

SHDC
17 DEC 2001
Housing & Planning
Received

Allison Homes Eastern Limited
Allison House
Banbury Close
West Elloe Avenue
Spalding
Lincolnshire, PE11 2BS

Telephone 01775 724701
Fax 01775 762153
email headoffice@allisonhomes.org

Our Ref: MAC/DAH/B807

14 December 2001

FAO Mr P Udy
Planning Department
South Holland District Council
Priory Road
Spalding
Lincs PE11 2XE

Dear Sir

RE: PLANNING APPLICATIONS AT NEW ROAD, DEEPING ST. NICHOLAS.

Following our recent discussions and approvals at the above site, we confirm that we now wish to withdraw planning application no's H03/0739/00 and H03/0740/00 also relating to the New Road, Deeping St. Nicholas site.

We would also like to take this opportunity to thank you for your efforts in getting the Station Farm site to the December meeting.

I trust this is in order, however should you have any queries please do not hesitate to contact me.

Yours sincerely

Mr. M. A. Croker
Company Architect

NHBC
Registered House-Builder

Allison Homes Eastern Limited is a Kier Residential company.
Registered in England No. 4280860 Registered office: Allison House, Banbury Close, West Elloe Avenue, Spalding, Lincolnshire, PE11 2BS

D[illegible]RECORD SHEET

Registration MOT 12.6.00
Reference H03/0739/00
Cross-reference

Case Officer PU

Directions

Standard Scale dwg ☐ Surface water ☐ Agric appraisal ☐

Non-standard Article 3 ☐ Reg 4 ☐ LB (S10) ☐ Advert ☐ Env Assess ☐ LDC ☐ Other ☐

Direction authorised by Senior Officer _____

No of copies	Details

Further direction authorised by Senior Officer _____

No of copies	Details

Information satisfactory for DC _____

Amended description

Fee validation check: ☐ _____

Consultations/Publicity

Acknowledged / Standard Consults / Public register _____

Non-Standard

Press Publicity

Setting of LB ☐ Conserv Area ☐
Public Right of Way ☐ Discretionary ☐
Departure ☐ >> County Planning ☐

Consultations _____

	All	Selected	Viz:	
ROW	☐			
T15	☐			
TRA		☑	Highways Agency. Railtrack	
ENV		☑	ELSO	
EA		☐		
DEM	☐			
LB		☐		
ARC		☐		
AG		☐		
HAZ		☐		
HSC	☐			
PLA		☐		
ADV		☐		
ADJ		☐		

OTHER ✓ Elmer Fisher ✓ Ian Olive ✓ Policy Section

Senior Officer confirmed: DR 13/6.

Extra
spectic
Specif

4. Notices
Please.
DR 13/6.

Re
Ad

Deliver/Post

Deliver/Post

Assessment

Notes for Case Officer

Site Inspection

Accuracy ?

Neighbours ?

Boundaries ?

Features ?

Inspected by PM

Date 20-6

Site Notice posted by PM

Date 20-6

Resident Notices delivered by

Date

Telephone and Visitor Record

20-6 P. Espin P.C comments extended to 17-7-00

26-6 Mr Rose 01904 524151 Rattrack must ensure existing new road junction shut

Ca[redacted] Officer Conclusions / Report

Large site open boundary to N.E
Dwellings to N.W. Farm yard to No
More dwellings on New Road.

Recommendation

Approve (or favourable) ☐

Refuse (or adverse) ☐

Signed _____

Date _____

Conditions / Reasons

Non-Determination

Permitted development (or equiv) ☐

Non-development (or equiv) ☐

Withdrawn ☑

Other ☐

Confirmed by Senior Officer 12.17/2

Referral Prior to Issue

Dept of Environment (LBC) ☐

Dept of Environment (DEP) ☐

NOTES

Disabled ☐

Section 106 / 278 ☐

Demolition ☐

LB Demolition ☐

Amended Plans ☐ Received

Drawing nos

Validation Record Sheet

Reference H03/0739/00

Submitted Fee £ 9500 | **Fees** | **Invalid** ☐

Receipt No A14051 | **Correct fee** £ 9500 Nil / discount Reason: | **Reminder**

Date received | **Fees** ☐ .....

Additional £ | Receipt No | Site plans ☐ | Cancelled

VALID ☑ | Refund £ | Voucher No | Certificate ☐ .....

Other ☐

Type : RM

Description :
(if different from form)

(New) / Redevelop / Use / Ext / Alt / Works

Site area 8.222

No of dwellings

Floorspace

Earlier permission reference

GRID REFERENCE 521217 315392

Building Control records:

Already submitted - Ref

Request needed F

NOTES

SOUTH HOLLAND
DISTRICT COUNCIL

Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
Director of Corporate Services

FILE COPY

Application no: H03/0739/00

Applicant: Swallow Homes Ltd
Swallow House
Banbury Close
West Elloe Avenue
Spalding, Lincs PE11 2BS

Agent: Swallow Homes Ltd
Swallow House
Banbury Close
West Elloe Avenue
Spalding, Lincs PE11 2BS

Description: Proposed residential development

Location: Land off New Road
Deeping St Nicholas
Spalding
Lincs

Type: RESERVED MATTERS

Date received: 09 JUN 2000

17 DEC 2001

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
ACKNOWLEDGEMENT OF WITHDRAWAL

Following your withdrawal of the above application, I confirm that no further action will be taken.

Yours faithfully

Director of Customer Services

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE
Telephone: (01775) 761161
Fax: (01775) 711253
Email: Info@sholland.gov.uk

SOUTH HOLLAND DISTRICT COUNCIL

Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
Director of Corporate Services

Application no: H03/0739/00

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Agent: Swallow Homes Ltd
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Lincs

Type: RESERVED MATTERS

Date received: 09 JUN 2000

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Terry Huggins

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Priory Road
Spalding
Lincolnshire
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Telephone: (01775) 761161
Fax: (01775) 711253
Email: info@sholland.gov.uk

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

Housing and Planning
Services Department,
Council Offices,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 710772

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

H03/0739/00

RESERVED MATTERS

Applicant: **Swallow Homes Ltd**
Tel: 01775 724701

Agent: **Swallow Homes Ltd**
01775 724701

Description: Proposed residential development

Case Officer:
P J UDY

Location: **Land off New Road**
Deeping St Nicholas
Spalding
Lincs

VALID DATE: 09-JUN-00

Targets:	To case office	16-JUN-00
	Inspected by	23-JUN-00
	Extra contacts	30-JUN-00
	Refer outstanding	14-JUL-00

TARGET COMMITTEE 26-JUL-00
Report deadline: 12-JUL-00

TERM DATE: 04-AUG-00

Agreed TD Ext:

8.22 HA Newbuild

Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

			Sent	Expiry
Site/Press Advert	MAJ		20-JUN-00	11-JUL-00
Mrs Baker	Clerk to Deeping St Nicholas	01775 630658	15-JUN-00	07-JUL-00
The Highways Agency	Midlands Network Man. Division	0121 6788148	15-JUN-00	06-JUL-00
Railtrack plc	Asset Protection Manager	01904 522943	15-JUN-00	06-JUL-00
Planning Policy Manager	Planning Policy Section		15-JUN-00	06-JUL-00
Dir of Environmental Services	South Holland District Council		15-JUN-00	06-JUL-00
Ian Oliver	Planning Technician		15-JUN-00	06-JUL-00
Elmer Fischer	Parks & Grounds Manager		15-JUN-00	06-JUL-00
Cllr D H Barker			15-JUN-00	06-JUL-00

Copy of plan taken 26 July 2000 Jan Sharpe
Please advise if applicants amend layout design

John Noyes M.P

SOUTH HOLLAND DISTRICT COUNCIL

Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
Director of Corporate Services

Application No: H03/0739/00

Applicant: Swallow Homes **Agent**: Swallow Homes

Description: Proposed residential development

Location: Land off New Road, Deeping St Nicholas

Type: Reserved Matters

Dear Mrs Barker

RE: PLANNING APPLICATION H03/0739/00.

The above application has been withdrawn.

Yours faithfully

Mr Terry Huggins
Director of Customer Services

Mrs Barker
6 Woodbank
Deeping St Nicholas
Spalding
Lincs
PE11 3EL

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE
Telephone: (01775) 761161
Fax: (01775) 711253
Email: Info@sholland.gov.uk

SOUTH HOLLAND DISTRICT COUNCIL

Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
Director of Corporate Services

Application No: H03/0739/00

Applicant: Swallow Homes **Agent**: Swallow Homes

Description: Proposed residential development

Location: Land off New Road, Deeping St Nicholas

Type: Reserved Matters

Dear Sir/Madam

RE: PLANNING APPLICATION H03/0739/00.

The above application has been withdrawn.

Yours faithfully

Mr Terry Huggins
Director of Customer Services

Mrs D Crapper
Blue Bell Inn
Main Road
Deeping St Nicholas
Spalding
Lincs
PE11 3HL

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 711253
Email: info@sholland.gov.uk

SOUTH HOLLAND DISTRICT COUNCIL

Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
Director of Corporate Services

Application No: H03/0739/00

Applicant: Swallow Homes **Agent**: Swallow Homes

Description: Proposed residential development

Location: Land off New Road, Deeping St Nicholas

Type: Reserved Matters

Dear Sir

RE: PLANNING APPLICATION H03/0739/00.

The above application has been withdrawn.

Yours faithfully

Mr Terry Huggins
Director of Customer Services

Capt S F Williams
2 Brownhill Farm Cottages
Campains Lane
Deeping St Nicholas
Spalding
Lincs
PE11 3EX

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE
Telephone: (01775) 761161
Fax: (01775) 711253
Email: Info@sholland.gov.uk

SOUTH HOLLAND DISTRICT COUNCIL

Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
Director of Corporate Services

Application No: H03/0739/00

Applicant: Swallow Homes **Agent**: Swallow Homes

Description: Proposed residential development

Location: Land off New Road, Deeping St Nicholas

Type: Reserved Matters

Dear Mr Bryan

RE: PLANNING APPLICATION H03/0739/00.

The above application has been withdrawn.

Yours faithfully

Mr Terry Huggins
Director of Customer Services

Mr T Bryan
13 Woodbank
Deeping St Nicholas
Spalding
Lincs
PE11 3EL

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE
Telephone: (01775) 761161
Fax: (01775) 711253
Email: Info@sholland.gov.uk

SOUTH HOLLAND DISTRICT COUNCIL

Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
Director of Corporate Services

Application No: H03/0739/00

Applicant: Swallow Homes **Agent**: Swallow Homes

Description: Proposed residential development

Location: Land off New Road, Deeping St Nicholas

Type: Reserved Matters

Dear Sir/Madam

RE: PLANNING APPLICATION H03/0739/00.

The above application has been withdrawn.

Yours faithfully

Mr Terry Huggins
Director of Customer Services

M Bryan
13 Woodbank
Deeping St Nicholas
Spalding
Lincs
PE11 3EL

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 711253
Email: Info@sholland.gov.uk

SOUTH HOLLAND DISTRICT COUNCIL

Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
Director of Corporate Services

Application No: H03/0739/00

Applicant: Swallow Homes **Agent**: Swallow Homes

Description: Proposed residential development

Location: Land off New Road, Deeping St Nicholas

Type: Reserved Matters

Dear Sir/Madam

RE: PLANNING APPLICATION H03/0739/00.

The above application has been withdrawn.

Yours faithfully

Mr Terry Huggins
Director of Customer Services

Spinney Rewinds
New Road
Deeping St Nicholas
Spalding
Lincs
PE11 3DU

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 711253
Email: info@sholland.gov.uk

SOUTH HOLLAND DISTRICT COUNCIL

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Terry Huggins
Director of Customer Services
Bob Atkins
Director of Corporate Services

Application No: H03/0739/00

Applicant: Swallow Homes **Agent**: Swallow Homes

Description: Proposed residential development

Location: Land off New Road, Deeping St Nicholas

Type: Reserved Matters

Dear Sir

RE: PLANNING APPLICATION H03/0739/00.

The above application has been withdrawn.

Yours faithfully

Mr Terry Huggins
Director of Customer Services

P R Ellwood
2 Woodbank
Deeping St Nicholas
Spalding
Lincs
PE11 3EL

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE
Telephone: (01775) 761161
Fax: (01775) 711253
Email: info@sholland.gov.uk

SOUTH HOLLAND DISTRICT COUNCIL

Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
Director of Corporate Services

Application No: H03/0739/00

Applicant: Swallow Homes **Agent**: Swallow Homes

Description: Proposed residential development

Location: Land off New Road, Deeping St Nicholas

Type: Reserved Matters

Dear Sir/Madam

RE: PLANNING APPLICATION H03/0739/00.

The above application has been withdrawn.

Yours faithfully

Mr Terry Huggins
Director of Customer Services

G & J Speckley
5 Woodbank
Deeping St Nicholas
Spalding
Lincs
PE11 3EL

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE
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Fax: (01775) 711253
Email: info@sholland.gov.uk

SOUTH HOLLAND DISTRICT COUNCIL

Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
Director of Corporate Services

Application No: H03/0739/00

Applicant: Swallow Homes **Agent**: Swallow Homes

Description: Proposed residential development

Location: Land off New Road, Deeping St Nicholas

Type: Reserved Matters

Dear Madam

RE: PLANNING APPLICATION H03/0739/00.

The above application has been withdrawn.

Yours faithfully

Mr Terry Huggins
Director of Customer Services

Mrs B Connaughton
7 Woodbank
Deeping St Nicholas
Spalding
Lincs
PE11 3EL

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE
Telephone: (01775) 761161
Fax: (01775) 711253
Email: Info@sholland.gov.uk

SOUTH HOLLAND DISTRICT COUNCIL

Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
Director of Corporate Services

Application No: H03/0739/00

Applicant: Swallow Homes **Agent**: Swallow Homes

Description: Proposed residential development

Location: Land off New Road, Deeping St Nicholas

Type: Reserved Matters

Dear Sir/Madam

RE: PLANNING APPLICATION H03/0739/00.

The above application has been withdrawn.

Yours faithfully

Mr Terry Huggins
Director of Customer Services

Mr & Mrs Howden
11 Woodbank
Deeping St Nicholas
Spalding
Lincs
PE11 3EL

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE
Telephone: (01775) 761161
Fax: (01775) 711253
Email: info@sholland.gov.uk

SOUTH HOLLAND DISTRICT COUNCIL

Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
Director of Corporate Services

Application No: H03/0739/00

Applicant: Swallow Homes **Agent**: Swallow Homes

Description: Proposed residential development

Location: Land off New Road, Deeping St Nicholas

Type: Reserved Matters

Dear Mr & Mrs McGuinness

RE: PLANNING APPLICATION H03/0739/00.

The above application has been withdrawn.

Yours faithfully

Mr Terry Huggins
Director of Customer Services

Mr & Mrs McGuiness
The Hovel
3 Banks Drove
Deeping St Nicholas
Lincs
PE11 3BJ

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE
Telephone: (01775) 761161
Fax: (01775) 711253
Email: info@sholland.gov.uk

SOUTH HOLLAND DISTRICT COUNCIL

Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
Director of Corporate Services

Application No: H03/0739/00

Applicant: Swallow Homes **Agent**: Swallow Homes

Description: Proposed residential development

Location: Land off New Road, Deeping St Nicholas

Type: Reserved Matters

Dear Mr Wakeham

RE: PLANNING APPLICATION H03/0739/00.

The above application has been withdrawn.

Yours faithfully

Mr Terry Huggins
Director of Customer Services

Mr Wakeham
9 Woodbank
Deeping St Nicholas
Spalding
Lincs
PE11 3BJ

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE
Telephone: (01775) 761161
Fax: (01775) 711253
Email: Info@sholland.gov.uk

S.F. & D.P. Williams

2, Brownhill Farm Cottages,
Campain's Lane,
Deeping St Nicholas
Lincs
PE11 3EX

16 June, 2001

The Chairman
The Planning Committee
South Holland District Council
Priory Road
Spalding
PE11 2AX

OBJECTION TO PLANNING APPLICATION H03/0072/01
PREVIOUSE APPLICATIONS H03/0739/00 & H03/0740/00

Dear Sir or Madam:

I wish to object to the above planning application on the following grounds:-

1. Such a large number of houses in a rural setting will change the nature of the area to an unacceptable extent (the population of the village will be more than doubled).

