FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0157/96 Received:19-FEB-96 Type:FULL

Name: Broadgate Builders (Spalding)
Broadgate House
Weston Hills
Spalding
Lincs

Agent: Broadgate Builders (Spalding)
Broadgate House
Weston Hills
Spalding
Lincs

Description: District distributor road, link road and junction positions
Location : Land between Bourne Road A151 and Horseshoe Road Spalding Lincs

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

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

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

2 The proposed distributor road shall not connect to Horseshoe Road until the link between the distributor road (at Point X on the submitted plan) and Horseshoe Road (south of The Parkway) has been provided to the satisfaction of the Local Planning Authority.

Reason: In order to provide a safe and adequate highway network in the interests of highway safety.

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

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

4 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

MRS SALLY WALTHAM BA (Hons) F.C.I.H. Director of Housing & Planning Services

Housing & Planning Services Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 01775 761161)

Town and Country Planning Act etc

DRAFT PERMISSION

Reference: H16/0157/96 Received:19-FEB-96 Type:FULL

Name: Broadgate Builders (Spalding)
Broadgate House
Weston Hills
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Agent: Broadgate Builders (Spalding)
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Description: District distributor road, link road and junction positions
Location : Land between Bourne Road A151 and Horseshoe Road Spalding Lincs

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

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

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

Does a plan need attaching showing Point X? on the submitted plan

2 The proposed distributor road shall not connect to Horseshoe Road until the link between the distributor road (at Point X) and Horseshoe Road (south of The Parkway) has been provided to the satisfaction of the Local Planning Authority.

Reason: In order to provide a safe and adequate highway network in the interests of highway safety.

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

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

4 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

SOUTH HOLLAND DISTRICT COUNCIL

plot, at all times that the development is in progress, in the interests of the proper development of the site.

5 The link road between Horseshoe Road and the new distributor road shall incorporate suitable traffic calming measures in accordance with details to be approved in writing by the Local Planning Authority prior to commencement of its construction.

Reason: In the interests of safety and to discourage vehicles from using the link to avoid the traffic signals.

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

Reason: In the interests of visual amenity.

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

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

The Applicant is advised that subsequent applications for the residential development of the land served by the distributor road should, in addition to the 5 metre wide minimum landscaping belts on either side of the distributor road, provide for a similar width of planting along the western boundary of phases C and D.

Your attention is drawn to the existence of an agreement under Section 278 of the Highways Act in respect of this development.

Director of Housing and Planning Services
20-DEC-96 H16/0157/96

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.

MRS SALLY WALTHAM BA (Hons) F.C.I.H. Director of Housing & Planning Services

Housing & Planning Services Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 01775 761161)

plot, at all times that the development is in progress, in the interests of the proper development of the site.

X 5 The link road between Horseshoe Road and the new distributor road shall incorporate suitable traffic calming measures in accordance with details
X to be approved in writing by the LPA prior to commencement of its construction.

Reason: In the interests of safety and to discourage vehicles from using the link to avoid the traffic signals.

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

Reason: In the interests of visual amenity.

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

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

The Applicant is advised that subsequent applications for the residential development of the land served by the distributor road should, in addition to the 5 metre wide minimum landscaping belts on either side of the distributor road, provide for a similar width of planting along the western
X boundary of phases C and D.

16-DEC-96 Checked ..... SNS 17/12

Authorised to issue (inc Delegation)... 22.12.12

No mention of 278 Agreement is this OK? ✓ yes needs to go on. check done 17/12

(SN8) - 278 Agreement.