SOUTH HOLLAND DISTRICT COUNCIL

FILE COPY

Town and Country Planning Act 1990

Planning Permission

Reference: H03/0547/98 Received:29-MAY-98 Type:PERMISSION RENEWAL

Name: Abbey Life Assurance Co. Ltd
c/o FPD Savills, 21 Newland,
Lincoln and
Scottish Life Assurance Co.Ltd
c/o Smiths Gore,Peterborough

Agent: Pick Everard
Halford House
Charles Street
Leicester
LE1 1HA

Description: Residential development inc. details of means of access (renewal of H03/0082/92)
Location : Littleworth Drove OS 0130, 0740, 1528, 003 (PT) Deeping St Nicholas Spalding

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 Application for approval of reserved matters must be made not later than three years beginning with the date of this permission, and the development must be begun not later than whichever is the later of the following dates:
(a) the expiration of five years from the date of this permission.
(b) the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by Section 92 of the Town and Country Planning Act 1990.

2 Residential development of this site shall not commence until a ghost island and right turn lane has been provided on the A16 and a new link road from "New Road" to the A16 has been constructed to base course level in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that a satisfactory access road and junction with the A16 is constructed in the interests of the users of New Road and the future residents of the site.

3 Development shall not commence until details of the proposed sewage treatment plant and its phased implementation have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that a satisfactory sewage system is provided for the development.

4 The following matters are reserved for subsequent written approval by the Local Planning Authority and shall be submitted for such approval simultaneously and no development to which they relate shall be carried out until these matters have been approved viz:

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)

1) Detailed drawings of the estate layout to a scale of not less than 1/500 including road and plot layouts.
2) Detailed drawings to a scale of not less than 1/100 showing the siting, design, and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs.
3) The siting and design of any vehicular access to a highway or estate road.
4) Detailed drawings to a scale of not less than 1/500 of a landscaping scheme showing the following details:
   (i) the positions, heights and species of existing trees;
   (ii) proposals for felling or retention of existing trees;
   (iii) proposals for tree planting, including the number, species, heights on planting and positions of all trees, shrubs and hedgerows;
   (iv) proposals for the provision of incidental grass areas or other open spaces, including particulars of the treatment of hard surfaces, and any other features intended to enhance the attractiveness of the environment;
   (v) proposals for the provision of screen walls or fences, including details of heights, positions, designs and types of construction.
   (vi) the landscaping proposals shall include a 5 metre planted strip to the south eastern boundary and pay attention to the road frontage with the A16.

Such a landscaping scheme as may be approved by the Local Planning Authority 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. Screen walls and fences included in the approved scheme, together with trees, shrubs and hedgerows which it is proposed to plant within the curtilages of individual dwellings, shall be provided before occupation of the respective dwellings. Trees, shrubs, bushes and hedgerows 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 completion of the scheme, and all losses shall be made good during that period. All walls and fences shall be retained in their approved position. Details of the position and design of any walls or fences to be erected nearer to any highway, public footway or amenity area than the nearest part of each building, other than those shown as part of the approved scheme, shall be submitted to and approved in writing by the Local Planning Authority, and no such walls or fences shall be erected until such details have been approved.

Reason: The application was submitted in outline only, and the above details are required to enable the Local Planning Authority to assess the standard and overall design concept of the proposed development. Implementation of such landscaping scheme as may be approved and restriction of intrusion into open areas is required in the interests of the visual amenities of the estate.

5 The layout of the proposed estate shall provide for public open space, in addition to space required for estate roads, footpaths and visibility splays, of a minimum of 2.5 acres.

Reason: In the interests of the amenity of residents of the proposed estate.

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)

6 The open space within the site shall be prepared and seeded before occupation of the final dwelling to be erected on the estate.

Reason: In the interests of the amenity of the estate.

7 The final layout shall provide for road connection(s) with the adjoining land to the north east.

Reason: To ensure that provision can be made for co-ordinating development in future should the need arise.

8 Before any development is commenced the approval of the Local Planning Authority is required to:
(i) a specification of the type of construction proposed for roads and/or footways;
(ii) a programme for the making up of the roads and/or footways;
(iii) details of the method and means of disposal of surface water;
(iv) detailed plans to a scale of 1/500 showing the layout of the roads and footways together with longitudinal sections to a scale of 1/500 horizontal and not less than 1/100 vertical showing the gradients of carriageways and full details of surface water drainage proposals. (Cross-sections taken at not more than 30 metres intervals normal to the proposed carriageway plotted to a scale of 1/100 natural will also be required where the adjoining ground levels will vary 0.5 metres plus from the proposed finished footway levels of the estate road);
(v) details of all proposed services showing location within the highway in accordance with the Report of the Joint Committee on the location of underground services published by the Institute of Civil Engineers in 1963.

Reason: To ensure an adequate standard of access to the estate in the interests of local amenity and convenience.

9 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 ensure that satisfactory access is provided to each building plot, at all times that the development is in progress, in the interests of the proper development of the site.

10 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.

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)

SOUTH HOLLAND DISTRICT COUNCIL

This permission is granted in accordance with the application submitted as revised by the amended plans (Dwg. No.s 910733/203, 208A, 209A) received by the Local Planning Authority on 17th June 1998 and (Dwg. No. 910733/207A) received by the Local Planning Authority on 1st October 1998.

This planning permission does not convey any approval for the estate road layout, or for the exact standard or alignment of the link road between points A and B on the drawing number 910733/207A.

The new access to the A16 cannot be formed until the existing junction of New Road and A16 can be closed to traffic. This will require a Traffic Order to be carried out at the cost of the developer and there is no guarantee that an order will be successful. A turning head will need to be formed on New Road.

The design of the reserved matters submission shall take into account the requirements of the Lincolnshire Design Guide.

Dwellings located close to the A16 should be designed to alleviate traffic noise.

The detailed design drawings 910733/203, 208A and 209A, will need to be modified to include the bus layby shown on 910733/207A received by the Local Planning Authority on 1st October 1998 and accepted by the Highways Agency in their letter of 16th November 1998.

Director of Housing and Planning Services
03-DEC-98 H03/0547/98

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.

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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Name: Abbey Life Assurance Co. Ltd
c/o FPD Savills, 21 Newland,
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Scottish Life Assurance Co.Ltd
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Agent: Pick Everard
Halford House
Charles Street
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LE1 1HA

Description: Residential development inc. details of means of access (renewal of H03/0082/92)
Location : Littleworth Drove OS 0130, 0740, 1528, 003 (PT) Deeping St Nicholas Spalding

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

1 Application for approval of reserved matters must be made not later than three years beginning with the date of this permission, and the development must be begun not later than whichever is the later of the following dates:
(a) the expiration of five years from the date of this permission,
(b) the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by Section 92 of the Town and Country Planning Act 1990.

2 Residential development of this site shall not commenced until a ghost island and right turn lane has been provided on the A16 and a new link road from "New Road" to the A16 has been constructed to base course level in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that a satisfactory access road and junction with the A16 is constructed in the interests of the users of New Road and the future residents of the site.

3 Development shall not commence until details of the proposed sewage treatment plant and its phased implementation have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that a satisfactory sewage system is provided for the development.

4 The following matters are reserved for subsequent written approval by the Local Planning Authority and shall be submitted for such approval simultaneously and no development to which they relate shall be carried out until these matters have been approved viz:

1) Detailed drawings of the estate layout to a scale of not less than 1/500 including road and plot layouts.
2) Detailed drawings to a scale of not less than 1/100 showing the siting, design, and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs.
3) The siting and design of any vehicular access to a highway or estate road.
4) Detailed drawings to a scale of not less than 1/500 of a landscaping scheme showing the following details:
   (i) the positions, heights and species of existing trees;
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   (iv) proposals for the provision of incidental grass areas or other open spaces, including particulars of the treatment of hard surfaces, and any other features intended to enhance the attractiveness of the environment;
   (v) proposals for the provision of screen walls or fences, including details of heights, positions, designs and types of construction.
   (vi) The landscaping proposals shall include a 5 metre planted strip to the south eastern boundary and pay attention to the road frontage with the A16.

