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

Town and Country Planning Act 1990

Planning Permission

Reference: H09/0349/99 Received: 08-APR-99 Type: FULL

Name: Ashwood Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding, Lincs

Agent: Moulton Design
63 East Cobgate
Moulton
Spalding
Lincs

Description: Erection of 113 dwellings

Location : Plots 6 to 118 Foxes Low Road Holbeach
Spalding Lincs

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

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

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

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

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

3 Before the development hereby permitted is commenced details of the type and colour of the materials to be used for external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.

4 A Landscaping Management Plan, including long term design objectives, management

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responsibilities and maintenance schedules for all landscape areas and cycle paths, other than small privately owned, domestic gardens, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development for any phase of the development, whichever is the sooner, for its permitted use. The Landscape Management Plan shall be carried out as approved.

Reason: In the interest of the proper long term development of the site and in the general interest of the visual amenity of the area.

5 Prior to the commencement of any development hereby permitted, a scheme shall be submitted to and approved in writing by the Local Planning Authority for the provision of a 1.8 metre wide footway, along the north side of Foxes Low Road, from the site entrance to connect with the existing footway at the junction of Foxes Low Road with Wilders Garth for improvements at the Foxes Low Road/Fleet Road junction and for strengthening or repair of Foxes Low Road at the site entrance. The scheme shall also include adequate provision for the disposal of highway surface run-off. Such works as approved shall be completed prior to the occupation of any dwelling hereby permitted.

Reason: To ensure safe pedestrian access to the town centre, that the Foxes Low Road/Fleet Road junction continues to operate in a safe and effective manner and to ensure that the section of Foxes Low Road at the site entrance is adequate to accommodate the additional traffic movements.

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

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

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

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

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

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

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

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

10 Before any dwelling is commenced, all of that part of the estate road and associated footways that forms the junction with the main road and which will be constructed within the limits of the existing highway, shall be laid out and constructed to finished surface levels in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure safe and adequate provision for vehicles and pedestrians travelling along the existing public highway in the interests of highway safety and convenience.

11 The boundary fences backing on to the western drainage maintenance strip shall be 1.8 metres high with an additional 300mm of trellis fixed to the top.

Reason: In the interests of security for the occupiers of the relevant dwellings.

12 The entrance gates to the maintenance strip shall be of metal construction, 2 metres in height and constructed without footholds.

Reason: In the interests of security for the occupiers of the relevant dwellings.

You are advised that further minor amendments and surface treatment are required by the Highways Authority. These relate to controlling likely pedestrian desire lines over:

a. Area 1 open space and;
b. the cycleway in front of Plots 105 and 110.

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You are reminded that Condition 10 requires agreement to finished road surface levels. Particular attention should also be given to levels where they abut existing or proposed dwellings outside the present application site, in the interests of continued privacy and the visual amenity of those dwellings.
The determined plans are:-

Dwg no. 2168-40a received on 29 Jun 99.

Dwg nos. 2168-41, 2168-45 to 53, 2168-54-1, 54-2,2168- 55, 2168-56, 2168-57-1, 2168-58-1 & 2168-58-2 received on 8 Apr 99.

Director of Housing and Planning Services
13 SEP 1999

H09/0349/99

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

Town and Country Planning Act etc

DRAFT PERMISSION

Reference H09/0349/99 Received: 08-APR-99 Type: FULL

Name: Ashwood Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding, Lincs

Agent: ~~KMB Associates~~
~~The Old Bakehouse~~
~~Kirton~~
~~Lincs~~
~~PE20 1HH~~
Moulton Design
Re.

Description: Erection of 113 dwellings

Location : Plots 6 to 118 Foxes Low Road Holbeach
Spalding Lincs

Re-issued on 17/11/99

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

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

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

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

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

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Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.

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responsibilities and maintenance schedules for all landscape areas and cycle paths, other than small privately owned, domestic gardens, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development for any phase of the development, whichever is the sooner, for its permitted use. The Landscape Management Plan shall be carried out as approved.

Reason: In the interest of the proper long term development of the site and in the general interest of the visual amenity of the area.

5 Prior to the commencement of any development hereby permitted, a scheme shall be submitted to and approved in writing by the Local Planning Authority for the provision of a 1.8 metre wide footway, along the north side of Foxes Low Road, from the site entrance to connect with the existing footway at the junction of Foxes Low Road with Wilders Garth, and improvements at the Foxes Low Road/Fleet Road junction and strengthening or repair of Foxes Low Road at the site entrance. The scheme shall also include adequate provision for the disposal of highway surface run-off. Such works as approved shall be completed prior to the occupation of any dwelling hereby permitted.

Reason: To ensure safe pedestrian access to the town centre, that the Foxes Low Road/Fleet Road junction continues to operate in a safe and effective manner and to ensure that the section of Foxes Low Road at the site entrance is adequate to accommodate the additional traffic movements.

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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.

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

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Director of Housing and Planning Services
12 AUG 1999

H09/0349/99

8 & 5 Nov 99

UDS 18/11/99