APPLICATION NO. : H14 1005 92.

CONTENTS PAGE (30 PAGES and OVER)

	PAGE
CONTENTS PAGE	1
DECISION NOTICE	2-4
LOCATION PLAN	5-6
APPLICATION FORM	7-10.
CHECK SHEETS AND FRONT FILE SHEET	11-14.
ALL OTHER CORRESPONDENCE	15-78
ALL OTHER DRAWINGS	.....
POST DECISION AMENDMENTS (FORMS, CORRESPONDENCE, PLANS, ETC)	.....

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H14/1005/92 Received:02-NOV-92 Type:OUTLINE

Name: Elsoms (Spalding) Ltd &
South Holland District
Council
c/o Brian Barber Associates
3 Albion Place, Northampton

Agent: Brian Barber Associates Ltd
3 Albion Place
Northampton
NN1 1UD

Description: Industrial development comprising classes B1, B2 and B8
Location : Land off Wardentree Lane 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 shall be submitted for such approval simultaneously and no development to which they relate shall be carried out until these matters have been approved viz:
1) Detailed drawings of the estate layout to a scale of not less than 1/500 including road and plot layouts.
2) The siting and design of any vehicular access to a highway or estate road.
3) Detailed drawings to a scale of not less than 1/500 of a landscaping scheme showing the following details:
(i) the positions, heights and species of existing trees;
(ii) proposals for felling or retention of existing trees;
(iii) proposals for tree planting, including the number, species, heights on planting and positions of all trees, shrubs and hedgerows;
(iv) proposals for the provision of screen walls or fences, including details of heights, positions, designs and types of construction.
Such a landscaping scheme as may be approved by the Local Planning Authority shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is

commenced. Screen walls and fences included in the approved scheme, together with trees, shrubs and hedgerows which it is proposed to plant within the curtilages of individual dwellings, shall be provided before occupation of the respective dwellings. Trees, shrubs, bushes and hedgerows shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the completion of the scheme, and all losses shall be made good during that period. All walls and fences shall be retained in their approved position. Details of the position and design of any walls or fences to be erected nearer to any highway, public footway or amenity area than the nearest part of each building, other than those shown as part of the approved scheme, shall be submitted to and approved by the Local Planning Authority, and no such walls or fences shall be erected until such details have been approved.

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

3 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) The siting and design of any vehicular access to a road;

Reason: The application was submitted in outline only.

4 The landscaping scheme shall provide for a substantial planting belt along (a) the Wardentree Lane frontage, and (b) the northern boundary (account will need to be taken of any IDB or NRA by-laws).

Reason: In the interests of visual amenities and in order to reduce visual intrusion into the open countryside.

5 There shall be no other pedestrian or vehicular access to the site from Wardentree Lane other than via the new roundabout at the junction of Wardentree Lane and Benner Road.

Reason: 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 Wardentree Lane.

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)

SOUTH HOLLAND DISTRICT COUNCIL

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

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

8 No buildings 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 enable the position of the building(s) and associated estate road(s) in the layout to be fixed more accurately in the interests of the proper planning of the area.

9 The final layout shall make provision for road links to land to the east and to the west.

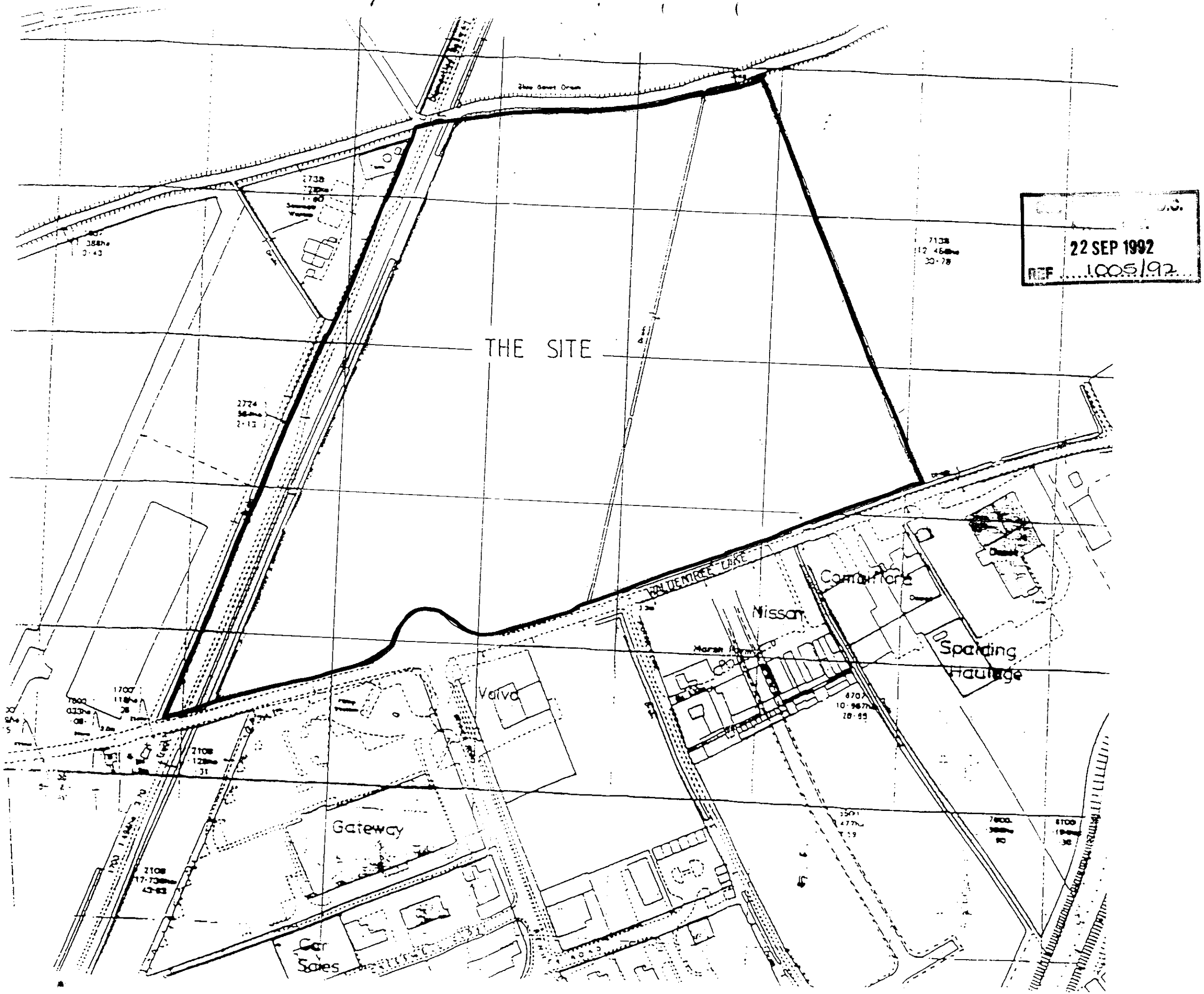
Reason: To ensure the proper development of land.

Director of Planning and Building Control Services
08-DEC-92 H14/1005/92

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)


THE SITE
Valva
Gateway
Car Sales
Nissan
Commercial
Spalding Haulage
22 SEP 1992
REF 1005/92

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H14/1005/92

Date Registered 22 SEP 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

ELSOMS (SPALDING) LTD
and
SOUTH HOLLAND DISTRICT COUNCIL
C/o Agent

Tel. No.

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

BRIAN BARBER ASSOCIATES LIMITED
3 ALBION PLACE
NORTHAMPTON NN1 1UD

Tel. No. 0604 26004 (Mr L Wilbraham)
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

LAND OFFWARDENTREE LANE, PINCHBECK

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

INDUSTRIAL DEVELOPMENT COMPRISING CLASSES B1, B2 and B8

Please complete

Signed ..... (BBA Ltd) Date 7.9.92

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of ..... If you consider no fee is payable include a written explanation instead.

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 Certificate

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

Please state Site Area 13·3 (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 previous permission
B. Please state Condition Number referred to

TYPE OF DEVELOPMENT

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

(i) New building(s)	✓
(ii) Alterations or extension	
(iii) Change of use	

B. If new dwellings are proposed, please state how many:

4. A. If building works are proposed, other than residential, please state extra floorspace to be created: sq. metres

B. Please state size of any new structure:- (a) max. height:) metres
(b) max. length:) metres
(c) max. width:) NOT KNOWN AT THIS STAGE metres

C. Please state type and colour of materials for facing external walls:

D. Please state type and colour of roofing materials.

E. 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.

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:
Will there be –
Individual access(es)
New estate road ✓

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

Parking will be provided to each unit

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 of more trees → If so, please show details on plans

DRAINAGE Please complete

A. Please state how surface water will be disposed of

New surface water drain to Scraggs Dyke

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

As above

C. Please state whether a land drain will be affected

Yes - Scraggs Dyke - development to be kept clear of maintenance strip

D. Foul sewerage will be disposed of to:

Mains sewer ☐ Cesspool ☐ Septic tank ☐

OTHER MATTERS Please complete

	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 footpath	No	
The proposal is known to affect contaminated or filled land	No	
The proposal is for industrial, warehousing, offices or shopping 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.	N/A	→ 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.

7. INDUSTRIAL, WAREHOUSING, OFFICES OR SHOPS Please complete

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 N/K sq. m. Previous total gross floorspace NIL sq. m.

This new total includes the following net floorspace:

Retail -- sq. m. Office N/K sq. m. Industrial N/K sq. m. Warehousing N/K 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?	NOT KNOWN AS THIS STAGE		
If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected.	N/K		
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	NOT KNOWN AT THIS STAGE		
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	THE ESTATE ROAD WILL BE PROVIDED SUCH THAT THE ADJACENT LAND TO THE EAST ALLOCATED FOR DEVELOPMENT IN THE LOCAL PLAN CAN BE SERVED OFF THIS ROAD		
Is the proposal related to an existing use on or near the site?	State Yes or No: 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: 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)	SERVICING AND PARKING AREAS TO BE PROVIDED TO EACH UNIT		
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)	NOT KNOWN		
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?	NOT KNOWN		
Will the proposed use involve the use of storage of any hazardous materials?	State Yes or No: NO		
What provision is being made for access to the premises for the disabled?	TO BE SHOWN AT RESERVED MATTERS STAGE		

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

Use the notice at the bottom of the page only when necessary.

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).

OWNER

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**. You can use the notice at the bottom of the form to send to the owner. (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 ..... (BBA Ltd) (Applicant/Agent) Date 7.9.92

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.

State Name and address of owner: State Date notice served:

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

3. **AGRICULTURAL HOLDINGS CERTIFICATE**

If the land is not in agricultural use, complete Certificate 1.
If the land is agricultural, but there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to any tenant, and complete Certificate 2. (You can use the notice at the bottom of the form to send to the tenant). 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 ..... Applicant/Agent) Date .....

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.

State Name and address of tenant: State Date notice served:

None

Signed ..... (BBA Ltd) (Applicant/Agent) Date 7.9.92

NOTICE UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971

TO BE COMPLETED BY APPLICANT OR HIS AGENT

Proposed development at

Take notice that application is being made to South Holland District Council by

for planning permission for

If you should wish to make representations about the application, you should make them in writing within 21 days from the date of service of this notice, to Chief Executive, South Holland District Council, Priory Road, Spalding, Lincolnshire

DC RECORD SHEET

APPLICATION REF:

Directions

Art 7 (Outlines)
RM checklist

	Siting	Design	Ext app	Access	Landscape
Previous					
Current					
Required					

Reg 4 Scale drawing ..... Highway S/W ..... Agric appraisal .....

Other ....

Precise details, for non-standard direction:

Senior Officer authorised: ..... Sent: .....

Revalidation after Direction

Information satisfactory/unsatisfactory Signed: .....

Further direction: Precise details:

Amended description:

New valid date: .....

Consultation/Publicity Required

PSM 25-9 Foul Sewage not answered
DC 28/9 letter refers to illustrative plan, where is it?

	Requested	Sent
Extra Publicity:		
Departure ?	✓	02-10-92
Setting of LB	.....	.....
Public Right of Way	.....	.....
Discretionary	.....	.....
Extra Consultations:		
Dept of Transport	25-9	29-9-92
Environmental Serv.	.....	.....
LB/Cons. Area - Local	.....	.....
- Local & National	.....	.....
- English Heritage	.....	.....
Consultant: Name.....	.....	.....
Min of Agriculture	✓	Order No .....
Other: + Local Plans:	✓	29-9-92
Full explanation of policy implications (what?)	.....	.....

I do not want this.

Case Officer Recorded on board:

DSR.

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection | Accuracy | Neighbours | Boundaries

Site features | Other

Inspected by PR
Date 2/10

agree Ag 8b - include part dismissed a/w line

Notice posted by PT
Date 2/10

Resident Notices required

Sent | Delivered

Case Officer Conclusions

RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstance viz: .....

Change to Committee recorded

DELEGATED

Case Officer .....

Senior Officer .....

Case Officer Recommendation

Approve | Refuse

Signed .....

