APPLICATION NO. : .....

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SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H14/0045/94 Received:12-JAN-94 Type:OUTLINE

Name: Broadgate Blds (Spalding) Ltd.
Broadgate House
Weston Hills
Spalding
Lincs

Agent: Broadgate Blds (Spalding) Ltd.
Broadgate House
Weston Hills
Spalding
Lincs

Description: Food processing including offices and distribution (B1, B2 and B8)
Location : Enterprise Way Pinchbeck
Spalding Lincs

South Holland District Council hereby give notice that OUTLINE PLANNING PERMISSION HAS BEEN GRANTED for the development in accordance with the application submitted, subject to the following condition(s):

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

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

2 The following matters are reserved for subsequent approval by the Local Planning Authority, and no development to which they relate shall be carried out until these matters have been approved, viz:
(1) 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;
(2) The siting and design of any vehicular access to a road;
(3) Landscaping of the site, including details of positions, heights on planting and species of trees and shrubs.

Reason: The application was submitted in outline only.

3 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 ~~five~~ 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

BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)

approved scheme is implemented satisfactorily.

4 The siting of the access onto Enterprise Way shall be reserved for subsequent approval by the Local Planning Authority including details of widths (minimum 7.3 metres) and radii.

Reason: To ensure the provision of adequate facilities for safe ingress and egress of vehicles calling at the site in the interests of road safety.

5 Visibility splays of 4.5 metres x 120 metres shall be provided at the site access.

Reason: To ensure that drivers of vehicles have adequate vision distances when emerging from the access onto the public highway, in the interests of road safety.

6 When application is made for approval of the "reserved matters", that application shall show adequate land within the site reserved for the parking of all vehicles expected to call at the permitted building(s) at any one time. Such parking provision as approved by the Local Planning Authority shall thereafter be used for or be available for use for vehicle parking at all times when the premises are in use.

Reason: So that adequate on-site motor vehicle parking facilities are provided, in the interests of the safety and convenience of traffic using Enterprise Way.

7 Before the building is commenced to be used adequate motor vehicle turning space shall be provided on the site to the satisfaction of the Local Planning Authority.

Reason: To enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

8 Space shall be provided on the site to the reasonable satisfaction of the Local Planning Authority for the loading and unloading of vehicles.

Reason: So that adequate on-site loading/unloading facilities are provided in the interests of road safety.

9 The construction of the building shall not commence until the carriageway basecourse and kerb foundation of the new road onto which it fronts has been constructed.

Reason: To ensure the provision of adequate facilities for safe ingress and egress of vehicles calling at the site in the interests of road safety.

10 There shall be no means of vehicular ~~or pedestrian~~ access to the permitted building from Moortoft Lane.

Reason: In the interests of road safety.

11 The building design and site layout arrangements shall be formulated so as to minimise the effects of the proposed development to the amenities of

SOUTH HOLLAND DISTRICT COUNCIL

nearby residents.

Reason: To safeguard the amenities of residential properties.

The applicants are advised that they should seek to achieve the noise criteria as set out in the attached document and plan.

All emissions to air arising from the processing and ancillary operations shall be free from offensive odour beyond the boundaries of the zoned industrial site.

Director of Planning and Building Control Services
21-MAR-94 H14/0045/94

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.

BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H14/0045/94

Date Registered 12 JAN 1994

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

BROADGATE BUILDERS (SPALDING) LTD
BROADGATE HOUSE,
WESTON HILLS,
NR. SPALDING

Tel. No. 0406 380532

NAME AND ADDRESS OF AGENT
(if form completed by agent)

Tel. No.
(Personal contact name)

OFFICE COPY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

ENTERPRISE WAY, PINCHBECK

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

FOOD PROCESSING INCLUDING OFFICES AND DISTRIBUTION (B1, B2 and B8)

Please complete

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £3000

If you consider no fee is payable include a written explanation instead.

Signed. H Price Date 11th January 1994.

Previous application No.

Please tick **one** box and answer the extra questions under that section.

2. **TYPE OF APPLICATION**

(✓)

This is a **full** application for change of use and/or new building works [ ] ➡ **Now complete Parts 3, 4 and 5 and an Ownership Certificates**

or This is an **outline** application [✓] ⬇

Please state Site Area 4.452 (Hectares)

Please tick **any** box where you are including details which you wish to be considered as part of this application.

Siting [ ] Design [ ] External Appearance [ ]

Means of Access [ ] Landscaping [ ]

Now complete Parts 3 and 5 and an Ownership Certificate.

or This is a **reserved matters** application. [ ] ⬇

A. Please state Reference Number of outline permission.
B. Please state which reserved matters are dealt with in this application.
Now complete Part 4 only

or This is an application for **renewal** of temporary permission or **continuation** without complying with planning condition. [ ] ⬇

A. Please state reference Number of previous permission
B. Please state Condition Number referred to
Now complete an Ownership Certificate

or This is an application for **modification** of a condition on a planning permission which has not yet been implemented. [ ] ⬇

A. Please state Reference Number of pervious permission
B. Please state Condition Number referred to
C. Please state variation required
Now complete an Ownership Certificate.

TYPE OF DEVELOPMENT

3. A. Please state whether the proposal involves:- (Tick one or more boxes)

(i) New Dwellings		If so, how many:
(ii) Other new building(s)	✓	
(iii) Alterations or extension		
(iv) Change of use		

4. A. Please state site area (in all cases)	hectares
B. If building works are proposed, please state extra floor space to be created:	sq. metres
C. Please state size of any new structure:- (a) max. height:	metres
(b) max. length:	metres
(c) max. width:	metres
D. Please state type and colour of materials for facing external walls:	
E. Please state type and colour of roofing materials.	
F. Has a survey of the site been undertaken? State Yes or No	

5. **GENERAL INFORMATION** Please complete each section

EXISTING USES
Please state existing or, if vacant, the last use(s) of site.

Disused Railway and Agricultural

ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN) Please tick **one** box

A. There will be **no** new access to a public road and **no** alteration to any existing access to a public road

or

B. There will be a new or altered access to a public road ✓ ➡ If so, name of road: Enterprise Way
Will there be— Individual access(es)
New estate road

C. What provision will be made for garages or parking within the site?

To be agreed

TREES Please tick **one** box

A. The proposal does **not** involve the felling of any trees ✓

B. The proposal does involve the felling of one or more trees ➡ If so, please show details on plans.

DRAINAGE Please complete

A. Please state how surface water will be disposed of
B. For estate developments, please state how highway surface water will be disposed of

} Via Public Sewer to Pennygate Drain

C. Please state whether a land drain will be affected

No

D. Foul sewerage will be disposed of to:
Mains sewer ✓ Cesspool Septic tank

PLEASE COMPLETE IN ALL CASES

	State Yes or No	
The proposal is in connection with agriculture	No	➡ If so, **please give details in Part 6**
The proposal affects a listed building	No	
The proposal affects a public right of way	No	
The proposal is known to affect contaminated or filled land	No	
The proposal is for industrial, warehousing, offices, shopping or similar commercial purposes.	Yes	➡ If so, **please complete Part 7**
In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.		➡ Date: Consultee(s)
Is this application related to a previous submission?		➡ Application No.

6. **ANY OTHER INFORMATION** Please add any details you wish in support of your application. Continue on separate sheet if necessary.

7. **INDUSTRIAL, WAREHOUSING, OFFICES OR SHOPS** Please complete if appropriate

Please tick **one** box and complete B if necessary

A. The proposal does not involve any alteration in existing floorspace ☐

B. The proposal involves the creation of or an alteration in total **gross** floorspace ☑

Proposed total gross floorspace ____ sq. m. Previous total gross floor space ____ sq. m.

This new total includes the following net floorspace:

Retail ____ sq. m. Office ____ sq. m. Industrial ____ sq. m. Warehousing ____ sq. m.

Other ____ sq. m. ➡ If so, please state use:

	Office Staff	Industrial staff	Other staff
How many office, industrial and other staff will be employed on the site as a result of the development proposed? If you have existing premises on the site, how many of the employees will be new staff?			
If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected.	Further information to be		
In the case of industrial development, give a description of the processess to be carried out and of the end products, and the type of plant or machinery to be installed.	Submitted with Detailed		
If the proposal forms a stage of a larger scheme for which planning permission is not at present sought, please give what information you can about the ultimate development	Application		
Is the proposal related to an existing use on or near the site?	State Yes or No ☐		
If so, please explain the relationship			
Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory?	State Yes or No ☐		
If so, please give details including gross floor area of such premises and state your intentions in respect of those premises.			
What provisions have been made for the parking, loading and unloading of vehicles within the curtilage of the site? (Please show the location of such provision on the plans and distinguish between parking for operational needs and other purposes)			
What is the estimated vehicular traffic flow to the site during a normal working day? (Please include all vehicles except those used by individual employees driving to work)			
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?			
Will the proposed use involve the use of storage of any hazardous materials?	State Yes or No ☐	If yes, you may need to apply for Hazardous Substances Consent	
What provision is being made for access to premises for the disabled?			

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

1. **APPLICANT'S INTEREST**
Please state interest in site (e.g. owner, prosp. purchaser)
(Please remember to indicate on the location plan any other land under your control).

OWNERS AND PROSPECTIVE PURCHASERS

2. **OWNERSHIP OF THE SITE**

This certificate is to make sure that the owners of land are aware of applications made on it.

If the applicant is the **sole owner of the whole site,** complete **Certificate A.**
In **any other case** (i.e. if the applicant is a prospective purchaser, or a tenant, or a joint owner, or the sole owner of only part of the site) then you must give notice to all other owners, and complete **Certificate B.**
(An "owner" is a person having a freehold interest, or having a leasehold interest where seven years or more remains unexpired). If you are unable to trace the owner, please contact the Planning Office as a different certificate will be required.

Certificate A Nobody except the applicant was an owner of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

Signed .....(Applicant / Agent) Date .....

Certificate B The applicant has given the required notice to everyone else who were owners of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.
Owner's Name:
Address of owner at which notice was served: State Date notice served:

(1) SOUTH HOLLAND DISTRICT COUNCIL 11/1/94
(2) JOHN HUNTSMAN, NORTHGATE, PINCHBECK
(3) JOHN NICKOLS, WARDENTREE LANE, PINCHBECK

Signed .... H Prince ..... (Applicant / ~~Agent~~) Date 11/1/94

3. **AGRICULTURAL HOLDINGS CERTIFICATE**

If the land is not in agricultural use complete Certificate 1.
If the land is agricultural, but farmed by the owner and there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to the tenant, and complete Certificate 2. If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

Certificate 1 None of the land to which the application relates is or is part of any agricultural holding.

