**AEA Alan Ellis Architect**

**Sandoval House School Lane Wargrave Berkshire RG10 8AA**

**tel/fax: 0118 940 1518 mobile: 07808 139 360**
**e-mail alan @aea.demon .co.uk**

Mr Gordon Smith/Mr D Roberts
South Holland District Council
Housing and Planning Services Department
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE

SHDC
15 JUN 2001
Housing & Planning
Received

178/01

14/06/01

Dear Mr Smith / Mr Roberts

**CLAYLAKE LANE SITE** A/2

Further to the meeting at Spalding on Tuesday of this week I now enclose by Fax and letter the planning amendment form in respect of the changes to the scheme that were discussed at the meeting. Six copies of the amended layout drawing No 1 rev D will be brought to the department by hand around midday Friday 15th.

The amendments to the layout include

1. The deletion of some of the dwelling plots in the south east corner of the site in order to allow for an increased area of public open space which will link through with the circular Green of the previous scheme.
2. The 6m strip of land along the Southern boundary to be used for maintenance of the dyke by the Internal Drainage board is now to be secure and will have lockable access gates at each end to design to later approval. The maintenance strip will be covenanted to the IDB and they will, as was confirm at the meeting, be taking full responsibility for its upkeep and security, as indeed they do in similar situations.
3. We have re-arranged the two small terraces (now plots 12-19) in a more interesting manner with an area of tree planting between them. You will also note that the arrangement allows for reasonable planting bed in front of the dwellings themselves.
4. We have at your request removed the small landscaped area around the previous units 69 and 70 and have been able to reposition a new unit (66).
5. With the removal of the dwellings on the south east corner and the re-planning of new units 12-19 the scheme lost 4 units and now proposes 74 dwelling units as shown.

I trust that you will now process this amendment without delay so that it will be able to be added to the agenda for the 11th July meeting. If there is any further information or clarification required I would appreciate if you could contact me by telephone.

In the next day or so I will be forwarding the new schedule of dwelling types and the calculations to show the percentage of POS. Thank you for your assistance.

Yours sincerely

Alan Ellis

* Spoke to wts 21/6
He will supply info tomorrow
w/ pos & Hare types
+ change dwelling on plot 69
to be as per original 65.
ie 3 bd unit

# AMENDMENT RECORD SHEET – LIVE APPLICATION

## Admin

Validation:

Inadequate/Inappropriate ☐

Clarification/Details required:

Appears valid ✓ KP

Registered ..... 15/6

Terminal date/committee updated ..... 18/6

## DC Procedural Assessment

Is the information given correct? Yes/No (If No, state above what details are needed)

Has this amendment been requested? Yes/No *

If Yes, is it what was asked for? Yes/No *

Who do you need to reconsult as a result of this amendment? PC ✓ None ☐
WM ✓
Press
Residents
Other – ✓ 18/6

Is it an amendment in principle? Yes/No

Is it the same character/description for fee purposes? Yes/No (Refer to Admin ?) *

If No, but Yes to (*) requested :–

Do development objectives outweigh financial objectives? Yes/No Confirmed.....

REJECTED as an amendment – new application needed

Confirmed: .....

Notes/Advice/Rejection Reason:

☐ Tick if you wish this note to be a paragraph in the Rejection Notice

AUTHORISED to treat as amendment

Confirmed: DC 18/6

Superseded details removed AD.

Give a revised description if the details accepted are different to the submission:

✓d 18/6

Acceptance issued:
Public register updated:

## DC Professional Assessment

NOTES:

No Highways objection to the amended drawing No 10 JHS for DMoP 20 June 2001

# PLANNING AMENDMENT

**For office use only**
Application No. H16/0178/01/AM
Date Registered 15 JUN 2001
Case Officer

1. Please complete in block letters
**NAME AND ADDRESS OF APPLICANT**
ALAN ELLIS ARCHITECT
SANDOVAL HOUSE
SCHOOL LANE
WARGRAVE BERKS RG10 8AA.
Tel. No. 0118 940 1518

**NAME AND ADDRESS OF AGENT**
(if form completed by agent)
Tel. No. (Contact)

Please complete in block letters
**FULL POSTAL ADDRESS OF THE APPLICATION SITE**
CLAY LANE LANE SPALDING

Please complete
**APPLICATION No.**
This amendment **cannot be considered** unless the relevant reference is stated
H16/0178/01

Building Regulation reference relating to same development (if any)
—

2. Please tick **one** box only
Amendment is proposed where permission already granted — A ☐
If yes, submit two forms and two plans.
or
Amendment is to a proposal currently being considered — B ☑
If yes, submit four forms and four plans.