Conditions/Reasons
(continue overleaf)

Notes to applicant

- [ ] Disabled
- [ ] Outstanding RM
- [ ] Amended plans

ADMIN RECORD SHEET

Initial

Submitted Fee £ 1380.

Receipt Issued P1639 + P1761 SMX + P1762 (duplicate of P1639 See note on Receipts.

Date first Rec'd 08 SEP 1992

Registration

Reference H14/1005/92

Cross-Ref N/A

Date 24/9

Validation

TYPE OUTLINE

Earliest permission

Site area 13 3

No of dwellings

Floorspace

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Discounted fee

Previous app Type

Correct fee £2760

Additional Refund

Receipt Issued

Information

Newbuild/Redevelopment/Change of use/Extension/Alteration/Works

Earlier permission Ref

RM

	Siting	Design	Ext app	Access	Landscaping
Previous					
Current					

Index sheets 145

OS No's

Grid ref 5[illegible] 3[illegible]

Ward NN

Parish [illegible]

TR Rural /
TR Bypass
Level Cross
Footpath

CA
LB
TPO /

Inside IBD NO

Inside LP area NO

Linked to site

Ref 388

Linked to property

Ref

Planning Records:
Earlier apps

B304/89 NO DEC YET
S31/90
C60/91

B Reg Records:
Already submitted - Ref
Request
Requested

BRIAN SMITH Dip TP Mi
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: H14/1005/92 Type: OUTLINE

Applicant: Elsoms (Spalding) Ltd & Agent: Brian Barber Associates Ltd
Tel: S.H.D.C. 0604 26004

Description: Industrial development comprising classes B1, B2 and B8

Location: Land off Wardentree Lane
Pinchbeck
Spalding
Lincs

Valid date: 24-SEP-92 Terminal date: 19-NOV-92
Target dates: Target Committee: 27-OCT-92
To case officer 29-SEP-92 Report deadline: 13-OCT-92
Inspected by 04-OCT-92
Extra contacts 09-OCT-92 Case Officer:
Report if not clear by 29-OCT-92 ~~D J ROBERTS~~ I Curnock

DEVELOPMENT/CONSTRAINTS

Size: 13.1 HA
Category: Change of use only
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Local Plans		29-SEP-92	13-OCT-92
Clerk to Pinchbeck P	0775 723838	29-SEP-92	13-OCT-92
Cllr T Bray	0775 323794 (Of	29-SEP-92	13-OCT-92
Cllr Mrs P J Buffham		29-SEP-92	13-OCT-92
Department of Transp	0602 476121	29-SEP-92	13-OCT-92
Ministry of Agricult	0522 29951	29-SEP-92	13-OCT-92
Site/Press Advert DEP		02-OCT-92	23-OCT-92

A.C.C - Obs Attached
Planning Officer 5/10/92 Jc 05 3/10/92.

SITE DETAILS

Grid ref: 525450 325250
OS Sheets: 145 Parcel:

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES DATE: 22.10.92

OUR REF: JC/SS/PC

TO: DIRECTOR OF PLANNING & BUILDING CONTROL YOUR REF:

Planning Application H14/1005/92
Industrial development, Wardentree Lane, Pinchbeck

I write with reference to my previous comments concerning the above and would confirm that I have no objections in principle subject to protection of the remaining residential properties by appropriate zoning of development.

Director of Environmental Services

Chapman

JC

Ministry of Agriculture, Fisheries and Food
Land Use Planning Unit
Block B, Government Buildings, Brooklands Avenue, Cambridge CB2 2DR
Telephone: 0223-462727 Fax: 0223-455652

Director of Planning and Building Control Services
Council Offices
Priory Road
Spalding
Lincolnshire, PE11 2XE

Your reference:
H14/1005/92
Our reference;
5/EL/24/0492
Date:
19 October 1992

For the Attention of Mr D J Roberts

Dear Sir

CONSULTATION ON PLANNING APPLICATION

I refer to your letter of 29th September consulting this Department in accordance with the Town and Country Planning General Development Order 1988 as described in PPG7 concerning a proposal by Elsoms (Spalding) Ltd. and South Holland District Council to develop land at Wardentree Lane, Pinchbeck for industrial purposes.

This Department has considered the proposal in the light of the Government's policy for the safeguarding of agricultural land as set out in paragraph 2.6 of PPG7. In response, we draw your Authority's attention to the following agricultural considerations:

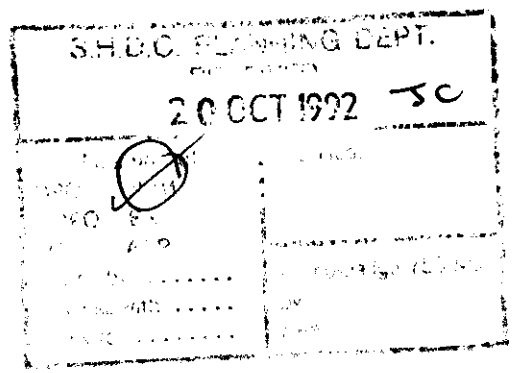
1. The site consists of approximately 13.3 hectares and has been used as a seeds trial ground by the applicants.

2. Previous surveys by this Ministry indicate that the land is Grade 2 on the Ministry's Agricultural Land Classification.

3. The Ministry has objected to development on this site in the past because of the likelihood that approval would lead to further loss of land of a similar quality in the area. It is noted that the Council wish to schedule this area for future industrial use in its forthcoming district-wide local plan. Bearing in mind the high quality of land in other parts of the district and the continuing need for industrial development, the Ministry does not wish to object.

Yours faithfully

P J CHILLINGWORTH
REGIONAL PLANNING ADVISER



THE DEPARTMENT OF TRANSPORT

EAST MIDLANDS REGIONAL OFFICE
CRANBROOK HOUSE CRANBROOK STREET
NOTTINGHAM NG1 1EY
TELEX 377681
SWITCHBOARD 0602 476121 Ext 455
GTN 6202

The District Planning Officer
South Holland District Council
Chatterton Tower
Winfrey Avenue
Spalding
Lincolnshire
PE11

Your Ref: H19|1005|92

Our Ref: EMRT F254252

Date: 26th October 1992

J Cornock.

For the attention of ~~D Roberts Esq~~

Dear Sir

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
CONTROL OF DEVELOPMENT ALONGSIDE TRUNK ROADS
PROPOSED INDUSTRIAL DEVELOPMENT COMPRISING CLASSES B1, B2 & B8 AT
LAND OFF WARDENTREE LANE, PINCHBECK
A16 SPALDING-SUTTERTON IMPROVEMENT / A16 NORMAN CROSS-GRIMSBY TRUNK ROAD

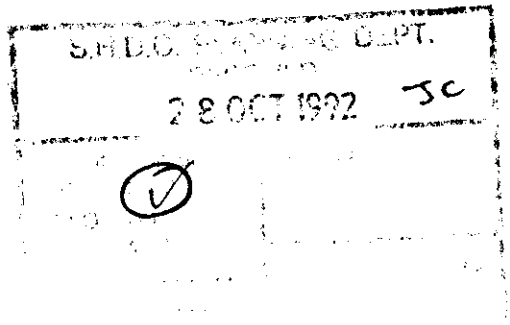
I refer to the outline application dated 29th September 1992 in respect of the above mentioned development. In accordance with the T&CP GDO 1988 this application is appropriately dealt with under Article 18.

I would not wish to raise objection to the development as shown on the deposited plans planning reference 1005/92 dated 22 September 1992.
NOTE:- I would be grateful if you would approach the agent to estimate the likely traffic generated by the development in order that the Department can ascertain the impact this will have on both the new road scheme and the existing trunk road

Yours faithfully

J J BACH
for Director of Network Management and Construction

cc The Director of Highways and Planning, Lincs County Council



alls

ears

ill told the Spalding Guardian incident involving the falling had happened several months he choir would normally have anding very close. It landed on ion wall which divides part of ry from the chancel.

ounced on that wall, which nost of its fall and shattered to quite close to where some of oir ladies were standing," he

n appeal launch concert on y, at the church, was attended ut 200 people. Music was pro- by Premier Brass, conducted by eck newsagent Bob Prew, and were six harvest hymns.

akers were the Rt Rev Bill Ind, ishop of Grantham; the Ven el Brackenbury, archdeacon of ln; Mr Peter Bray, churchwar- dr Norman Crosby; and "Canon Wayet" (Mr Graham Brooks) iscing about restoration work l out in the 1850s!

on was read by the vicar's wife, ne Hill.



f chips Are (from left) - mma Spiller and Katy

TAXI, CAR & VAN HIRE

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Tel: 0775 710664

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PUBLIC NOTICES

PLANNING APPLICATION

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

H23/0887/92
Nottingham Community Housing FULL
Erection of 2 No. 3/4 person 2 bed houses, 4 No. 5 person 3 bed houses, 4 No. 3 person 2 bed bungalows
Vacant building land off Mill Lane (near Whaplode Primary School), Whaplode, Spalding.

The following proposals do not accord with the provisions of the relevant Development Plan

H14/1005/92
Elsoms (Spalding) Ltd OUTLINE
Industrial development comprising classes B1, B2 and B8
Land off Wardentree Lane, Pinchbeck, 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

October 2, 1992.

j1961

GOODS VEHICLE OPERATOR'S LICENCE

MICHAEL ANTHONY BARRAND, trading as MICHAELS POTATOES, of 22A Albert Street, Spalding, Lincs PE11 2LF, is applying to change an existing licence as follows: To keep two vehicles and nil trailers at the operation centre at Council Buildings, Short Street, Spalding, Lincs.

Owners or occupiers of land (including buildings) in the vicinity of the operating centre, if they that their use or enjoyment of the land will be prejudicially affected, may make written representations to the Licensing Authority at Eastern Traffic Area, Terrington House, 13-15 Hills Road, Cambridge, CB2 1NP within 21 days following publication of this notice. They must at the same time send a copy of their representations to the applicant at the address given at the top of this notice.

©WVN 1933

TOWN & COUNTRY PLANNING ACT 1990

TOWN & COUNTRY PLANNING GENERAL REGULATIONS 1992

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

NOTICE UNDER SECTION 67 & 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 in respect of proposed development affecting the character or appearance of Spalding Conservation Area.

NOTICE IS HEREBY GIVEN that the Lincolnshire County Council propose to seek Planning Permission to provide new roof covering and upgrade existing outbuildings at Spalding Youth Centre, Whaplode Street, Spalding.

A copy of the application for Planning Permission, of all plans and other documents relating thereto may be inspected by members of the public either at the Department of Highways and Planning, City Hall (Fourth Floor), Beaumont Fee, Lincoln, or at the offices of the

LINCOLNSHIRE (

ROAD TRAFFIC RE —SECT

TEMPORARY O

SPALDING — S

NOTICE IS HEREBY porary one-way traffic all vehicles from proc direction on Sheepma tinue in operation unt works which is anticip October, 1992.

The alternative route Road and Swan Street

Director of Lincolnshire County C

Se you Then pl for 72

SELL YOUR UNWANTE ITEMS FA

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~~Mr. Le~~ Mr. Holmes

Elvons Report to 27. meeting to Review of
condemned cane
Agenda Plan
to include Elbow Typical application.
Non-determine — S.O.S. to determine.

Report if changed out to public consultation.
D-C. Then decide Likely attitude to elvons.
+ Nichols application. (determined).

+ Key to current typ - in report as well.
DPO/ meeting Hurds &c. / Shelling words of MAFF. / &c.
that one C.O.S. concern over called in app.
to determine MAFFs. response. + Nichols application. &
MAFFs Attitude to it.

D.C. stance is to support release of land in
Rejick plan. + MAFF view over any
change in policy in light of possible actual land.
+ Nichols.
(Next week), 8/9 Oct for meeting date.

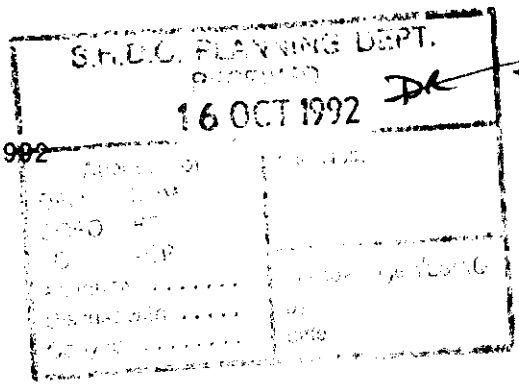
Notify S.O.S. re. current application?

Move Dog down. re. Selection of current typ

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

NRA

National Rivers Authority
Anglian Region



13th October 1992

Our Ref: GT/92/1/SH/0272

Dear Sirs

PLANNING APPLICATION NO. H14/1005/92
FOR PROPOSED INDUSTRIAL DEVELOPMENT AT LAND OFF WARDENTREE LANE, PINCHBECK
FOR ELSOMS (SPALDING) LTD

With regard to the above-mentioned application received on 2nd October 1992, I would inform you that the NRA Anglian Region has the following observations to make on the proposal:

We have no further observations other than those contained in my letter dated 20th March 1992 in reply to Planning Application Number H14/0304/92 submitted by Elsoms (Spalding) Ltd at the site referred to in the current application.