Signed ..... H Prince ..... (Applicant / ~~Agent~~) Date 11/1/94

Certificate 2 The applicant has given the required notice to every other person who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates.
Tenant's Name:
Address of tenant at which notice was served: State Date notice served:

Signed .....(Applicant / Agent) Date .....

RECOMMENDATION/DECISION

NON-DETERMINATION

Permitted Dev (or equiv) .....
Non Development (or equiv) .....
Non Response after Direction .....

Senior Officer confirmed .....

Withdrawn .....

COMMITTEE

Confirmed as agenda .....

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

DELEGATED DECISION

Case Officer

Approve (or equiv) ✓ Refuse (or adverse)

Signed ..... Date 7/3

Notes:

☐ Disabled
☐ Prev conditions
☐ Amended plans – Dwg no: Received:

CONDITIONS/REASONS:

(1) TL2
(2) SC 8.
(3) SC27
3-9 - Repeat Hiburg Cond

(11) 10. The building design and site layout arrangements shall be ~~taken~~ formulated so as to afford maximum protection to the amenities of residential properties from noise generated by on site processes and activities. (R. to safeguard the amenities of residential properties) SC0

(12) 11. All emissions to air arising from the processing and ancillary operations shall be free from offensive odour beyond the boundaries of the zoned industrial site. (R. to safeguard the amenities of the locality) SCE

Note

(13) The applicants are advised that the noise criteria as set out in the attached document and plan should be achieved. SNA

Condition monitoring:

non-std expiry .....
prior submission ☑
prior siteworks ☐

Determined plans indicated ☑
Departure approval confirmed ☐
Flag for on-site review ☐

File note

DPBCS. - would like this to be delegated.
if no objection / subject to. Heads Servicing
Exercises being injected as a note on decision.

DC INSTRUCTION SHEET

APPLICATION REF: H14/0045/94

Directions

Art 7 ☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

EA ☐ Reg4 – ☐ Scale dwg: Highway S/W: Agric appraisal:

LB ☐ Advt ☐

Details needed: (Non-std only)

Other.....

Direction authorised by Senior Officer..... Date.....

Revalidation after Direction

Information satisfactory Signed..... Date.....

Valid date:

Amended description

Superseded plans indicated ☐

Unsatisfactory – Further direction:
Signed.....
Senior Off.....

Precise details:

Extra Consultations/Publicity Required

☐ None identified initially

PDN 17-1-94 Is in Ind. Zoning.

RECONSULTS (revalidated) ☐

	Publicity: >>	Consultations:	
Departure	..✓...	County	.....
Setting of LB	.....	E Heritage	.....
Public Right of Way	.....	Societies	..... G ROW
Discretionary	.....		

All

Press
PC
WM
Residents

Extra Consultations:

Transport	D/Transp A15	..... G* T15	
TRA	D/Transp A18	.....	
	B Rail	.....	
Environment/ Drainage	Env Services	..✓...	
	NRA	.....	
WAT	IDB	.....	
	Env Assess	☐ G ENV (See separate sheet)	
Conservation LB	LB Demolish	..... G* DEM	
	Archaeology	..... G ARC	Specify:
	Eng Heritage	.....	
	Consultant	.....	Order No:
	Other	.....	Specify:
Hazards	HSC Group	..... G* HAZ	
	Specific	.....	Specify:
Other PLA		.....	Specify:

WP Note –
G Group available
G* Group essential (longer expiry)

Case Officer :

Senior Officer Confirmed ..... Date..17/1/ Recorded DC....

APPLICATION ASSESSMENT

Notes for Case Officer

Adjacent to link Rhyd to Enterprise park & new link road

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

Site covered by farm N/W link
Borders Moorhoft Lane (track)
100 mon - dwelling - Nearest is Moorhoft
Home. Farming

Inspected by DE
Date 21/1

Site Notice posted by DE
Date 21/1
Expiry
X2 - Moorhoft Lane
→ A·16

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Telephone/Visitor Record

Date	Conversation with	Conclusion

Case Officer Conclusions

ADMIN RECORD SHEET

Init.

Submitted Fee £3000

Receipt No P3733

Date first Rec'd 12 JAN 1994

Registration

Reference H14/0045/94

Cross-Ref

Date 13-JAN-94 LAC

Validation

TYPE OUTLINE

Site area 4.450.
No of dwellings
Floorspace

Earlier permission – Ref:
(New)/Redevelop/Use/Ext/Alt/Works

Description to be recorded

Invalid
Site plans ☐
Certificate ☐
Fee ☐
Fee (not free) ☐
Inaccurate ☐
Incomplete ☐
Unclear ☐

Fees
Correct fee £3000.
Nil fee ☐
Discounted ☐
Previous app – ref:
Type of app
Reason:

Additional £
Refund £
Receipt No
Voucher No
Date
Date

Information

Index sheet 164 OS Plots
Grid ref 5[illegible] 3[illegible]

Ward M Parish PIBECK

Inside IBD NO? Inside LP area YES

Linked to site Ref 1938

Linked to property Ref

Constraints:

CA Cons Area ☐
LB Listed – Grade: ☐
ARC Archaeology ☐
AM Ancient Mon ☐
SSI Special Int ☐

Hazards –

Dist Bound ☐
Other ☐

TR Rural ☐
BP TR proposed 67m ☐
LC Level Cross ☐
FP Footpath ☐
TPO Tree Pres ☐
HAZ Site ☐
AIR Safeguard ☐
LIN Elect ☐
PIP Pipe ☐
CON Waste/contamin ☐

Planning Records:
Earlier apps

91/0190
(1196/93 new road)

B Reg Records:
Already submitted – Ref:
Request needed
Requested

Town and Country Planning Act etc

DRAFT PERMISSION

Reference: H14/0045/94 Received:12-JAN-94 Type:OUTLINE

Name: Broadgate Blds (Spalding) Ltd.
Broadgate House
Weston Hills
Spalding
Lincs

Agent: Broadgate Blds (Spalding) Ltd.
Broadgate House
Weston Hills
Spalding
Lincs

Description: Food processing including offices and distribution (B1, B2 and B8)
Location : Enterprise Way Pinchbeck
Spalding Lincs

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

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

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

2 The following matters are reserved for subsequent approval by the Local Planning Authority, and no development to which they relate shall be carried out until these matters have been approved, viz:
(1) 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;
(2) The siting and design of any vehicular access to a road;
(3) Landscaping of the site, including details of positions, heights on planting and species of trees and shrubs.

Reason: The application was submitted in outline only.

3 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.

4 The siting of the access onto Enterprise Way shall be reserved for subsequent approval by the Local Planning Authority including details of widths (minimum 7.3 metres) and radii.

Reason: To ensure the provision of adequate facilities for safe ingress and egress of vehicles calling at the site in the interests of road safety.

5 Visibility splays of 4.5 metres x 120 metres shall be provided at the site access.

Reason: To ensure that drivers of vehicles have adequate vision distances when emerging from the access onto the public highway, in the interests of road safety.

6 When application is made for approval of the "reserved matters", that application shall show adequate land within the site reserved for the parking of all vehicles expected to call at the permitted building(s) at any one time. Such parking provision as approved by the Local Planning Authority shall thereafter be used for or be available for use for vehicle parking at all times when the premises are in use.

Reason: So that adequate on-site motor vehicle parking facilities are provided, in the interests of the safety and convenience of traffic using Enterprise Way.

7 Before the building is commenced to be used adequate motor vehicle turning space shall be provided on the site to the satisfaction of the Local Planning Authority.

Reason: To enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

8 Space shall be provided on the site to the reasonable satisfaction of the Local Planning Authority for the loading and unloading of vehicles.

Reason: So that adequate on-site loading/unloading facilities are provided in the interests of road safety.

9 The building shall not commence until the carriageway basecourse and kerb foundation of the new road onto which it fronts has been constructed.

Reason: To ensure the provision of adequate facilities for safe ingress and egress of vehicles calling at the site in the interests of road safety.

10 There shall be no means of vehicular or pedestrian access to the permitted building from Moortoft Lane.

Reason: In the interests of road safety.

11 The building design and site layout arrangements shall be formulated so as to ~~afford maximum protection~~ to the amenities of residents ~~of properties from noise generated by on-site processes and activities~~.

Reason: To safeguard the amenities of residential properties.

(ii) All emissions to air arising from the processing and ancillary operations shall be free from offensive odour beyond the boundaries of the zoned industrial site.

Reason: ~~To safeguard the amenities of the locality.~~

Note:-

(i) The applicants are advised that the noise criteria as set out in the attached document ~~and plan should be achieved.~~ they should seek to achieve.

09-MAR-94

AD check..... 16/3

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

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H14/0045/94

Applicant: Broadgate Blds (Spalding) Ltd.
Broadgate House
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Spalding
Lincs

Agent: Broadgate Blds (Spalding) L
Broadgate House
Weston Hills
Spalding
Lincs

Description: Food processing including offices and distribution (B1, B2 and B8)

Location: Enterprise Way Pinchbeck
Spalding Lincs

Type: OUTLINE

Date received: 12-JAN-94

18-JAN-94

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 01-FEB-94. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is D J ROBERTS

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Clerk to Pinchbeck PC
17 Rotten Row
Pinchbeck
Spalding Lincs
PE11 3RQ

FOR PARISH COUNCIL USE ONLY

Comments:

Recommend approval.

S.H.D.C. PLANNING DEPT.
RECEIVED
31 JAN 1994 DR
Attention of
File Nos.

Signed:

W H [illegible]

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H14/0045/94.

Form of notification by the County Director of Highways and Planning for DEVELOPMENT AFFECTING HIGHWAYS

With reference to the application dated
relating to the following proposed development:

1. National Grid Reference of a central point on site

	horizontal			vertical		
	2	5	0	2	4	5.

2. Address or location

Enterprise Way, Pinchbeck.

3. Name, classification and number of road

UC

4. Date application referred 20 - 1 - 94

5. State whether outline, detailed application etc.

OL.