Please complete
I attach the necessary plans and request that the changes described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate. If the amendment relates to a current application, I agree to an extension of the terminal date.
Signed .... Date 14/6/01

3. Please complete in block letters
**FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION**
RESIDENTIAL DEVELOPMENT 78 DWELLINGS

State details of amendments proposed
(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans. Only the changes listed here will be considered.)
- INCREASE IN PUBLIC OPEN SPACE.
- REDUCTION FROM 78–74 DWELLINGS
- SECURING OF MAINTENCE LAND FOR IDB

State drawing no's of the current submission
DRWG NO 01 REV D

Has this amendment been requested by the Council?
(If so, state Officer dealing with the application)
YES / NO

Describe any part of the original development which is excluded by virtue of the amendment and state any alteration to plot numbers.
REDUCED TO 74 DWELLING & amended open space & layout

Has a similar amendment been submitted under Building Regulations? Yes / No

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

Housing and Planning
Services Department,
Council Offices,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE

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

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Application no: H16/0178/01

Applicant: Alan Ellis Architect
Sandoval House
School Lane
Wargrave
*Berkshire* RG10 8AA

Agent:
Alan Ellis Architect
Sandoval House
School Lane
Wargrave
*Berkshire* RG10 8AA

Description: Residential development - 74 dwellings

Location: Clay Lake Lane
Spalding

Amendment: Reduced to 74 dwellings and amended open space and layout (Dwg no. 1D)

18-JUN-01

Dear Sir/Madam

## ACKNOWLEDGEMENT OF AMENDMENT

I acknowledge receipt of the amended details in respect of the above and confirm that the changes are able to be incorporated into the application which will now **only be considered in its amended form.**

The terminal date for dealing with the application has now been extended to 10 AUG 2001
Your rights of appeal remain as explained on the original acknowledgement

You are reminded that revision to any submission made under the Building Regulations may also be necessary.

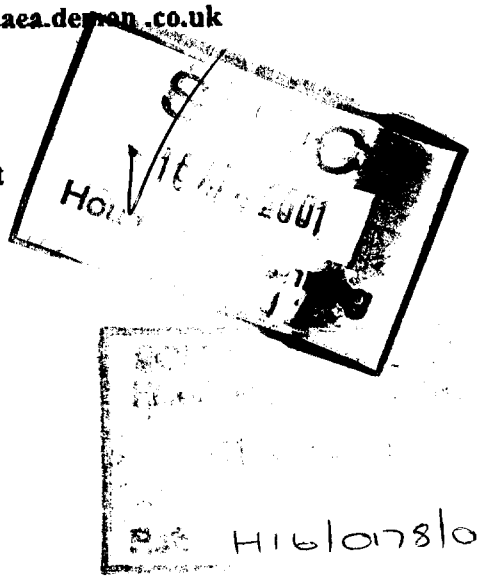
Yours faithfully

Director of Housing and Planning Services

# AEA Alan Ellis Architect

**Sandoval House School Lane Wargrave Berkshire RG10 8AA**

**tel/fax: 0118 940 1518 mobile: 07808 139 360**
**e-mail alan @aea.demon .co.uk**

Mr D Roberts
South Holland District Council
Housing and Planning Services Department
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE

Monday, 9th April 2001

Dear Mr Roberts

CLAYLAKE LANE SITE
SUBMISSION OF RESERVED MATTERS
PURSUANT TO OUTLINE PERMISSION H16/1173/00

Further to our meeting last Wednesday together with the Highways Engineer I have posted to you 6 copies of our amended site layout plan to take account of amendments as discussed and agreed as follows.

1. The access road in front of units 73-77 has been amended to be a private drive. In addition the footpath to the south will be an adopted path giving access to Claylake lane. This footpath will of course be lit to highway requirements.
2. The units 73-77 have been moved further away from the boundary to give the require garden length.
3. The access area centred around Units 49-56 is confirmed as a private drive. As such it will be lit by 5 No bollard type lights fed from house units on a light sensor arrangement. You will also note that some of these units have been slightly repositioned.
4. The access to units 5-11 will also be a private drive and again will be lit by 5No bollards as before. You will note the car parking has also been amended
5. The circular green centred around units 20- 38 was always intended to be public open space and be adopted. As such the highways concerned about a services margin is not an issue.
6. The access to units 59-70 has now been changed to a private drive and the parking to unit 59 amended accordingly. 6 No bollards will illuminate this area.
7. We have noted on the layout those areas now designed as POS and in line with the discussions at the meeting these now comprises 4 areas.
   A The circular green
   B The area to the north of the main entrance
   C The area to the south of the main Entrance
   D The area to the south of the site

8. I have included the area to the south as we are prohibited from building on this land. The drainage board requires it for emergency access to the drain, which runs along the boundary of the site. It therefore will have to be provided. If it is a gated area my fear is that it will become a nuisance and danger to the occupiers a of the adjoining units and would suggest therefore that it become POS, where it can be lit and maintained and perform some useful function for the development and for the public as a whole.
9. Our layout drawing now shows the different types of boundary and plot fencing together with privacy walls and fencing around plots as required.
10. At the meeting it was your suggestion that it would be to everybody's benefit that we include in our application the area of the old highway and I enclose copies of the new location plan for the application. I have also given notice to the Highways Authority that this land has now been included. Clearly we still have other matters to deal with here, but my understanding is that as we intend that most of this area is either the new access or POS it will still be maintained by the District Council regardless of the actual ownership. We agreed at the meeting that the landscaping treatment here would be no more than grass and the occasional shrub or tree.