2. The local amenities are totally inadequate for a project of this size.

3. The proposed access to the A16 is totally inadequate, and only a roundabout or traffic lights should be considered; Note that we must consider both the traffic from the proposed development and the existing traffic using the 'New Road' from Crowland.

To summarise, I would have no objections to the above development if the points raised could be dealt with and provision made for:- Shops, School places & public amenities; Safe access to the A16.

Sincerely,

S. Williams

Captain, FRIN, M.M.

CC Deeping St Nicholas Parish Council
File

- Not Pedestrian friendly — no shortcuts.

Dice Tank layout — car dominated.

no provision of facilities

no low cost housing.

doesn't comply with development approval

no landscaping scheme

open space = wrong place

E1 (4,5,)
E11

Contrary to L.D.G which seeks to produce interesting developments in the context of their surroundings.

FILE COPY

Swallow Homes Ltd
Swallow House
Banbury Close
West Elloe Avenue
Spalding, Lincs
PE11 2BS

Mr P Udy

H03/0474/00
H03/0739/00
H03/0740/00

27 April 2001

Dear Sir

Residential Development, Deeping St Nicholas, Spalding.

Following our meeting on 25 April 2001 I write in relation to the 3 planning applications which you submitted last year on the allocated site in Deeping St Nicholas.

Two of the applications relate to detailed proposals on the design and development of the site and the third is an outline application to develop a small site adjacent to the Home Farmyard. Given the advice contained in PPG 3 it is considered that the layout of the proposed development and in addition the principal of developing the small site next to Home Farm is unlikely to receive planning permission. I therefore write to ask whether you would be prepared to withdraw the 3 planning applications. Please note that I am not asking you to withdraw the application submitted by David Tuckley Associates which is referenced H03/0072/01.

I look forward to your comments as soon as possible and enclose copies of plans to aid your decision.

Yours faithfully

Peter Udy
Planning Officer

Enclosures

FILE COPY

Mr. T. Bryan
13 Woodbank
Deeping St. Nicholas
Spalding
Lincs
PE11 3EL

Peter Udy

H03/0739/00
H03/0740/00.mjt

23 August 2000

Dear Mr. Bryan

RE: PROPOSED RESIDENTIAL DEVELOPMENT, DEEPING ST. NICHOLAS

I reply to your letter which was received on 13 July 2000 and apologise for the delay in responding which is owing to a heavy workload due to a large number of planning applications being submitted for consideration.

In your letter you refer to the earlier outline applications referenced H03/0546/98 and H03/0547/98 and a telephone conversation you had with the department at the time those two applications were submitted. It is my opinion that there has been a misunderstanding.

The facts are as follows:

In 1992 outline planning permission was granted for two applications on the land between New Road and Home Farm which runs beside the A16 and behind Woodbank. Most of the site was covered by the outline planning permission referenced H03/0082/92 which was granted planning permission on 31 May 1995. A much smaller area of land was granted outline planning permission under reference H03/0193/92 which was granted on 25 April 1995. Application H03/0547/98 sought to renew H03/0082/92 and H03/0546/98 sought to renew application H03/0193/92. Both the 1998 applications were submitted on 29 May 1998. Since outline planning permissions only exist for 3 years the application referenced H03/0547/98 was received within time since the application it sought to renew did not expire until 31 May. However, application H03/0546/98 was received after the application it sought to renew had expired since application H03/0193/92 had expired on 25 April, i.e. just over a month previously. Therefore, a letter was sent to the agent, a copy of which I enclose, which advises that the application cannot be treated as a renewal as the permission expired on 25 April. The application could be considered as an outline

planning permission but the fee would be based on the site area; fees are different between outline planning permissions and renewals.

It is therefore my opinion that your understanding that the department had been quick to point out the error and accept a new application before the time had expired is a misunderstanding of this situation, which was that we had advised them that a renewal could not be accepted on the site owing to the previous planning permission lapsing. We had advised them that a new outline application could be considered. However, they wrote and requested that the application was withdrawn which was done.

The two applications H03/0739/00 and H03/0740/00 have not had any recommendations made upon them as yet. In your letter you also refer to H03/0473/00 which is an application for five houses on the Orchard site adjacent to the A16. I can advise that this application was considered by the Development Control Committee at their meeting held on 16 August 2000 which was refused planning permission as recommended.

I also take this opportunity to advise you that the planning application which was submitted on the Station Farm Yard site referenced H03/0475/00 was withdrawn by the applicants on 10 July 2000.

Yours faithfully

Peter Udy
Planning Officer

Enc.

FILE COPY

John Hayes MP
House of Commons
London
SW1A 0AA

Gordon Smith

H03/0739/00
H03/0740/00.mjt

15 August 2000

Dear Mr. Hayes

RE: PLANNING APPLICATIONS H03/0739/00 & H03/0740/00, RESIDENTIAL DEVELOPMENT AT DEEPING ST. NICHOLAS

I reply to your letter which was received on 18 July 2000.

The objections which you refer to in your letter were not enclosed. No doubt they are already in our possession in response to our own consultation over the applications.

The applications provide for 165 plots. Your opinions on the impact the proposal will have on the village is shared by many. However, the site does have outline planning permission for residential development granted in accordance with a land allocation for the village in the local plan.

It is not open to the Local Planning Authority to refuse planning permission on the grounds of principle since outline planning permission already exists. A refusal can only be justified on the grounds of the detail of the submission.

Discussions have been held with the developers in relation to the site and they have been advised that the Local Planning Authority are not happy with the scheme as submitted. The scheme is likely to be redesigned and residents re-consulted on a revised scheme. I will ensure you are notified of a re-designed scheme.

The question of planning gain in relation to the social infrastructure you referred to will be considered. However, the Council does not presently have policies covering affordable housing, education provision or health facilities, amongst other areas of local need, and has taken a decision to not impose such requirements. It will do so when it has a policy which allows it to equitably apply such requirements in a consistent fashion across the district.

The general issue of planning gain is a difficult and sometimes contentious aspect of planning and I would be pleased to advise you further if you wish.

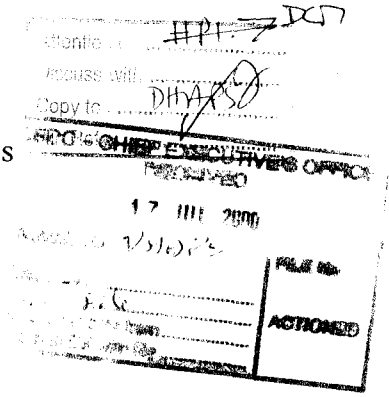
Please do not hesitate to contact me if you have further queries about the scheme's progress.

Yours sincerely

Gordon Smith
Development Control Manager

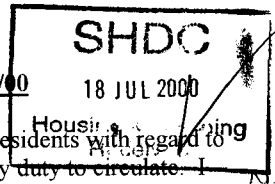
JOHN HAYES MP

HOUSE OF COMMONS
LONDON SW1A 0AA



Chris Simpkins Esq
Chief Executive
South Holland District Council
Priory Road
Spalding
Lincolnshire PE11 2XE

3rd July 2000



Dear Chris

Planning Applications H03/0739/00 & H03/0740/00

I have received a number of objections from local residents with regard to the above planning applications which I feel it is my duty to circulate. I also have strong reservations about the applications.

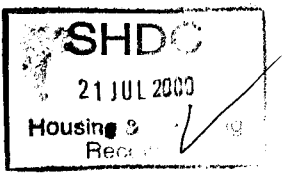
My chief concern is about the scale. To add 120 plus houses in one proposal to a village is an outrageous suggestion. Villages, in order to maintain their character and identity should grow in an evolutionary way as they have done, for the most part, over previous generations. This gradual approach permits absorbtion of new people and the expansion of local amenities.

My second concern is that there appears to be no consideration of "planning gain" in this application. Part of the cost of increased demands on schools, health facilities, roads etc. should be borne by the developer.

Yours sincerely

John Hayes MP

RAILTRACK



South Holland District Council
Housing & Planning Services Dept
Council Offices
Priory Road
SPALDING PE11 2XE
Lincolnshire

Your ref H03/0739/00
Our ref GC.OP.308/00

19 July 2000

Dear Sir

DEEPING ST NICHOLAS: PROPOSED RESIDENTIAL DEVELOPMENT AT STATION FARM, NEW ROAD

I apologise for the delay in responding to your consultation. I trust my comments are not too late to be considered in determining this planning application.

As you will probably be aware, I have taken over responsibility for dealing with planning consultations in Lincolnshire from my Railtrack colleague in Birmingham. I refer to his letter of 16th September 1998 written in response to the successful renewal application HO3/0547/98. In this letter he withdrew Railtrack's objection to the planning application on the grounds that new drawings showed the proposed site access to be over 400m from the level crossing. I believe this is an error, as I calculate the entrance to be in the region of 170 m clear of the crossing. I am prepared to abide by his decision only if the acknowledged sub-standard New Road junction with the A.16 can be closed. This was a requirement of the original 1992 consent, but the applicant was warned at the time there was no guarantee that the necessary Traffic Order would be successful. Reading from the Allison Homes Development Appraisal document, I note the junction closure requirement did not feature in the 1998 renewal consent. The Development Brief of 1990 referred to the "dangerous and sub-standard junction of Littleworth Drove and New Road" and its closure was a principal aim of the Development Brief. A suitable alternative and differently sited access was of course stipulated in substitution.

H:\DATA\WINWORD\BT1907DE.DOC

Railtrack PLC West Offices Station Rise York YO1 6HT
DX 65522 YORK 12
Tel 1904 522943 (03 72943) Fax 01904 524621

Railtrack PLC Registered Office: Railtrack House Euston Square London NW1 2EE Registered in England and Wales No. 2904587 http://www.railtrack.co.uk

Railtrack is concerned to note that the current proposals do not appear to include closure of the new Road Junction with A.16, and as my York colleague Ivan Rose has already intimated verbally to your Council's Planning Officer Peter Udy, Railtrack must object to the planning application if the opportunity to close the substandard junction is not to be taken. Railtrack will be willing to enter into discussion with the Council, Highway Authority and developer to see if, by limiting vehicular use of New Road, a solution acceptable to Railtrack can be achieved. The provision of a new estate road junction with the A16 may mean some additional traffic on the main road will be slower moving, thus reducing the opportunities for drivers emerging from New Road to join the streams of main road traffic. Railtrack does not wish to see householders from the proposed new housing using New Road as a short cut for journeys to and from the south.

If the New Road junction can be closed, then I will be happy to abide by my Birmingham Office colleague's stance to accept the proposal.

The New Road junction is only 60 metres from the level crossing and Railtrack is concerned that conflicting traffic movements could result, with tailbacks occurring in the wake of northbound vehicles unable to turn right into New Road due to an oncoming stream of traffic. Whilst ever the level crossing is manned, there is no safety issue as the signaller controls the road barrier closing cycle and clearly would not activate this, if vehicles were likely to become trapped on the crossing deck. However delays to trains could occur, and with minutes delay penalties now levied on Railtrack by train operating companies, there would be financial implications. In the light of such experience, the signaller is likely to take whatever opportunities occur to lower the barriers to road, earlier than might otherwise be the case. The A.16 road could then become blocked for longer periods. I understand concern has already been expressed at the length of time the barriers are lowered in anticipation of Railtrack's proposals to increase the level of long distance freight trains using the railway.

The proposed bus lay-by may occupy the site of the 770/773 road traffic signs warning road users they are approaching a barrier controlled level crossing. Such signs must, if necessary, be re-located at the Developer's cost.

Tree planting proposed for the A16 road frontage must have regard to the eventual height and spread of the species chosen. Once fully mature, tree canopy should not be such that warning signs and road traffic lights are obstructed by branches and foliage overhanging the carriageway and pavement. Sight lines to the level crossing for both road and rail must be maintained at all times.

If planning permission is granted, the new site access must be available for use at an early stage of the development, so large vehicles delivering building supplies can unload clear of the main road. Parking of vehicles and equipment must not be permitted along the site's Littleworth road frontage. Measures must be taken to prevent mud from the site being brought out on vehicle wheels and deposited on the highway, possibly obscuring road markings on the approach to the level crossing, and clogging the rails on the crossing deck.

Railtrack must reserve the right to provide or retain illumination, flashing traffic signals, audible warning devices, equipment cabins at the level crossing, and to amend its operation as necessary in line with best modern practises.

Please let me know how the Council determines this application. If planning permission is granted, it is important Railtrack is advised of the conditions imposed as part of the decision notice.

It would be of assistance if you can quote our Reference Number in all correspondence.

Yours faithfully

Barry Thorpe
Asset Protection Manager

SHDC
13 JUL 2000
Housing & Planning
Received

Your ref: H03/0739/00/tmc
H03/0473/00 — re-sal ctee
pu H03/0474/00
H03/0740/00

13 Woodbank,
Deeping St. Nicholas,
Spalding PE11 3EL
Lincs.

12th July, 2000.

Mr. P.J. Udy,
Housing & Planning Services Dept.,
Council Offices,
Priory Road,
Spalding PE11 2XE

Dear Mr Udy,

Proposed Residential Development -
Deeping St. Nicholas

I thank you for your letter of the 10th July, 2000, and appreciate the care you appear to have taken in answering the points I have raised.

However, further to your comments on the detail of application H03/0547/98 and your inability to understand my contention, I would now refer you to the letter issued by your Department on 21st October 1998, under the heading of H03/0546/98 commenting that the application was being withdrawn and no further action taken. The letter misled quite a number of people into believing the scheme to build the houses on the 'Green Field' site at Deeping St. Nicholas had been cancelled. I was told that the Parish Councillors for Deeping St. Nicholas discussed this item on this basis at their Meeting at that time. I was not convinced of this view and, noting the reference 0546, whilst my objection had been made against reference 0547, I rang your Department and was told that the continuation of the Outline Planning Permission had been made against Application H03/0546/98 but this covered the wrong area of land. I was further told that your Department had notified the Applicant of this error and encouraged a new Application, given the reference H03/0547/98, which allowed Outline PLanning Permission to be continued.

I note from the actions at that time the error on the Application was not accepted as 'Hasty Preparation' and the steps taken were of considerable benefit to the Applicant.

In the case of H03/0739/oo, H03/0740/00 and H03/0474/00, the Residents of Woodbank enjoy amenities which would be curtailed by the building of these houses. The applications propose certain screening, however unsatisfactory, but ignore such provision in the estate layout. The facilities to allow for loss of amenities, security, etc., for these residents are, therefore, unknown and are of vital interest to them. By allowing these inaccurate applications to stand the residents are ignorant of Swallow Homes intentions in this matter and denied the opportunity to comment. I understand the period for such comment has now expired.

Further, Swallow Homes may find their intentions towards these residents would affect the layout and number of houses on application H03/0739/00, yet you are content to pass the existing contradictory information to your Councillors for their decision. I am at a loss to see how they can make a meaningful decision.

I feel you should seriously reconsider your position and look forward to hearing what steps you will now take in this matter.

I do not understand your comment on the parcel of land outlined in BLUE, shown on application H03/0473/00, which connects the area of the five houses with the major estate of 0739 and 0740. Further, it only appears on application 0473. I do not feel that the implications of this junction of the two schemes can be left to chance and would welcome your guidance on where I can find further information.

Yours sincerely,

Tony Bryan

Tony Bryan

HIGHWAYS AGENCY

C3
5 Broadway
Broad Street
BIRMINGHAM B15 1BL

http://www.highways.gov.uk

Direct Line: 0121 678 8143
Fax: 0121 678 8559

Our ref: F209153
Your ref: H05/0739 & 0740/00



The Director of Housing & Planning Services
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs. PE11 2XE

7 July, 2000

PU

f.a.o. Mr P.J. Udy

Dear Sir,

TOWN & COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995
PLANNING APPLICATION NOs. H05/0739 & 0740/00
RESIDENTIAL DEVELOPMENT, A16 DEEPING ST. NICHOLAS

I refer to the above planning applications, my earlier letter of and our recent meeting on 5th July 2000.

