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: H11/1438/00 Received: 11-DEC-00 Type: FULL

Name: Ashwood Homes (Holbeach) Ltd
Holbeach Manor
Fleet Road
Holbeach
Lincs PE12 7AX

Agent: Ashwood Homes (Holbeach) Ltd
Holbeach Manor
Fleet Road
Holbeach
Lincs PE12 7AX

Description: Erection of 32, two storey dwellings

Location : Former Dunns Seeds Factory Gedney Road
Long Sutton 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 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.

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

Reason: In the interests of visual amenity.

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

SALLY WALTHAM
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Council Offices,
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HOUSING & PLANNING SERVICES DEPARTMENT

losses shall be made good during that period.

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

5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order) planning permission will be required in respect of fences, gates or walls erected within the curtilage of any dwelling in front of the forward-most part of that dwelling fronting the highway, private driveway or open space.

Reason: In the interest of the amenity of the development of the area as a whole.

6 A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscaped areas and play areas, other than small privately owned domestic gardens, shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development. 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 interests of the visual amenity of the area.

7 Prior to development being commenced all trees being retained on the site should be fenced off at least 1 metre beyond the spread of such trees by means of a fence of a minimum 1200 mm high, consisting of chestnut paling firmly secured top and bottom to line wires fixed to fence posts a maximum of 2 metres apart. Such fencing shall be properly maintained throughout the period of construction and removed only when the development is completed and building work ceases.

Reason: To safeguard the trees during development.

8 Under no circumstances shall any material, machinery, tools, fuel, etc be stored, nor any builders huts and the like of temporary or permanent nature be erected in the area protected by the fencing. Trenches for any underground services which are to pass within the fenced area shall be dug by hand and care taken not to damage any tree roots whatsoever.
When such services have been inserted in the trenches, the trenches shall be carefully backfilled and consolidated by foot every 150 mm of depth. Under no circumstances shall a machine dig be allowed within the fenced areas.

Reason: To safeguard the trees during the development.

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9 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.

10 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.

11 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.

12 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.

13 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.

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BA (Hons) F.C. .H.
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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.

14 Prior to the occupation of the dwellings a scheme of lighting for all private driveways shall be implemented and made available for use in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the amenity of the residents not served by an adopted estate road.

15 Prior to commencement of the development an industrial standard contaminated land risk assessment in accordance with the Environmental Protection Act, Part 1A shall be undertaken to ascertain whether or not there is a pollutant linkage associated with the land use. Such results shall be submitted to and approved in writing by the Local Planning Authority, and all remedial work undertaken in accordance with the approved programme.

Reason: In the interests of safety, amenity and health.

The determined plans are:-
Location plan, single, twin and quad garage details received 11 December 2000.
Amended house designs received 29 January 2001.
Amended house design received 9 May 2001.
Amended layout received 3 May 2001.

Director of Housing and Planning Services
16 MAY 2001

H11/1438/00

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 H11/1438/00 Received: 11-DEC-00 Type: FULL

Name: Ashwood Homes (Holbeach) Ltd
Holbeach Manor
Fleet Road
Holbeach
Lincs PE12 7AX

Agent: Ashwood Homes (Holbeach) Ltd
Holbeach Manor
Fleet Road
Holbeach
Lincs PE12 7AX

Description: Erection of 32, two storey dwellings

Location : Former Dunns Seeds Factory Gedney Road
Long Sutton Spalding, Lincs

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

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

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

2 Before 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.

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

Reason: In the interests of visual amenity.

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

losses shall be made good during that period.

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

5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order) planning permission will be required in respect of fences, gates or walls erected within the curtilage of any dwelling in front of the forward-most part of that dwelling fronting the highway private driveway or open space.

Reason: In the interest of the amenity of the development of the area as a whole.

6 A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscaped areas and play areas, other than small privately owned domestic gardens, shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development. 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 interests of the visual amenity of the area.

7 Prior to development being commenced all trees being retained on the site should be fenced off at least 1 metre beyond the spread of such trees by means of a fence of a minimum 1200 mm high, consisting of chestnut paling firmly secured top and bottom to line wires fixed to fence posts a maximum of 2 metres apart. Such fencing shall be properly maintained throughout the period of construction and removed only when the development is completed and building work ceases.

Reason: To safeguard the trees during development.

8 Under no circumstances shall any material, machinery, tools, fuel, etc be stored, nor any builders huts and the like of temporary or permanent nature be erected in the area protected by the fencing. Trenches for any underground services which are to pass within the fenced area shall be dug by hand and care taken not to damage any tree roots whatsoever.
When such services have been inserted in the trenches, the trenches shall be carefully backfilled and consolidated by foot every 150 mm of depth. Under no circumstances shall a machine dig be allowed within the fenced areas.

Reason: To safeguard the trees during the development.

9 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.

10 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.

11 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.

12 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.

13 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.

14 Prior to the occupation of the dwellings a scheme of lighting for all private driveways shall be implemented and made available for use in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the amenity of the residents not served by an adopted estate road.

15 Prior to commencement of the development an industrial standard contaminated land risk assessment in accordance with the Environmental Protection Act, Part 1A shall be undertaken to ascertain whether or not there is a pollutant linkage associated with the land use. Such results shall be submitted to and approved in writing by the Local Planning Authority, and all remedial work undertaken in accordance with the approved programme.

Reason: In the interests of safety, amenity and health.

The determined plans are:- the location plan, single, twin and quad garage details received on the 11 December 2000

- amended home designs received on the 29/1/01
- amended house design " " " 9-5-01
- amended layout received on the 3-5-01.

Director of Housing and Planning Services
08 FEB 2001

H11/1438/00

9-5-01.

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

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

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act 1990

COPY Earlier App

Approval required by Condition of Permission

Reference: H11/0606/01 Received: 18-MAY-01 Type: CONDITION COMPLIANCE

Name: Ashwood Homes (Holbeach) Ltd
Holbeach Manor
Fleet Road
Holbeach
Spalding Lincs PE12 7AX

Agent: Ashwood Homes (Holbeach) Ltd
Holbeach Manor
Fleet Road
Holbeach
Spalding Lincs PE12 7AX

Description: Details of land risk assessment and report (condition 15 of H11/1438/00)

Location : Gedney Road Long Sutton
Spalding Lincs

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the details submitted for the purpose of conditions attached to the planning permission, subject to any conditions below:

Director of Housing and Planning Services
01-AUG-01

H11/0606/01

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.

SOUTH HOLLAND DISTRICT COUNCIL

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

COPY Earlier App

Town and Country Planning Act 1990

Approval required by Condition of Permission

Reference: H11/0030/02 Received: 11-JAN-02 Type: CONDITION COMPLIANCE

Name: Ashwood Homes (Holbeach) Ltd
The Coach House
Seagate Hall
Vicarage Lane
Long Sutton Lincs

Agent: Ashwood Homes (Holbeach) Ltd
The Coach House
Seagate Hall
Vicarage Lane
Long Sutton Lincs

Description: Details of materials, landscaping, highway details & surface water run off (Conds. 2,3,9,11&13 of H11/1438/00)

Location : Former Dunns Seeds Factory Gedney Road
Long Sutton

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the details submitted for the purpose of conditions attached to the planning permission, subject to any conditions below:

The determined plans are:
Highway details, surface water run off details, landscaping and materials schedule (amended 7 February 2002) received 11 January 2002.

Director of Customer Services
21-FEB-02

H11/0030/02

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.

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

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