A copy of the above letter, together with observation dated 24th March 1992 received from Welland and Deepings Internal Drainage Board are enclosed for your record and information purposes.

Yours faithfully

R F Morgan
Planning Engineer

cc - Elsoms (Spalding) Ltd, Spalding, Lincs. PE11 1QG

DS

ROGER HYDE
Regional General Manager

Aqua House
Harvey Street
Lincoln
LN1 1TF
Tel: 0522 513100
Fax: 0522 512927

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

NRA

National Rivers Authority
Anglian Region

30 March 1992

Our ref.GT/92/1/SH/0092

Dear Sir

PLANNING APPLICATION NO. H14/0304/92
PROPOSED INDUSTRIAL DEVELOPMENT OFF WARDENTREE LANE, PINCHBECK, BY ELSOMS (SPALDING) LTD.

With regard to the above-mentioned application received on 20 March 1992, I would inform you that the NRA Anglian Region has the following observations to make on the proposal:

Foul and surface water drainage from the proposed development should be connected to the existing main sewers.

If there is not a foul or surface water sewer available to serve this development then we must be further consulted.

All trade effluent (including vehicle wash water) shall be discharged to the main foul sewer.

For vehicle parking and hardstanding areas a storm by-pass oil interceptor will be required. It must be designed to receive flows up to 50mm/hour from the connected area with all flows up to 5mm/hour rainfall passing through the interceptor and receiving a minimum 6 minutes retention in each interception chamber.

The discharge of surface water will require the consent of the NRA Anglian Region under the Water Resources Act 1991. Such consent is not implied by these observations. A Notice of the need for consent will be issued and a separate application must be made for the consent. The Act allows up to 4 months to consider each application.

All surface water from roofs should be piped direct to a watercourse or surface water system. Open gullies should not be installed. Such water to bypass the interceptor.

The applicant must ensure that there is no discharge of effluent to any watercourse or surface water sewer.

ROGER HYDE
Regional General Manager

Aqua House
Harvey Street
Lincoln
LN1 1TF
Tel: 0522 513100
Fax: 0522 512927

/contd

NRA

Our ref.GT/92/1/SH/0092

Any fuel storage and refuelling facilities shall be constructed on an impermeable base with an independent sealed drainage system with no direct discharge to any watercourse, land or underground strata and bunding. Any such facilities will require an oil interceptor meeting the latest requirements of the Local Petroleum Licensing Authority is required.

All oil or chemical storage tanks, buildings, ancillary handling facilities and equipment including pumps and valves shall be contained within an impervious bunded area of at least 110% of the tank capacity designed and constructed to the satisfaction of the Local Planning Authority.

Site operators should ensure there is no possibility of contaminated water entering and polluting surfaces or underground waters.

All drums and small containers used for oils and other chemicals should be stored in bunded areas which do not drain to any watercourse, surface water sewer or soakaway. These areas should preferably be under cover.

Please note that:

"trade effluent" including any effluent which is discharged from premises used for carrying on any trade or industry, other than surface water and domestic sewage, and for the purposes of this definition any premises wholly or mainly used (whether for profit or not) for agricultural purposes or for the purposes of fish farming or for scientific research or experiment shall be deemed to be premises used for carrying on a trade.

For your information, we enclose a copy of a letter dated 24 March 1992, received from Welland & Deepings Internal Drainage Board, who were also consulted about the application.

Yours faithfully

R F Morgan
Planning Engineer

cc Brian Barber Associates Limited
3 Albion Place
Northampton NN1 1UD

VJC

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. JH/TF
Your Ref.

This matter is being handled by
John Honnor

24th March, 1992

Planning Engineer,
National Rivers Authority,
Harvey Street,
Lincoln.
LN1 1TF.

For the attention of G. Thornalley

427/18

Dear Sirs,

Planning Application H14/0304/92 - N.R.A. Ref. 92/1/SH/0092
Industrial Development - Wardentree Lane, Spalding
Elsoms (Spalding) Ltd.

I refer to the above planning application and have the following observations and requirements :-

1. The Board's Blue Gowt Drain runs along the north side of the site. To comply with the byelaws no building, fence, tree, hardstanding etc. may be placed within 9 m of the brink of the drain.

2. The Board's Scraggs Dyke traverses the site. To comply with the byelaws no fence, building, tree, hardstanding etc. may be placed within 9 m of the brink of the drain. A relaxation to 5 m may be possible when the drain is piped.

3. The piping in of Scraggs Dyke will require the Board's consent. This will be subject to agreement of specification, type and method of construction of the pipeline and manholes.

4. The discharge of surface water into the Board's system will require the Board's formal consent. This will be subject to the payment of a drainage infrastructure improvement charge towards the cost of increasing the capacity of the system to accept the additional run-off. This charge will be assessed at £ 22,265 + V.A.T. per hectare of impervious area of the development and is payable before work commences on site.

The required application forms are being forwarded to the applicant.

Yours faithfully,

General Manager.

Copy correspondence from Appeal file
Vcci 12/10/92

Brian Barber Associates Ltd.,
3 Albion Place,
NORTHAMPTON
NN1 1UD

Mr. B. Smith

DPBCS/JH
H14/304/92

LW/DKT

11th September 1992

Dear Mr. Wilbraham,

RE: SPALDING AND PINCHBECK LOCAL PLAN: LAND FOR INDUSTRIAL DEVELOPMENT OFF WARDENTREE LANE, PINCHBECK FOR ELSOMS (SPALDING) LTD.

I refer to my most recent telephone conversation with you in response both to the above matter and the consequences arising out of the appeal lodged on behalf of your client. As you may recall, I drew attention to the fact that the Secretary of State had now decided that the determination of your client's appeal was a matter for him to decide upon, principally because of an objection from a major Government Department, i.e. MAFF, and that, consequently in my opinion, he was likely to call in for his determination also the current application.

Since telephoning you, I have discussed the matter with the officers of the DoE Regional Office, and I have reached the considered view that in the circumstances it is likely that the Secretary of State would, in response to the submission of the application, call it in for his own determination. Consequently, I believe that it would be in the best interests of both your client and the Local Planning Authority for the District Council to withdraw from any involvement in the submission of a new application, and I am therefore returning the submitted documents to you, and you will receive in due course also the reimbursement of the application fee. Naturally, I apologise for any inconvenience this action may have caused both you and your client, but I trust that given the circumstances, you will appreciate why I have chosen this particular course of action.

However, notwithstanding the present circumstances, I believe the development of the Council's land with your client's land is ultimately the most appropriate form of development, and should your client be successful with the appeal, I would hope that the future of that land could be a matter for further discussion.

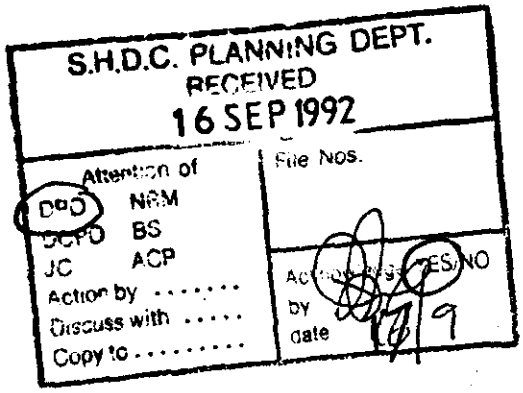
Yours sincerely,

B. SMITH MRTPI
DIRECTOR OF PLANNING AND BUILDING CONTROL SERVICES.

BRIAN BARBER ASSOCIATES LTD
Chartered Town Planning Consultants

3 Albion Place, Northampton NN1 1UD. Tel: (0604) 26004 (3 lines) · Fax: (0604) 250857

Our Ref: LW/DKT



15th September 1992

Mr B Smith
Director of Planning and Building Control Services
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE

Dear Mr Smith

INDUSTRIAL DEVELOPMENT, LAND OFF WARDENTREE LANE, PINCHBECK

With reference to your letter of the 11th September, I am surprised at your change of position on the above although I imagine that this is because you were not aware of the Planning Inspectorate's letter of 10th September (copy enclosed). This may well have arrived after your letter was sent. In their letter, the Planning Inspectorate confirms their agreement to proofs of evidence being delayed until 1st December SPECIFICALLY to allow for our new application to be considered. It is clear therefore, that the Secretary of State is not minded to call in the new application for his own determination.

This would be consistent with advice contained in PPG7 at Annex A which requires that the Ministry of Agriculture, Fisheries and Food be consulted on applications only where a planning application is not in accordance with the development plan and only then subject to certain acreages being exceeded.

Your view that withdrawing the new application would be in the best interests of both yourselves and our client was consequent upon your view that the new application would be called in. As this does not seem to be the case, we strongly believe that it is in both our clients best interests and your Council's to continue with the new application to which both your Council and our clients have given a commitment. We therefore, return the application herewith for your early determination.

Continuing with the application will best further the hope you express in your final paragraph that your Council's land and our clients can be developed together.

Yours sincerely

Laurence Wilbraham
Associate

Registered in England : Registration No. 2361866
Registered Office : 3 Albion Place, Northampton NN1 1UD

The Planning Inspectorate

An Executive Agency in the Department of the Environment and the Welsh Office

Room 1015
Tollgate House
Houlton Street
Bristol BS2 9DJ

Direct Line 0272-218656
Switchboard 0272-218811
Fax No 0272-218406
GTN 1374

Brian Barber Associates Limited
3 Albion Place
NORTHAMPTON
NN1 1UD

Your Ref:
LW/MED
Our Ref:
APP/A2525/A/92/209964

Date: 10 September 1992

Dear Sir

TOWN AND COUNTRY PLANNING ACT 1990
APPEAL BY ELSOMS (SPALDING) LTD
SITE AT LAND OFF WARDENTREE LANE, PINCHBECK

I refer to your letters of 7 and 9 September in connection with the above appeal.

The Inspectorate has a duty to determine appeals as speedily and efficiently as possible and abeyance is only agreed in exceptional circumstances. In this case the inquiry has been arranged for 12 January 1993 and you say that your revised application is likely to be determined in October. It would appear that there is sufficient time for the submission of statements and proofs without cancelling the inquiry therefore, I agree to your suggestion that the submission of proofs should be delayed until 1 December.

A copy of this letter has been sent to South Holland DC.

Yours faithfully

P James

P JAMES

211B Mar 92

BRIAN BARBER ASSOCIATES LTD
Chartered Town Planning Consultants

3 Albion Place, Northampton NN1 1UD. Tel: (0604) 26004 (3 lines) · Fax: (0604) 250857

Our Ref: LW/MED
Your Ref: EL1631

17th September 1992

Mr P J Chillingworth
Ministry of Agriculture Fisheries & Food
Anglia Region
Block B
Government Buildings
Brooklands Avenue
Cambridge
CB2 2DR

S.H.D.C. PLANNING DEPT.
RECEIVED
18 SEP 1992
Attention of
DPO NPM
DDPO BS
SC ACP
Action by .....
Discuss with .....
Copy to .....
File Nos.

Dear Mr Chillingworth

PROPOSED INDUSTRIAL DEVELOPMENT
LAND NORTH OF WARDENTREE LANE, PINCHBECK
FOR ELSOMS (SPALDING) LIMITED

I refer to our telephone conversation this morning in relation to the above.

As I indicated on the telephone, an application for the above development was submitted to South Holland District Council on the 10th March 1992 and an appeal against the deemed refusal of the application (non-detemination) was lodged with the Department of the Environment on the 3rd August. By a letter dated 3rd September (copy enclosed) the Planning Inspectorate indicated that the appeal would be dealt with by the Secretary of State himself given that a Government Department had raised major objections. Infact the MAFF are the only government body objecting to the development and therefore I can only assume that the Planning Inspectorate consider that your letter of the 29th April constitutes such an objection.

My client's land has been allocated for development in the draft Spalding and Pinchbeck Local Plan and, save for the requirement imposed by the 1990 Town and Country Planning Act for Local Authorities to prepare District wide Local Plans, the draft Plan would have proceeded to deposit earlier this year. In view of the stage which the Plan had reached however, it was indicated to us by an officer of the District Council that an application would be looked at favourably and the letter from the Council dated 20th May confirms this stance. However the SHDC Policy and Resources Committee then gave favourable consideration to an offer by the County Council to provide a sum for access to another potential industrial allocation. Following this the SHDC Planning Committee sought to review the Local Plan allocations and consider whether some degree of phasing would be appropriate in order that the land which it was proposed to access using public funds would be brought forward before the other allocations. It was indicated to us in June that this would result in a delay in determining our clients application until October, which we considered could well be later still if the Policy and Resources Committee wished to make observations on such a review, and this was not acceptable. Throughout the preparation of the Local Plan I understand that your Department has not objected (nor have others for that matter) to the release of this land for industrial development.