As discussed at the meeting the proposed highway works associated with these applications would be satisfactory with regard to the operation and safety of the trunk road. It is clear, of course, that application no. 0740 must be conditional on the access arrangements provided by no. 0739. It is appreciated that it is very difficult to introduce the closure of New Road as a condition of this development but it would appear that even if the procedure broke down for any reason there would still be some net benefit to the trunk road. On this basis I would advise that the proposed development falls within a category where the Secretary of State does not intend to issue a direction.

With regard to the possibility of revising the access arrangements to incorporate a roundabout I look forward to seeing the proposals in due course.

Yours faithfully

David Abbott

David Abbott
Assistant Route Manager, NCS Area 13

E-mail: david.abbott@highways.gsi.gov.uk

Recycled Paper

POSITIVE ABOUT DISABLED PEOPLE

DETR

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

Housing and Planning
Services Department,
Council Offices,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 710772

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Application no: H03/0739/00

Applicant:	Swallow Homes Ltd Swallow House Banbury Close West Elloe Avenue Spalding, Lincs PE11 2BS	Agent:	Swallow Homes Ltd Swallow House Banbury Close West Elloe Avenue Spalding, Lincs PE11 2BS

Description: Proposed residential development

Location: Land off New Road Deeping St Nicholas
Spalding Lincs

Type: RESERVED MATTERS Grid Reference: 521217315392

15-JUN-00

Dear Sir/Madam,

CONSULTATION ON PLANNING APPLICATION

I have received an application for the above proposal, and should be pleased to receive any observations you may wish to make.

Your comments should be sent to me by 29-JUN-00 quoting the above reference number.

Please note that I cannot guarantee confidentiality as your comments to be taken into account may need to be reported t Planning Committee and therefore be available for public inspection.

Should you need to contact the department, the officer dealing with this application is P J UDY

Yours faithfully

Mrs S A Waltham
Director of Housing and Planning Services

Ian Oliver
Planning Technician

Please see attached
12/7/00

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

To: Peter Udy

From: Ian Oliver

Ref: H9/739/00

Date: 12 July 2000

Subject: **Landscape Assessment – Proposed residential development on land off New Road, Deeping St Nicholas.**

Issues / Views into site and existing boundary treatments.

- Main road (A16) to west, open countryside to east.
- East boundary – Sporadic hedging, none of this shown as retained. Proposed tree line shown along this boundary edge along what looks like a 9M drainage zone / would this be allowed?
- North boundary – Borders existing farm complex / no existing vegetation and none proposed / I see on plan that development is extended onto land edged blue and not part of the application site / Access road has potential to extend northwards. Argument for boundary treatment on north edge of land coloured blue.
- West boundary – Majority of site backs onto existing residential development (Woodbank) / This boundary comprises sporadic semi mature tree cover and 1.8M close board fence / Proposal is for grouped planting of trees / Normal in this situation / Onto main road some mature tree cover (One large one of which is not shown as being retained), new planting is also shown / Drop in levels at this point.
- South boundary – Station Farm existing & three dwellings / two single story and one house / Existing tree cover behind farmyard / Conifer hedging & 1.8M close board fencing behind dwellings.

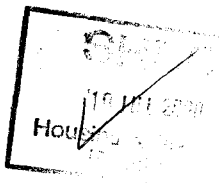
Internal issues

- The development scale and intensity does not reflect its village setting. 165 dwellings – No sense of identity that relates it to its location, reasonable layout but this could be located in any town in the District
- Culverted drain running west/east, bisects site and creates opportunity for central open space, this potentially seems a successful feature & is viewed from all aspects.
- New Road is shown diverted to within the application site –To provide safer access onto the A16?
- Remaining land to the south of this road shown as open space with an avenue of trees lining the road / Do not know traffic intensity of this road but looks as though the open space is located here just to make use of an awkwardly shaped piece of land. Additional planting needed along boundary where backing onto properties on New Road.
- The three areas of open space alone seem to define the strategic planting within the site. All else seems to be predominately open plan type frontages & sporadic planting around the site / Is this relevant for this location?

Ian Oliver / 12/7/00 / Memo35 (739/00)

ALLISON
HOMES

Swallow House,
Banbury Close,
West Elloe Avenue,
Spalding, Lincs.PE11 2BS
Tel: (01775) 724701
Fax: (01775) 762153



Our Ref: MAC/DD/D2167

7th July 2000

For the attention of Mr P. Udy

Planning Department
South Holland District Council
Priory Road
Spalding
Lincs.
PE11 2XE

Dear Mr Udy,

Re: Proposed Residential Developments on land off New Road, Deeping St. Nicholas
(Ref. No's. H03/0739/00 and H03/0740/00)

Following our recent meeting to discuss our proposals for the above applications, we would formally request an extension of time on the application.

This will allow us to re-appraise the scheme, in line with our discussions and PPG3, to provide a more integrated scheme for the community of Deeping St. Nicholas.

We trust this is in order and will contact you again shortly to discuss our revised proposals.

Yours sincerely,

Mark Croker
Company Architect

MRS D. CRAPPER,
BLUE BELL INN,
MAIN ROAD,
HOP POLE,
[illegible] ST. NICHOLAS
PE11 3HL

The Chairman,
South Holland District Council
Planning Committee.

9-6-00

OBJECT

Dear Sir/Madam,

I object to planning applications
H03/0739/00 and H03/0740/00
for the following reasons :-

a) The village is over 6 miles along the very busy and dangerous A16, with very few amenities and a very limited local bus service.

b) The size and nature of the proposed development is totally out of character to the village and the type of houses to be built are not intended for local people, particularly the young first time buyers.

c) The re-routing of New Road will not make access to the A16 any safer, in fact the opposite as the bend close to the level crossing will impair the vision to anyone leaving New Road

d) Further planning applications are intended and some have already been submitted. Where will it finish?

Finally in the Development Appraisal there are several anomalies. i.e. 5 5.2 Opportunities
– to provide a new residential area which physically

unites the village – how?

– to focus growth in an area which is well served by public transport – where is it?

– a population boost in Deeping St. Nicholas could eventually lead to a re-opening of the railway station (Site & Surroundings) – under 2 2.1.2. There is a railway station, disused and with no plans to re-open in the foreseeable future. So which is it?

Yours faithfully

Doreen R. Crapper

New Road Development

We, the residents of Deeping St. Nicholas, wish to lodge our objection to the developments HO3/0739 100 and HO3/0740 100 in the area of New Road. The plans submitted are for 3,4 and 5 bedroom detached houses. These are unlikely to be affordable to local people, particularly the young. Unless the plans are amended to include a significant number of starter homes, planning permission should be refused.

(Further, more detailed observations, will accompany this petition.)

Name (Print)	Address (Print)	Signature
MR+MRS. W+H BARBER	6 CARRINGTON DRIVE	[illegible]
MR+MRS P COLEY	1 CARRINGTON DRIVE	L J Coley
[illegible]	[illegible] Carrington Drive	[illegible]
MR J. CARD	27 Carrington Drive	[illegible]
MRS M Candler	29 Carrington Drive	[illegible]
MR. G. ROBERTS	30 CARRINGTON DRIVE	[illegible]
[illegible]	31 Carrington Dr.	[illegible]
C JORDAN	26 Carrington Dr.	C Jordan
BRADSHAW	25 CARRINGTON DRIVE	[illegible]
[illegible]	24 CARRINGTON AVE	[illegible]
[illegible]	22 CARRINGTON DRIVE	[illegible]
M. J. [illegible]	22 CARRINGTON DRIVE	[illegible]
R.D. MONDEY	11 CARRINGTON DRIVE	R.D. Mondey
[illegible]	20 CARRINGTON DRIVE	[illegible]
[illegible]	13 Carrington Drive	[illegible]
[illegible]	12 CARRINGTON DRIVE	[illegible]
B. FitzGerald	12 Carrington Drive	B. FitzGerald
GARY PHILLIPS	14 Carrington Drive Deeping St Nicholas	[illegible]
Adrian MITCHELL	2 NR Chapples Main Road Deeping St Nic	[illegible]
Stephen MITCHELL	2 NR CHAPPLES MAIN ROAD DSN.	[illegible]
DOREEN CRAPPER	BLUE BELL INN	D. Crapper
[illegible]	D S N 2 Main Rd Chappels	[illegible]
G CRAPPER	BLUE BELL	[illegible]
23.		

New Road Development

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(Further, more detailed observations, will accompany this petition.)

Name (Print)	*Address (Print)*	*Signature*
[illegible]	[illegible]	[illegible]
M.P. Howden	[illegible]	M.P. Howden
IRENE GRAY	1 Woodbank D.S.N.	I. Gray
J WAKEHAM	9 WOODBANK DSN	J Wakeham
[illegible]	11 WOODBANK DSN	[illegible]
5		

New Road Development

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(Further, more detailed observations, will accompany this petition.)

Name (Print)	*Address (Print)*	*Signature*
CREW TAYLOR	40 CHAPPELL RD	[illegible]
E TOMBLIN	41 CHAPPELL RD	E Tomblin
L. HUNT	43 CHAPPELL RD	L. D Hunt
M. [illegible]	1 CHAPPELL RD	M. E [illegible]
W. HURFORD	2 CHAPPELL RD	[illegible]
S.J RENN.	38. CHAPPELL ROAD.	[illegible]
[illegible]	39 " "	[illegible]
J Howes	37 " "	J Howes
8		

New Road Development

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(Further, more detailed observations, will accompany this petition.)

Name (Print)	*Address (Print)*	*Signature*
JACKIE GILBERT	BELL BUSH FARM, HOP POLE	~~J Gilbert~~
DAVID GILBERT	BELL BUSH FARM. HOP POLE	D Gilbert
JEAN GILBERT	BELL BUSH FARM HOP POLE	J P Gilbert.
J Dunmore	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
JULIE FENWICK	CORONATION AVENUE	[illegible]
CARMEN WELLS	CORONATION AVE	[illegible]
P. WELLS	CORONATION AVE	[illegible]
[illegible]	4 MAIN RD [illegible]	[illegible]
S P LEE	7, CORONATION AVE	[illegible]
[illegible]	8 " " DSN	[illegible]
[illegible]	8 " " DSN	[illegible]
[illegible]	10 " DSN	[illegible]
A Gilbert	10 Coronation Ave DSN	A Gilbert
J Pearce	13 Coronation AVE DSN	[illegible]
[illegible]	16 CORONATION AVE DSN	[illegible]
P Chambers	17 Coronation Ave DSN	P Chambers
S [illegible]	19 Coronation AVE DSN	S [illegible]
[illegible]	" " " "	[illegible]
B [illegible]	16 Coronation AVE DSN	B [illegible]
S FOREMAN	FAIRFIELD LODGE DSN	S [illegible]
A [illegible]	19 CORONATION AVE DSN	[illegible]
D [illegible]	FAIRFIELD LODGE [illegible] DSN	[illegible]
C TANN	20 CORONATION AVE DSN	[illegible]
A [illegible]	20 CORONATION AVE DSN	[illegible]
[illegible]	21 CORONATION AVE DSN	[illegible]
[illegible]	21 CORONATION AVE DSN.	[illegible]
D. Smith	23, Coronation Ave DSN	D Smith
[illegible]	23, Coronation Ave DSN	[illegible]

29

New Road Development

We, the residents of Deeping St. Nicholas, wish to lodge our objection to the developments HO3/0739 and HO3/0740 in the area of New Road. The plans submitted are for 3,4 and 5 bedroom detached houses. These are unlikely to be affordable to local people, particularly the young. Unless the plans are amended to include a significant number of starter homes, planning permission should be refused.

(Further, more detailed observations, will accompany this petition.)

Name (Print)	*Address (Print)*	*Signature*
K. MILLER	24 CORONATION AVENUE	K Miller
P MILLER	24 CORONATION AVENUE	P Miller
L. EYRE	25 CORONATION AVENUE	L Eyre
G. Pickering	29 Coronation Ave	G Pickering
[illegible]	30 Coronation Ave	[illegible]
P L Sellars	33 Coronation avenue	P L Sellars
C COLLINS	35 Coronation Ave.	C A Collins
I Dick	8 CHAPPELL ROAD	I Dick
H PAILPOTT	10, CHAPPELL ROAD	H Pailpotty
H. A Steele	9. Chappell Rd	H Steele
M LIGHTFISH	10 CHAPPELL RD	M Lightfish
[illegible]	11 CHAPPELL RD	[illegible]
[illegible]	12 Chappell Rd	[illegible]
[illegible]	13 CHAPPELL Rd	[illegible]
[illegible]	14	[illegible]
[illegible]	19 Chappell Rd	[illegible]
B Cook	26. Chappell Rd	B Cook
J Taylor	23 Chappell Rd	J Taylor
[illegible]	— " —	[illegible]
M Church	30, Cunnington Drive DSN	M Church
[illegible]	22 Chappell Rd DSN	[illegible]
[illegible]	" " "	[illegible]
D McLEAN	24 CHAPPELL RD DSN	D McLean
[illegible] HARE	30 Chappell Rd DSN	[illegible]
[illegible] STANNARD	33 CHAPPELL [illegible]	W Stannard
[illegible]	35 CHAPPELL Rd	[illegible]
P Veasey	34 Chappell Rd	P Veasey
D Booth	37 Chappell Rd	D Booth
[illegible]	40 CHAPPELL ROAD D ST N	[illegible]

29

New Road Development

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(Further, more detailed observations, will accompany this petition.)

Name (Print)	*Address (Print)*	*Signature*
P WILKINSON	11 CARRINGTON DRIVE	P Wilkinson
A ROSE	15 Carrington Drive	A Rose
C.J SWAN	2 CARRINGTON DRIVE	C.J. Swan
P CLARK	4 NEW ROAD	
K CRAPPER	BLUE BELL INN DSN	K Crapper
R CRAPPER	BLUE BELL INN DSN	R Crapper
L GILBERT	26 HARROW RD	L Gilbert
P A CHAPPELL	THE BUNGALOW LITTLE BELL FARM	P A Chappell
B MUSSARD	RECTORY FARM HOUSE	B Mussard
V. MUSSARD	RECTORY FARM HOUSE	V
D H BOOTH	19 CARRINGTON DRIVE	D H Booth
C J BOOTH	19 CARRINGTON DRIVE	C J Booth
J KIRBY	15 CORONATION AVE DSN	J Kirby
G KIRBY	15 CORONTION AVE DEN	G Kirby
R. LEE	10 CARRINGTON DRIVE.	R Lee
C FULLER	CHAPEL FARM	C Fuller
P CARTER	c/o BLUE BELL	
M. SMITH	LONSDALE HOUSE	M Smith
K H BOOTH	HOPPOLE D.SN	Kevin Booth
19		
29		
29		
8		
23		
TOTAL 113		

FILE COPY

Mr Tony Bryan
13 Woodbank
DEEPING ST NICHOLAS
Spalding, Lincs
PE11 3EL

Mr P Udy

H03/0739/00/tmc
H03/0473/00
H03/0474/00
H03/0740/00

10 July 2000

Dear Mr Bryan

PROPOSED RESIDENTIAL DEVELOPMENT DEEPING ST NICHOLAS

Thank you for your letter dated 28 June 2000 which was received on the following day.

You are quite correct that the plan referenced 233/99/DA/01 which is enclosed in the Development Appraisal produced by Robert Doughty Consultancy shows a 5 metre tree belt along the boundary of the site with Woodbank. You are also quite correct that the planning application layout received with applications H03/0739/00 and H03/0740/00 does not show this feature on the Woodbank boundary. There are also other inconsistencies between the Development Appraisal and the submitted layout. However, I do not accept that the proposals are setting out to mislead. The applications in my view have the hallmarks of hasty preparation.

If the applications are rejected and submitted at a later date public consultation will be carried out in the same way as it has been for the current proposals.