Such a landscaping scheme as may be approved by the Local Planning Authority 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. Screen walls and fences included in the approved scheme, together with trees, shrubs and hedgerows which it is proposed to plant within the curtilages of individual dwellings, shall be provided before occupation of the respective dwellings. Trees, shrubs, bushes and hedgerows 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 completion of the scheme, and all losses shall be made good during that period. All walls and fences shall be retained in their approved position. Details of the position and design of any walls or fences to be erected nearer to any highway, public footway or amenity area than the nearest part of ~~the~~ each building, other than those shown as part of the approved scheme, shall be submitted to and approved in writing by the Local Planning Authority, and no such walls or fences shall be erected until such details have been approved.

Reason: The application was submitted in outline only, and the above details are required to enable the Local Planning Authority to assess the standard and overall design concept of the proposed development. Implementation of such landscaping scheme as may be approved and restriction of intrusion into open areas is required in the interests of the visual amenities of the estate.

5 The layout of the proposed estate shall provide for public open space, in addition to space required for estate roads, footpaths and visibility splays, of a minimum of ~~XXXXXXXXX~~ 2.5 acres.

Reason: In the interests of the amenity of residents of the proposed estate.

6 The open space within the site shall be prepared and seeded before occupation of the final dwelling to be erected on the estate.

Reason: In the interests of the amenity of the estate.

7 The final layout shall provide for road connection(s) with the adjoining land to the ~~XXXXXXXXXX and on development of the adjoining land, the developers of the land to which this permission relates shall not obstruct the free passage of traffic from the road connection(s) provided. Such road(s) shall be constructed right up to the boundaries of the~~ site.

Reason: To ensure that provision can be made for co-ordinating development in future should the need arise.

8 Before any development is commenced the approval of the Local Planning Authority is required to:
(i) a specification of the type of construction proposed for roads and/or footways;
(ii) a programme for the making up of the roads and/or footways;
(iii) details of the method and means of disposal of surface water;
(iv) detailed plans to a scale of 1/500 showing the layout of the roads and footways together with longitudinal sections to a scale of 1/500 horizontal and not less than 1/100 vertical showing the gradients of carriageways and full details of surface water drainage proposals. (Cross-sections taken at not more than 30 metres intervals normal to the proposed carriageway plotted to a scale of 1/100 natural will also be required where the adjoining ground levels will vary 0.5 metres plus from the proposed finished footway levels of the estate road);
(v) details of all proposed services showing location within the highway in accordance with the Report of the Joint Committee on the location of underground services published by the Institute of Civil Engineers in 1963.

Reason: To ensure an adequate standard of access to the estate in the interests of local amenity and convenience.

9 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 ensure that satisfactory access is provided to each building plot, at all times that the development is in progress, in the interests of the proper development of the site.

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land.

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The design of the reserved matters submission shall take into account the requirements of the Lincolnshire Design Guide.

Dwellings located close to the A16 should be designed to alleviate traffic noise.

The detailed design drawings 910733/203, 208A and 209A, will need to be modified to include the bus layby shown on 910733/207A received on 1st October 1998 and accepted by the Highways Agency in their letter of 16th November 1998.

by the local Planning Authority

27-NOV-98 Checked .....

Authorised to issue (inc Delegation).....

NB: letter from Highways Agency dated 4/8/98 - are the conditions included in Decision? - in spirit in cond no 2

NB: Condition 7 reads differently to condition 7 on H03/0082/92. ?

PM 1-12