6. Description of proposed development/change of use including access details

Food Processing inc offices & Distribution (B1, B2 and B8).

7. Delete as appropriate

Notice is hereby given under the provisions of article 15 of the Town and Country Planning General Development Order, 1988, that the County Council as local highway authority:—

a. ~~Does not wish to restrict the~~ grant of permission.

(b.) Requests that any permission given by the local planning authority shall include the conditions shown overleaf.

c. Requests ~~that the local planning~~ authority refuse the application (reason overleaf).

d. Requests the local planning authority to complete Form T.R. 108 para 10b as shown overleaf.

Note - No connection shown to a public highway!

Date: 20 - 1 - 94 Signed: [signature]
Director of Highways and Planning

CONDITIONS:—

Delete as appropriate

(i) For applications where items are to be reserved for subsequent approval in consultation with the Director of Highways and Planning

(ii) For other applications

(1) The siting of any access onto Enterprise Way shall be reserved for subsequent approval by the L.P.A including details of widths (min 7.3m) and radii

(2) Visibility splays of 4.5m x 120m shall be provided at the site access

(3) F1

(4) F5

(5) F6.

(6) The building shall not commence until the carriageway base course & kerb foundation of the new road onto which it fronts has been constructed

Delete as appropriate

(i) REASONS FOR a, b, or c overleaf

(ii) COMMENTS FOR FORM T.R. 108 para 10b

(7) B2 - - - - - - or pedestrian - - - Moorhoft Lane

(1) B6

(2) B4

(3) F1 - - - - - Enterprise Way

(4) F5

(5) F6

(6) B6

(7) B1

Note:— use continuation sheet(s) as necessary.

Councillor Mrs P J Buffham
Fir Tree House
Northgate
West Pinchbeck
Spalding
Lincolnshire
PE11 3TB

D J Roberts

DJR/SJS
H14/0045/94

10 March 1994

Dear Councillor Mrs Buffham

Application for food processing, office and distribution - Enterprise Way, Pinchbeck - For Broadgate Builders

Further to your consultation response, dated 21 January 1994. I note you support in principle for the application. At this stage, however, I have no further details to hand relating to the development.

In view of the Committee's previous resolutions relating to the industrial development of the area as an extension of the existing industrial estate, it is not considered necessary to report the application for Committee determination. Accordingly, therefore, the application has been determined under delegate powers with the chairmans knowledge.

I hope this is satisfactory.

B Smith
Director of Planning and Building Control Services

Broadgate Builders (Spalding) Ltd,
Broadgate House,
Weston Hills,
Spalding,
Lincs.
PE12 6DB.

Mr D Roberts

DJR/JJ H14/0045/94

HPP/E22

25 Apr 1994

Dear Sir,

FOOD PROCESSING FACTORY, ENTERPRISE PARK, SPALDING.

Thank you for your letter and enclosed plan dated 15th April 1994. I have discussed the details with Mr Briggs of the County Highways Department, and he advises that the accesses will be satisfactory. Based on this advice it would be unlikely that a formal submission for such accesses would be refused.

However you will no doubt appreciate that I cannot give an absolute guarantee at this stage.

I trust this is of assistance.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

BRIAN SMITH Dip (RTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

H14/0045/94

OUTLINE

Applicant: Broadgate Blds (Spalding) Ltd. Agent: Broadgate Blds (Spalding)
Tel: 0406 380532 0406 380532

Description: Food processing including offices and distribution (B1, B2 and B8)

Location: Enterprise Way
Pinchbeck
Spalding
Lincs

Valid date:	12-JAN-94	Terminal date:	09-MAR-94
Target dates:		Target Committee:	08-MAR-94
To case officer	19-JAN-94	Report deadline:	22-FEB-94
Inspected by	26-JAN-94	Agreed TD Ext:	
Extra contacts	02-FEB-94	Case Officer:	
Report if not clear by	16-FEB-94		D J ROBERTS

DEVELOPMENT/CONSTRAINTS

Size: 4.45 HA
Category: Newbuild
Listed building: Other Constraints:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
PINCHBECK PC	18-JAN	01-FEB
CLRS Bray, Buffham,	18 JAN	25-JAN
Env. Services	18 JAN	01-FEB
Site/Press Advert DEP	25-JAN-94	15-FEB-94

SITE RECORD

Grid ref: 525050 324500
OS Sheet: 164 Parcel:

L.C.C — Obs Attached JC 20/1/94

Document Attached to Decision Notice (H14/0045/94)
(Points referred to shown on attached plan)

The development should be carried out in order to comply with the following noise criteria.

Noise from a static plant & machinery	Points	LA eq (1-5)	T (6)
Daytime	0700 - 1900	45	40 1 hr
Evening	1900 - 2200	40	35 1 hr
Nightime	2200 - 0700	35	30 1 hr

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES DATE: 23.2.94

OUR REF: JC/SS/PC

TO: DIRECTOR OF PLANNING AND BUILDING CONTROL SERVICES YOUR REF:

Planning Application H14/0045/93
Food processing and distribution, Enterprise Way

I write further to our discussions concerning this application and the Development Brief and would suggest that the following criteria would afford long term protection to the residential amenities.

Noise from a static plant & machinery Points		LA eq (1-5)	T (6)	
Daytime	0700 - 1900	45	40	1 hr.
Evening	1900 - 2200	40	35	1 hr.
Nightime	2200 - 0700	35	30	1 hr.

Odour Control

All emissions to air arising from the processing and ancillary operations shall be free from offensive odour beyond the boundaries of the zoned industrial site.

for Director of Environmental Services

S.H.D.C. PLANNING DEPT.
RECEIVED
23 FEB 1994

File Nos.

DPBO
DDPBO
ACP

Acknowledge YES/NO

Welland and Deepings
Internal Drainage Board

Deeping House,
Welland Terrace,
Spalding, Lincs.
PE11 2TD
Tel: Spalding (0775) 725861
Fax: Spalding (0775) 767689

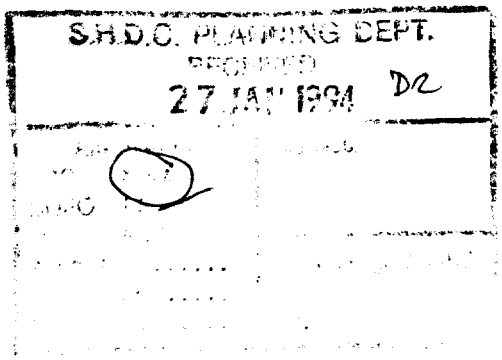
John Honnor
General Manager

Our Ref. SWP/TF/P/S/9
Your Ref.

This matter is being handled by
Stan Pywell

26th January, 1994

Mr B. Smith,
Planning Department,
South Holland District Council,
Council Offices,
Priory Road,
Spalding,
Lincs.
PE11 2XE.



Dear Sir,

Planning Ref. H14/0045/94
Broadgate Builders - Enterprise Way, Pinchbeck

I refer to the above application.

Surface water from the site may be discharged to the Board's system subject to the payment of a development contribution, at present assessed at £ 23,378 + V.A.T. per impervious hectare.

Yours faithfully,

Senior Engineer.

c.c. H. Price, Broadgate Builders, Broadgate House, Weston Hill, Spalding.

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H14/0045/94

Applicant: Broadgate Blds (Spalding) Ltd.
Broadgate House
Weston Hills
Spalding
Lincs

Agent: Broadgate Blds (Spalding) L
Broadgate House
Weston Hills
Spalding
Lincs

Description: Food processing including offices and distribution (B1, B2 and B8)

Location: Enterprise Way Pinchbeck
Spalding Lincs

Type: OUTLINE

Date received: 12-JAN-94

18-JAN-94

Dear Cllr Mrs P J Buffham

NOTIFICATION TO WARD MEMBER

I have received an application for the above proposal in your ward. The officer dealing with this application is D J ROBERTS

As applications can be determined under delegated powers in many cases, please let me know by 25-JAN-94 if you feel that this proposal should be brought to the attention of the Planning Committee for any reason.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Cllr Mrs P J Buffham
Fir Tree House
Northgate, West Pinchbeck
Spalding, Lincs
PE11 3TB

I request that this application be considered by Planning Committee, because it's a major development

I ~~fully~~ support in principle but look forward to knowing further details i.e. is a specific food processing firm interested in developing the site or is it speculative? on the part of the applicants.

Signed: [signature]

21/1/94

WARD MEMBER

S.H.D.C. PLANNING DEPT.
RECEIVED
21 JAN 1994

Attention of
DPO
DDPC
ACOS
Action by .....
Discuss with .....
Reply to .....

File Nos.

PLANNING APPLICATION

Notice is hereby given that application has been made to the Council in respect of the following:

DEPARTURE FROM DEVELOPMENT PLAN

The proposed development does not accord with the provisions of a development plan.

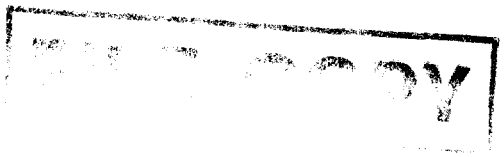
Reference No: H14/0045/94
Description: Food processing including offices and distribution (B1, B2 and B8)

Location: Enterprise Way
Pinchbeck
Spalding
Lincs

Applications and plans showing the proposal(s) may be seen during office hours at the Planning Department, Council Offices, Priory Road, Spalding. Any observations should be sent to me by 15-FEB-94 quoting the above reference number.

B Smith
Director of Planning and Building Control Services

25-JAN-94



SOUTH HOLLAND DISTRICT COUNCIL

Broadgate Builders (Spalding) Limited
Broadgate House, Weston Hills, Spalding, Lincolnshire. PE12 6DB.
Telephone: (0406) 380532
Fax: (0406) 380014

SOUTH HOLLAND D.C.
PLAN DEPT.
12 JAN 1994
REF 0045/94

Our Ref: HRP/E22

Director of Planning
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincs

11th January 1994

Dear Sir,

OUTLINE PLANNING APPLICATION FOR FOOD PROCESSING, OFFICES AND DISTRIBUTION AT ENTERPRISE WAY, PINCHBECK

I have enclosed an application to establish the suitability of an 11 acres site adjacent to Enterprise Way, Pinchbeck for a mix of B1, B2 and B8 uses.

I am unable to submit specific information regarding the buildings proposed for the site, although I am able to indicate that the buildings will cover approximately 20,000 sq metres.

Should you require any further information do not hesitate to contact me.

Yours faithfully

HPrice.

HOWARD PRICE

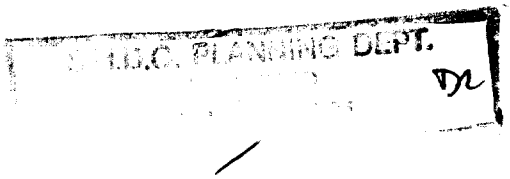
Our Ref: 94/1/SH/0033
Contact: Gill Thornalley

Date: 16 February 1994

NRA

National Rivers Authority
Anglian Region

B Smith Esq
District Planning Officer
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincolnshire
PE11 2XE



Dear Sir,

Planning Application No. H14/0045/94

PROPOSAL: **FOOD PROCESSING INCLUDING OFFICES AND DISTRIBUTION**
LOCATION: **ENTERPRISE WAY, PINCHBECK**
APPLICANT: **BROADGATE BUILDERS (SPALDING) LTD**

This Authority has no objection to the proposed development, but has advised the applicant on matters to be considered to ensure the proposal does not give rise to pollution of surface or groundwaters.

Yours faithfully

R.Morgan
Planning Manager

GRAINGER DAVIES, B.Sc.,
C.Eng., F.I.C.E., F.I.W.E.M.
Regional General Manager

Northern Area
Aqua House
Harvey Street
Lincoln
LN1 1TF
Tel: (0522) 513100
Telefax: (0522) 512927

SOUTH HOLLAND DISTRICT COUNCIL

DIRECTOR OF ADMINISTRATION

R COLE DMA

Mr H Price
Broadgate Builders (Spalding) Ltd
Broadgate House
Weston Hills
Spalding
Lincs
PE12 6DB

Your Contact: Mr Atkins

Our Ref: REA/LST/AT.253

Your Ref: HRP/E22

Date: 2nd February, 1994

Dear Sir

PROPOSED VEGETABLE PROCESSING FACTORY AT ENTERPRISE WAY, PINCHBECK

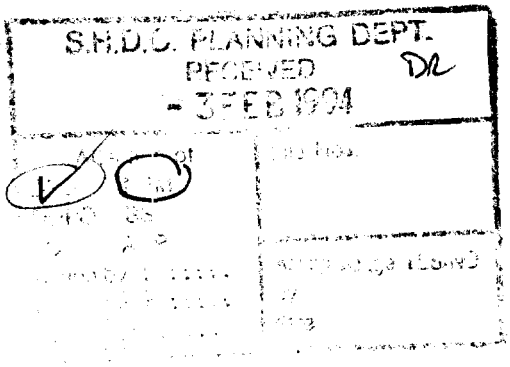
In response to your letter dated 14th January 1994 and in confirmation of Mr Atkins' subsequent telephone conversation with you I write to give the Council's consent for vehicles involved in the construction of a vegetable processing factory as identified on the plan supplied by you to use that section of the former railway line running from Wardentree Lane to the plot itself. This permission is given for the temporary period between April 1994 and the date in June 1994 that access will be available from the road extension to be constructed shortly.

For your information I have informed the owner of the property immediately adjoining the railway line that construction traffic will be using the former railway line for a temporary period.

Yours faithfully

R. Cole

Director of Administration



Director of Administration
Council Offices,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE

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Fax: (0775) 711253

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PLANNING APPLICATIONS

NOTICE IS HEREBY GIVEN that application has been made to the Council in respect of the following proposals:

H03/0029/94
Gallaher Pension Fund
Erection of ten dwellings (renewal of H03/0427/89)
OS8321, Counter Drain Drove, Tongue End, Spalding, Lincs.

PERMISSION RENEWAL
H13/0030/94
Mr and Mrs Price — OUTLINE
Residential development
Rear 30 Seas End Road, Moulton Seas End, Spalding, Lincs.

H16/1229/93
Brookhouse Partnership — FULL
Residential development comprising of 21 dwellings
Land off Park Road, Spalding, Lincs.
The following application(s) do not accord with the provisions of the relevant Development Plan.

H14/0032/94
Mr J. G. Sneath — FULL
Convert disused Chapel to residential accommodation
Money Bridge Lane, West Pinchbeck, Spalding, Lincs.

H14/0033/94
Mr J. G. Sneath — FULL
Convert and extend stables building to residential accommodation
Money Bridge, West Pinchbeck, Spalding, Lincs.

H14/0045/94
Broadgate Bids (Spalding) Ltd — OUTLINE
Food processing including offices and distribution (B1, B2 and B6)
Enterprise Way, Pinchbeck, Spalding, Lincs.

H16/0469/93
Mr S. H. Freir and Simons Estates — OUTLINE
Development of housing and retail foodstore
Land at Pinchbeck Road, Spalding, Lincs.
The following proposals involve, or affect the setting of, a building listed by the Secretary of State for the Environment as a building of special architectural or historic interest, and/or affect the character of a Conservation Area.

H08/1227/93
Mr and Mrs D. Brooks — OUTLINE
Residential development
33-37 Salem Street, Gosberton, Spalding, Lincs.

H11/0002/94
Johnson Fry Properties — LISTED BUILDING
Alterations to property and partial demolition
26 Market Street, Long Sutton, Spalding, Lincs.

H14/0032/94
Mr J. G. Sneath — FULL
Convert disused Chapel to residential accommodation
Money Bridge Lane, West Pinchbeck, Spalding, Lincs.

H14/0033/94
Mr J. G. Sneath — FULL
Convert and extend stables building to residential accommodation
Money Bridge, West Pinchbeck, Spalding, Lincs.

H16/0050/94
Alliance & Leicester BS — ADVERTISEMENT
Internally part illuminated projecting box sign
3 Market Place, Spalding, Lincs.

H16/1197/93
Messrs George Adams & Sons — S73A CONTINUATION
Continuation of temporary planning consent for car parking
Crescent Gardens, Spalding, Lincs.

H16/1210/93
David Parker Homes — FULL
Erection of 12 flats and 1 house
Abbey Print Site, High Street, Spalding, Lincs.

Applications and plans showing the above proposals can be inspected at the Planning Department, Priory Road, Spalding during normal office hours. Any comments should be sent to me within 21 days of this notice, quoting the relevant reference number.

SOUTH HOLLAND DISTRICT COUNCIL

B. Smith
Director of Planning and Building Control Services
January 25, 1994.

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SPALDING AND PINCHBECK LOCAL PLAN

DEVELOPMENT BRIEF

ENTERPRISE PARK AND INDUSTRIAL AREA

BRIAN SMITH
DIRECTOR OF PLANNING &
BUILDING CONTROL SERVICES
COUNCIL OFFICES
PRIORY ROAD
SPALDING
PE11 2XE

JANUARY 1993

1.0 INTRODUCTION

The strategies of both the District Council and the County Council are directed towards the promotion of industry and employment consistent with the need to protect the environment. In the Spalding and Pinchbeck local Plan the Wardentree Lane area (which is actually in the parish of Pinchbeck) is identified as the District's principal location for new industrial development. It occupies an advantageous location between the existing A16 trunk road and the proposed Spalding to Sutterton Trunk Road improvement (the Spalding by-pass) which is scheduled for construction starting in early 1993 with a completion date some 2-3 years later. Wardentree Lane has been improved during 1992 and provides access to and from the nearby residential and commercial areas of Spalding and Pinchbeck, and will link to the by-pass.

THE PURPOSE OF THIS BRIEF

Essentially the purpose of this development brief is as follows:-

(1) To provide firm and clear guidance to developers to the requirements of the Local Planning Authority and the Highway Authority so that on the submission of proposals for development only precise details need to be negotiated.

(2) To ensure that those bodies and organisations who are responsible for contributing to the provision of infrastructure or any one else with an interest in the area are aware of the development proposals.

2.0 POLICIES RELEVANT TO THE DEVELOPMENT OF WARDENTREE LANE INDUSTRIAL AREA

The following Council policies are applicable in considering the development of this area:-

(1) The District Council will seek to ensure a high standard of development. All proposals for development will normally be expected to create an interesting, attractive environment, to harmonise with their surroundings and to pay regard to the effect on highways and traffic, to noise and odour pollution, to crime prevention, to flood protection, water quality and to any other 'material considerations'.

(2) The Lincolnshire County Council's Guide to Parking Provision will be used as the basis for judging the acceptability of parking arrangements.

(3) Development proposals are required to be accompanied by landscaping schemes.

(4) The release of agricultural land scheduled for development will, as far as practical, be phased so that land remains in agricultural production until it is required for development.

(5) Major retailing development will normally only be permitted within Spalding town centre.

(6) Proposals are to take the needs of cyclists into account and have regard to the desirability of providing cycleways.

(7) Opportunities are to be taken to make greater recreational use of public rights of way and the banks of rivers and drains.

(8) Proposals for development shall have regard to the desirability of providing, extending and linking recreational footpaths.

2.1 POLICY DOCUMENTS RELEVANT TO DEVELOPMENT

Development must conform to the standards and criteria laid down in the following policy documents:-

Lincolnshire County Council - Development Road Layout Guide 1990 and 1985 (part 2)

Lincolnshire County Council - A Guide to Parking Provision 1986.

2.2 OTHER REQUIREMENTS

All development proposed must comply with all necessary licences, permits and controls eg. building regulations, control of advertisements, Drainage Board bye-laws, and statutory undertaker requirements.

There are no Listed Buildings or trees protected by a Tree Preservation Order within the area covered by the development brief. However there is a requirement that existing trees and hedgerows will be retained as far as practically possible.

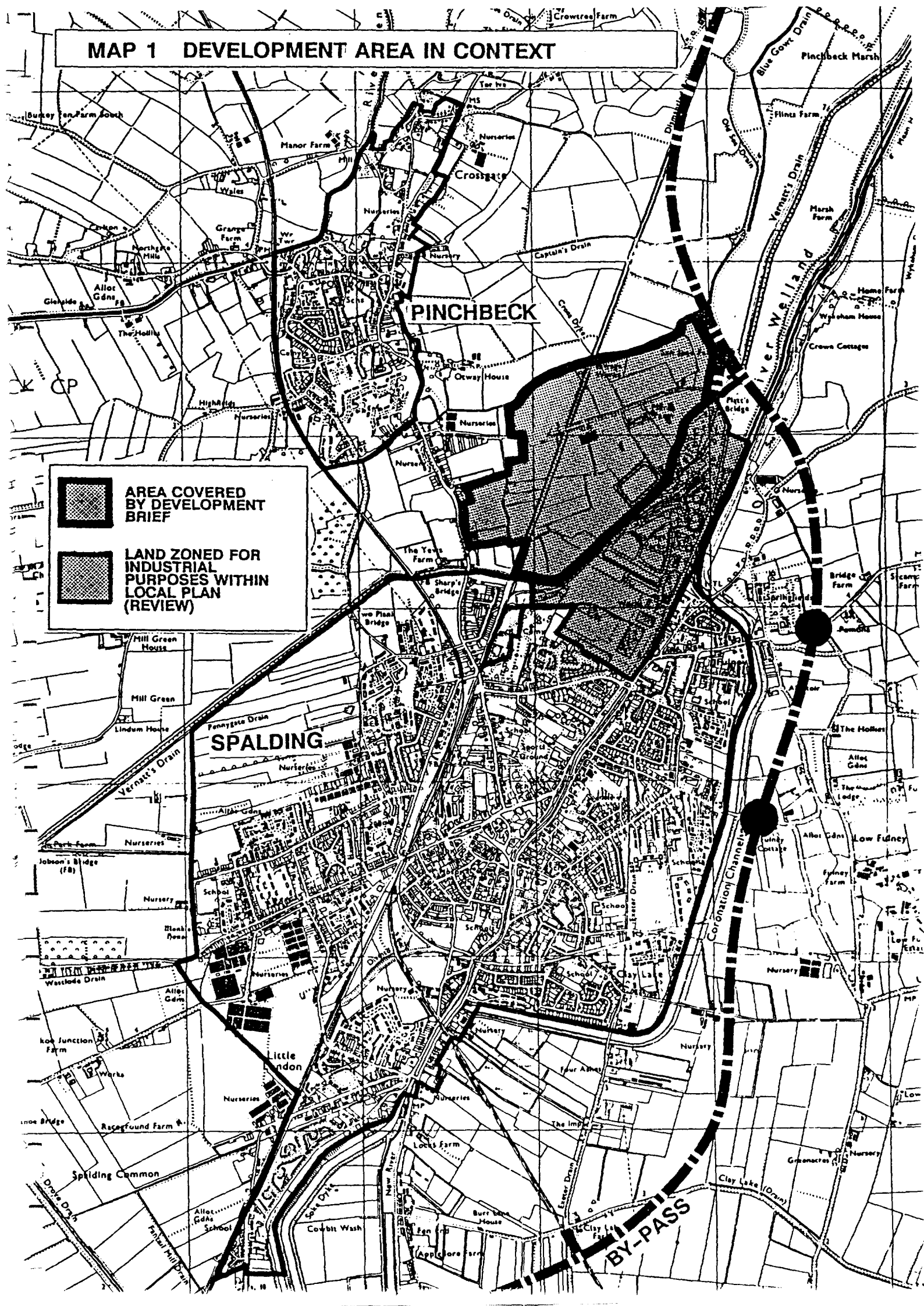
2.3 CONTEXT PROVIDED BY THE SPALDING AND PINCHBECK LOCAL PLAN (REVIEW)

In stating that Wardentree Lane is the principal location for new industrial development the Plan (Review) recognises the area's advantageous location between the existing A16 (T) and the Spalding by-pass which has been further enhanced by major road improvements to Wardentree Lane itself. (Plan No. 1) Land to the south side of Wardentree Lane, bounded by the Vernatts Drain and Spalding Road, already has the benefit of a substantial amount of infrastructure provision and includes land with the benefit of planning permission and established industrial premises. The Plan (Review) takes advantage of the existing investment in road and utilities infrastructure and envisages a connection of Enterprise Way to Spalding Road, relieving the southern end of Pinchbeck village, in the vicinity of Wardentree Lane, of some of the environmentally damaging aspects of road traffic. It will also provide easier access to and from the major residential areas of Spalding, overcoming the perceptions of remoteness of many local businesses and provides locations for business and offices use.

The area to the north of the improved Wardentree Lane, particularly towards the link road will also enjoy good access to the Spalding by-pass and the local road network. It is envisaged that this area, may be suitable to accommodate the trends of modern industry towards high quality, environmentally attractive, well located, and high profile locations.

Policy ID1 of the Plan (Review) requires the preparation of a development guidance brief to co-ordinate the provision of roads and utility services, to ensure the planned release of agricultural land and the phasing of development, appropriate land use zonings and satisfactory comprehensive development.

MAP 1 DEVELOPMENT AREA IN CONTEXT



3.0 DEVELOPMENT REQUIREMENTS

3.1 OVERALL PATTERN OF DEVELOPMENT

A network of major industrial estate roads are required to ensure a satisfactory comprehensive layout of development. Provision is also made for a footpath/cycleway extending from Vernatts Bridge into the industrial areas as part of a long term proposal. Major landscaping is provided in the most sensitive locations. Importantly, the range of uses acceptable in the vicinity of the junction of the new industrial road and Spalding Road and at the westernmost end of Wardentree Lane are clearly defined. These overall requirements are dealt with more fully below.

3.2 THE ROAD NETWORK

To the south of Wardentree Lane, Benner Road/Enterprise Way is extended westwards crossing the disused Spalding to Boston Railway Line and linking with Spalding Road with a traffic roundabout. Pudding Lane is extended southwards to link into this new road establishing a network of major industrial estate roads in this area.

To the north of Wardentree Lane the traffic roundabout at Gateway makes specific provision for an industrial estate road access and a new road looping eastwards is shown to connect to the new roundabout at Wardentree Lane and the by-pass link road.

The road network is illustrated on Plan No. 2.

The construction, width, detailed alignment and junction arrangements must be agreed with the highway authority. Special attention needs to be given to the alignment of the Enterprise Way Link Road close to its junction with Pinchbeck Road. Particular attention needs to be paid to landscaping in this area. Developers are advised to liaise with the Local Planning Authority.

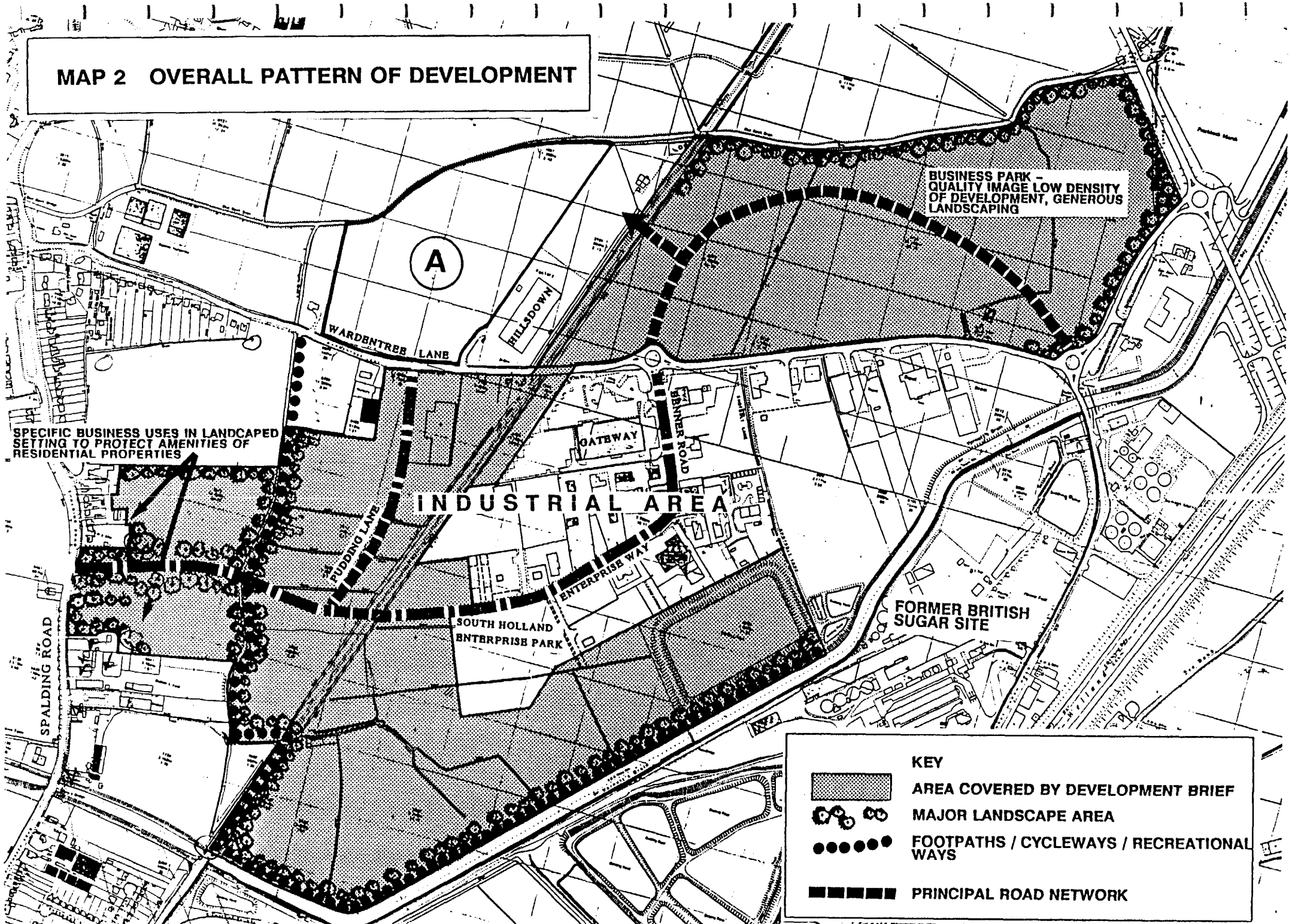
3.3 FOOTPATHS/CYCLEWAYS/RECREATIONAL WAYS

The Wardentree Lane area is the Districts most important employment area and a footpath/cycleway link to it from the town centre and adjoining residential areas to provide a safe and convenient access to it for pedestrians and cyclists is a policy of the Council contained in the Spalding and Pinchbeck Local Plan (Review). Public footpaths alongside the rivers and main drains are also an important part of the Councils recreation strategy. Developers of land abutting these areas must have regard to these policies.

3.4 LANDSCAPING

Major landscaping schemes are required in the most sensitive locations as illustrated on plan No 2.

1) At the junction of the link road and Spalding Road
Although industrial uses already exist in this location a special landscaping treatment is required to soften the impact of development on existing residential development to achieve a visual break between Spalding and Pinchbeck, to make an attractive entrance into the industrial area and to provide a suitable setting for specific types of uses (see 4.0 below). This landscaping will be maintainable by the landowners/


MAP 2 OVERALL PATTERN OF DEVELOPMENT
BUSINESS PARK – QUALITY IMAGE LOW DENSITY OF DEVELOPMENT, GENEROUS LANDSCAPING
A
WARDENTREE LANE
HILLSDOWN
SPECIFIC BUSINESS USES IN LANDCAPED SETTING TO PROTECT AMENITIES OF RESIDENTIAL PROPERTIES
GATEWAY
BENNER ROAD
INDUSTRIAL AREA
PUDDING LANE
ENTERPRISE WAY
SOUTH HOLLAND ENTERPRISE PARK
FORMER BRITISH SUGAR SITE
SPALDING ROAD
KEY
AREA COVERED BY DEVELOPMENT BRIEF
MAJOR LANDSCAPE AREA
FOOTPATHS / CYCLEWAYS / RECREATIONAL WAYS
PRINCIPAL ROAD NETWORK

developers and development proposals will be subject to appropriate planning conditions.

2) Alongside footpath/cycleways and recreational footpaths

In order to provide an attractive setting for users of these facilities and to provide interest both within, and as a backcloth to the industrial area, a five metre tree belt shall be provided along their length. Drainage Board requirements must be complied with. Tree planting which is associated with footpaths/cycleways and recreational footpaths that form part of the Council's overall strategy will be maintainable by the District Council subject to its adoption procedures.

3) Adjacent to the Wardentree Lane - Spalding by-pass link road and alongside the Blue Gowt Drain up to the Hillsdown factory

The area of land located to the north side of Wardentree lane adjacent to the link road is a prominent one and an important 'gateway' to Spalding and Pinchbeck. It is a requirement that substantial tree planting takes place in this location.

Development alongside the Blue Gowt Drain will be intrusive into the open countryside and visible from the by-pass. It is therefore, a requirement that substantial tree planting takes place in this location. Drainage Board requirements must be complied with.

4) Adjacent to Wardentree Lane between "Two Hoots" and Hillsdown (Area A)

In this area identified as Area 'A' on Plan No. 2, more specific development principles have been established. These are shown on Plan No. 3. Landscaping requirements are:-

1 Along the western and southern boundaries, an earth bank 2 metres high and 10 metres wide at its base planted with trees and shrubs should be provided as a pre-requisite to any development taking place.

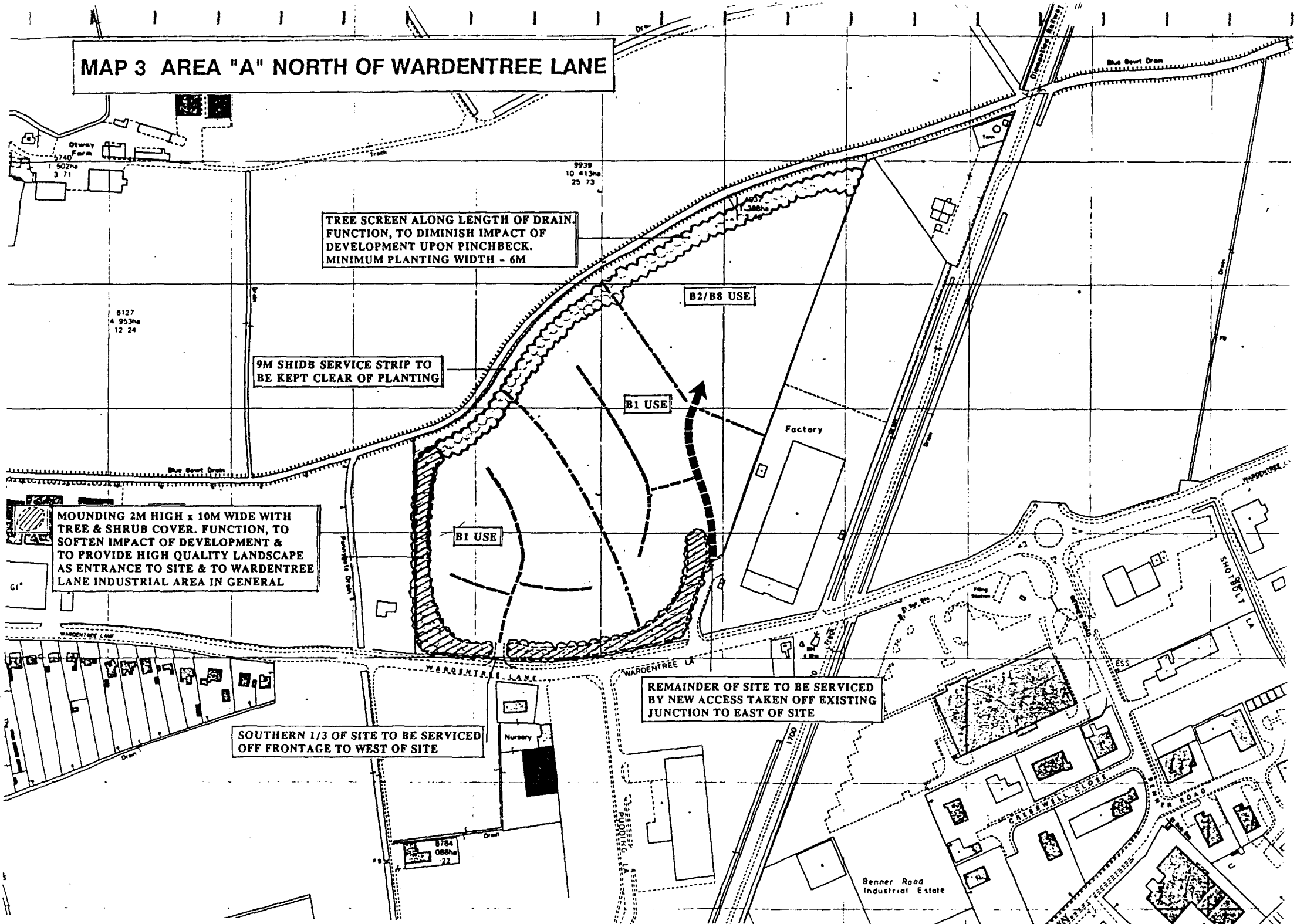
2 Substantial tree planting shall be provided along the northern boundary (Blue Gowt Drain).

3 Structural landscaping of the site as development proceeds.

In these locations landscaping will be maintainable by owners/developers. Proposals for development will be subject to appropriate planning conditions.

A high standard of landscaping must be achieved in the areas specified above. Details of tree planting and landscaping proposals must be agreed with the Local Planning Authority on the submission of proposals for development. All landscaped areas which may be eligible for adoption by the District Council must be clearly identified on any submitted proposals. A commuted sum will be payable broadly based on the costs (at current prices) to the District Council of 10 years maintenance.

Elsewhere, along the major industrial estate roads and to the frontage of Wardentree Lane tree planting, landscaping and their subsequent maintenance would be a normal requirement of any detailed planning consent.


MAP 3 AREA "A" NORTH OF WARDENTREE LANE
TREE SCREEN ALONG LENGTH OF DRAIN. FUNCTION, TO DIMINISH IMPACT OF DEVELOPMENT UPON PINCHBECK. MINIMUM PLANTING WIDTH - 6M
B2/B8 USE
9M SHIDB SERVICE STRIP TO BE KEPT CLEAR OF PLANTING
B1 USE
Factory
B1 USE
MOUNDING 2M HIGH x 10M WIDE WITH TREE & SHRUB COVER. FUNCTION, TO SOFTEN IMPACT OF DEVELOPMENT & TO PROVIDE HIGH QUALITY LANDSCAPE AS ENTRANCE TO SITE & TO WARDENTREE LANE INDUSTRIAL AREA IN GENERAL
REMAINDER OF SITE TO BE SERVICED BY NEW ACCESS TAKEN OFF EXISTING JUNCTION TO EAST OF SITE
SOUTHERN 1/3 OF SITE TO BE SERVICED OFF FRONTAGE TO WEST OF SITE
Nursery
Benner Road Industrial Estate
Blue Sewt Drain
WARDENTREE LANE
Otway Farm

4.0 ACCEPTABLE LAND USES

1) Near to the junction of the Link Road and Spalding Road Due to the proximity of residential properties, notwithstanding the presence of some existing industry, the range of acceptable uses is limited to those which would not unduly affect residential amenities. Suitable uses may include:

- garden centre
- hotel/motel
- conference facilities
- offices
- car showrooms
- leisure facilities: ten pin bowling, indoor tennis, health and fitness centre
- light industrial: premises for light assembly falling within use classes B1

2) South of Wardentree Lane South of Wardentree Lane apart from the area identified above a range of uses which could include offices and uses within B1, B2 and B8 and other industrial uses, may be suitable.

3) North of Wardentree Lane (excluding Area A) This undeveloped area is particularly well located to the by-pass and enjoys open views to the north across The Blue Gowt Drain to open countryside. The Local Planning Authority envisages that this area would be a `business park' development with a quality image. The density of development would be low and provision of landscaping high. The presence of the Blue Gowt Drain provides the opportunity for water features.

4) Area A Specific development principles apply to this area which are shown on Plan No. 3 viz:-

1 The north eastern one third of the site is suitable for general industry or storage and distribution provided the buildings are so sited and so designed that all activity and noise emanating from the site is shielded from the south west.

2 The remaining two-thirds of the site are suitable for Class B1 Business (essentially offices, other than financial/professional, research and development of products/processes or any light industrial process) as defined in the Town and County Planning (Use Classes) Order 1987.

3 The south western one-third of the site shall be served only by the western most access point along Wardentree Lane and the north eastern two-thirds of the site shall be served only by the access next to Hillsdown.

4 All buildings on the south western two-thirds of the site shall be sited so as to shield any activities emanating from the north eastern one-third of the site.

5.0 PHASING

For the purposes of phasing the area covered by this development brief

consists of two distinct areas: South of Wardentree Lane and north of Wardentree Lane.

To the south of Wardentree Lane the road link to Spalding Road is provided as a first phase in the development of this area subject to be to any requirement of the Highway Authority.

It is recognised that the area of land so opened up for development development will be sufficient for a number of years. As a Local Planning Authority, the District Council is greatly concerned with the loss of agricultural land and does not wish to see land with the benefit of any planning permission remain undeveloped and uncultivated. Proposals for development must, therefore, satisfy the Local Planning Authority that adequate arrangements have been made to keep land in agricultural production until such time as individual sites are required for development. Developers must be prepared to enter into binding obligations to this effect. All proposals for development must clearly indicate a likely phasing of development.

However, land to the north is similarly productive agricultural land, and the Local Planning Authority would similarly require arrangements to prevent the premature loss of agricultural land.

The north of Wardentree Lane is promoted as a 'business park' as Spalding and the District has not succeeded in attracting 'modern' industrial development and lacks a suitably high profile site. This area could fulfil these requirements.

6.0 REVISION OF THIS BRIEF

The timescale of the development within the identified area may be expected to spread out over a number of years. The Local Planning Authority reserves the right to review this development brief after a period of time in the light of changes in the market situation, in planning standards, or in the context of relevant statutory plans as they are updated. In these circumstances, the Local Planning Authority will consult the affected parties.

Broadgate Builders (Spalding) Limited
Broadgate House, Weston Hills, Spalding, Lincolnshire. PE12 6DB.
Telephone: (0406) 380532
Fax: (0406) 380014

S.H.D.C. PLANNING DEPT.
RECEIVED
18 APR 1994 DR
Attention of
DPO NBM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....
File Nos.
We cannot set our in accordance with Jan's decision
Acknowledge YES/NO
by
date
14/4

Our Ref: HRP/E22

Your Ref: DJR/H14/0045/94

Director of Planning
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincs

15th April 1994

Dear Sir,

FOOD PROCESSING FACTORY INCLUDING OFFICES & DISTRIBUTION

With reference to the permission recently received for this site. Our Client requires confirmation that the two accesses to their site as indicated on the enclosed drawing will be approved as part of a subsequent 'reserved matters application'.

I have forwarded a copy of the drawing to Chris Briggs at Lincolnshire County Council and I am hopeful that, with his confirmation of the suitability of the accesses, it will be possible for you to give our Clients the written reassurance they are seeking.

If you require any further information before responding do not hesitate to contact me.

Yours faithfully

HPrice

HOWARD PRICE

These accesses will be OK CB 20/4/94.

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P3733
Date received : 12-JAN-94

Received from

Broadgate Blds (Spalding) Ltd.

Address

Broadgate
Weston Hills
Spalding

Fee paid	£ 3000.00
VAT	£ 0.00
Total received	£ 3000.00

Cash/Cheque : Cheque

Signed.....K. Lowe..
(Authorised Collector)

SOUTH HOLLAND DISTRICT COUNCIL

DIRECTOR OF ADMINISTRATION

R COLE DMA

Mr L Fragale
89 Spalding Road
Pinchbeck
Spalding
Lincs
PE11 3UE

Your Contact: Mr Atkins

Our Ref: REA/LST/AT.253

Your Ref:

Date: 2nd February, 1994

Dear Sir

FORMER SPALDING TO BOSTON RAILWAY LINE

I am writing to you as the owner of the Old Railway House immediately adjoining the former railway line on the southern side of Wardentree Lane, Pinchbeck to let you know that, in order to allow the early erection of new factory premises on the South Holland Enterprise Park, permission has been granted for construction traffic to gain access to the land in question by using the former railway line. This is however only a temporary arrangement commencing in April 1994 and terminating sometime in June 1994 when a road extension from the existing industrial estate roadway should have been provided to serve the new factory site.

I am aware that your property is not yet occupied but nevertheless felt that, as the adjoining owner, you should know of these temporary arrangements which have been made by the Council.

Yours faithfully

R. Cole

Director of Administration

Director of Administration
Council Offices,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 711253

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES DATE: 23.2.94

OUR REF: JC/SS/PC

TO: DIRECTOR OF PLANNING AND BUILDING CONTROL SERVICES YOUR REF:

Planning Application H14/0045/93
Food processing and distribution, Enterprise Way

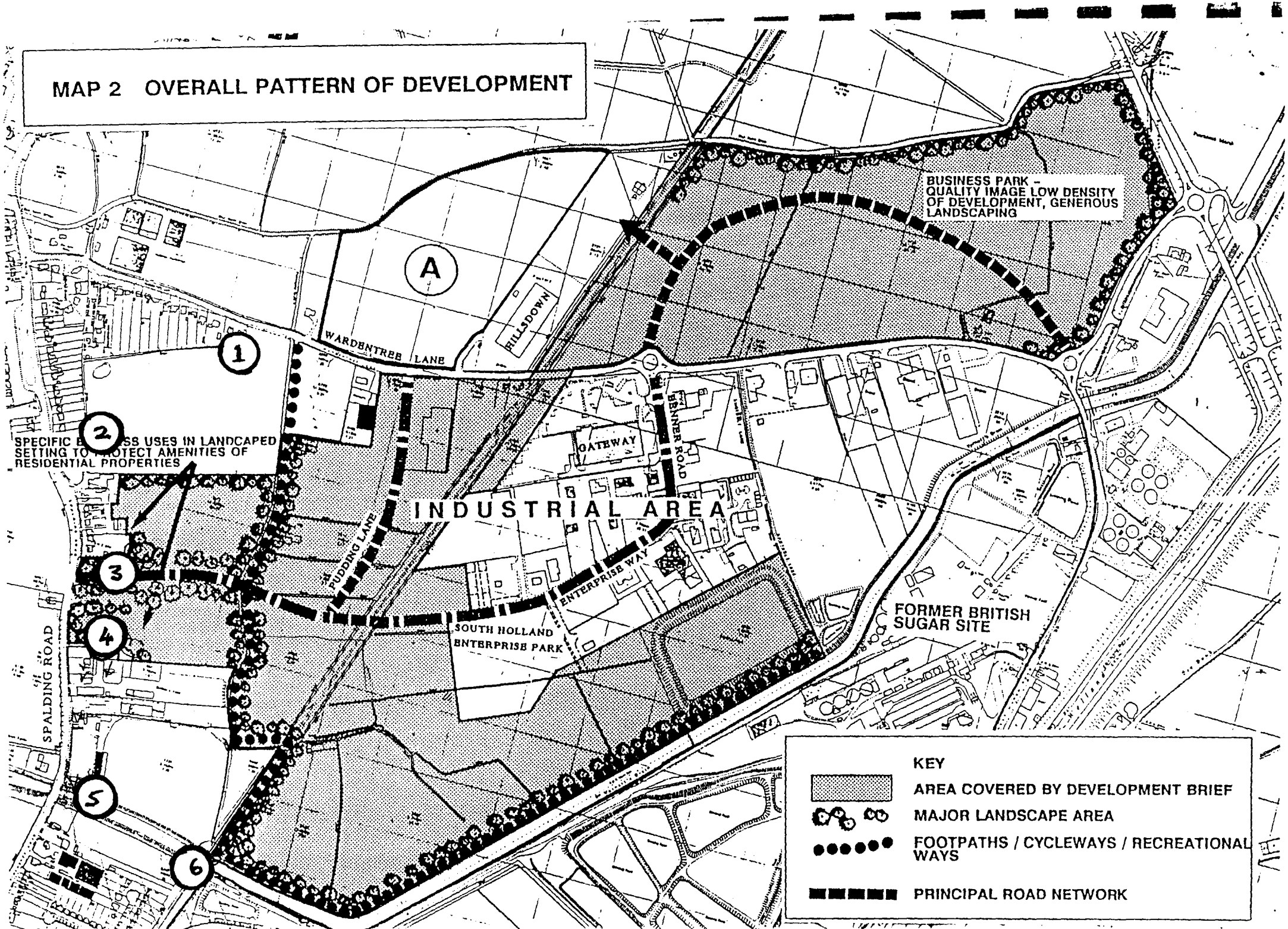
I write further to our discussions concerning this application and the Development Brief and would suggest that the following criteria would afford long term protection to the residential amenities.

Noise from a static plant & machinery Points		LA eq (1-5)	T (6)	
Daytime	0700 - 1900	45	40	1 hr.
Evening	1900 - 2200	40	35	1 hr.
Nightime	2200 - 0700	35	30	1 hr.

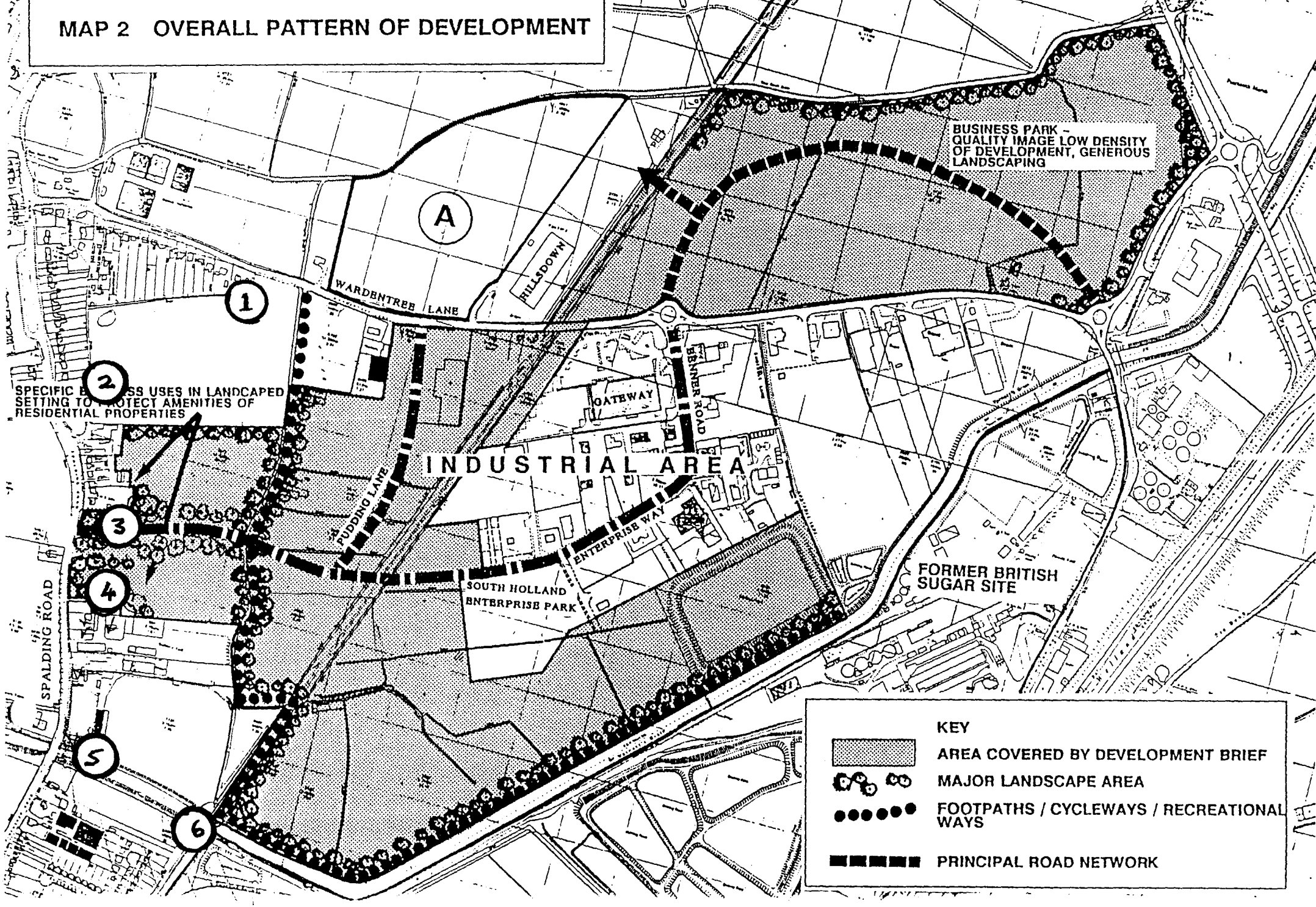
Odour Control

All emissions to air arising from the processing and ancillary operations shall be free from offensive odour beyond the boundaries of the zoned industrial site.

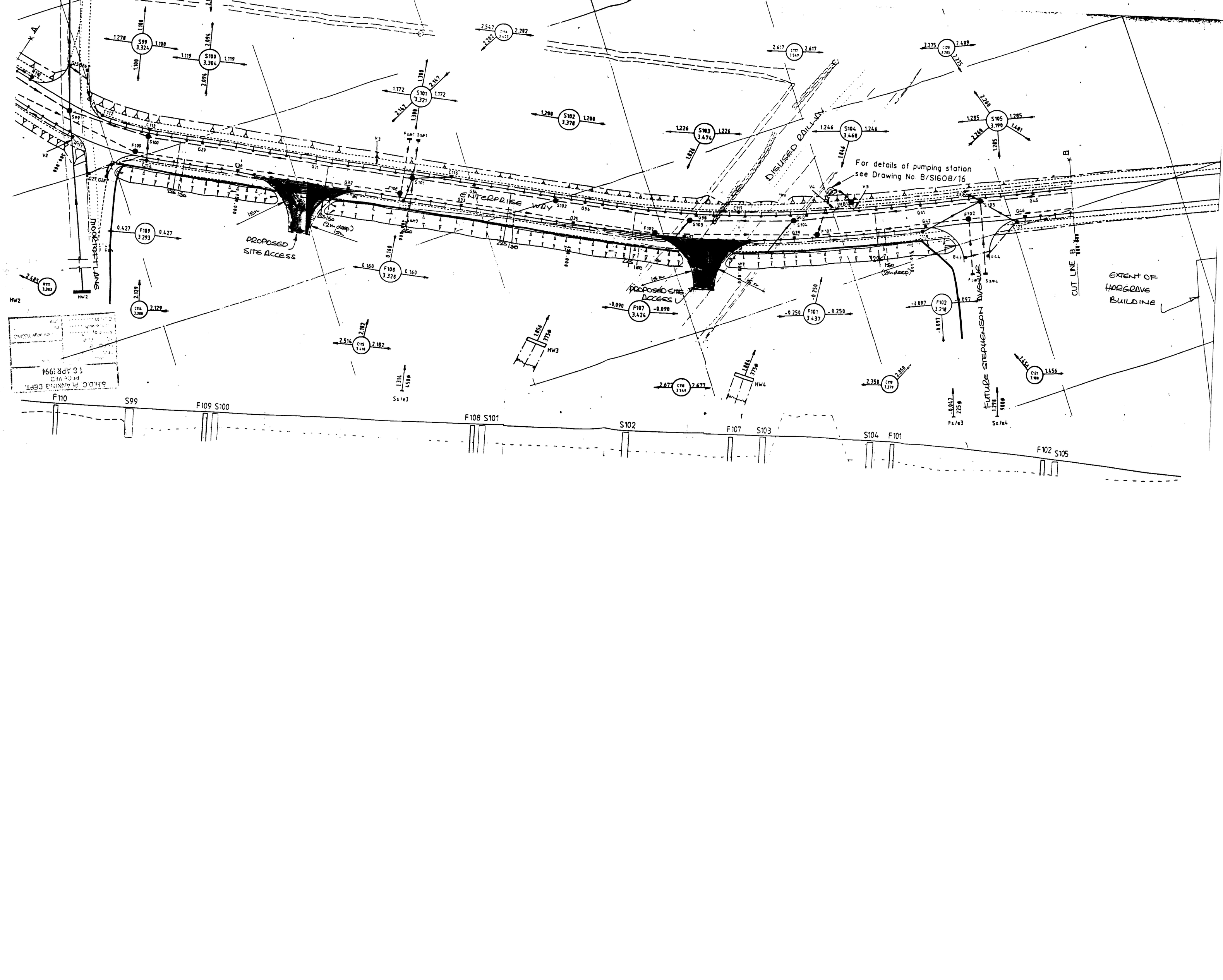
Director of Environmental Services


MAP 2 OVERALL PATTERN OF DEVELOPMENT
BUSINESS PARK – QUALITY IMAGE LOW DENSITY OF DEVELOPMENT, GENEROUS LANDSCAPING
A
WARDENTREE LANE
HILLSDOWN
1
2
SPECIFIC B SS USES IN LANDCAPED SETTING TO PROTECT AMENITIES OF RESIDENTIAL PROPERTIES
GATEWAY
BENNER ROAD
INDUSTRIAL AREA
PUDDING LANE
ENTERPRISE WAY
3
4
SOUTH HOLLAND ENTERPRISE PARK
FORMER BRITISH SUGAR SITE
SPALDING ROAD
5
6
KEY
AREA COVERED BY DEVELOPMENT BRIEF
MAJOR LANDSCAPE AREA
FOOTPATHS / CYCLEWAYS / RECREATIONAL WAYS
PRINCIPAL ROAD NETWORK

MAP 2 OVERALL PATTERN OF DEVELOPMENT




The Yews Farm
Drain
3371
2·002ha
4·95
4486
7·710ha
19·05
4459
3·738ha
9·23
3624
·865ha
2·11


DISUSED RAILWAY
For details of pumping station see Drawing No. B/SI608/16
ENTERPRISE WAY
PROPOSED SITE ACCESS
PROPOSED SITE ACCESS
MOORGATE LANE
FUTURE STEPHENSON AVENUE
CUT LINE B
EXTENT OF HORGRAVE BUILDING
S.H.D.C. PLANNING DEPT. 18 APR 1994
F110
S99
F109 S100
F108 S101
S102
F107
S103
S104
F101
F102 S105

DETERMINED PLAN

PHASE ONE – plots available
PHASE TWO plots available
Spring 1994

ENTERPRISE WAY ROAD LINK TO A16 TO BE CONSTRUCTED SPRING 1994

A16 TRUNK ROAD

FUTURE ROAD

FUTURE ROAD

FUTURE ROAD

GATEWAY

J. Buffham

Broncos Haulage

Plantiflor

Enterprise Agency & Share Trust

Nationwide Produce

Grooms

Fleming Park Association

Avicorn

Linco

S&G Brown

H. Hargrave & Co (Wholesale Pork) Ltd

SOUTH HOLLAND ENTERPRISE PARK

location plan 1:2500

SOUTH HOLLAND D.C.
PLAN DEPT.
12 JAN 1994
REF 0045/94

South Holland
Enterprise Park

SPALDING
South Holland
Enterprise Park

DETERMINED PLAN

OUTLINE PLANNING APPLICATION FOR ZONED INDUSTRIAL DEVELOPMENT

PROPOSED ZONING

- B1, B2 & B8
- B1 & B2
- 1229 / 22·26 — B1, C1 & Car Showrooms

THE SITE

LAND RESERVED FOR FUTURE ROAD

POSSIBLE FUTURE ROAD POSITION

POSSIBLE FUTURE CONNECTION TO PUDDING LANE

NEW JUNCTION AND RIGHT TURN LANE

AVENUE PLANTING TO ENTERPRISE WAY

SUPPLEMENTARY PLANTING TO NORTHERN BOUNDARY

LANDSCAPING AS PERMITTED BY W.D.I.D.B BY LAWS

POTENTIAL FOOTPATH/CYCLEWAY

ENTERPRISE WAY

FLEMING ROAD

BRUNEL ROAD

MOORTOFT LANE

SPALDING ROAD

Moortoft House

Store

Nursery

Lucerna

The Yews Farm

H. HARGRAVE

pipe section of Pennygate Drain

Sharp's Bridge

B M 13·04

B M 17·68

Drain

Track

MP 1

MP 94

SPALDING

7572 31·95

9672 3·50

1769 7·33

9565 3·23

8366 1·30

7241 3·81

7839 1·18

6537 ·64

7737 ·38

9032 1·38

8231 3·14

6430 1·62

7326 4·33

5326 2·08

5839 ·42

5451 ·24

1215 · 5·73

1415 · 5·68

R D Bdy

U D Bdy

FB

SOUTH HOLLAND D.C. PLAN DEPT. 12 JAN 1994 REF 004594

Broadgate Builders

Broadgate Builders (Spalding) Limited

Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DB.

Telephone: Holbeach (0406) 380532.

DATE NOV 1992	DRAWN
DRWG No E22/12	SCALE 1:1250

REVISIONS	DES	DATE	SIGN

PLANNING | BUILDING REGS

CHECK BY