The reason that applications H03/0739/00 and H03/0740/00 have been submitted to cover parts of the same development is as a result of the outline planning permission for the site referenced H03/0547/98 not covering the total land area. Therefore, application H03/0739/00 is a reserved matters application based on the outline planning permission and application referenced H03/0740/00 is a full planning application on the land not subject to the outline planning permission. The 2 applications do not circumvent the prerequisites of PPG 3 since the paragraph that you allude to states:

> "Proposals to develop any greenfield land for housing which, in themselves or as part of a wider but contiguous allocation for housing, relate to a site of 5 hectares of more or comprise 150 dwellings or more regardless of size of site, and which the Local Planning Authority resolves to approve, should be notified to the Secretary of State before permission is granted. ..."

The total area of land is approximately 9 hectares and therefore it is my opinion that if the Local Planning Authority is minded to approve the planning permissions the Secretary of State will have to be notified. However, the paragraph also advises that the Secretary of State will be issuing a direction on this which to date has not been issued and until it is the exact requirements and how it may relate to this site, which does have outline planning permission, is unclear. This uncertainty will only be important if the Local Planning Authority considers it appropriate to grant planning permission.

In your paragraph numbered 2 you state:

> "When the landowner applied to renew outline planning permission in 1998 an error was made in stating the correct plot of land, but you were quick to point out this error, accept a new application before the time expired and the outline planning permission expired, as it should have done at the time."

As far as I can establish from the outline planning permission referenced H03/0547/98 it was received on the 29 May 1998 and was valid at the time of submission. I am therefore unable to understand what you mean about the Local Planning Authority pointing out an error.

Application H03/0473/00 is for 5 houses on the orchard site adjacent to the A16. The red line on the plan indicates the site on which it is proposed to construct these 5 houses and this land is located within the Development Boundary for Deeping St Nicholas. The land outlined in blue immediately behind the application site is located outside the Development Boundary for Deeping St Nicholas. Land indicated in blue indicates land in the ownership of the owner of the application site.

It is intended to take the 5 applications which have been submitted in Deeping St Nicholas to the Development Control Committee as soon as possible. The next opportunity to do this is the meeting to be held on the 26 July 2000. At this stage I cannot advise whether any of the applications will be on the agenda for that meeting.

Yours sincerely

Peter Udy
Planning Officer

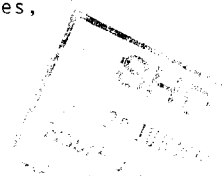
OBJECTION

Pete I think this needs a response!

13 Woodbank,
Deeping St. Nicholas,
Spalding PE11 3EL

28th June, 2000.

Mrs Sally Waltham,
Director of Housing and Planning Services,
South Holland District Council,
Council Offices,
Priory Street,
Spalding PE11 2XE



Dear Mrs Waltham,

re: H03/0473/00 ,, H03/0474/00
H03/0739/00 .. H03/0740/00

PU

I note the unsigned acknowledgement of 27th June to my letter dated 26th June and find your action completely unacceptable.

My letter pointed out that Drawing No: 233/99/DA/01 refers to a 5 metre width of screen planting between the new estate and the existing Woodbank houses, but the layout drawing of the estate ignores such provision. The drawing No: 233/99/DA/01 appears in Outline Planning application No: H03/0474/00 and Planning requests H03/0739/00 and H03/0740/00 and the applications are, therefore, plainly in error and setting out to mislead.

True

The public can comment on these applications, but with misleading information their comments cannot be meaningful. These applications must be rejected and, if resubmitted later with consistant information, the public must be given a new period of inspection.

will be

I make the following further points:

1) Applications H03/0739/00 and H03/0740/00 cover 165 houses on the same estate and both applications use the same overall layout drawing. I gather the two applications are submitted thus to circumvent the planning requirement for over 150 houses on one application. Surely you should not accept such obvious and blatent behaviour to avoid planning recommendations.

Two apps owing to part of site having no off

2) When the Landowner applied to renew outline planning permission in 1998 an error was made in stating the correct plot of land, but you were quick to point out this error, accept a new application before the time expired and the outline planning permission expired, as it should have done at the time.

? unsure what this means.

3) On Planning Application H03/0473/88 for 5 houses on the Orchard Site close to the A16, a drawing is included showing the area of the 5 houses outlined in RED. Part of the site for the above estate on applications 0739 and 0740 is outlined in BLUE on this same drawing, which also shows a new parcel of land

Redland in D.B. Blue land outside D.B. Indicates land in Same ownership.

within the farm yard area, also outlined in BLUE, connecting together the site of the 5 houses and the large housing estate. What is this parcel of land and where is it in the planning process? No explanation is included in the application by yourselves or the Applicant.

I feel from the above behaviour your Department over-favours the the Applicants and this allows them to be slip-shod, inaccurate and misleading. No such advantage is given for the guidance or help of objectors.

I await your statement on the action you are taking in this matter.

Yours sincerely,

Tony Bryan

Tony Bryan

Prohibition of Driving Order Alisons to find L.CC Would have to carry out legal work

Also advised unhappy with proposal
Suggested, Sewerage Scheme, public bldg different housing types, Station halt

H.A. wouldn't lose much sleep if new rd not closed, new route reduces traffic on existing ~~[illegible]~~ junction.

Roundabout ok in principle.

Objections

- effect on Spinney Rewinds
- large number of dwellings - change rural setting.
+ inadequate amenities. (Small shop, Small V. Hall + P. School.) no health C.
+ No low cost housing. - (4/5 bed beyond locals means.)
- Access to A16 inadequate (roundabout or T. lights)
- Increased crossing closure, + extra traffic.
- Working farms to N.E + W of site.
+ Foul sewerage details needed - no mains sewer
- Effect wildlife.
- Dr + Dentists in Spalding - full.
+ Poor water PSI, Electricity Supply occasionally fails.
+ Poor public T. Port.
+ Insufficient School capacity - no safe route to school, cars will be used.
- No petrol St" in village.
- Design not pedestrian friendly - racetrack layout.
Sewerage Plant on New Road must be capable of providing for whole

village. Prevailing ~~winds~~ will carry smells into proposal
- T. junction will reduce visibility to west, roundabout better.
- Reduce no. of dwellings, more starter homes, bungalows.
  Community Centre. Suitably sized areas + play equipment need providing. + for youths.
- Street lighting
- Traffic Survey 6,600 vehicles use A16, crossing likely to be closed 20-30 mins/hr from 2006
- People will have + need 2 vehicles/family.
-

Letters from: Spinney rewards, New Road
2 Broomhill Farm Cottages, Campaigns Lane.
Woodbank 2 5 6 7. 9. 11 13
Womans Institute.
3 Banks Drive

H03/739/00

SPINNEY RE-WINDS

(Re-winds and Re-conditioned Motors)

New Road
Deeping St. Nicholas
Spalding PE11 3DU

Tel: 01775 630544 (Day) - 01775 630305(Night)

COMMENTS

S.H.D.C.

03 - 07 - 00

Mrs Waltham,

I am writing to you about the proposed buildings in Deeping St. Nicholas.

I have had a workshop on New Road for 15yrs, and because of the nature of my business, sometimes have to work late nights and weekends, which means, during these hours I sometimes make a noise or a little smoke.

I am concerned that when these houses are built, the nearest occupants may complain, and I shall be forced to move, like other companies in the past. My neighbours at present have no complaints, and I would appreciate assurances from you that my business premises will be safe.

I have been to look at the plans, and I see that trees are to be planted between the houses and myself. I would like to know just how close this will be to the rear of my property boundary.

Yours sincerely,

N.C. Spinney

VAT No. 463 0181 72

OBJECTION

2, Brownhill Farm Cottages,
Campain's Lane,
Deeping St Nicholas,
Near Spalding,
Lincs
PE11 3EX

4 July, 2000

5 JUL 00

The Chairman,
The Planning Committee,
South Holland District Council,
Priory Road,
Spalding
PE11 2AX

OBJECTION TO PLANNING APPLICATION H03/0739/00 & H03/0740/00

Dear Sir or Madam:

I wish to object to the above planning applications on the following grounds:-

1. Such a large number of houses in a rural setting (which will more than double the number of residents of the village), will change the nature of the area to an unacceptable extent.

2. The local amenities are totally inadequate for a project of this size.

3. There is NO low cost housing included in the plans therefore excluding local residents from being able to afford any of this accommodation.

4. The proposed access to the A16 is totally inadequate, and only a full roundabout or traffic lights should be considered (note:- we are not just considering the traffic generated by the new development but also the traffic from Crowland that uses New Road and the increased use that will be generated by the crossing being closed by Railtrack more frequently in the future).

To summarise I feel that the granting of these applications would be to the detriment of the area and at variance with Planning Policy No 3 Para 24.

Sincerely,

Stephen F. Williams
Captain, FRIN., M.M.

CC Deeping St Nicholas Parish Council
File

South Holland District Council
MEMORANDUM

PU

To: **Gordon Smith**
Development Control IBU

From: **Alison Mumford**
Environmental Protection IBU

Date: 5 July 2000

Our Ref: AEM/MEC/PC/17

Subject: **Application No: H03/0739/00**
Residential Development – Deeping St Nicholas

I refer to the above application and while I have no objections in principle there are working farms to the NE and West of the site which should be taken into account.

Details of foul water sewerage would also need to be submitted for approval by the Local Planning Authority.

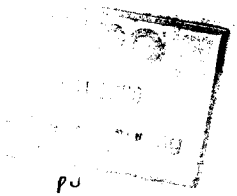
Alison Mumford
Senior Environmental Health Officer

Tel: 01775 630476 OBJECTION Fax: 01775 630166

2 Woodbank
Deeping St Nicholas
Spalding
Lincs
PE11 3EL

2/7/2000

PU



Dear Mr Udy

PLANNING APPLICATION H03/0739/00 & H03/0740/00

With reference to the above planning application I am very concerned about the size of the development in a village which has NO MAINS SEWAGE, NO GAS, SUPPLY, ONE VERY SMALL SHOP ALONG WITH A SMALL VILLAGE HALL AND PRIMARY SCHOOL. The A16 is going to get more congested especially with the future plans for RAIL FREIGHT to use the Spalding, Peterborough line causing increased holdups at the Littlewell crossing by 2004. The back road to Crowland is certainly not designed to take extra traffic and even if the plans for the A1073 do get passed the actual dunes work may not take place for twenty to

e-mail: Philip.Ellwood@tinyonline.co.uk

thirty years with the attitude of future government
in road expenditure

I accept that new Housing Development
have to be built but this is a very large
development with no mention of Static Homes and
no mention of what facilities will be there
help the village move forward or will that be left
to the ratepayers of South Holland to provide while
Swallow Homes make a very large profit

I look around the area & see most small
villages being developed at an alarming rate and
yet amenities and services are not being improved
to cope with the influx of New Home owners

I look forward to your comment on this
development.

Yours Sincerely

T. R ELLIOTT

OBJECT

Gerald W & Jean Spreckley
5 Woodbank
Deeping St Nicholas
Spalding
Lincolnshire
PE11 3EL

Tel: 01775 630498

3. 7 00

Dear Sir

Planning Applications H03/0739/00 & H03/0740/00

With reference to above, we would like to comment as follows

a) The intended site is prime agriculture land, and to build on it will also affect the wild life

b) The proposed houses are mainly 4 & 5 bedrooms, well beyond the means of local people.

c) There are no shops in the village, health centre, and the village school would not be able to cope with the additional children. The nearest doctors & dentists are in Spalding who are already working at maximum capacity.

d) The water supply is already on its limits as the pressure falls considerably at peak times.

e) No indication of a sewage disposal unit is shown.

f) The electricity supply is already subject to power cuts, and the addition of another 105 houses will put even more demand on the system

g. Public transport is more or less non existant and the increase of approximate 300 cars joining the A16 at peak periods, especially if there is to be substantial increase in Rail traffic through the level crossing, will cause further congestion.

ii) Finally we note that the plans show 2 Stages, in order to bypass the "Greenfield Development Plan" whereas in reality the 2 Stages will merge in to one, and therefore be should be submitted to the Secretary of State.

We therefore ask you to take the above points on their merit when considering the above applications.

Yours faithfully

E B Speckley

OBJECTION

7 Woodbank
Deeping St Nicholas
Spalding
Lincs

4th July 2000

For the attention of Mr.P.J.Udy
Reference Planning Application H03/0739/00 & H03/0740/00

Dear Sir,

I wish to lodge my objection to the above planning applications. I feel that to build 165 houses on a prime green-field agricultural site is totally unnecessary. I understand that there are more adjoining sites which Alisons hope to develop. Are we to assume that there are no suitable sites in or around the outskirts of Spalding?

There seems too little thought given to any facilities that these new families may or will need i.e. sufficient school facility,shops or any medical facilities. The nearest doctors are in Spalding or Market deeping. Also facilities will be needed for the younger family members i.e. youth clubs etc.

Is there to be a separate sewage facility to each property or a large communal sewage works? If so ,where would this be sited.Surely with a site this large the village should be put on main drains now.

We already have problems with traffic through the village. We have no bus service to shout about and have a very busy main road for a lot of vehicles to pull out on at school times and peak times causing added problems.What will happen if /when Railtrack increase the frequency of freight trains passing through the village?

I also understood that any new housing should have properties that local people(agricultural workers etc) would be able to afford. In this there will be none.

This application needs to be considered very,very carefully,taking into account the needs of the existing population as wells as the future population.

Yours faithfully

B Connaughton

Mrs B Connaughton

OBJECTION

Mrs D. Howden
11 Woodbanic
Deeping St Nicholas
Spalding
Lincs PE11 3EL
Tel. D.S.N 03 66 618

Mr. P. S. Joy
The Chief Planning Officer
South Holland District Council
Priory Road
Spalding PE 11 2XE

Ref 10

I wish to object to the proposed development of land in Deeping St Nicholas ref to planning application H03/0739/00 and H03/0740/00.
165 houses all detached is too much for this village to absorb.
We have a small village school
A tiny post office
Two Public houses and A church.
There is no integrated sewerage system
Public transport is very minimal
Any one wishing to go shopping or to the doctors has to travel at least 5 miles by car, this means more and more cars trying to get onto the A16 near the railway crossing.
This is prime farm land, although at this moment in time we do not need all this land, this could be required in the future. Once land has been built on it is very difficult to return it back to farm land.
In your information sheet dated 20th March 1990 the land you outlined for development in this village did not include the land behind Orchard Bungalow.

Yours Sincerely

D. Howden.

LINCOLNSHIRE SOUTH W.I.

Women's Institute Deeping St. Nicholas.

Address East Reach House,
Hop Pole,
Deeping St. Nicholas,
Spalding, Lincs PE11 3HJ.

Tel. 01775 630629.

4th July 2000.

OBJECTION

Mrs. Waltham,
Director of Housing and Planning
South Holland District Council,
Priory Road,
Spalding.

Dear Mrs Waltham,

Planning No H03/0740/00
LAND OFF NEW ROAD, DEEPING ST. NICHOLAS.

We have some concern over the proposed plans for the above development in Deeping St. Nicholas.

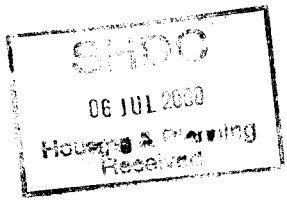
1. Lack of local amenities – there is no mains sewer in the village and no gas.

2. The proposed access to the main road, A16, would cause serious problems with the increased traffic from the new estate. Traffic from Crowland and the proposed upgrading of the railway line which may cause additional traffic congestion in the village.

3. There are no proposals for starter homes for young people. Deeping St Nicholas should not be a village just for older people.

Yours sincerely,

Mrs. M.E. Pinder,
Secretary.



OBJECTION

13 Woodbank,
Deeping St. Nicholas,
Spalding PE11 3EL.

4th July, 2000.

South Holland District Council,
Housing and Planning Services Department,
Council Offices,
Priory Road,
Spalding PE11 2XE.

For the attention of Mr. P.J. Udy

Dear Sirs,

Planning Applications Nos:
H03/0739/00 - H03/0740/00

I refer to the above Planning Applications submitted by Swallow Homes to build approximately 165 houses in Deeping St Nicholas. These applications must be rejected as they contravene Government policy and recommendations detailed in Planning Guidance PPG 3; the conditions and facilities in the Village cannot support these houses. The scheme will interfere with rail development in the immediate area; details of the scheme itself are unacceptable and will create dangerous conditions for the public.

I support my view with the following points:

1. The area on which the houses are to be built is prime farming land. This is completely against Government policy and Planning Guidance PPG 3.

2, In the next few years the rail traffic on the level-crossing on Littleworth Drove will substantially increase due to the introduction of long distance freight trains and the obstruction to the road traffic on the A16 will be severe without flyover or other modifications to the level-crossing. The moving of the New Road junction with the A16 could well render road and rail modification in this area extremely difficult.

3. The Village School is small and children of different ages and academic levels have to be taught in the same classrooms. Additional children from the proposed housing estate would swamp the school and cause impossible education conditions. Substantial improvement of the school is required.
Since there is only one outlet at New Road for walking school-children from these proposed new houses they would have to cross the A16 main road in a 50mph speed zone with no provision for safety. Cars are, therefore, more likely to be used as a safer means to get the children to school, against Government recommendations, with insufficient parking facilities at the school, and no means of turning around without driving further down the A16.

4. The Village Shop referred to in Swallow Homes Application is a room approximately 10ft x 10ft within the Plough Public House, containing a single window Sub-Post Office and steel racks to store small quantities of bread, milk, butter, cleaning fluids, soft drinks and sweets etc., for emergency use of nearby houses. It has no capacity to offer any service to the proposed estate of new houses and to refer to it as a 'Shop', without qualification, is to mislead.

5. The Butcher's Shop was closed about two years ago, was dismantled, and has been replaced with a private house.

6. There is no Doctor or Clinical services in the Village.

7. There is no supplier of petrol in the Village. Of the two garages which supplied petrol some four years ago, one has closed and is a private house, whilst the other only covers repairs to cars and sells second-hand cars.

8. Whilst the Village Church would be happy to welcome an increased congregation, the Church has no car park and during services the cars are partly pulled up on the pavement and cause an obstruction on the A16.

9. The design of the new estate leaves a lot to be desired. It includes the maximum number of houses - subject to the conditions surrounding the existing dykes - and there is no provision for facilities absent from, or insufficient, in the existing Village. The estate has only one entrance and exit at New Road and there are no 'short cut' pedestrian ways within the proposed estate or to reach the A16 and the Village. As walking distances are so long the residents will use their cars, against Government recommendations, just to reach the Village.

10. The road formations within this proposed estate form two circles in the arrangement of a Figure 8, based on New Road. With the troubles of 'cruising' experienced in many towns, and particularly on Estates, of 'young bloods' demonstrating their cars with screaming tyres and skidding turns, this arrangement would appear to provide ready made race tracks for such teenage behaviour.

11. The Village of Deeping St. Nicholas has no integrated sewage system and sewage is at present treated by a substantial number of individual Klargester Units discharging into adjacent dykes. The proposed estate is to have a sewage treatment plant in the area of New Road, the location and arrangement of this is not shown on the drawings. It must be made a condition of the scheme that the new sewage treatment plant be made the core of sewage treatment for the Village and be capable of extension to accept sewage from the whole Village and the pipework installed on the proposed estate must be large enough to convey sewage from the surrounding houses to the proposed estate and the north end of the Village

11 continued...

The location of the new Sewage treatment plant has not been stated, except that it will be close to New Road. The prevailing wind in this area is South Weat and in the suggested position will carry sewage smells into the proposed new estate and the surrounding area . This will plainly be unacceptable.

12. The scheme requires that New Road junction with the A16 be moved to the north side of Station Farm on safety grounds. In its present position the corner has a clear view of the traffic approaching from west and north. In the new position the view of traffic approaching - in a 50mph zone - from the west will be substantially reduced.

The New Road junction with the A16 is to be another T-junction. The public have condemned similar junctions off the A16 at Spalding and Market Deeping, which have been subject to accidents and near misses. There was a fatal accident at the Market Deeping T-junction a few weeks ago and the public would demand a safer roundabout.

The movement of the New Road junction was decided over 10 years ago under totally different traffic conditions.

For the above 12 reasons the scheme is a wrong scheme. in the wrong place, with insufficient infrastructure to support it, of wrong design and creating difficulties for the adjacent main road and rail system.

It must not be allowed to proceed and the planning application must be rejected.

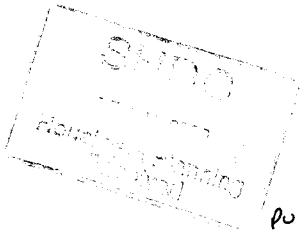
Yours faithfully,

Tony Bryan

Tony Bryan

Deeping St Nicholas Parish Council

Meeting Place
Deeping St Nicholas CP School,
Deeping St Nicholas,
Spalding,
Lincs.
PE11 3DG.



Mrs Helen Baker
PARISH CLERK
4, Plough Cottages,
Plough Row,
Deeping St Nicholas,
Lincs. PE11 3EW
Tel; 01775-630658

5th July 2000

Dear Mr Udy,

HO3/0739/00 & HO3/0740/00 Proposed Residential Development
Land off New Road Deeping St Nicholas

The Parish Council has considered the above applications and would like to make the following comments:

1. There is concern about the increase in traffic that such a large development would generate, particularly in view of the forthcoming closures at the railway crossing due to increased rail freight

2. The Council would like to see the overall number of houses substantially reduced

3. It would like to see more starter homes included i.e. one and two bedroom houses, some bungalows, and generally more affordable housing that would be more relevant to the social character of the village

4. The Council would particularly like the developers to provide a Community Centre in the scheme

5. Existing recreational facilities in the area are inadequate and badly situated. Suitably sized areas and play equipment need to be provided

6. Sufficient street lighting installed at the time of development

Thanking you

Yours sincerely

H M Baker

Parish Clerk

Mr P J Udy
Housing & Planning Services
SHDC
Priory Road
Spalding

Welland & Deepings Internal Drainage Board

Deeping House, Welland Terrace, Spalding, Lincs. PE11 2TD.
Tel : (01775) 725861 Fax : (01775) 767689

Clerk to the Board
Mrs Maralyn Robinson

Engineer to the Board
Mr Stan Pywell

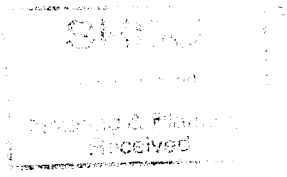
Our Ref. SWP/TF/P/D/5

Your Ref.

This matter is being handled by
Stan Pywell

3rd July, 2000

Mrs S. Waltham,
Director of Housing & Planning,
South Holland District Council,
Council Offices,
Priory Road,
Spalding,
Lincs. PE11 2XE.



Dear Madam,

Planning Application Nos. H03/0739/00 and H03/0740/00
Proposed Residential Development - Off New Road
Deeping St. Nicholas - Swallow Homes Ltd.

I refer to the above planning applications.

The proposals affects two Board maintained watercourses, Station Farm Dyke No. 1 and Picks Home Farm Dyke.

Although it is preferable to keep watercourses open wherever possible I do not think this site is suitable.

Normal maintenance on the dyke would involve cutting and depositing the weed adjacent to the dyke once a year, with desilting every 5-8 years. Gradients are minimal and there is likely to be standing water which will become stagnant, attracting insects and be the source of some smell. Open dykes may also be convenient places to deposit grass cuttings etc. which in turn attracts rodents.

I would therefore like to see the dykes culverted, to the Board's specification, through this development.

The existing layout contravenes the Board's 9 metre byelaw and would not receive the Board's consent.

Surface water may be conveyed to the dyke subject to payment of the appropriate development contribution, currently assessed at £ 32,892 per impervious hectare.

Yours faithfully,

Engineer to the Board.

c.c. S. Robinson, Swallow Homes Ltd.

Deeping St Nicholas Site

① H03/0473/00 — 5 Dwellings ~~Inside D.B~~

Unallocated site.

Inside D.B

H. Agency Concerned

DECISION : Depends on H.A.

② H03/0474/00 — 10 Dwellings possibly.

Allocated site. — No Pl. Permission.

Inside D.B.

Decision : REFUSE.

③ H03/0475/00 — 20 dwellings possibly

Allocated site — Has OPP

Inside D.B.

Decision: Refuse / withdraw.

(4) H03/0739/00 + H03/740/00

Allocated site

739/00 on land with O.P.P.
740/00 on land mostly without OPP.

Inside D.B.

Problems.

(1) No landscaping Scheme Submitted.

(2) Landscaping belt on S.E. boundary is within rear gardens, need deeper rear gardens but I would be happier with road to run beside landscape + houses to front onto it. Keeps it in public realm.

(3) Layout does not comply with 233/94/DA/01 in design appraisal — no 5m tree belt around all of site.

(4) POS in centre.

$52 + 77 + 95 + 106 + 113 = \frac{443}{5} = 88.6$

X $35 + 47 + 54 + 67 + 56 + 53 + 49 + 43 + 35 + 25 = \frac{464}{10}$

$= 46.4$

Area = 0.4111 H. ≃ 1 acre.

(5) Area = 0.4222 ≃ 1 acre (adjacent New Road)

(6) House types too upmarket, no terraces/flats,

7. Site clearly out of step with PPG 3 but has O.P.P. Depending on whether R.M affected by Para 39. + SOS decision if it is affected, the L.P.A are stuck with the development of this site in some form. The layout is unsatisfactory. It is purely an estate with a green core. If it has to be developed a wider mix of dwelling types are required; shop(s), other facilities, needed. Also sewerage provision + school funding need careful thought. It must give DSEN something it hasn't got (a centre), rather than something it doesn't need.

(8) Show H.A. objection letters re traffic levels + railway use. Is it appropriate, would roundabout be better

plan policies in the light of that monitoring. However, it is essential that the operation of the development process is not prejudiced by unreal expectations of the developability of particular sites nor by planning authorities seeking to prioritise development sites in an arbitrary manner.

WINDFALLS

35. Windfall sites are those which have not been specifically identified as available in the local plan process. They comprise previously-developed sites that have unexpectedly become available. These could include, for example, large sites such as might result from a factory closure or very small changes to the built environment, such as a residential conversion or a new flat over a shop.

36. Authorities should make specific allowances for all the different types of windfalls in their plans. Allowance should be made on the basis of examining past trends in windfalls coming forward for development and on the likely future windfall potential as assessed in a capacity study. No allowance should be made for greenfield windfalls (refer to Annex D for good practice advice on capacity studies).

DETERMINING PLANNING APPLICATIONS

37. Development plans form the framework within which decisions on proposals for development are taken. It is important that plans are kept up to date and properly reflect national policy guidance. Local planning authorities should revise their plans to take account of the guidance set out in this PPG: they should seek to do so as quickly as possible by incorporating revised policies and proposals either in replacement plans or by alteration of existing housing policies.

38. In considering planning applications for housing development in the interim, before development plans can be reviewed, local authorities should have regard to the policy contained in this PPG as material considerations which may supersede the policies in their plan (see paragraph 54 of PPG1). Where the planning application relates to development of a greenfield site allocated for housing in an adopted local plan or UDP, it should be assessed, and a decision made on the application, in the light of the policies set out in this guidance. Comparison with available previously-developed sites against the criteria in paragraph 31 and in the light of the presumption in paragraph 32 and the policies on design, layout and efficient use of land, including car parking, will be particularly relevant. Where a proposed housing development involves the use of a previously-developed site or the conversion of existing buildings, the proposal may need to be amended in accordance with this guidance, for example, in relation to design, layout, density and parking.

39. Proposals to develop any greenfield land for housing which, in themselves or as part of a wider but contiguous allocation for housing, relate to a site of 5 hectares or more, or comprise 150 dwellings or more regardless of size of site, and which the local planning authority resolves to approve, should be notified to the Secretary of State before permission is granted. The Secretary of State will be issuing a direction to this effect. Applications for permission which are departures from the development plan and which fall within the scope of the Town and Country Planning (Development Plans and Consultation) (Departures) Directions 1999 should be referred to the Secretary of State in the usual way.

Outline
file with
PJU.
O.K.

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.

No details

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)

SOUTH HOLLAND DISTRICT COUNCIL

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: No landscaping details submitted.
   (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. ✓approx

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)

SOUTH HOLLAND DISTRICT COUNCIL

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.

Is this needed

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.

no details

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)

OBJECTION

13 Woodbank,
Deeping St. Nicholas,
Spalding, PE11 3EL

Tel: 01775 630666

Planning Received

26th June, 2000.

South Holland District Council,
Planning Department,
Council Offices,
Priory Street,
Spalding, PE11 3XE

Dear Sirs,

Planning Application No: H03/0739/00

I would ask you to think long and hard before granting Planning Permission for approximately 170 houses in Deeping St. Nicholas.

Deeping St. Nicholas is a Village with none of the amenities associated with a town. We are 6 miles from Spalding and 6 miles from Market Deeping; we have two Public Houses, approximately three miles apart, and a sub-Post Office which includes a very small 'Shop' with a very limited selection of goods.

The Railway Station has been closed for many years and there is no possibility of it re-opening, and the bus service is very poor. The nearest Medical Centre is in Spalding (or Market Deeping) and there are no medical services within the Village.

The Village School is small and could not possibly cope with an influx of children from the proposed estate. With 170 houses there are bound to be large numbers of children; these children will have to cross the busy A16, a 50mph zone, and this will place them in great danger from the speeding traffic. Perhaps you do not realise how very busy this road has become over the past 10 years, particulary with large and heavy lorries from the Continent. The 50mph speed limit is rarely honoured by the vehicles using the road.

This Planning Application would seem to contravene the Government guidlines laid out in PPG3 - a 'Greenfield' Site' of prime agricultural land and with many more cars introduced into the countryside.

I trust you will give these points serious thought and reject this Planning Application.

Yours faithfully,

Mary Bryan

OBJECTION

SHDC
Housing

13 Woodbank,
Deeping St. Nicholas,
Spalding, PE11 3EL
Lincs.

Tel: 01775 630666

pd 24th June, 2000.

South Holland District Council,
Housing and Planning Services Department,
Council Offices,
Priory Road,
Spalding PE11 3XE

For the attention of Mr. P.J. Udy

Dear Sir,

re: Planning Application H03/0739/00

I wish to refer to the above Planning Application which, on behalf of Swallow Homes Ltd., is supported by a statement from Doughty Consulants.

The report states that a screen planting of shrubs and trees 5 metres thick will be provided around the edge of the new estate and the existing residences. This barrier is further shown in the statement on drawing No:: 233/99/DA/01.

Any screening is highly desirable and in my letter to you dated 12th May concerning Outline Planning Application No: H03/0474/00 I referred to this barrier and pointed out that Swallow Homes must specify the height and conditions of this screen and, particularly, who will continuously maintain it to these conditions as, if allowed to run wild, would cause much aggrevation and arguement.

The drawing of the proposed layout of the estate (this drawing does not appear to have a reference number) only shows screen planting on the south side of the estate and nothing to protect the existing residences. Even the proposed 1.2m. post and rail fence offers no screening. The existing fences in this area are all 1.8m. wood slat.

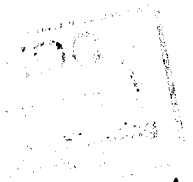
Since this layout drawing is at considerable variance with the Swallow Homes original application based on the Consultant's Report I assume it is invalid and should be withdrawn.

Perhaps you will take the necessary steps in this matter.

Yours faithfully,

Tony Bryan

"The Hovel"
3, Banks Drove,
Deeping St Nicholas,
Nr Spalding, Lincs
PE11 3BJ
Tel: 01775-630354



10

June 29th 2000

The Chairman

The Planning Committee

South Holland District Council

Priory Road

SPALDING

PE11 2AX

OBJECTION TO PLANNING APPLICATION H03/0739 AND H03/0740

Dear Sirs

I wish to object to the above planning application on the following grounds:

1. There is **NO** low cost housing included in the plans therefore excluding local residents from being able to afford any of this accommodation.