Mr P J Chillingworth
Ministry of Agriculture Fisherish and Food

17th September 1992

The District Council have now reviewed the industrial allocations and at a Meeting on the 7th August confirmed the allocation for the land owned by our clients north of Wardentree Lane (copy enclosed). At the same time they looked at the possibility of incorporating the disused railway line to the west of this allocation for industrial development and by a letter of the 19th August suggested that a revised application be submitted incorporating both Elsom's and the Council's land. Following receipt of the Planning Inspectorate's letter of the 3rd September Mr Smith, the Director of Planning and Building Control Services at South Holland District Council, understands that any such application may be "called in" by the Department of the Environment to be dealt with at the same time as the planning appeal. Following a further letter (10th September) from the Planning Inspectorate I would envisage that this would only be the case if your objection of the 29th April were sustained.

In your letter, you did acknowledge that the future of the land was under discussion in the Draft Local Plan Review and that if the Council were minded to approve the application you suggested that they should discuss this with you again. As indicated above, the allocations in the Local Plan have now been re-affirmed. In respect of the land available for industrial development in Spalding, there are three parcels which currently are allocated for such development and/or have the benefit of planning consent and these are shown on the enclosed plan. Site 1 comprises 9 acres of land available for industrial development although the owners of that land went into receivership within the last 12 months. Site 2 comprises land at the South Holland Enterprise Park although the release of the final phase of this land is subject to certain highway improvements including a link road to the current A16. The funding for this has not yet been agreed. The third site is landlocked, having no access to Wardentree Lane without the purchase and demolition of one of the buildings on the frontage. Accordingly at the present time there are appproximately 15 acres of land which could be developed for industrial purposes although in a qualitative sense these have considerable deficiencies.

As you know our clients have in the past used this land for their seed trials although additional land has been acquired elsewhere and the trials are being transfered so that this land can come forward for development at an early date. The release of the land would assist the Company in its present operations and would help to finance expansion in the future. In connection with the Local Plan Review process, we submitted a representation on behalf of our clients to the Council and I enclose a copy of this which sets out our view of the need for the release of additional land as a matter of some urgency in the Spalding/Pinchbeck area.

Mr P J Chillingworth
Ministry of Agriculture, Fisheries and Food

17th September 1992

Clearly the re-submission of an application to the Council would not serve any useful function if it were to be called in for determination by the Secretary of State in conjunction with the current appeal. However the only reason for calling in the application would be a continued objection from your Department. Accordingly I would be grateful for your views on the situation and whether you would be prepared to withdraw your objection in the light of todays circumstances. In view of the need to submit an application as a matter of urgency in order that this can be dealt with at the end of October, and thereby avoid the appeal scheduled for January, your early response would be much appreciated.

I look forward to hearing from you.

Yours sincerely

Laurence Wilbraham
Associate

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H14/1005/92

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	3	4	2	5	2

2. Address or location

OFF WARDENTREE LANE PINCHBECK

3. Name, classification and number of road

U.C.

4. Date application referred 1-10-92

5. State whether outline, detailed application etc.

OL

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

INDUSTRIAL DEVELOPMENT COMPRISING CLASSES B1, B2 & 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.

Date: 2-10-92 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) There shall be no other pedestrian or vehicular access from Wardentree Lane to the site other than via the new roundabout at the junction of Wardentree Lane and Benner Road

(2) F1

(3) C1

(4) C2(a) - - - - buildings

(5) C3

Delete as appropriate

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

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

(1) B1

(2) BF1

(3) C1

(4) C2(a) - - - - buildings

(5) C3

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

The Planning Inspectorate,
Room 10/15,
Tollgate House,
Houlton Street,
Bristol.
BS2 9DJ.

Mr D Roberts

DJR/JJ H16/0304/92

APP/A2525/A/92/209964

07 Oct 1992

Dear Sir,

TOWN AND COUNTRY PLANNING AT 1990
APPEAL BY ELSOMS (SPALDING) LTD,
SITE AT WARDENTREE LANE, PINCHBECK.

Further to our telephone conversation of 7th October 1992. This is to advise you that the District Council has received a fresh application in respect of the appeal site. I enclose for your information copies of the submitted plans and documents.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

From: Principal Planning Officer (DC) To: Director of Administration
Planning and Building
Control Services

Our Ref: DJE/JJ H14/1005/92 Your Ref:

Date: 07 Oct 1992

ELSOMS SITE, WARDENTREE LANE.

This is to confirm that a planning application in the joint names of Elsoms and SHDC for industrial development was submitted to my Department on 24th September 1992.

The earliest possible Committee date where I could be in a position to make a recommendation on the application is 18th November 1992.

N Midlen
Principal Planning Officer
Development Control

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: H14/1005/92

Applicant: Elsoms (Spalding) Ltd &
South Holland District
Council
c/o Brian Barber Associates
3 Albion Place, Northampton

Agent: Brian Barber Associates Ltd
3 Albion Place
Northampton
NN1 1UD

Description: Industrial development comprising classes B1, B2 and B8

Location: Land off Wardentree Lane Pinchbeck
Spalding Lincs

Type: OUTLINE

Date received: 24-SEP-92

29-SEP-92

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 14-OCT-92. 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

S.H.D.C. PLANNING DEPT.
RECEIVED
14 OCT 1992
DR

Attention of
DPO NRM
DCPO BS
IO ACP
Action by .....
Initials .....
Date .....

File Nos.

Acknowledge Yes/No
By
Date

FOR PARISH COUNCIL USE ONLY

Comments: Recommend refusal on the grounds that the proposal is premature until the new development plan to be produced by the district council is confirmed, and also that land already earmarked for industrial development at the southern end of Wardentree Lane should come into use before any further development is allowed to the north.

Signed: M. H. Cunningham

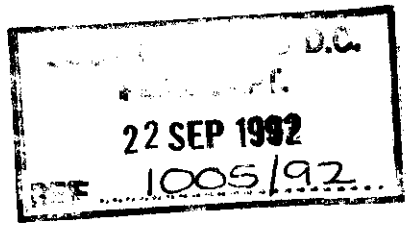
BRIAN BARBER ASSOCIATES LTD
Chartered Town Planning Consultants

3 Albion Place, Northampton NN1 1UD. Tel: (0604) 26004 (3 lines) · Fax: (0604) 250857

Our Ref: LW/MED

7th September 1992

Mr B Smith
Chief Planning Officer
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs



Dear Sir

INDUSTRIAL DEVELOPMENT : LAND NORTH OF WARDENTREE LANE, SPALDING
FOR ELSOMS (SPALDING) LIMITED AND SOUTH HOLLAND DISTRICT COUNCIL

Further to previous correspondence regarding the above and our telephone conversation on Friday last, I now enclose an application for the development of land north of Wardentree Lane for office and industrial development.

As you know the majority of the site is owned by Elsoms (Spalding) Ltd and was the subject of a planning application earlier this year. The present application also includes land in the ownership of the District Council which has been identified as being suitable for industrial development by the Plans Sub-Committee of the Council.

As you know the County Council's policies seek to promote, encourage and assist economic development and the creation and retention of jobs in Lincolnshire. The objectives are to promote Lincolnshire to attract new firms and investment, encourage a satisfactory supply of industrial and commercial premises and sites, and to encourage and assist the provision of relevant infrastructure including factories and workshops.

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Registered in England : Registration No. 2361866
Registered Office : 3 Albion Place, Northampton NN1 1UD

Chief Planning Officer
South Holland District Council

7th September 1992

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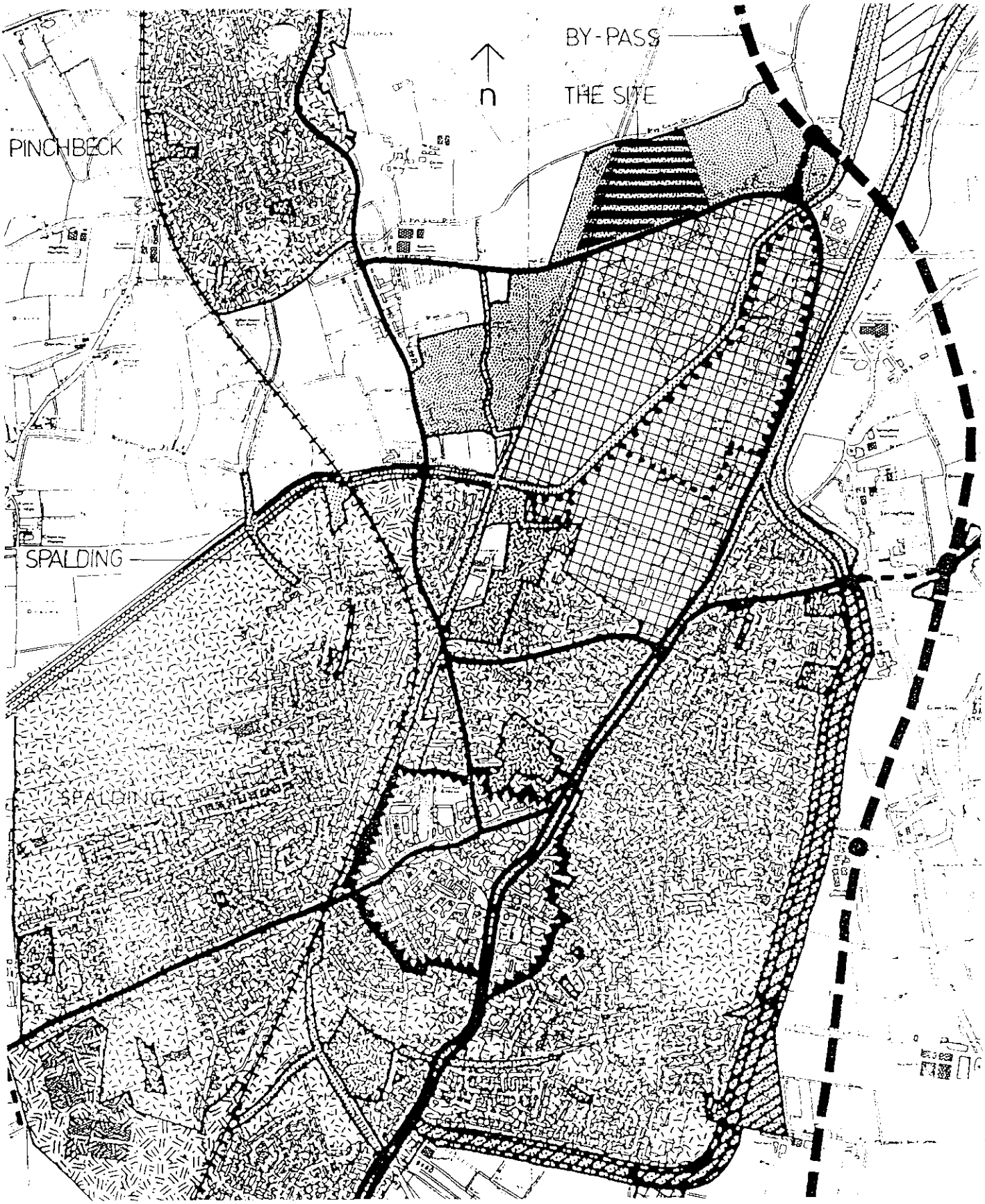
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Modern industry demands high environmental standards together with good access to major roads and services. The current application site meets these requirements and could be developed at an early date given the improvements to Wardentree Lane and the services which exist there. The available land off Benner Road which is subject to the current embargo on development is unsuitable for the erection of prestige office and B1 uses given the variety of development there. The current site is however well suited to companies requiring more prestigious premises given the long frontage to Wardentree Lane and the opportunities for extensive landscaping.

Accompanying the application is an illustrative plan showing how development might take place on the land. The new roundabout on Wardentree Lane has confirmed the access point into the site and we envisage that the estate road would run parallel to Wardentree Lane, ultimately serving the land to the east which is also allocated for industrial development. The site could accommodate approximately 40,000m^2 of Class B1, B2 and B8 development and approximately 500 new jobs could be created.

NC Plan



SITE LOCATION IN DRAFT LOCAL PLAN 1:20,000

PROPOED OFFICE/INDUSTRIAL DEVELOPMENT OFF WARDENTREE LANE, SPALDING

ILLUSTRATIVE SITE PLAN : SCALE 1:20000

DRWG N° BBAL/KC/Sp/P94/1

SOUTH [illegible] D.C.
[illegible]
22 SEP 1992
REF. 1005/92

BRIAN BARBER ASSOCIATES LIMITED
TOWN PLANNING AND DEVELOPMENT CONSULTANTS

E MITH 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 : P1761
Date received : 06-OCT-92

Received from

South Holland District Council

Address

Priory Road
Spalding

Fee paid £ 1380.00
VAT £ 0.00

Total received £ 1380.00

Cash/Cheque :

Signed.... A Maxwell .....
(Authorised Collector)

Keep on file
should be paid by transfer eventually

BRIA. **1ITH** 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 : P1762
Date received : 06-OCT-92

Received from

Elsoms Seeds Ltd

Address

c/o Brian Barber Assoc. Ltd
3 Albion Place
Northampton
NN1 1UD

Fee paid	£ 1380.00
VAT	£ 0.00
Total received	£ 1380.00

Cash/Cheque :

Signed..... A R Maxwell .....
(Authorised Collector)

BRIAN SMITH Dip TP MRTPI
Director 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 : P1639
Date received : 08-SEP-92

Received from

Elsoms Seeds Ltd.