As you know HPC are very keen to commence the development of this site. I trust therefore that with this new information you will be able to submit a favourable report to the 2nd May Committee and they will then be minded to instruct you deal, at officer level, with any minor technical matters that may still be outstanding.

I hope you will emphasise that HPC Homes have endeavoured to design this development to take account of the:-

The need to provide a large proportion of 2 and 3 bedroom properties
More floor space than average units for 2 and 3 bedroom properties
The provision of public open space
The provision of adequate car parking
The requirements of the Drainage Board

**-AND** at the same time meet the new policy regarding density for such developments.

Should you require any further information please let me know.

Yours sincerely

Alan Ellis

Alan Ellis

# AMENDMENT RECORD SHEET – LIVE APPLICATION

## Admin

Validation:

Inadequate/Inappropriate ☐

Clarification/Details required:

Appears valid ☑ KP

Registered .....

Terminal date/committee updated 30/4

## DC Procedural Assessment

Is the information given correct? Yes/No (If No, state above what details are needed)

Has this amendment been requested? Yes/No *
If Yes, is it what was asked for? Yes/No *

Who do you need to reconsult as a result of this amendment?

PC ✓ None ☐
WM ✓
Press
Residents
Other –

→ Have refer to Revised site area & open space provision. ✓ 30/4

Is it an amendment in principle? Yes/No

Is it the same character/description for fee purposes? Yes/No (Refer to Admin ?) 30/4

If No, but Yes to (*) requested :–

Do development objectives outweigh financial objectives? Yes/No Confirmed.....

REJECTED as an amendment – new application needed

Confirmed: .....

Notes/Advice/Rejection Reason:

☐ Tick if you wish this note to be a paragraph in the Rejection Notice

AUTHORISED to treat as amendment

Confirmed: DE 25/4

Superseded details removed NO.

Give a revised description if the details accepted are different to the submission:

Acceptance issued:
Public register updated:

## DC Professional Assessment

NOTES: 30/4

# PLANNING AMENDMENT

**For office use only**
Application No. H16/0178/01
Date Registered 11 APR 2001
Case Officer DJR.

| | |
|---|---|
| 1. Please complete in block letters<br>**NAME AND ADDRESS OF APPLICANT**<br>Alan Ellis Architect<br>Tel. No. 0118 9401518 | **NAME AND ADDRESS OF AGENT**<br>(if form completed by agent)<br>As Applicant<br>Tel. No. (Contact) |
| Please complete in block letters<br>**FULL POSTAL ADDRESS OF THE APPLICATION SITE**<br>Clay Lake : Spalding. | |
| Please complete<br>**APPLICATION No.** H16/0178/01<br>This amendment **cannot be considered** unless the relevant reference is stated | |
| Building Regulation reference relating to same development (if any) | |

2. Please tick **one** box only

| A | | B |
|---|---|---|
| Amendment is proposed where permission already granted<br>If yes, submit two forms and two plans. | or | Amendment is to a proposal currently being considered<br>If yes, submit four forms and four plans. |
| | | ✓ |

Please complete
I attach the necessary plans and request that the changes described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate. If the amendment relates to a current application, I agree to an extension of the terminal date.
Signed D S Robb (PP. Agent) Date 11/4/01

| | |
|---|---|
| 3. Please complete in block letters<br>**FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION** | Residential Development 78 dwelling |
| State details of amendments proposed<br>(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans. Only the changes listed here will be considered.) | Revision to layout & open space indicated. |
| State drawing no's of the current submission | Drawing no 1. |
| Has this amendment been requested by the Council? (If so, state Officer dealing with the application) | YES / NO |
| Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers | None |

Has a similar amendment been submitted under Building Regulations? ~~Yes~~ / No

**Application Number:** **H16/0178/01** **Date Received:** **21 Feb 01**

**Application Type:** **Reserved Matters**

**Description:** **Residential development – 74 dwellings**

**Location:** **Clay Lake Lane, Spalding**

Applicant: Alan Ellis Architect

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO DEVELOPMENT CONTROL COMMITTEE
Date: 11 JUL 2001

## 1. REPORT

The application was deferred at the meeting on 30 May 2001 to enable officers to re-negotiate with the applicant the provision of useable open space within the application site.

The previous report to the 30 May 2001 Committee is appended to this report for information.

Following the previous Committee resolution discussions have been held with the applicants and amended plans have been submitted.

These show:

- A reduction in dwelling numbers from 78 to 74.
- An enlarged area of public open space in the south eastern corner of the site.
- