Beacon Council 2003-2004 Supporting the Rural Economy

SOUTH HOLLAND DISTRICT COUNCIL

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

tel: 01775 761161
fax: 01775 710772
web: www.sholland.gov.uk

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H16/0136/03 Received: 07-FEB-03 Type: OUTLINE

Name: Elsoms (Spalding) Ltd
Pinchbeck Road
Spalding
Lincs
PE11 1QG

Agent: Elsoms (Spalding) Ltd
Pinchbeck Road
Spalding
Lincs
PE11 1QG

Description: Erection of dwelling houses Class C3

Location : Pinchbeck Road Spalding

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:

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 written approval by the Local Planning Authority and shall be submitted for such approval simultaneously and no development to which they relate shall be carried out until these matters have been approved viz:
1) Detailed drawings of the estate layout to a scale of not less than 1/500 including road and plot layouts.
2) Detailed drawings to a scale of not less than 1/100 showing the siting, design, and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs.
3) The siting and design of any vehicular access to a highway or estate road.
4) Detailed drawings to a scale of not less than 1/500 of a landscaping scheme showing the following details:
(i) the positions, heights and species of existing trees;

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(ii) proposals for felling or retention of existing trees;
(iii) proposals for tree planting, including the number, species, heights on planting and positions of all trees, shrubs and hedgerows;
(iv) proposals for the provision of incidental grass areas or other open spaces, including particulars of the treatment of hard surfaces, and any other features intended to enhance the attractiveness of the environment;
(v) proposals for the provision of screen walls or fences, including details of heights, positions, designs and types of construction.
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 five years beginning with the date of completion of the scheme, and all losses shall be made good during that period. All walls and fences shall be retained in their approved position.
Details of the position and design of any walls or fences to be erected nearer to any highway, public footway or amenity area than the nearest part of each building, other than those shown as part of the approved scheme, shall be submitted to and approved in writing by the Local Planning Authority, and no such walls or fences shall be erected until such details have been approved.

Reason: The application was submitted in outline only, and the above details are required to enable the Local Planning Authority to assess the standard and overall design concept of the proposed development. Implementation of such landscaping scheme as may be approved and restriction of intrusion into open areas is required in the interests of the visual amenities of the estate.
This Condition is imposed in accordance with Policy E1 of the Adopted South Holland District Local Plan which establishes a broad range of assessment criteria to safeguard, enhance and maintain the amenities and interests of the locality.

3 No development shall commence until the written approval of the Local Planning Authority has been given to a plan showing details of the phasing of the development. Such details shall include the timing and implementation of areas of public open space, footways/cycleways and landscaping. The development shall be carried out in accordance with the approved details, with each phase being substantially completed prior to the construction of any dwellings on successive phases.

Reason: To ensure an orderly release of development in the interests of the planned growth of Spalding.
This Condition is imposed in accordance with Policy H1 of the Adopted South Holland District

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Local Plan which seeks to provide for housing land sufficient to meet existing and future needs with an adequate choice of location and a range of house type, and also seeks to make the best use of resources in a way which maximises locational advantages and maximises returns from existing investment and infrastructure.

4 The overall density on the site shall not be less than 30 dwellings per hectare.

Reason: To ensure a development appropriate for this urban location to meet the Council's objectives for development in Spalding in accordance with advice contained within Planning Policy Guidance Note 3 - "Housing".
This Condition is imposed in accordance with Policy H1 of the Adopted South Holland District Local Plan which seeks to provide for housing land sufficient to meet existing and future needs with an adequate choice of location and a range of house type, and also seeks to make the best use of resources in a way which maximises locational advantages and maximises returns from existing investment and infrastructure.

5 Before the development is commenced there shall be submitted to and approved in writing by the Local Planning Authority a scheme for the provision and phasing of a minimum of 30% of the total residential units as affordable housing on the site for rent or equity share to meet local housing needs. The scheme shall identify the mechanisms by which the affordable housing is to be provided in each phase, whether by means of a registered social landlord or otherwise, and the timing of delivery and shall include also the provision for local elderly and disabled persons.
In the submission of the details of the design and layout of each phase, the location of each affordable housing unit shall be indicated, along with the size and tenure, the method of delivery and arrangements for ensuring that the affordable housing to be provided meets identified local housing need.
Not more than 50% of the total number of the approved dwellings within each phase, excluding the affordable element, shall be occupied until there has been a material commencement on the affordable housing units in that phase and not more than 90% of the approved dwellings, excluding the affordable element, shall be occupied until all the affordable housing units have been completed.

Reason: To ensure the provision of affordable housing to meet the needs of the District.
This Condition is imposed in accordance with Policy H1 of the Adopted South Holland District Local Plan which seeks to provide for housing land sufficient to meet existing and future needs with an adequate choice of location and a range of house type, and also seeks to make the best use of resources in a way which maximises locational advantages and maximises returns from existing investment and infrastructure.

6 The final development shall provide for footpath and cycleway links to the footpath/cycleway route

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which runs along the western boundary of the site.

Reason: To ensure satisfactory links are provided in the interests of encouraging means of transport other than by the private motor car.
This Condition is imposed in accordance with Policy T5 of the Adopted South Holland District Local Plan which seeks to facilitate the use of cycling as a mode of transport.

7 No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. The written scheme must be based upon a satisfactory evaluation of the archaeological potential of the site.

Reason: In order to ensure that satisfactory arrangements are made for the investigation, retrieval and recording of any possible archaeological remains on the site.
This Condition is imposed in accordance with Policy E1 of the Adopted South Holland District Local Plan which establishes a broad range of assessment criteria to safeguard, enhance and maintain the amenities and interests of the locality.

8 A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of any of the dwellings. The landscape management plan shall be carried out as approved.

Reason: To ensure a satisfactory long term development.
This Condition is imposed in accordance with Policy E1 of the Adopted South Holland District Local Plan which establishes a broad range of assessment criteria to safeguard, enhance and maintain the amenities and interests of the locality.

9 The layout of the proposed estate shall provide for public open space, in addition to space required for estate roads, footpaths and visibility splays, of a minimum of 14% of site area including details of the timing of provision.

Reason: In the interests of the amenity of residents of the proposed estate.
This Condition is imposed in accordance with Policy E1 of the Adopted South Holland District Local Plan which establishes a broad range of assessment criteria to safeguard, enhance and maintain the amenities and interests of the locality and HS11 of the South Holland Re-Deposit Local Plan, April 2005.

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10 Prior to the commencement of any development hereby permitted details shall be submitted to and approved in writing by the Local Planning Authority for the improvement of the junction and the signals at Pinchbeck Road/West Elloe Avenue and for the extension of the cycle route along Pinchbeck Road from West Elloe Avenue to the site entrance. The works, as approved, shall be completed prior to the occupation of any dwelling on the site.

Reason: To ensure the provision of safe and adequate means of access to the site without adversely impacting on the traffic movements on the adjacent highways and to provide facilities for journeys to be made by means other than by motor vehicle.
This Condition is imposed in accordance with Policy E1 of the Adopted South Holland District Local Plan which establishes a broad range of assessment criteria to safeguard, enhance and maintain the amenities and interests of the locality and Policy 41 of the proposed Lincolnshire County Council Structure Plan which, amongst other things, seeks to promote highway safety.

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

Reason: To ensure an adequate standard of access to the estate in the interests of local amenity and convenience.
This Condition is imposed in accordance with Policy E1 of the Adopted South Holland District Local Plan which establishes a broad range of assessment criteria to safeguard, enhance and maintain the amenities and interests of the locality and Policy 41 of the proposed Lincolnshire County Council Structure Plan which, amongst other things, seeks to promote highway safety.

12 The roads and footways shall be laid out and made up in accordance with the specification, programme and details to be approved and in any event shall be so constructed that, by not later than the time any dwelling erected on the land is occupied, there shall be direct connection from it (completed to the approved specification less the carriageway and footway wearing courses) to an

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existing highway; and the carriageway and footway wearing courses shall be completed within three months from the date upon which the erection is commenced of the penultimate dwelling to which this permission relates.

Reason: To ensure satisfactory access to each dwelling in the interests of residential amenity and convenience.
This Condition is imposed in accordance with Policy E1 of the Adopted South Holland District Local Plan which establishes a broad range of assessment criteria to safeguard, enhance and maintain the amenities and interests of the locality and Policy 41 of the proposed Lincolnshire County Council Structure Plan which, amongst other things, seeks to promote highway safety.

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

Reason: To ensure that satisfactory access is provided to each building plot, at all times that the development is in progress, in the interests of the proper development of the site.
This Condition is imposed in accordance with Policy E1 of the Adopted South Holland District Local Plan which establishes a broad range of assessment criteria to safeguard, enhance and maintain the amenities and interests of the locality and Policy 41 of the proposed Lincolnshire County Council Structure Plan which, amongst other things, seeks to promote highway safety.

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

Reason: To ensure that the land required for the access, including the visibility splays, is not used or developed for purposes that would prejudice the development of the backland and to ensure that vehicles can park clear of the public highway, in the interests of amenity and road safety, while the development is being carried out.
This Condition is imposed in accordance with Policy E1 of the Adopted South Holland District Local Plan which establishes a broad range of assessment criteria to safeguard, enhance and maintain the amenities and interests of the locality and Policy 41 of the proposed Lincolnshire County Council Structure Plan which, amongst other things, seeks to promote highway safety.

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

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Reason: To ensure safe and adequate provision for vehicles and pedestrians travelling along the existing public highway in the interests of highway safety and convenience.
This Condition is imposed in accordance with Policy E1 of the Adopted South Holland District Local Plan which establishes a broad range of assessment criteria to safeguard, enhance and maintain the amenities and interests of the locality and Policy 41 of the proposed Lincolnshire County Council Structure Plan which, amongst other things, seeks to promote highway safety.

Note(s):

The determined plans are:
Site location plan and Transport Assessment received 7 February 2003.
Archaeological Desk Top Assessment dated July 2003.
Flood Risk Assessment dated September 2003.

The applicants are advised that the final scheme shall include the planting of a buffer strip along the northern edge of the development as part of the landscaping proposals and to ensure that adequate measures are taken to separate the development from the local nature reserve to the north of the site.

Your attention is drawn to the existence of a Section 106 Planning Obligation regulating the development hereby permitted.

Head of Planning & Development
03 OCT 2005 H16/0136/03

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

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Town and Country Planning Act etc

DRAFT PERMISSION

Reference H16/0136/03 Received: 07-FEB-03 Type: OUTLINE

Name: Elsoms (Spalding) Ltd
Pinchbeck Road
Spalding
Lincs
PE11 1QG

Agent: Elsoms (Spalding) Ltd
Pinchbeck Road
Spalding
Lincs
PE11 1QG

Description: Erection of dwelling houses Class C3

Location : Pinchbeck Road Spalding

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

1 Application for approval of reserved matters must be made not later than three years beginning with the date of this permission, and the development must be begun before 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 as amended by the Planning and Compulsory Purchase Act 2004..

2 The following matters are reserved for subsequent written approval by the Local Planning Authority and shall be submitted for such approval simultaneously and no development to which they relate shall be carried out until these matters have been approved viz:
1) Detailed drawings of the estate layout to a scale of not less than 1/500 including road and plot layouts.
2) Detailed drawings to a scale of not less than 1/100 showing the siting, design, and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs.
3) The siting and design of any vehicular access to a highway or estate road.
4) Detailed drawings to a scale of not less than 1/500 of a landscaping scheme showing the following details:
(i) the positions, heights and species of existing trees;

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(ii) proposals for felling or retention of existing trees;
(iii) proposals for tree planting, including the number, species, heights on planting and positions of all trees, shrubs and hedgerows;
(iv) proposals for the provision of incidental grass areas or other open spaces, including particulars of the treatment of hard surfaces, and any other features intended to enhance the attractiveness of the environment;
(v) proposals for the provision of screen walls or fences, including details of heights, positions, designs and types of construction.
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 five years beginning with the date of completion of the scheme, and all losses shall be made good during that period. All walls and fences shall be retained in their approved position.
Details of the position and design of any walls or fences to be erected nearer to any highway, public footway or amenity area than the nearest part of each building, other than those shown as part of the approved scheme, shall be submitted to and approved in writing by the Local Planning Authority, and no such walls or fences shall be erected until such details have been approved.

Reason: The application was submitted in outline only, and the above details are required to enable the Local Planning Authority to assess the standard and overall design concept of the proposed development. Implementation of such landscaping scheme as may be approved and restriction of intrusion into open areas is required in the interests of the visual amenities of the estate.
This Condition is imposed in accordance with Policy E1 of the Adopted South Holland District Local Plan which establishes a broad range of assessment criteria to safeguard, enhance and maintain the amenities and interests of the locality.

3 No development shall commence until the written approval of the Local Planning Authority has been given to a plan showing details of the phasing of the development. Such details shall include the timing and implementation of areas of public open space, footways/cycleways and landscaping. The development shall be carried out in accordance with the approved details, with each phase being substantially completed prior to the construction of any dwellings on successive phases.

Reason: To ensure an orderly release of development in the interests of the planned growth of Spalding.
This condition is imposed in accordance with Policy H1 of the Adopted South Holland District

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Local Plan which seeks to provide for housing land sufficient to meet existing and future needs with an adequate choice of location and a range of house type, and also seeks to make the best use of resources in a way which maximises locational advantages and maximises returns from existing investment and infrastructure.

4 The overall density on the site shall not be less than 30 dwellings per hectare.

Reason: To ensure a development appropriate for this urban location to meet the Council's objectives for development in Spalding in accordance with advice contained within PPG3 "Housing".
This condition is imposed in accordance with Policy H1 of the Adopted South Holland District Local Plan which seeks to provide for housing land sufficient to meet existing and future needs with an adequate choice of location and a range of house type, and also seeks to make the best use of resources in a way which maximises locational advantages and maximises returns from existing investment and infrastructure.

5 Before the development is commenced there shall be submitted to and approved in writing by the Local Planning Authority a scheme for the provision and phasing of a minimum of 30% of the total residential units as affordable housing on the site for rent or equity share to meet local housing needs. The scheme shall identify the mechanisms by which the affordable housing is to be provided in each phase, whether by means of a registered social landlord or otherwise, and the timing of delivery and shall include also the provision for local elderly and disabled persons.
In the submission of the details of the design and layout of each phase, the location of each affordable housing unit shall be indicated, along with the size and tenure, the method of delivery and arrangements for ensuring that the affordable housing to be provided meets identified local housing need.
Not more than 50% of the total number of the approved dwellings within each phase, excluding the affordable element, shall be occupied until there has been a material commencement on the affordable housing units in that phase and not more than 90% of the approved dwellings, excluding the affordable element, shall be occupied until all the affordable housing units have been completed.

Reason: To ensure the provision of affordable housing to meet the needs of the District.
This condition is imposed in accordance with Policy H1 of the Adopted South Holland District Local Plan which seeks to provide for housing land sufficient to meet existing and future needs with an adequate choice of location and a range of house type, and also seeks to make the best use of resources in a way which maximises locational advantages and maximises returns from existing investment and infrastructure.

6 The final development shall provide for footpath and cycleway links to the footpath/cycleway route

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which runs along the western boundary of the site.

Reason: To ensure satisfactory links are provided in the interests of encouraging means of transport other than by the private motor car.
This condition is imposed in accordance with Policy T5 of the adopted South Holland District Local Plan which seeks to facilitate the use of cycling as a mode of transport.

7 No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. The written scheme must be based upon a satisfactory evaluation of the archaeological potential of the site.

Reason: In order to ensure that satisfactory arrangements are made for the investigation, retrieval and recording of any possible archaeological remains on the site.
This condition is imposed in accordance with Policy E1 of the adopted South Holland District Local Plan which establishes a broad range of assessment criteria to safeguard, enhance and maintain the amenities and interests of the locality.

8 A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of any of the dwellings. The landscape management plan shall be carried out as approved.

Reason: To ensure a satisfactory long term development.
This condition is imposed in accordance with Policy E1 of the adopted South Holland District Local Plan which establishes a broad range of assessment criteria to safeguard, enhance and maintain the amenities and interests of the locality.

9 The layout of the proposed estate shall provide for public open space, in addition to space required for estate roads, footpaths and visibility splays, of a minimum of 14% of site area.
Reason: In the interests of the amenity of residents of the proposed estate.
This Condition is imposed in accordance with Policy E1 of the Adopted South Holland District Local Plan which establishes a broad range of assessment criteria to safeguard, enhance and maintain the amenities and interests of the locality.

10 Prior to the commencement of any development hereby permitted details shall be submitted to and approved in writing by the Local Planning Authority for the improvement of the junction and the signals at Pinchbeck Road/West Elloe Avenue and for the extension of the cycle route along

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Pinchbeck Road from West Elloe Avenue to the site entrance. The works, as approved, shall be completed prior to the occupation of any dwelling on the site.

Reason: To ensure the provision of safe and adequate means of access to the site without adversely impacting on the traffic movements on the adjacent highways and to provide facilities for journeys to be made by means other than by motor vehicle.
This Condition is imposed in accordance with Policy E1 of the Adopted South Holland District Local Plan which establishes a broad range of assessment criteria to safeguard, enhance and maintain the amenities and interests of the locality and Policy 41 of the proposed Lincolnshire County Council Structure Plan which, amongst other things, seeks to promote highway safety.

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

Reason: To ensure an adequate standard of access to the estate in the interests of local amenity and convenience.
This Condition is imposed in accordance with Policy E1 of the Adopted South Holland District Local Plan which establishes a broad range of assessment criteria to safeguard, enhance and maintain the amenities and interests of the locality and Policy 41 of the proposed Lincolnshire County Council Structure Plan which, amongst other things, seeks to promote highway safety.

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

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Reason: To ensure satisfactory access to each dwelling in the interests of residential amenity and convenience.
This Condition is imposed in accordance with Policy E1 of the Adopted South Holland District Local Plan which establishes a broad range of assessment criteria to safeguard, enhance and maintain the amenities and interests of the locality and Policy 41 of the proposed Lincolnshire County Council Structure Plan which, amongst other things, seeks to promote highway safety.

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

Reason: To ensure that satisfactory access is provided to each building plot, at all times that the development is in progress, in the interests of the proper development of the site.
This Condition is imposed in accordance with Policy E1 of the Adopted South Holland District Local Plan which establishes a broad range of assessment criteria to safeguard, enhance and maintain the amenities and interests of the locality and Policy 41 of the proposed Lincolnshire County Council Structure Plan which, amongst other things, seeks to promote highway safety.

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

Reason: To ensure that the land required for the access, including the visibility splays, is not used or developed for purposes that would prejudice the development of the backland and to ensure that vehicles can park clear of the public highway, in the interests of amenity and road safety, while the development is being carried out.
This Condition is imposed in accordance with Policy E1 of the Adopted South Holland District Local Plan which establishes a broad range of assessment criteria to safeguard, enhance and maintain the amenities and interests of the locality and Policy 41 of the proposed Lincolnshire County Council Structure Plan which, amongst other things, seeks to promote highway safety.

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

Reason: To ensure safe and adequate provision for vehicles and pedestrians travelling along the existing public highway in the interests of highway safety and convenience.
This Condition is imposed in accordance with Policy E1 of the Adopted South Holland District Local Plan which establishes a broad range of assessment criteria to safeguard, enhance and

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maintain the amenities and interests of the locality and Policy 41 of the proposed Lincolnshire Structure Plan which, amongst other things, seeks to promote highway safety.

Note(s):

The determined plans are:
Site location plan and Transport Assessment received 7 February 2003.
Archaeological Desk Top Assessment dated July 2003.
Flood Risk Assessment dated September 2003.

The applicants are advised that the final scheme shall include the planting of a buffer strip along the northern edge of the development as part of the landscaping proposals and to ensure that adequate measures are taken to separate the development from the local nature reserve to the north of the site.

Your attention is drawn to the existence of a Section 106 Planning Obligation regulating the development hereby permitted.

Head of Planning & Development
30 SEP 2005

H16/0136/03

03.10.05