Address

Wardentree Lane
Pinchbeck
Spalding

Fee paid £ 1380.00
VAT £ 0.00

Total received £ 1380.00

Cash/Cheque : Cheque

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

Ex SHDC Contribution
P1761 £1380

P1962 needed to be issued to clear computer records although P1639 used for banking cheque.

Brian Barber Associates Ltd.,
3 Albion Place,
NORTHAMPTON
NN1 1UD

Mr. B. Smith

DPBCS/JH
H14/304/92

LW/DRT

11th September 1992

Dear Mr. Wilbraham,

RE: SPALDING AND PINCHBECK LOCAL PLAN: LAND FOR INDUSTRIAL DEVELOPMENT OFF WARDENTREE LANE, PINCHBECK FOR ELSOMS (SPALDING) LTD.

I refer to my most recent telephone conversation with you in response both to the above matter and the consequences arising out of the appeal lodged on behalf of your client. As you may recall, I drew attention to the fact that the Secretary of State had now decided that the determination of your client's appeal was a matter for him to decide upon, principally because of an objection from a major Government Department, i.e. MAFF, and that, consequently in my opinion, he was likely to call in for his determination also the current application.

Since telephoning you, I have discussed the matter with the officers of the DoE Regional Office, and I have reached the considered view that in the circumstances it is likely that the Secretary of State would, in response to the submission of the application, call it in for his own determination. Consequently, I believe that it would be in the best interests of both your client and the Local Planning Authority for the District Council to withdraw from any involvement in the submission of a new application, and I am therefore returning the submitted documents to you, and you will receive in due course also the reimbursement of the application fee. Naturally, I apologise for any inconvenience this action may have caused both you and your client, but I trust that given the circumstances, you will appreciate why I have chosen this particular course of action.

However, notwithstanding the present circumstances, I believe the development of the Council's land with your client's land is ultimately the most appropriate form of development, and should your client be successful with the appeal, I would hope that the future of that land could be a matter for further discussion.

Yours sincerely,

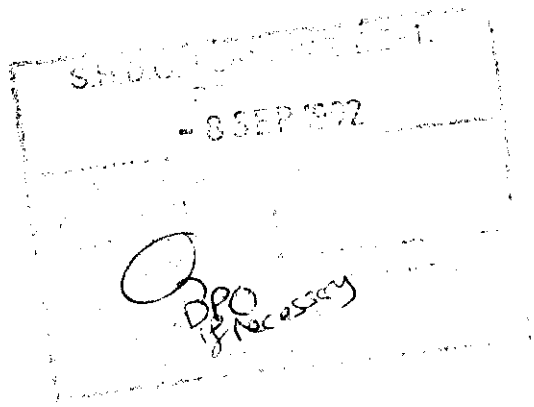
B. SMITH MRTPI
DIRECTOR OF PLANNING AND BUILDING CONTROL SERVICES.

BRIAN BARBER ASSOCIATES LTD
Chartered Town Planning Consultants

3 Albion Place, Northampton NN1 1UD. Tel: (0604) 26004 (3 lines) · Fax: (0604) 250857

Our Ref: LW/DKT

7th September 1992



Mr B Smith
Chief Planning Officer
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE

Dear Mr Smith

LAND NORTH OF WARDENTREE LANE FOR INDUSTRIAL DEVELOPMENT

Further to our telephone conversation on Friday, please find enclosed the revised application for the development of the land owned by Elsoms (Spalding) Limited and the dis-used railway line owned by your Council. As agreed I enclose a cheque in the sum of £1380 to cover Elsoms share of the application fee.

I have also written to the Department of the Environment advising them of this revised application and the likelihood that the appeal will be withdrawn following determination of the application in October.

I trust this is acceptable to you.

Yours sincerely

Laurence Wilbraham

Laurence Wilbraham
Associate

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Registered Office : 3 Albion Place, Northampton NN1 1UD

BRIAN BARBER ASSOCIATES LTD
Chartered Town Planning Consultants

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Our Ref: LW/DKT
Your Ref: APP/A/2525/A92/209964

7th September 1992

The Planning Inspectorate
Department of the Environment
Room 1015
Tollgate House
Houlton Street
Bristol
BS2 9DJ

Dear Sirs

TOWN & COUNTRY PLANNING ACT 1990
ELSOMS (SPALDING) LIMITED
LAND OFF WARDENTREE LANE, PINCHBECK

Thank you for your letter of the 3rd September regarding the above.

I assume that the objection you refer to is from the Ministry of Agriculture, Fisheries and Food as set out in their letter of the 29th April, 1992.

Following the lodging of the appeal with you we have been in discussions with the District Council and have today submitted a fresh application to them incorporating a small additional piece of land to the west. I understand that this application is likely to be considered by the Council at one of its meetings in October and, if the application is permitted without unduly onerous conditions, my clients will be withdrawing the current appeal. On that basis, therefore, I would request that formal proofs of evidence, should the appeal go ahead, be submitted by December 1st and not in line with the timetable set out in your earlier letters. I understand that the Council is agreeable to this.

Yours faithfully

Laurence Wilbraham
Associate

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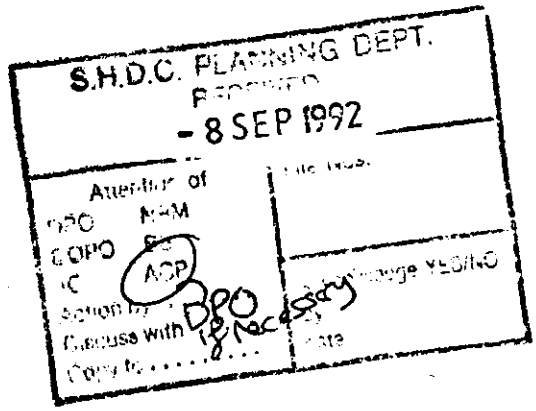
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Our Ref: LW/DKT

7th September 1992



Mr B Smith
Chief Planning Officer
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE

Dear Mr Smith

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Our Ref: LW/MED

7th September 1992

Mr B Smith
Chief Planning Officer
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs

Dear Sir

INDUSTRIAL DEVELOPMENT : LAND NORTH OF WARDENTREE LANE, SPALDING
FOR ELSOMS (SPALDING) LIMITED AND SOUTH HOLLAND DISTRICT COUNCIL

Further to previous correspondence regarding the above and our telephone conversation on Friday last, I now enclose an application for the development of land north of Wardentree Lane for office and industrial development.

As you know the majority of the site is owned by Elsoms (Spalding) Ltd and was the subject of a planning application earlier this year. The present application also includes land in the ownership of the District Council which has been identified as being suitable for industrial development by the Plans Sub-Committee of the Council.

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The Draft Local Plan identifies Wardentree Lane as the principal location for new industrial development. The area has excellent communications located between the A16 and the proposed Spalding Bypass and the recent improvements to Wardentree Lane have improved servicing and accessibility. The Draft Plan allocates the current application site and the land to the east (up to the proposed Bypass) for new industrial development and as the plan has already

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The alternative sites at the Enterprise Park and the land between the A16 and Vernatts Waterway are the subject of technical constraints and/or the subject of strong objection from local residents. The resolution of those objections via the local plan may take up to eighteen months which would be too late for the expected economic up-turn. The present application site already benefits from an access off the new roundabout on Wardentree Lane and there are no technical constraints to the development of the land.

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Accompanying the application is an illustrative plan showing how development might take place on the land. The new roundabout on Wardentree Lane has confirmed the access point into the site and we envisage that the estate road would run parallel to Wardentree Lane, ultimately serving the land to the east which is also allocated for industrial development. The site could accommodate approximately 40,000m^2 of Class B1, B2 and B8 development and approximately 500 new jobs could be created.

Chief Planning Officer
South Holland District Council

7th September 1992

The site has been the subject of previous applications although these included a mix of retail and industrial development, whereas the present proposals are for industrial development only in line with the draft Local Plan. The earlier highway objection has now been resolved with the substantial completion of the improvements to Wardentree Lane.

Please let me know if you require any further information.

Yours faithfully



Laurence Wilbraham
Associate

Enc

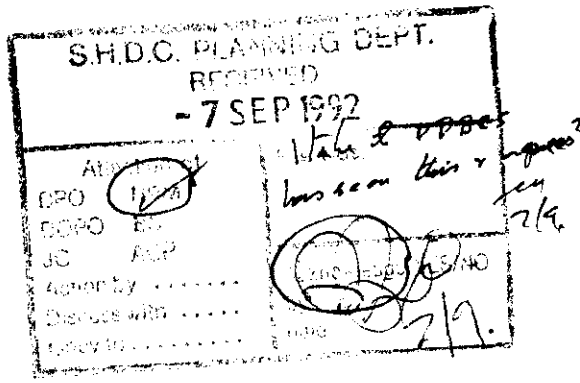
BRIAN BARBER ASSOCIATES LTD
Chartered Town Planning Consultants

3 Albion Place, Northampton NN1 1UD. Tel: (0604) 26004 (3 lines) · Fax: (0604) 250857

Our Ref: LW/DKT

4th September 1992

Mr B Smith
Director of Planning and Building Control Services
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE



Dear Mr Smith

PROPOSED INDUSTRIAL DEVELOPMENT
LAND NORTH OF WARDENTREE LANE

Further to our telephone conversation this morning, I understand that you are in agreement with the submission of a joint application with your Council and our clients Elsoms (Spalding) Ltd.

The application fee is to be shared equally between the two parties and therefore I will amend the application and forward a cheque to cover Elsoms part of the application fee in the sum of £1380.

I trust the above is acceptable to you and will forward the application early next week.

Yours sincerely

Laurence Wilbraham
Associate

Registered in England : Registration No. 2361866
Registered Office : 3 Albion Place, Northampton NN1 1UD

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No H14/1005/92

Date Registered 22 SEP 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

ELSOMS (SPALDING) LTD
and
SOUTH HOLLAND DISTRICT COUNCIL
C/o Agent

Tel. No.

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

BRIAN BARBER ASSOCIATES LIMITED
3 ALBION PLACE
NORTHAMPTON NN1 1UD

Tel. No. 0604 26004 (Mr L Wilbraham)
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

LAND OFFWARDENTREE LANE, PINCHBECK

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

INDUSTRIAL DEVELOPMENT COMPRISING CLASSES B1, B2 and B8

Please complete

Signed ..... (BBA Ltd) Date 7.9.92

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of .....
If you consider no fee is payable include a written explanation instead.
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 Certificate

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

Please state Site Area 13.3 (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 previous permission
B. Please state Condition Number referred to
C. Please state variation required

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

Use the notice at the bottom of the page only when necessary.

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).

OWNER

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.** You can use the notice at the bottom of the form to send to the owner. (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 ..... (BBA Ltd) (Applicant/Agent) Date 7.9.92

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.

State Name and address of owner: State Date notice served:

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

3. **AGRICULTURAL HOLDINGS CERTIFICATE**

If the land is not in agricultural use, complete Certificate 1.
If the land is agricultural, but there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to any tenant, and complete Certificate 2. (You can use the notice at the bottom of the form to send to the tenant). 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 ..... Applicant/Agent) Date .....

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.

State Name and address of tenant: State Date notice served:

None

Signed ..... (BBA Ltd)(Applicant/Agent) Date 7.9.92

NOTICE UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971

TO BE COMPLETED BY APPLICANT OR HIS AGENT

Proposed development at

Take notice that application is being made to South Holland District Council by

for planning permission for

If you should wish to make representations about the application, you should make them in writing within 21 days from the date of service of this notice, to Chief Executive, South Holland District Council, Priory Road, Spalding, Lincolnshire

BRIAN BARBER ASSOCIATES LTD
Chartered Town Planning Consultants

3 Albion Place, Northampton NN1 1UD. Tel: (0604) 26004 (3 lines) · Fax: (0604) 250857

Our Ref: LW/MED

7th September 1992

Mr B Smith
Chief Planning Officer
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs

SOUTH HOLLAND D.C.
PLAN DEPT.
22 SEP 1992
F ...1005/92...

Dear Sir

INDUSTRIAL DEVELOPMENT : LAND NORTH OF WARDENTREE LANE, SPALDING
FOR ELSOMS (SPALDING) LIMITED AND SOUTH HOLLAND DISTRICT COUNCIL

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been the subject of public consultation, without any objection to this site, it is a material consideration in the determination of the application. I understand that the industrial allocations, including our clients land, will be continued in the District wide Local Plan which should be available for public consultation in the late Spring/early Summer. If there is an up-turn in the economy as expected in 1993 there will be a need for prime industrial sites such as this which can be developed at an early date.

The alternative sites at the Enterprise Park and the land between the A16 and Vernatts Waterway are the subject of technical constraints and/or the subject of strong objection from local residents. The resolution of those objections via the local plan may take up to eighteen months which would be too late for the expected economic up-turn. The present application site already benefits from an access off the new roundabout on Wardentree Lane and there are no technical constraints to the development of the land.

Although land on the south side of Wardentree Lane already has the benefit of planning permission, the County Council has placed an embargo on further development until such time as a second access point is developed due to the excessive length of the existing estate road. The funding of this link has not yet been finalised although an offer to fund 50% of the cost of the road has been made by the County Council. The cost of our clients development would be borne by the developers and there would be no cost to the public purse, as is being sought for the new road to the South Holland Enterprise Park.

Modern industry demands high environmental standards together with good access to major roads and services. The current application site meets these requirements and could be developed at an early date given the improvements to Wardentree Lane and the services which exist there. The available land off Benner Road which is subject to the current embargo on development is unsuitable for the erection of prestige office and B1 uses given the variety of development there. The current site is however well suited to companies requiring more prestigious premises given the long frontage to Wardentree Lane and the opportunities for extensive landscaping.

Accompanying the application is an illustrative plan showing how development might take place on the land. The new roundabout on Wardentree Lane has confirmed the access point into the site and we envisage that the estate road would run parallel to Wardentree Lane, ultimately serving the land to the east which is also allocated for industrial development. The site could accommodate approximately 40,000m^2 of Class B1, B2 and B8 development and approximately 500 new jobs could be created.

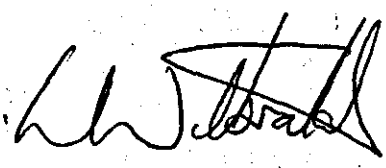
Chief Planning Officer
South Holland District Council

7th September 1992

The site has been the subject of previous applications although these included a mix of retail and industrial development, whereas the present proposals are for industrial development only in line with the draft Local Plan. The earlier highway objection has now been resolved with the substantial completion of the improvements to Wardentree Lane.

Please let me know if you require any further information.

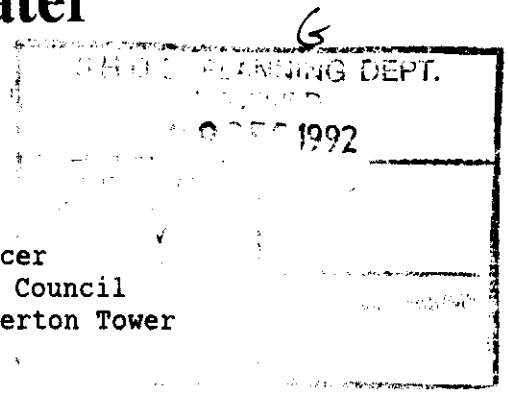
Yours faithfully



Laurence Wilbraham
Associate

Enc

Anglian Water



Anglian Water
Services Limited

P.O. Box 62
Waterside House
Waterside North
Lincoln LN2 5HA

Telephone 0522 557000
Facsimile 0522 557992

District Planning Officer
South Holland District Council
Council Offices, Chatterton Tower
Winfrey Avenue
SPALDING Lincs
PE11 1DB

Our ref SH/920117

Your ref H14/1005/92

04-DEC-92

Dear Sir,

Proposal : INDUSTRIAL DEVELOPMENT
Location : LAND OFF WARDENTREE LANE, PINCHBECK
Applicant: ELSOM (SPALDING) LIMITED AND SOUTH HOLLAND DISTRICT COUNCIL

With regard to the above-mentioned Application, I would inform you that whilst Anglian Water have no objections to raise in principle to the proposals, I wish to make the following observations.

The foul drainage from this development can be accommodated in the existing public sewer.

There are no surface water sewerage facilities in the vicinity of the proposed development.

In order to discharge surface water into a riparian water course the applicant will need to secure an easement from the affected riparian owners. If it is intended that the proposed surface water sewer is to be offered for adoption the water easement should place no obligation on Anglian Water Services Ltd in perpetuity.

The site is in close proximity to the Spalding sewage treatment works and the proposed development may be affected by unaviodable odour nuisance. Note should be taken of the referance in the Town and County General Development Order 1983, relating to buildings within 400 metres of structures for the storage of sewage sludge.

There is a public sewer crossing the proposed development site. Therefore, if you are mindful to approve the application I would request the following conditions:-

CONDITION	REASON
No building shall be erected within 3 metres of centreline of the public sewer crossing the site.	To protect existing services

From a water supply aspect, the company have existing water mains in this area from which the development could be supplied for domestic purposes only.

CONT....

Registered in England No 2366656
Registered Office:
Anglian House Ambury Road
Huntingdon Cambridgeshire PE18 6NZ

The nature of the proposal necessitates that a water meter shall be installed at the applicant's expense. A further requirement is that storage equivalent to 24 hours' normal use be provided and, in this regard, the applicant's attention is drawn to the guidance contained in British Standard BS6700:1987.

If any further information is required concerning the above please contact my Senior Engineer (Planning) Mr. D. Hellier.

Yours faithfully,

Les Outram
Acting Customer Services Manager

W H Cunningham
Clerk to Pinchbeck Parish Council
17 Rotten Row
Pinchbeck
Spalding
Lincs
PE11 3RQ

Mr J Curnock

JC/LAB
H14/1005/92

19 January 1993

Dear Sir

Land Off Wardentree Lane, Elsoms.

With reference to your enquiry of 12 January 1993 I enclose a copy of your Council's observations on "the more suitable scheme."

Yours faithfully

J Curnock
Principal Planning Officer
Local Plans

Enc

PINCHBECK PARISH COUNCIL

W. H. CUNNINGHAM
Clerk to the Council
17 ROTTEN ROW
PINCHBECK SPALDING PE11 3RQ
Telephone 0775 723838

January 12, 1993.

Director of Planning,
District Council,
Spalding.

Dear Mr. Smith,

I am directed to seek clarification over the planning application by Elsoms (Spalding) Ltd. which was refused, went to appeal, then the appeal was withdrawn and finally outline planning permission was granted. One letter dated December 10, 1992 stated "Please note that as a more suitable scheme has been approved by the Planning Committee the above appeal has been withdrawn."

The Parish Council inquires whether it was consulted on this "more suitable scheme" as our records show the last consultation with the Parish Council concerning Elsoms was discussed on October 12 by the Parish Council and was recommended for refusal.

Your observations and information will be welcomed.

Yours faithfully,

W. H. Cunningham

S.H.D.C. PLANNING DEPT.
RECEIVED
14 JAN 1993

APPLICATION REFERENCE: H14/1005/92 DATE RECEIVED: 24 September 1992

APPLICANT: Elsoms (Spalding) Ltd and South Holland District Council Spalding Lincolnshire

AGENT: Brian Barber Associates 3 Albion Place Northampton

REPORT TO PLANNING COMMITTEE
Date 1 DEC 1992

TYPE: Outline

DESCRIPTION: Industrial development comprising classes B1, B2 and B8 including details of means of access

LOCATION: Wardentree Lane, Pinchbeck

Parish Council: Recommend refusal on the grounds that the proposal is premature until the new development plan to be produced by the District Council is confirmed, and also the land already earmarked for industrial development at the southern end of Wardentree Lane should come into use before any development is allowed to the north.

Advertisement: No responses.

County Highways: Request conditions.

Department of Transport: Does not wish to object.

Environmental Services: No objection in principle, subject to protection of remaining residential properties by appropriate zoning of development.

MAFF: Does not wish to object.

Information from Applicant: Lengthy submission - summarised:
- Modern industry demands high environmental standards, together with good access to major roads and services. This site can accommodate prestigious premises in extensive landscaping.
- Access onto new roundabout.
- Land south side Wardentree Lane not suited for high profile development.

PLANNING POLICIES/DOE ADVICE
Policy ID1 Spalding and Pinchbeck Local Plan - outside boundary.
Policy ID1 Spalding and Pinchbeck Local Plan Review - inside boundary.
Local Plan Review has been through public consultation exercise.
Review Plan to be taken as a material consideration.
Planning Policy Guidance Note 1 - "General Principles."

PREVIOUS DECISIONS (on nearby sites).
H14/1117/86 - Nursery, Garden Centre, Farm Shop, Restaurant and Car Park for J E Nickols - Conditional Permission 27 April 1987.
H14/1921/88 - Outline - Detailed proposals to relocate and expand premises for Superior Growers and Partners - Conditional Permission 8 February 1989.

"Prematurity - The weight to be attached to emerging development plans which are going through the statutory procedures towards adoption, depends upon the stage of preparation - the weight will increase as successive stages of development are reached - and upon the degree of any conflict with the existing plans. If no objections have been lodged to relevant policies in a deposited plan, then considerable weight may be attached to those policies because of the strong possibility that they will be adopted and replace those in the existing plan."

5 Having regard to the advice in PPG Note 1, I conclude that, in principle, the proposal is acceptable under Policy ID1 of the Local Plan Review which states:

THE PRINCIPAL LOCATION FOR NEW INDUSTRIAL DEVELOPMENT WILL BE AT WARDENTREE LANE AS SHOWN ON THE PROPOSALS MAP.

THE DISTRICT COUNCIL:

1 **WILL PREPARE DEVELOPMENT GUIDANCE BRIEFS TO CO-ORDINATE THE PROVISION OF ROADS AND UTILITY SERVICES TO ENSURE THE PLANNED RELEASE OF AGRICULTURAL LAND AND PHASING OF DEVELOPMENT, APPROPRIATE LAND USE ZONINGS AND SATISFACTORY COMPREHENSIVE DEVELOPMENT.**

CONCLUSIONS

1 The site is identified for industrial development under Policy ID1 of the Spalding and Pinchbeck Local Plan (Review). That document, though not adopted, carries considerable weight because of the processes that it has been through. The recommendation of the Plans Sub-Committee reaffirm this zoning and it may be concluded that development, as proposed, is acceptable in principle.

RECOMMENDATION - That permission be granted subject to conditions:

1 SC1 - (estate details).
2 The landscaping scheme shall provide for a substantial planting belt along (a) the Wardentree Lane frontage, (b) The western boundary, to the north of the existing Hillsdown building, (c) The northern boundary (account will need to be taken of any IDB or NRA bylaws).
3 There shall be no other pedestrian or vehicular access to the site from Wardentree Lane other than via the new roundabout at the junction of Wardentree Lane and Benner Road.
4 F1 - (parking on site).
5 C1 - (estate development - highway requirements).
6 C2(a) - (road construction) ... buildings ...
7 C3 - (surface water run-off).
8 The final layout shall make provision for a road link to land to the west.

Reasons

1 Standard.
2 In the interests of visual amenities.
3 B1.
4 F1.
5 C1.
6 C2(a) ... buildings
7 C3.
8 To ensure the proper development of land.

900. SPALDING AND PINCHBECK LOCAL PLAN REVIEW: ECONOMIC AND INDUSTRIAL DEVELOPMENT PROPOSALS (Continued)

(h) The Director of Planning and Building Control Services consult the owners of the British Sugar site on their future intentions for the land and also ascertain whether or not Derelict Land Grant is available for the redevelopment of the site;

(i) The Policy and Resources Committee be informed of the above resolutions so that they can be taken into account when considering the proposed link road to the A16;

(j) Outline planning application H14/0067/92 for an industrial park and nursery/garden centre on land off Wardentree Lane be refused in accordance with the recommendations of the Director of Planning and Building Control Services and also because the application is considered to be premature at this stage;

(k) Application H14/0276/92 for a new vehicular access to land off Wardentree Lane, Pinchbeck be granted in accordance with the recommendation of the Director of Planning and Building Control Services; and

(l) Outline application H14/1005/92 for industrial development comprising classes B1, B2 and B8 including details of means of access at Wardentree Lane, Pinchbeck be granted in accordance with the recommendations of the Director of Planning and Building Control Services, subject to condition 8 being amended to read "the final layout shall make provision for a road link to land to the west and to the east."

901. RESIDENTIAL ESTATE DEVELOPMENT IN VILLAGES (851/92)

The Committee considered a report of the Director of Planning and Building Control Services which recommended a comprehensive and consistent approach to residential estate development in villages and sought to achieve a more appropriate scale of development, when considered in relation to the following criteria:-

(i) The Structure Plan
(ii) The character of the village in question.
(iii) Time Scale of development.
(iv) Intrinsic merits of development
(v) Benefits of development
(vi) Affordable housing
(vii) Government advice

H14/1922/88 - Outline - Detailed proposals to relocate and expand premises for Superior Growers and Partners - Conditional Permission 8 February 1989.
H14/0017/89 - Hillsdown Ltd - Factory and offices - Conditional permission 20 April 1989.
H14/0612/90 - Garden centre and industrial development - Refused 29 August 1990.
H14/0486/91 - Gutteridge Services - Light industrial and cereal processing plant - Withdrawn.
H14/0748/91 - Mr Nickols - Garden centre, general industrial development including means of access - Refused 10 October 1991.
H14/0067/92 - Industrial Park and nursery/garden centre - current application.
H14/0276/92 - New vehicular access to site - current application.

(Previous decisions on this site)
H14/0831/90 - Elsoms (Spalding) Ltd - Distribution units, Class A1, garden centre and means of access - Refused 22 November 1990.
H14/1060/91 - Elsoms (Spalding) Ltd - Class B1 and B2 industrial distribution units and Class A1 food and non-food retail development with garden centre - Refused 24 January 1992.
H14/0304/92 - Industrial development B1, B2 and B8 - Called in for determination by Minister.

At the meeting of 14 July 1992 it was resolved that the Plans Sub-Committee inspect industrial development at Wardentree Lane including land which was the subject of submitted applications (Minute 548/92 refers).

The Plans Sub-Committee resolved (under Minute 598c/92) that the Planning Committee be recommended not to alter the northern boundary of the land currently included in the draft review Spalding and Pinchbeck Local Plan which thereby included land currently subject of an appeal and a new application from Elsom Seeds.

PLANNING ISSUES

1 This proposal is identical to application H14/0304/92 except that it now includes additional land to the west owned by the District Council, ie, the former Spalding to Boston Railway line.

2 The previous application H14/0304/92 was the subject of objections from both the Department of Transport and MAFF. The Secretary of State for the Environment called the application in for determination by himself because of an objection by a Government Department. A Public Inquiry would, therefore, be necessary. Since then this new application has been submitted and objections by government departments withdrawn, but unless a decision is reached on it the Public Inquiry remains scheduled for January 1992.

3 The site is outside the industrial land allocation on the adopted (1985) Local Plan but inside the subsequent industrial allocation resulting from the Local Plan Review. The public consultation exercise revealed a small number of objections to the inclusion of certain areas of land for industrial development and to the exclusion of others. None of the objections has any relevance to the inclusion of this particular parcel of land.

4 Planning Policy Guidance Note 1, General Policy and Principles advises as follows:

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: H14/1005/92
Description: Industrial development comprising classes B1, B2 and B8

Location: Land off Wardentree Lane
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 23-OCT-92 quoting the above reference number.

B Smith
Director of Planning and Building Control Services

02-OCT-92

SOUTH HOLLAND DISTRICT COUNCIL

BRIAN BARBER ASSOCIATES LTD
Chartered Town Planning Consultants

3 Albion Place, Northampton NN1 1UD. Tel: (0604) 26004 (3 lines) · Fax: (0604) 250857

Our Ref: LW/MED

29th September 1992

Mr D Roberts
Planning Department
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs

Dear Mr Roberts

INDUSTRIAL DEVELOPMENT LAND NORTH OF WARDENTREE LANE, SPALDING
FOR ELSOMS (SPALDING) LIMITED AND SOUTH HOLLAND DISTRICT COUNCIL

Further to our telephone conversation yesterday, I would confirm that foul sewage is to be disposed of to the public sewer. I also enclose four copies of the illustrative layout plan as requested.

Yours faithfully

L Wilbraham

Laurence Wilbraham
Associate

Enc

SOUTH HOLLAND D.C.
PLANNING DEPT
30 SEP 1992
REF 100 S/92

S.H.D.C. PLANNING DEPT.
RECEIVED
30 SEP 1992
Attention of
DPO (RM)
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....
File No.
Acknowledge YES/NO
by
date

File

BRIAN BARBER ASSOCIATES LTD
Chartered Town Planning Consultants

3 Albion Place, Northampton NN1 1UD. Tel: (0604) 26004 (3 lines) · Fax: (0604) 250857

Our Ref: LW/DKT

NRM Please discuss this with JC and advise

9 December 1992

Mr B Smith
Director of Planning and
Building Control Services
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs PE11 2XE

S.H.D.C. PLANNING DEPT.
RECEIVED
10 DEC 1992

Dear Mr Smith

APPLICATION H14/1005/92 - INDUSTRIAL DEVELOPMENT LAND OFF WARDENTREE LANE, PINCHBECK

withdrawal letter sent Appeal file 10/12

Thank you for the decision notice in respect of the above application which I received today.

As indicated in my letter of the 2nd December, my clients, Elsoms (Spalding) Limited do not intend to pursue the appeal on the grounds of non-determination and I enclose a letter forwarded today to the Planning Inspectorate confirming its withdrawal.

As far as the conditions imposed on the planning consent are concerned, I have only one reservation and that is in respect of part of condition 2. My concern is with the requirement that "such a landscaping scheme as may be approved by the Local Planning Authority shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced". As you know this site extends to some 30 acres or thereabouts and is likely to be developed in phases over a considerable period of time. Condition 4 requires a landscape strip along the northern and southern boundaries and I assume you will also require landscaping within each of the individual development sites. The land will be developed in phases and I feel it would be more appropriate to require the structural landscaping (including that on the northern and southern boundaries) to be carried out within 6 months of the commencement of development in each particular phase. The planting within each individual development site could then take place as and when that site is developed. In this way, the structural planting will take place in accordance with the development of each phase to ensure a high standard of development as the site is progressively developed. Much of the remainder of condition 2 (ie that part on the second page of the decision notice) appears to relate to a residential scheme than the industrial proposals.

Registered in England : Registration No. 2361866
Registered Office : 3 Albion Place, Northampton NN1 1UD

Mr B Smith
Director of Planning and
Building Control Services
South Holland District Council

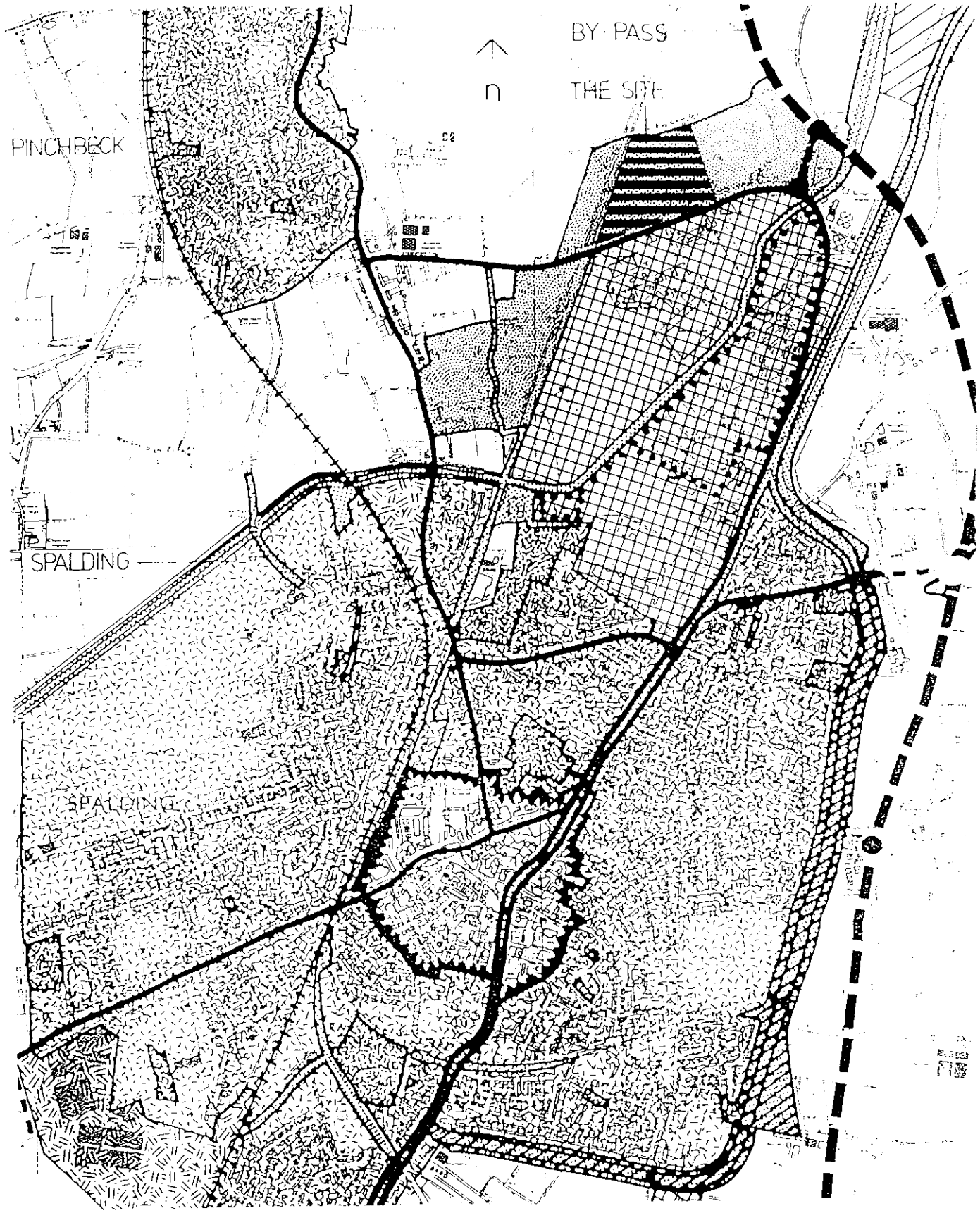
9 December 1992

Under the circumstances I would appreciate your clarification of the requirements to carry out landscaping within a two year period.

I look forward to hearing from you.