2. The proposed access to the A16 is totally inadequate. The outline planning application was approved 10 years ago. The traffic survey by OPUS last November showed that already 6,600 vehicles use the A16 already. With the Railtrack upgrade and the down time of the barrier at Littleworth already scheduled for between 20 to 30 mins per hour from the year 2006 Deeping St Nicholas is already going to come to a grinding holt. With the proposed access traffic will not be able to get in or out. The plans show that subject to a public transport study Parking spaces will be reduced to encourage the use of public transport. Deeping st Nicholas has limited transport facilities People buying these deluxe houses will be minimum two vehicles per family and will need two vehicles in Deeping St Nicholas.

3. A project of this size has no provisions for the strain on local facilities such as Doctors Surgeries and the local school at this time. I feel that it would be courteous of the Developers to provide funding for the local school and provides information so that Doctors Surgeries can plan ahead of time. Already waiting time for appointments at the Munro Medical Centre are between two and three weeks. What extra provisions are South Holland going to provide when encouraging such a project in the District.

4. Whilst the proposed plans have provisions for a child's play area there are no facilities for youths... A project of this size should include facilities for the young and impressionable. If South Holland District Council gives this project the go ahead without such provision I would like to see funding allocated for Deeping St Nicholas to keep youths out of mischief.

Yours sincerely

Mr and Mrs McGuinness

OBJECTION

9 Woodbank
Deeping St Nicholas
Spalding
Lincs PE11 3EL

PJU

Mr P J Udy
Planning Officer
Housing and Planning Services Department
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs PE11 2XE

1st July 2000

Dear Mr Udy

Reference Planning Application Proposals: H03/0739/00 and H03/0740/00

Further to your recent advertisement in the Lincs Free Press, I write to point out my objections on the above mentioned planning proposals for residential development at Deeping St Nicholas.

It is proposed that 165 houses will be built on the land, this amount of houses would double the size of the village. From looking at the plans there is no extra facilities being put in place to cope with the extra houses that may be built, the school would be unable to cope with the potential amount of extra children and there is no shops or health centre which would mean that people would have to travel by car to either Market Deeping or Spalding.

The proposed new junction onto the A16 needs to be very carefully thought about, this is a very busy road and could be a potential blackspot if you are turning to the right from this junction, as there is only limited vision to the traffic coming from your left at speed. Due to the size of the development there would be substantially more traffic using this junction. I understand that it is possible that long freight trains will be using the Littleworth Crossing in the near future and this would cause long delays and much more congestion.

I am surprised that prime green-field agricultural land is possibly going to be used for this development, when there are many other urban and brown sites that should be used before prime agricultural land.

On a personal view, the proposed development will mean that our outlook from our property onto prime farmland will be ruined and that all of our privacy will be gone!!! From the plans a five bedroom house will be built directly behind us and bearing in mind the current trend of developers these large houses only have a very small garden therefore they will be right on top of our property. What will be developers being doing to preserve our privacy?

I await your comments at your earliest convenience.

Yours sincerely,

John Wakeham

[illegible]AGE

[illegible]

[illegible] mrs Howden

[illegible]

[illegible]

EXT NO. .....

TIME: 11-00

VISITS	
Visit Required	Date:
	Time:
Will Visit You	Date:
	Time:
Visited your office	

[illegible] 739/00

[illegible] + Sewerage

[illegible] plant

[illegible] any details

[illegible] would be a - Part of [illegible]

[illegible] yet - drawings

[illegible] Dept./Section: two [illegible] for village

FILE COPY

Mary Bryan
13 Woodbank
Deeping St. Nicholas
Spalding
Lincs
PE11 3EI

Gordon Smith

HO3/0739/00
GS/MJT

3 July 2000

Dear Mary Bryan

RE: PROPOSED HOUSING DEVELOPMENT – H03/0739/00

Thank you for your letter dated 28 June which expressed your dissatisfaction with our despatch of a joint acknowledgement of your letter of objection, together with your husbands.

As is our normal practice, any letter (whether or not from the same household) is taken into account in our appraisal of a planning application. The acknowledgement sent to you is an exercise of courtesy, and in no way reflects the weight we would give to the contents of both your letters. Each letter is recorded as a separate objection.

It is our practice to seek economies in our work wherever we can – consequently the despatch of a single acknowledgement letter is a common action where we receive more than one letter from a single household.

However, in the event that you still find our practices discourteous, I can only express my regrets but hope you can also see the advantage in our acting with economy in mind for the benefit of Council Tax payers.

Yours sincerely

Gordon Smith
Development Control Manager

13 Woodbank,
Deeping St. Nicholas,
Spalding, PE11 3El.

Tel: 01775 630666

28th June, 2000.

Mrs. S. Waltham,
Director of Housing & Planning Services,
Council Offices,
Priory Road,
Spalding, PE11 2XE

Dear Mrs Waltham,

ref: H03/0739/00

I wrote a letter to your Department, attention of Mr. Udy, on 26th June, 2000. My husband also wrote a letter on the same day.

Today a standard computerised letter was received, addressed to 'T and M Bryan'.

These letters were individually written and I consider it extremely discourteous to receive a joint, standard acknowledgement, with the word 'letter' changed, by hand, to 'letters'.

If this is the practice of your Department then I most strongly object. I wrote a letter; Tony Bryan wrote a letter. These were not 'joint' letters and it would have been a courtesy to acknowledge them individually.

Yours sincerely,

Mary Bryan.

Mary Bryan

cos to reply
· sent each letter
· did not devalue hers by

RAILTRACK

To : South Holland Dist Council,
Housing and Planning Services
Council Offices
Priory Road
SPALDING PE11 2XE

y/ref H03/0739/00

From : Asset Protection
Railtrack L.N.E.
Room W.147, West Offices,
YORK

Extn : 03 72943

Date : 23rd June 2000

o/r : GC.OP. 308/00

Housing & Planning
Received

Dear Sir,

SEEPING St. Nicholas - Swallow Homes Ltd
Residential development at Station Farm, New Road

Thank you for your consultation on this application.

I am returning the house type drawings as they are of no real interest to Railtrack, and may be put to better use based in your offices.

As I may be struggling to reply in full by your deadline 29th June, may I request an extension of time for a further seven days.

Yours faithfully

Asset Protection Manager.

Encls.

OBJECTION

Dennis and Lydia Barker
6 Woodbank, Deeping St. Nicholas, Spalding, Lincolnshire
PE11 3EL
Tel: 01775 630515 Fax: 01775 630515

26/6/2020

Dear Ms. Udy

This is our formal objection to the proposed developments: 0739 & 0740.

The reasons for objection are as shown in the enclosed statement.

Yours sincerely

Dennis Barker

Lydia B. Barker

For the attention of MR. P. VOY

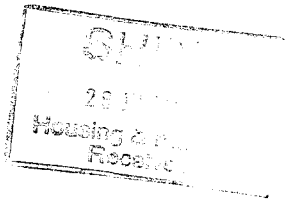
19th June 2000

My concerns about the following Planning Applications are:

Planning Applications H03/0739/00 & H03/0740/00

- The land covered by these applications is prime green-field farmland and it should be of major public concern that such land is being earmarked for developments of this kind. Planning Policy Guidance No 3 requires that urban and brown sites must be used in preference for housing, and since there are plenty of such sites elsewhere in South Holland, housing should not be built on prime farming land in Deeping St.Nicholas. As stated in PPG3 Paragraph 24: "Land is a finite resource. Urban land and buildings can often be significantly underused.....all local planning authorities should undertake urban housing capacity studies". It is worth noting that under The Government's Objectives there are the following paragraphs: "Local planning authorities should provide sufficient housing, but give priority to re-using previously-developed land within urban areas, bringing empty houses back into use and converting existing buildings, in preference to the development of greenfield sites".

- It is proposed that 165 houses be built on these sites and I feel that the 2 applications should be considered together, as the developers have placed them together on their plans. Forty-two of the houses will be five-bedroomed with two garages and from my consultations with local estate agents and a study of estate agents' windows, each of these houses will cost about £180,000 to buy. Sixty-eight four-bedroomed houses will cost £160,000 each. 16 four-bedroomed houses will cost £100,000 and the thirty-nine three-bedroomed houses will cost £70,000 to £80,000. None of these houses will be affordable by local employees and residents. I refer you to Paragraph 17 of PPG3, which deals with "Delivering Affordable Housing". It says: "Where a local planning authority has decided....that an element of affordable housing should be provided in development of a site, there is a presumption that such housing should be provided as part of the proposed development of the site. Failure to apply this policy could justify the refusal of planning permission".



- I would also like to draw your attention to Annex B, which deals with rural exception housing and the need to explore opportunities for affordable housing to meet local needs in perpetuity. As an aside on this matter, if all the houses on these proposed developments are sold, then the developers will have amassed a total estimated sum of £23,000,000.

- This huge development seems to have paid no attention to the problem of drainage. Where is the sewage disposal unit? There should be an integrated sewage system in the village. There is no reference to the potential infrastructure of the development, which will, on the basis of counting the number of bedrooms, double the village population.

- There are no facilities for a school, shops, a health centre, or village hall. A new school will be needed to accommodate the extra 100 or so children from the proposed development. There is one shop selling emergency supplies to local houses, linked with the sub-Post Office in the Plough Public House. This would not be able to cope with another 1,000 inhabitants. There are no medical services in the village. The nearest doctor and clinical services are in Spalding or Market Deeping..

- Public transport would have to serve the development in order to reduce the need for the car. Will the roads be wide enough for public transport? By counting the number of garages on the proposed development, there would be at least 275 cars attempting to get out of the place during a busy period. There should be a reappraisal of the new exit to the A16. It is now known that there has been a substantial increase of traffic on the A16 and in the not-too-distant future, there will be long trains travelling at 75 m.p.h over the Littleworth Crossing.
  How will traffic leave this massive site, when there are long lines of traffic waiting at the railway crossing?.

- Finally, under the heading of "Determining Planning Applications", Paragraph 39 in PPG3 states: "Proposals to develop any greenfield land for housing which, in themselves or as part of a wider and contiguous allocation for housing, relates to a site of 5 hectares or more, or comprise 150 dwellings or more regardless of size of site, and which local planning authority resolves to approve, should be notified to the Secretary of State before permission is granted". The proposed site is over 5 hectares in size and 165 houses are in the plans. These proposals, if necessary, should go before the Secretary of State.

Dennis Barker (District Councillor for Deeping St.Nicholas)

Dennis Barker

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

Housing and Planning
Services Department,
Council Offices,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 710772

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

WARD MEMBER RESPONSE FORM

Application no: H03/0739/00 Applicant: Swallow Homes Ltd

Description: Proposed residential development

Location: Land off New Road Deeping St Nicholas
Spalding Lincs

1 **I have no observations to make at this stage, or** ☐

2 **I have some concerns about the application** ✓

My concerns at this stage are:

— shown in my separate statement dated 19/6/00 DHB,

Both applications 0739 & 0740 should be considered together

Do you want this application to be dealt with by the Development Control Committee?

~~No, if my concerns are satisfactorily resolved~~ ☐

Yes ✓

Any other comments or information (Continue over if necessary)

Signed: D H Barker Date: 26/6/2000

Cllr D H Barker

For the attention of MR. P. VEY

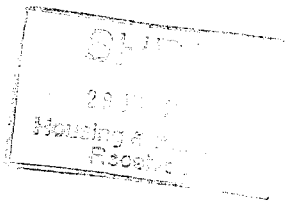
19th June 2000

My concerns about the following Planning Applications are:

Planning Applications H03/0739/00 & H03/0740/00

- The land covered by these applications is prime green-field farmland and it should be of major public concern that such land is being earmarked for developments of this kind. Planning Policy Guidance No 3 requires that urban and brown sites must be used in preference for housing, and since there are plenty of such sites elsewhere in South Holland, housing should not be built on prime farming land in Deeping St.Nicholas. As stated in PPG3 Paragraph 24: "Land is a finite resource. Urban land and buildings can often be significantly underused.....all local planning authorities should undertake urban housing capacity studies". It is worth noting that under The Government's Objectives there are the following paragraphs: "Local planning authorities should provide sufficient housing, but give priority to re-using previously-developed land within urban areas, bringing empty houses back into use and converting existing buildings, in preference to the development of greenfield sites".

- It is proposed that 165 houses be built on these sites and I feel that the 2 applications should be considered together, as the developers have placed them together on their plans. Forty-two of the houses will be five-bedroomed with two garages and from my consultations with local estate agents and a study of estate agents' windows, each of these houses will cost about £180,000 to buy. Sixty-eight four-bedroomed houses will cost £160,000 each. 16 four-bedroomed houses will cost £100,000 and the thirty-nine three-bedroomed houses will cost £70,000 to £80,000. None of these houses will be affordable by local employees and residents. I refer you to Paragraph 17 of PPG3, which deals with "Delivering Affordable Housing". It says: "Where a local planning authority has decided....that an element of affordable housing should be provided in development of a site, there is a presumption that such housing should be provided as part of the proposed development of the site. Failure to apply this policy could justify the refusal of planning permission".



- I would also like to draw your attention to Annex B, which deals with rural exception housing and the need to explore opportunities for affordable housing to meet local needs in perpetuity. As an aside on this matter, if all the houses on these proposed developments are sold, then the developers will have amassed a total estimated sum of £23,000,000.

- This huge development seems to have paid no attention to the problem of drainage. Where is the sewage disposal unit? There should be an integrated sewage system in the village. There is no reference to the potential infrastructure of the development, which will, on the basis of counting the number of bedrooms, double the village population.

- There are no facilities for a school, shops, a health centre, or village hall. A new school will be needed to accommodate the extra 100 or so children from the proposed development. There is one shop selling emergency supplies to local houses, linked with the sub-Post Office in the Plough Public House. This would not be able to cope with another 1,000 inhabitants. There are no medical services in the village. The nearest doctor and clinical services are in Spalding or Market Deeping..

- Public transport would have to serve the development in order to reduce the need for the car. Will the roads be wide enough for public transport? By counting the number of garages on the proposed development, there would be at least 275 cars attempting to get out of the place during a busy period. There should be a reappraisal of the new exit to the A16. It is now known that there has been a substantial increase of traffic on the A16 and in the not-too-distant future, there will be long trains travelling at 75 m.p.h over the Littleworth Crossing.
  How will traffic leave this massive site, when there are long lines of traffic waiting at the railway crossing?.

- Finally, under the heading of "Determining Planning Applications", Paragraph 39 in PPG3 states: "Proposals to develop any greenfield land for housing which, in themselves or as part of a wider and contiguous allocation for housing, relates to a site of 5 hectares or more, or comprise 150 dwellings or more regardless of size of site, and which local planning authority resolves to approve, should be notified to the Secretary of State before permission is granted". The proposed site is over 5 hectares in size and 165 houses are in the plans. These proposals, if necessary, should go before the Secretary of State.

Dennis Barker (District Councillor for Deeping St.Nicholas)

Dennis Barker

EXTERNAL MATERIALS SCHEDULE

LITTLEWORTH DROVE, DEEPING ST NICHOLAS

Ref: KB 004
Date: 26th May 2000
Revised:

PLOT NO	HOUSE NAME	HANDING	FACING BRICK	BRICK DETAILING	TILE HANGING COLOUR/ PROFILE	TILE DETAIL (CLUB)	ROOF TILE COLOUR	RENDER	JOINERY	RW GOODS
1	Kingstone II	As	Oxton Red Multi	Oxton Gold Multi	~	~	Rustic	~	White	Black
2	Belvoir V2	Opp	Old English Rose Rustic	Old English Rose Rustic	~	~	Rustic	~	Cream	Black
3	Laxton	As	Oxton Gold Multi	Welbeck Red Mix	~	~	Dark Heather	Chalk	White	Black
4	Morton V1	As	Old English Rose Rustic	Old English Rose Rustic	~	~	Rustic	Chalk	Stain	Black
5	Heywood	As	Welbeck Red Mix	Charnwood Natural	~	~	Rustic	~	White	Black
6	Chertsey	Opp	Oakley Red Multi	Charnwood Natural	~	~	Bracken	~	White	Black
4+5+6	Garages		Welbeck Red Mix	Welbeck Red Mix	~	~	Rustic		Cream	
7	Laxton	As	Old English Rose Rustic	Charnwood Natural	~	~	Rustic	~	Cream	Black
8	Harringworth	As	Oxton Red Multi	Oxton Red Multi	Rustic	Rustic	Bracken	~	Stain	Black
9	Kingstone II	As	Welbeck Red Mix	Charnwood Natural	~	~	Rustic	~	Cream	Black
10	Mayfield II	Opp	Oxton Red Multi	Oakley Red Multi	~	~	Bracken	~	White	Black
11	Sheringham	Opp	Oakley Red Multi	Charnwood Natural	~	~	Bracken	~	Cream	Black
12	Kingstone II	Opp	Oxton Red Multi	Charnwood Natural	~	~	Bracken	~	Cream	Black
13	Woodleigh V1	As	Old English Rose Rustic	Old English Rose Rustic	~	~	Rustic	~	Stain	Black
14	Laxton	Opp	Welbeck Red Mix	Welbeck Red Mix	~	~	Rustic	Chalk	White	Black
15	Pembroke V1	As	Oxton Red Multi	Charnwood Natural	~	~	Dark Heather	~	White	Black
16	Pembroke V1	Opp	Welbeck Red Mix	Charnwood Natural	~	~	Rustic	~	Stain	Black
17	Kingstone II	As	Oakley Red Multi	Charnwood Natural	~	~	Rustic	~	White	Black
18	Kingstone II	As	Oxton Red Multi	Charnwood Natural	~	~	Dark Heather	~	Cream	Black
19	Harringworth	Opp	Welbeck Red Mix	Charnwood Natural	Rustic	Rustic	Rustic	~	White	Black
20	Sheringham	As	Oxton Red Multi	Oakley Red Multi	~	~	Dark Heather	~	Cream	Black
21	Carlton V1	As	Oakley Red Multi	Charnwood Natural	~	~	Bracken	~	White	Black
22	Warwick V1	As	Oxton Gold Multi	Charnwood Natural	~	~	Bracken	~	White	Black
23	Warwick V1	Opp	Old English Rose Rustic	Welbeck Red Mix	~	~	Rustic	~	Cream	Black
24	Harringworth	As	Oxton Red Multi	Charnwood Natural	Rustic	Rustic	Rustic	~	Cream	Black
25	Harringworth	Opp	Oakley Red Multi	Charnwood Natural	Rustic	Rustic	Rustic	~	Stain	Black
26	Kingstone II	As	Welbeck Red Mix	Welbeck Red Mix	~	~	Rustic	~	Cream	Black
27	Woodleigh V1	Opp	Old English Rose Rustic	Welbeck Red Mix	~	~	Rustic	~	Cream	Black
28	Charbury V1	As	Oxton Gold Multi	Charnwood Natural	~	~	Bracken	~	White	Black
29	Ardingley V1	As	Oakley Red Multi	Charnwood Natural	~	~	Bracken	~	Cream	Black
30	Sheringham	Opp	Welbeck Red Mix	Charnwood Natural	~	~	Dark Heather	~	White	Black
31	Harringworth	As	Oxton Red Multi	Charnwood Natural	Rustic	Rustic	Dark Heather	~	Stain	Black
32	Harringworth	Opp	Oakley Red Multi	Charnwood Natural	Rustic	Rustic	Rustic	~	White	Black
33	Arnesbury	Opp	Old English Rose Rustic	Old English Rose Rustic	~	~	Rustic	~	Cream	Black
34	Woburn	As	Oxton Red Multi	Oakley Red Multi	~	~	Dark Heather	~	Stain	Black
35	Laxton	As	Welbeck Red Mix	Welbeck Red Mix	~	~	Bracken	~	White	Black
36	Woburn	As	Oakley Red Multi	Charnwood Natural	~	~	Bracken	~	Cream	Black
37	Arnesbury	Opp	Oxton Gold Multi	Charnwood Natural	~	~	Rustic	~	White	Black
38	Laxton	As	Oxton Red Multi	Charnwood Natural	~	~	Rustic	~	White	Black
39	Charbury V1	As	Oakley Red Multi	Charnwood Natural	~	~	Rustic	~	White	Black
40	Sheringham	As	Old English Rose Rustic	Charnwood Natural	~	~	Dark Heather	~	Stain	Black
41	Woburn	As	Oxton Red Multi	Oakley Red Multi	~	~	Bracken	~	Cream	Black
42	Chertsey	As	Oakley Red Multi	Oakley Red Multi	~	~	Rustic	~	White	Black
43	Maybury	As	Welbeck Red Mix	Welbeck Red Mix	~	~	Dark Heather	~	Cream	Black
44	Fernhill	As	Oxton Red Multi	Charnwood Natural	~	~	Bracken	~	Stain	Black
45	Fernhill	As	Oxton Gold Multi	Charnwood Natural	~	~	Dark Heather	Chalk	White	Black
44+45	Garages		Oakley Red Multi	Charnwood Natural	~	~	Bracken	~	Cream	Black
46	Aldeburgh	Opp	Old English Rose Rustic	Charnwood Natural	~	~	Bracken	Chalk	White	Black
47	Aldeburgh	As	Welbeck Red Mix	Charnwood Natural	~	~	Bracken	Chalk	White	Black
46+47	Garages		Old English Rose Rustic	Charnwood Natural	~	~	Rustic	~	Cream	Black
48	Fernhill	Opp	Oxton Red Multi	Charnwood Natural	~	~	Rustic	Chalk	White	Black
49	Aldeburgh	Opp	Oxton Gold Multi	Welbeck Red Mix	~	~	Bracken	Chalk	White	Black
50	Aldeburgh	As	Welbeck Red Mix	Charnwood Natural	~	~	Rustic	~	White	Black
49+50	Garages		Welbeck Red Mix	Welbeck Red Mix	~	~	Dark Heather	~	Cream	Black
51	Fernhill	Opp	Oakley Red Multi	Oakley Red Multi	~	~	Rustic	~	White	Black
52	Fernhill	As	Old English Rose Rustic	Charnwood Natural	~	~	Rustic	~	White	Black
51+52	Garages		Old English Rose Rustic	Charnwood Natural	~	~	Dark Heather		Cream	Black
53	Aldeburgh	As	Welbeck Red Mix	Charnwood Natural	~	~	Bracken	~	White	Black
54	Maybury	As	Oxton Red Multi	Charnwood Natural	~	~	Dark Heather	~	White	Black
53+54	Garages		Oxton Red Multi	Charnwood Natural	~	~	Rustic	~	Cream	Black

Ref: 073900

55	Pembroke V1	Opp	Oxton Gold Multi	Old English Rose Rustic	~	~	Bracken	~	White	Black
56	Kingstone II	As	Welbeck Red Mix	Charnwood Natural	~	~	Bracken	~	White	Black
57	Heywood	As	Oxton Gold Multi	Old English Rose Rustic	~	~	Rustic	~	White	Black
58	Caversham	As	Oxton Red Multi	Old English Rose Rustic	Rustic	Rustic	Dark Heather	~	White	Black
57+58	Garages		Oxton Gold Multi	Old English Rose Rustic	~	~	Rustic	~	Cream	Black
59	Heywood	Opp	Oxton Red Multi	Charnwood Natural	~	~	Rustic	~	White	Black
60	Chertsey	As	Welbeck Red Mix	Charnwood Natural	~	~	Rustic	~	White	Black
61	Laxton	Opp	Welbeck Red Mix	Charnwood Natural	~	~	Dark Heather	~	Cream	Black
62	Warwick V1	Opp	Oakley Red Multi	Charnwood Natural	~	~	Rustic	~	White	Black
63	Woodleigh V1	As	Welbeck Red Mix	Charnwood Natural	~	~	Rustic	~	Stain	Black
64	Kingstone II	As	Oxton Red Multi	Charnwood Natural	~	~	Bracken	~	White	Black
65	Woodleigh V1	Opp	Oakley Red Multi	Charnwood Natural	~	~	Rustic	~	Cream	Black
66	Kingstone II	Opp	Old English Rose Rustic	Charnwood Natural	~	~	Dark Heather	~	White	Black
67	Woburn	Opp	Oxton Red Multi	Charnwood Natural	~	~	Rustic	~	White	Black
68	Chertsey	Opp	Oakley Red Multi	Charnwood Natural	~	~	Dark Heather	~	White	Black
69	Fernhill	Opp	Welbeck Village Blend	Charnwood Natural	~	~	Rustic	~	Stain	Black
70	Arlington	As	Oxton Red Multi	Charnwood Natural	Rustic	Rustic	Dark Heather	~	Cream	Black
71	Haslemere	Opp	Oakley Red Multi	Charnwood Natural	~	~	Bracken	Chalk	Cream	Black
72	Arlington	As	Oxton Red Multi	Charnwood Natural	Rustic	Rustic	Bracken	~	White	Black
73	Goldcrest	Opp	Welbeck Village Blend	Charnwood Natural	~	~	Bracken	~	White	Black
74	Haslemere	Opp	Welbeck Village Blend	Welbeck Village Blend	~	~	Dark Heather	Chalk	White	Black
75	Avebury	As	Oakley Red Multi	Oxton Red Multi	~	~	Dark Heather	Chalk	White	Black
74+75	Garages		Oakley Red Multi	Oakley Red Multi	~	~	Rustic	~	Cream	Black
76	Avebury	Opp	Welbeck Village Blend	Charnwood Natural	~	~	Dark Heather	~	White	Black
77	Arlington	As	Oxton Red Multi	Charnwood Natural	Rustic	Rustic	Rustic	~	Cream	Black
78	Haslemere	Opp	Welbeck Village Blend	Charnwood Natural	~	~	Rustic	Chalk	Green	Black
79	Avebury	As	Oakley Red Multi	Oxton Red Multi	~	~	Rustic	Chalk	Stain	Black
78+79	Garages	~	Oakley Red Multi	Charnwood Natural	~	~	Rustic	~	Stain	Black
80	Avebury	Opp	Oxton Red Multi	Charnwood Natural	~	~	Rustic	Chalk	Cream	Black
81	Arlington	As	Welbeck Village Blend	Oxton Red Multi	Rustic	Rustic	Rustic	~	White	Black
82	Haslemere	Opp	Welbeck Village Blend	Welbeck Village Blend	~	~	Dark Heather	Chalk	White	Black
83	Arlington	Opp	Oakley Red Multi	Charnwood Natural	Rustic	Rustic	Dark Heather	~	Cream	Black
84	Fernhill	As	Oxton Red Multi	Charnwood Natural	~	~	Bracken	~	White	Black
85	Chertsey	As	Welbeck Village Blend	Charnwood Natural	~	~	Bracken	~	Cream	Black
86	Charbury V1	Opp	Oxton Gold Multi	Oxton Red Multi	~	~	Bracken	~	Cream	Black
87	Herringworth	Opp	Oakley Red Multi	Charnwood Natural	Rustic	Rustic	Bracken	~	White	Black
88	Westland	As	Old English Rose Rustic	Charnwood Natural	~	~	Rustic	Chalk	Stain	Black
89	Charbury V1	Opp	Welbeck Village Blend	Charnwood Natural	~	~	Rustic	~	White	Black
90	Charbury V1	As	Old English Rose Rustic	Charnwood Natural	~	~	Rustic	~	White	Black
91	Amesbury	As	Oakley Red Multi	Charnwood Natural	~	~	Rustic	~	White	Black
92	Herringworth	As	Oxton Gold Multi	Oxton Red Multi	Rustic	Rustic	Bracken	~	White	Black
93	Morton V1	Opp	Oakley Red Multi	Oakley Red Multi	~	~	Dark Heather	Chalk	Cream	Black
94	Woodleigh V1	Opp	Welbeck Village Blend	Welbeck Village Blend	~	~	Dark Heather	~	Cream	Black
95	Mayfield II	As	Oakley Red Multi	Old English Rose Rustic	~	~	Rustic	~	White	Black
96	Kingstone II	Opp	Old English Rose Rustic	Charnwood Natural	~	~	Dark Heather	~	White	Black
97	Heywood	Opp	Old English Rose Rustic	Charnwood Natural	~	~	Rustic	~	Stain	Black
98	Mayfield II	As	Oxton Red Multi	Oxton Red Multi	~	~	Rustic	~	Cream	Black
96+97	Garages		Old English Rose Rustic	Charnwood Natural	~	~	Dark Heather	~	Cream	Black
99	Herringworth	Opp	Oakley Red Multi	Charnwood Natural	Rustic	Rustic	Bracken	~	White	Black
100	Sherringham	Opp	Welbeck Village Blend	Charnwood Natural	~	~	Dark Heather	~	White	Black
101	Herringworth	As	Oxton Red Multi	Charnwood Natural	Rustic	Rustic	Bracken	~	White	Black
102	Carlton V1	As	Oxton Gold Multi	Charnwood Natural	~	~	Dark Heather	~	White	Black
103	Kingstone II	Opp	Oxton Gold Multi	Charnwood Natural	~	~	Rustic	~	Cream	Black
104	Kingstone II	As	Old English Rose Rustic	Old English Rose Rustic	~	~	Rustic	~	White	Black
105	Westland	Opp	Welbeck Village Blend	Charnwood Natural	~	~	Dark Heather	Chalk	Stain	Black
106	Warwick V1	Opp	Old English Rose Rustic	Charnwood Natural	~	~	Rustic	~	White	Black
107	Sherringham	Opp	Oxton Gold Multi	Oakley Red Multi	~	~	Rustic	~	Cream	Black
108	Harringworth	Opp	Oakley Red Multi	Charnwood Natural	Rustic	Rustic	Dark Heather	~	Cream	Black
109	Herringworth	As	Oxton Red Multi	Charnwood Natural	Rustic	Rustic	Bracken	~	White	Black
110	Morton V1	As	Welbeck Village Blend	Charnwood Natural	~	~	Bracken	Chalk	Stain	Black
111	Chertsey	As	Old English Rose Rustic	Old English Rose Rustic	~	~	Bracken	~	White	Black
112	Fernhill	As	Oakley Red Multi	Oakley Red Multi	~	~	Bracken	~	White	Black
113	Laxton	Opp	Oxton Gold Multi	Charnwood Natural	~	~	Rustic	~	Cream	Black
114	Fernhill	Opp	Old English Rose Rustic	Charnwood Natural	~	~	Rustic	~	Cream	Black
115	Claremont	Opp	Oxton Red Multi	Charnwood Natural	Rustic	Rustic	Rustic	~	White	Black
116	Arlington	Opp	Welbeck Village Blend	Charnwood Natural	Rustic	Rustic	Rustic	~	Cream	Black
117	Arlington	As	Oxton Gold Multi	Charnwood Natural	Rustic	Rustic	Dark Heather	~	White	Black
118	Aldeburgh	As	Old English Rose Rustic	Charnwood Natural	~	~	Bracken	~	White	Black
119	Aldeburgh	As	Oxton Red Multi	Charnwood Natural	~	~	Dark Heather	~	Cream	Black

