced unless or until the carriageway basecourse and kerb foundation of the new estate roads onto which it fronts, is adjacent to, or gains access from, has been constructed.

Reason: To enable the position of the dwelling(s) and associated estate road(s) in the layout to be fixed more accurately in the interests of the proper planning of the area.

8 Before any development is commenced the approval of the Local Planning Authority is required to the detailed design of the scheme to provide for the satisfactory disposal of highway surface water run-off from the development; and such scheme as approved shall be carried out before any building is occupied.

Reason: To ensure that highway surface water run-off from the development will not adversely affect, by reason of flooding, the amenity of nearby land.

9 Before any other part of the development hereby permitted is commenced, the junction of the estate road with the existing public highway shall be constructed for at least 60 metres into the site, to the satisfaction of the Local Planning Authority.

Reason: To ensure that the land required for the access, including the visibility splays, is not used or developed for purposes that would prejudice the development of the backland and to ensure that vehicles can park clear of the public highway, in the interests of amenity and road safety, while the development is being carried out.

10 All road construction traffic shall enter the site direct from Peterborough Road, and no such traffic shall use Beccelm Drive or Tatwin Drive, or Crease Drove.

Reason: To safeguard the amenity and safety of the residents of these

residential roads.

11 The submitted landscaping scheme shall make provision for substantial planting along southern boundary of the site, and shall provide for the closure of any gaps in existing planting along the boundaries with any existing residential curtilage.

Reason: To safeguard the amenities of the locality and existing householders.

12 Before any development is commenced, a scheme for screen walls or fences along the southern frontage of the access road into the site from Peterborough Road shall be submitted to and approved by the Local Planning Authority. Such scheme as may be approved shall be put into effect before any dwellings are occupied.

Reason: To ensure a satisfactory development and to safeguard the amenities of the nearby dwelling.

13 No dwellings shall be constructed until the open dyke along the western boundary of the site has been piped and filled in accordance with details to be agreed by the Loal Planning Authority.

Reason: To ensure that this development does not give rise to drainage difficulties or flooding elsewhere in the locality.

Your attention is drawn to the existence of a Section 106 Planning Obligation regulating the development hereby permitted.

This permission is granted in accordance with the application submitted as revised by the amended plans, received by the Local Planning Authority on June 1995.

07-SEP-95

AD check..... 8/9

Authorised to issue (inc Delegation)..... 8/9