Yours sincerely

Laurence Wilbraham
Senior Associate



SITE LOCATION IN DRAFT LOCAL PLAN 1:20,000

KEY TO ILLUSTRATIVE SITE PLAN

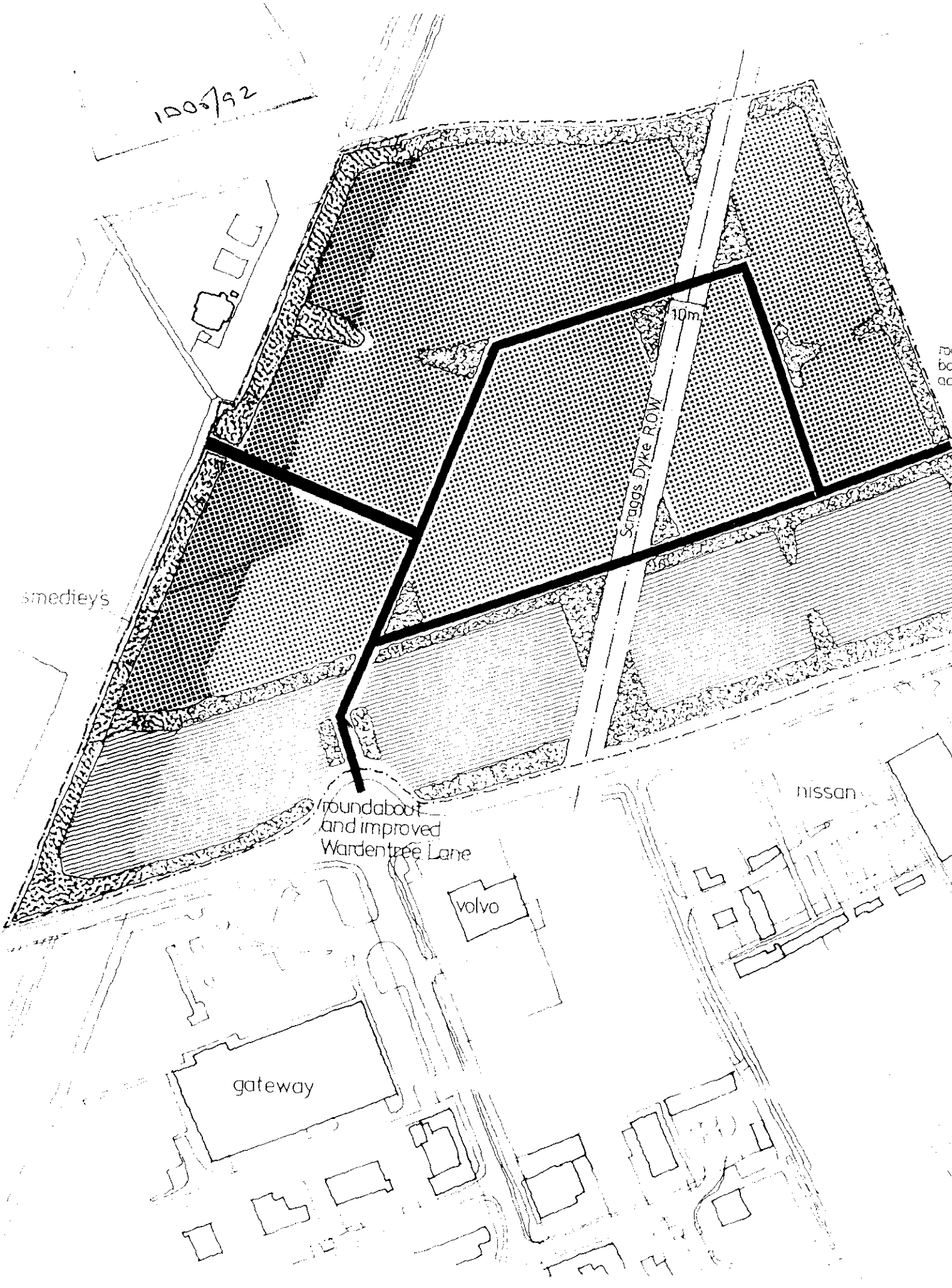
- ROAD
- INDUSTRY CLASS B2/B8
- OFFICE CLASS B1
- TREE BELT
- SITE BOUNDARY

PROPOED OFFICE/INDUSTRIAL DEVELOPMENT OFF WARDENTREE LANE, SPALDING

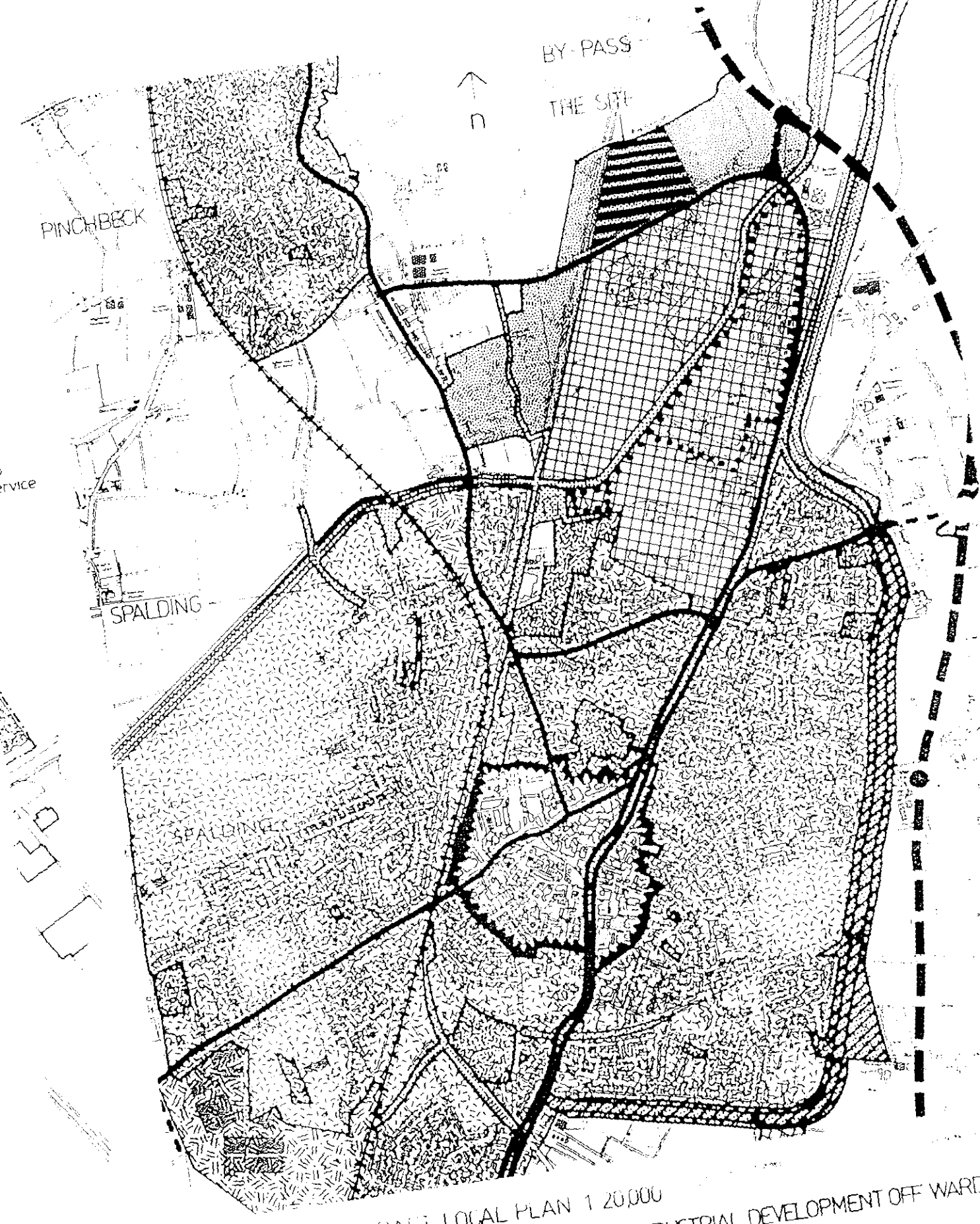
ILLUSTRATIVE SITE PLAN - SCALE 1:2500, 1:20000 24.2.92

DRWG N° BBAL/KC/Sp/P94/1

BRIAN BARBER ASSOCIATES LIMITED



ILLUSTRATIVE SITE PLAN 1:2500



SITE LOCATION IN DRAFT LOCAL PLAN 1:20,000

PROPOED OFFICE/INDUSTRIAL DEVELOPMENT OFF WARDENTRE LANE, SPALDING

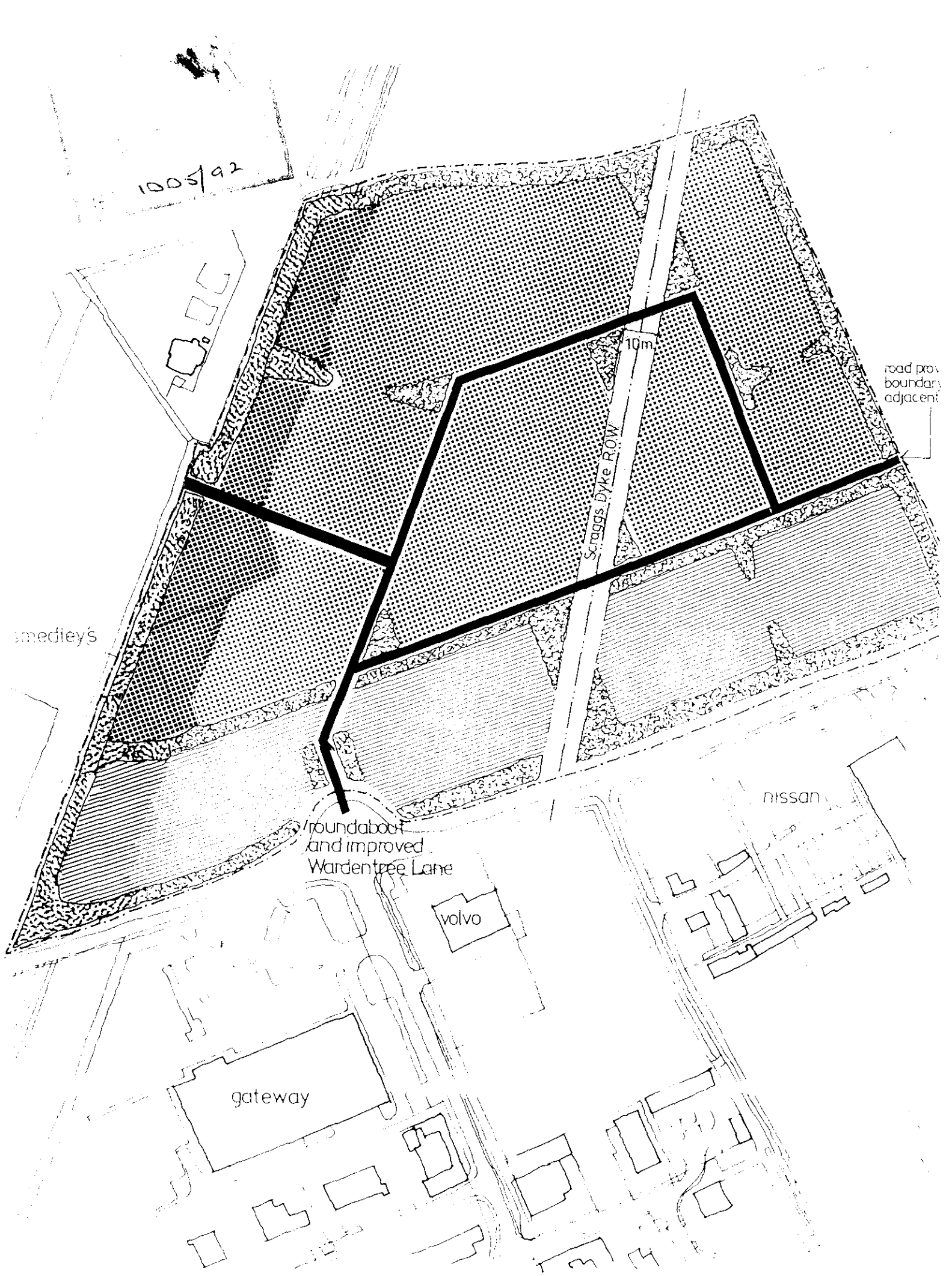
KEY TO ILLUSTRATIVE SITE PLAN

- ROAD
- INDUSTRY CLASS B2/B8
- OFFICE CLASS B1
- TREE AREA
- SITE BOUNDARY

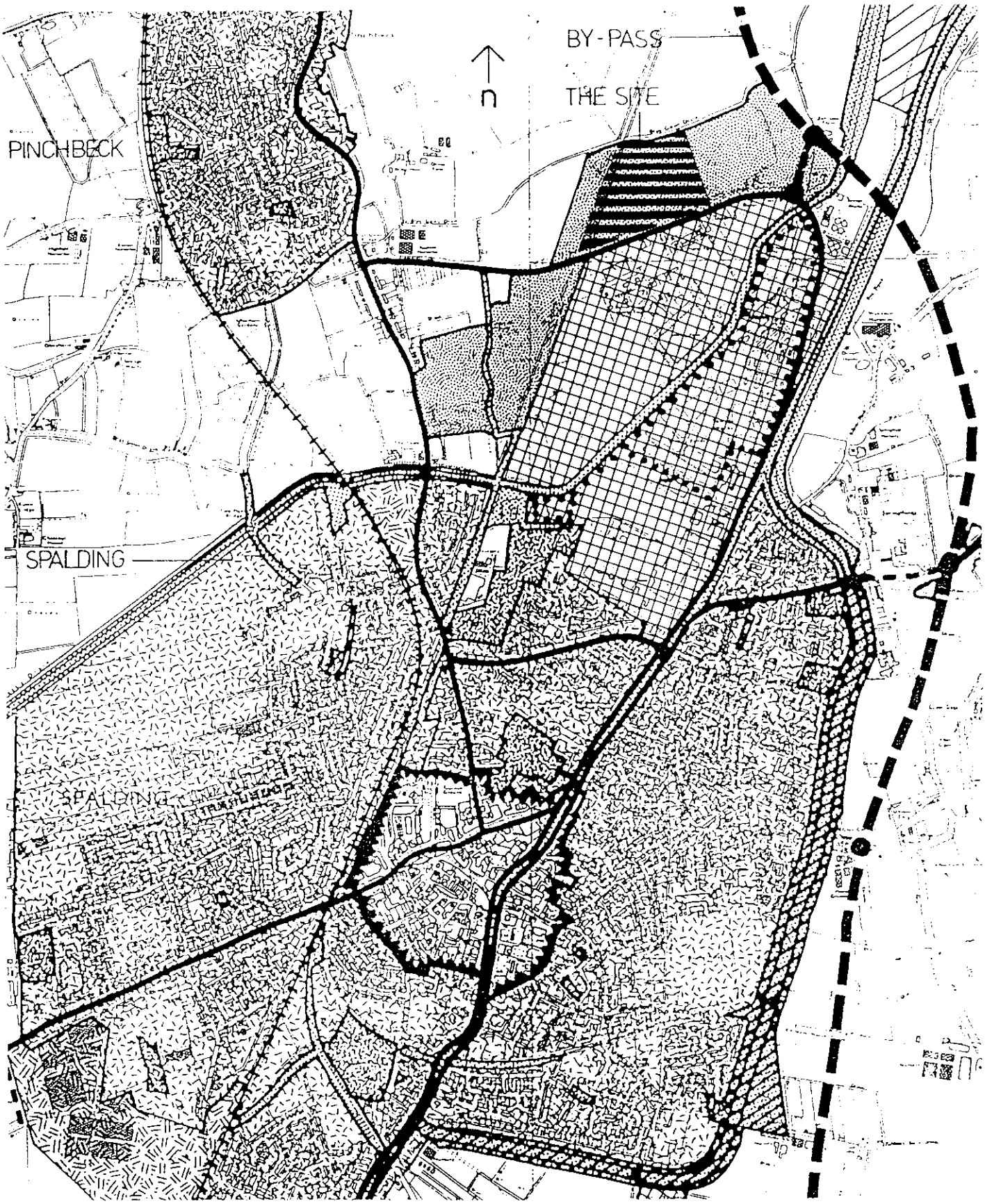
ILLUSTRATIVE SITE PLAN SCALE 1:2500, 1:20000

DRWG Nº BBAI /KC/Sp/P94/1

BRIAN BARBER ASSOCIATES LIMITED



ILLUSTRATIVE SITE PLAN 1:2500



SITE LOCATION IN DRAFT LOCAL PLAN 1:20,000

PROPOSED OFFICE/INDUSTRIAL DEVELOPMENT OFF WARDENTREE LANE, SPALDING

ILLUSTRATIVE SITE PLAN : SCALE 1:20000

DRWG N° BBAL/KC/Sp/P94/1

...C.
22 SEP 1992
PEF 1005/92

BRIAN BARBER ASSOCIATES LIMITED
TOWN PLANNING AND DEVELOPMENT CONSULTANTS