117+118+119	Garages		Oakley Red Multi	Charnwood Natural	~	~	Rustic	~	Stain	Black
120	Aldeburgh	Opp	Welbeck Village Blend	Welbeck Village Blend	~	~	Dark Heather	~	White	Black
121	Goldcrest	Opp	Oxton Gold Multi	Charnwood Natural	~	~	Bracken	~	Cream	Black
122	Aldeburgh	Opp	Oakley Red Multi	Charnwood Natural	~	~	Rustic	~	White	Black
123	Fernhill	Opp	Oxton Red Multi	Charnwood Natural	~	~	Dark Heather	~	Stain	Black
122+123	Garages		Old English Rose Rustic	Charnwood Natural	~	~	Bracken	~	Cream	Black
124	Maybury	As	Oakley Red Multi	Charnwood Natural	~	~	Rustic	~	Cream	Black
125	Haslemere	Opp	Welbeck Village Blend	Welbeck Village Blend	~	~	Dark Heather	Chalk	White	Black
126	Arlington	As	Oxton Gold Multi	Charnwood Natural	Rustic	Rustic	Dark Heather	~	White	Black
127	Maybury	As	Old English Rose Rustic	Charnwood Natural	~	~	Dark Heather	~	Cream	Black
128	Aldeburgh	As	Oxton Red Multi	Charnwood Natural	~	~	Dark Heather	~	White	Black
127+128	Garages		Welbeck Village Blend	Charnwood Natural	~	~	Rustic	~	Cream	Black
129	Aldeburgh	Opp	Oxton Gold Multi	Charnwood Natural	~	~	Rustic	~	White	Black
130	Maybury	Opp	Oakley Red Multi	Charnwood Natural	~	~	Rustic	~	Cream	Black
131	Laxton	As	Welbeck Village Blend	Charnwood Natural	~	~	Dark Heather	~	Cream	Black
132	Arlington	As	Old English Rose Rustic	Charnwood Natural	Rustic	Rustic	Bracken	~	White	Black
133	Morton V1	As	Oxton Red Multi	Charnwood Natural	~	~	Rustic	Chalk	Stain	Black
134	Mayfield II	As	Oakley Red Multi	Charnwood Natural	~	~	Dark Heather	~	White	Black
135	Woburn	As	Oxton Gold Multi	Charnwood Natural	~	~	Dark Heather	~	White	Black
136	Harringworth	As	Oakley Red Multi	Charnwood Natural	Rustic	Rustic	Rustic	~	White	Black
137	Westland	Opp	Old English Rose Rustic	Old English Rose Rustic	~	~	Rustic	Chalk	White	Black
138	Carlton V1	As	Oxton Red Multi	Oxton Red Multi	~	~	Rustic	~	Cream	Black
139	Woburn	Opp	Welbeck Village Blend	Welbeck Village Blend	~	~	Dark Heather	~	White	Black
140	Newbury V2	Opp	Welbeck Village Blend	Charnwood Natural	~	~	Rustic	~	Stain	Black
141	Westland	Opp	Old English Rose Rustic	Charnwood Natural	~	~	Bracken	Chalk	White	Black
142	Ardingley V1	As	Oakley Red Multi	Charnwood Natural	~	~	Dark Heather	~	Cream	Black
143	Caversham	As	Old English Rose Rustic	Charnwood Natural	Rustic	Rustic	Bracken	~	White	Black
144	Laxton	Opp	Oakley Red Multi	Charnwood Natural	~	~	Dark Heather	~	White	Black
145	Woburn	As	Oxton Red Multi	Charnwood Natural	~	~	Dark Heather	~	Cream	Black
146	Kingstone II	As	Welbeck Village Blend	Charnwood Natural	~	~	Dark Heather	~	Cream	Black
147	Belvoir V2	As	Oxton Gold Multi	Charnwood Natural	~	~	Rustic	~	White	Black
148	Ardingley V1	As	Oakley Red Multi	Charnwood Natural	~	~	Rustic	~	White	Black
149	Woburn	Opp	Oxton Red Multi	Charnwood Natural	~	~	Bracken	~	Cream	Black
150	Westland	As	Welbeck Village Blend	Welbeck Village Blend	~	~	Bracken	Chalk	Stain	Black
151	Laxton	Opp	Welbeck Village Blend	Old English Rose Rustic	~	~	Bracken	~	White	Black
152	Arlington	Opp	Oxton Red Multi	Charnwood Natural	Rustic	Rustic	Rustic	~	White	Black
153	Newbury V2	Opp	Old English Rose Rustic	Charnwood Natural	~	~	Rustic	~	Cream	Black
154	Warwick V1	As	Oxton Gold Multi	Charnwood Natural	~	~	Rustic	~	Cream	Black
155	Mayfield II	Opp	Oakley Red Multi	Charnwood Natural	~	~	Rustic	~	Cream	Black
156	Ardingley V1	Opp	Welbeck Village Blend	Charnwood Natural	~	~	Dark Heather	~	White	Black
157	Heywood	As	Oxton Red Multi	Charnwood Natural	~	~	Dark Heather	~	Stain	Black
158	Harringworth	Opp	Old English Rose Rustic	Charnwood Natural	Rustic	Rustic	Rustic	~	White	Black
159	Harringworth	Opp	Oxton Gold Multi	Oxton Gold Multi	Rustic	Rustic	Dark Heather	~	White	Black
160	Kingstone II	Opp	Oakley Red Multi	Charnwood Natural	~	~	Rustic	~	White	Black
161	Woburn	Opp	Welbeck Village Blend	Charnwood Natural	~	~	Rustic	~	Cream	Black
162	Carlton V1	As	Oxton Red Multi	Charnwood Natural	~	~	Dark Heather	~	Cream	Black
163	Warwick V1	Opp	Oakley Red Multi	Charnwood Natural	~	~	Rustic	~	Cream	Black
164	Amesbury	Opp	Old English Rose Rustic	Charnwood Natural	~	~	Rustic	~	White	Black
165	Ardingley V1	As	Oxton Gold Multi	Oxton Gold Multi	~	~	Dark Heather	~	White	Black

FACING BRICKS

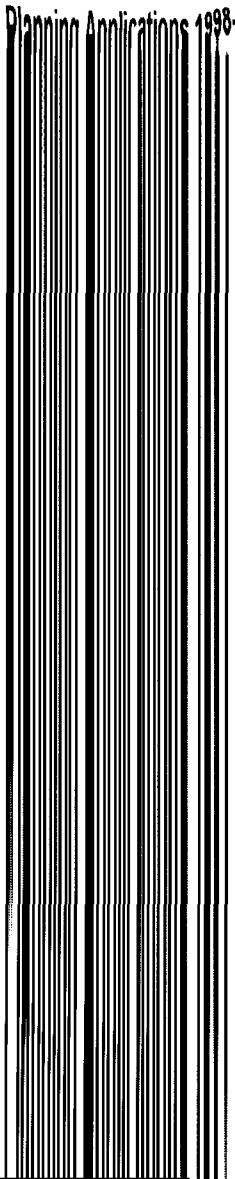
HARDWICKE WELBECK VILLAGE BLEND - IBSTOCK
HARDWICKE OXTON RED MULTI - IBSTOCK
OAKLEY RED MULTI - HANSON
OXTON GOLD MULTI - IBSTOCK
CHARNWOOD NATURAL - HANSONS
OLD ENGLISH ROSE RUSTIC - HANSONS

ROOF TILES

TO BE SANDTOFT CONCRETE DOUBLE PANTILE AS STATED.
NOTE: ALL PORCHES TO HAVE TILES WHICH MATCH THE MAIN ROOF.

Planning Application Plotting Check
SPATIAL INFORMATION

Land Charges entries include Reference; Description; Date of notice; Date registered; Part of LLC Register
Other entries contain descriptions or references only



Planning Application Plotting Check
SPATIAL INFORMATION

Land Charges entries include Reference; Description; Date of notice; Date registered; Part of LLC Register
Other entries contain descriptions *or references only*

Planning Applications 1998-2000

H03/0547/98 10916 521166 315351
H03/0243/00 18 520964 315248
H03/0474/00 6412 521352 315581
H03/0475/00 9451 520998 315303
H03/0740/00 5246 521380 315561
H03/0739/00 10087 521217 315392

District Boundary

ADMINID ONS_CODE FC HA COUNT
005599 SOUTH HOLLAND DISTRICT 32UF 3904 82104.080 0

Parish Boundary

ADMINID ONS_CODE FC HA COUNT
005402 DEEPING ST NICHOLAS CP 3903 6684.550 0

Wards

COUNCILORS
Deeping St Nicholas 66851184 D H Barker

Code B

Historical Planning Applications (areas)

H03 0325 97 50 520981 315241
H03 0566 90 246 521030 315197
H03/1045/87 0 521015 315204
H03/0771/87 14018 521179 315538
H03/1183/84 577 520957 315254
H03/1466/89 4416 520922 315239

Historical Planning Applications (non-areas)

H03/0986/86 520979 315255
H03/0986/86 521059 315212

Local Plan - Development Boundaries

DEVB Development Boundary 322631

117+118+119	Garages		Oakley Red Multi	Charnwood Natural	~	~	Rustic	~	Stain	Black
120	Aldeburgh	Opp	Welbeck Village Blend	Welbeck Village Blend	~	~	Dark Heather	~	White	Black
121	Goldcrest	Opp	Oxton Gold Multi	Charnwood Natural	~	~	Bracken	~	Cream	Black
122	Aldeburgh	Opp	Oakley Red Multi	Charnwood Natural	~	~	Rustic	~	White	Black
123	Fernhill	Opp	Oxton Red Multi	Charnwood Natural	~	~	Dark Heather	~	Stain	Black
122+123	Garages		Old English Rose Rustic	Charnwood Natural	~	~	Bracken	~	Cream	Black
124	Maybury	As	Oakley Red Multi	Charnwood Natural	~	~	Rustic	~	Cream	Black
125	Haslemere	Opp	Welbeck Village Blend	Welbeck Village Blend	~	~	Dark Heather	Chalk	White	Black
126	Arlington	As	Oxton Gold Multi	Charnwood Natural	Rustic	Rustic	Dark Heather	~	White	Black
127	Maybury	As	Old English Rose Rustic	Charnwood Natural	~	~	Dark Heather	~	Cream	Black
128	Aldeburgh	As	Oxton Red Multi	Charnwood Natural	~	~	Dark Heather	~	White	Black
127+128	Garages		Welbeck Village Blend	Charnwood Natural	~	~	Rustic	~	Cream	Black
129	Aldeburgh	Opp	Oxton Gold Multi	Charnwood Natural	~	~	Rustic	~	White	Black
130	Maybury	Opp	Oakley Red Multi	Charnwood Natural	~	~	Rustic	~	Cream	Black
131	Laxton	As	Welbeck Village Blend	Charnwood Natural	~	~	Dark Heather	~	Cream	Black
132	Arlington	As	Old English Rose Rustic	Charnwood Natural	Rustic	Rustic	Bracken	~	White	Black
133	Morton V1	As	Oxton Red Multi	Charnwood Natural	~	~	Rustic	Chalk	Stain	Black
134	Mayfield II	As	Oakley Red Multi	Charnwood Natural	~	~	Dark Heather	~	White	Black
135	Woburn	As	Oxton Gold Multi	Charnwood Natural	~	~	Dark Heather	~	White	Black
136	Harringworth	As	Oakley Red Multi	Charnwood Natural	Rustic	Rustic	Rustic	~	White	Black
137	Westland	Opp	Old English Rose Rustic	Old English Rose Rustic	~	~	Rustic	Chalk	White	Black
138	Carlton V1	As	Oxton Red Multi	Oxton Red Multi	~	~	Rustic	~	Cream	Black
139	Woburn	Opp	Welbeck Village Blend	Welbeck Village Blend	~	~	Dark Heather	~	White	Black
140	Newbury V2	Opp	Welbeck Village Blend	Charnwood Natural	~	~	Rustic	~	Stain	Black
141	Westland	Opp	Old English Rose Rustic	Charnwood Natural	~	~	Bracken	Chalk	White	Black
142	Ardingley V1	As	Oakley Red Multi	Charnwood Natural	~	~	Dark Heather	~	Cream	Black
143	Caversham	As	Old English Rose Rustic	Charnwood Natural	Rustic	Rustic	Bracken	~	White	Black
144	Laxton	Opp	Oakley Red Multi	Charnwood Natural	~	~	Dark Heather	~	White	Black
145	Woburn	As	Oxton Red Multi	Charnwood Natural	~	~	Dark Heather	~	Cream	Black
146	Kingstone II	As	Welbeck Village Blend	Charnwood Natural	~	~	Dark Heather	~	Cream	Black
147	Belvoir V2	As	Oxton Gold Multi	Charnwood Natural	~	~	Rustic	~	White	Black
148	Ardingley V1	As	Oakley Red Multi	Charnwood Natural	~	~	Rustic	~	White	Black
149	Woburn	Opp	Oxton Red Multi	Charnwood Natural	~	~	Bracken	~	Cream	Black
150	Westland	As	Welbeck Village Blend	Welbeck Village Blend	~	~	Bracken	Chalk	Stain	Black
151	Laxton	Opp	Welbeck Village Blend	Old English Rose Rustic	~	~	Bracken	~	White	Black
152	Arlington	Opp	Oxton Red Multi	Charnwood Natural	Rustic	Rustic	Rustic	~	White	Black
153	Newbury V2	Opp	Old English Rose Rustic	Charnwood Natural	~	~	Rustic	~	Cream	Black
154	Warwick V1	As	Oxton Gold Multi	Charnwood Natural	~	~	Rustic	~	Cream	Black
155	Mayfield II	Opp	Oakley Red Multi	Charnwood Natural	~	~	Rustic	~	Cream	Black
156	Ardingley V1	Opp	Welbeck Village Blend	Charnwood Natural	~	~	Dark Heather	~	White	Black
157	Heywood	As	Oxton Red Multi	Charnwood Natural	~	~	Dark Heather	~	Stain	Black
158	Harringworth	Opp	Old English Rose Rustic	Charnwood Natural	Rustic	Rustic	Rustic	~	White	Black
159	Harringworth	Opp	Oxton Gold Multi	Oxton Gold Multi	Rustic	Rustic	Dark Heather	~	White	Black
160	Kingstone II	Opp	Oakley Red Multi	Charnwood Natural	~	~	Rustic	~	White	Black
161	Woburn	Opp	Welbeck Village Blend	Charnwood Natural	~	~	Rustic	~	Cream	Black
162	Carlton V1	As	Oxton Red Multi	Charnwood Natural	~	~	Dark Heather	~	Cream	Black
163	Warwick V1	Opp	Oakley Red Multi	Charnwood Natural	~	~	Rustic	~	Cream	Black
164	Amesbury	Opp	Old English Rose Rustic	Charnwood Natural	~	~	Rustic	~	White	Black
165	Ardingley V1	As	Oxton Gold Multi	Oxton Gold Multi	~	~	Dark Heather	~	White	Black

FACING BRICKS

HARDWICKE WELBECK VILLAGE BLEND - IBSTOCK

HARDWICKE OXTON RED MULTI - IBSTOCK

OAKLEY RED MULTI - HANSON

OXTON GOLD MULTI - IBSTOCK

CHARNWOOD NATURAL - HANSONS

OLD ENGLISH ROSE RUSTIC - HANSONS

ROOF TILES

TO BE SANDTOFT CONCRETE DOUBLE PANTILE AS STATED.

NOTE: ALL PORCHES TO HAVE TILES WHICH MATCH THE MAIN ROOF.

ALLISON
HOMES

Swallow House,
Banbury Close,
West Elloe Avenue,
Spalding, Lincs.PE11 2BS

Tel: (01775) 724701
Fax: (01775) 762153

Our ref: KB/DD/D2060

9 June 2000

Planning Department
South Holland District Council
Priory Road
Spalding
Lincs
PE11 2XE

Dear Sirs

Proposed residential developments for 145 dwellings on land off New Road, Deeping St Nicholas, Spalding, Lincs. Ref: HO3/054/98

We wish to make a reserved matters application at the above site, and therefore enclose four copies of the following drawings and documents for your information/use:-

1) Planning Application Form.
2) 1:2500 Location Plan.
3) A cheque for the sum of £9,500 made payable to the South Holland District Council being the maximum planning fee.
4) 1:500 Site Plan.
5) 1:100 House Design Sheets.
6) External Materials Schedule.
7) A development Appraisal.

Drawings giving landscaping details will follow in due course.

We trust this is satisfactory, but if you have any queries please do not hesitate to contact us.

Yours faithfully

K.W

Kris Baxter
Architectural Technician

Enc

SOU[illegible] DC
HOUS[illegible]
09 JUN 2000
Ref: 0739/00

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

Housing and Planning
Services Department,
Council Offices,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 710772

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P14051
Date received : 09-JUN-00

Received from Swallow Homes Ltd.

Address Land off New Road
Deeping St Nicholas
Spalding

Fee paid	£	9500.00
VAT	£	0.00
Total received	£	9500.00

Cash/Cheque : Cheque

Signed..... K. Porter (Authorised Collector)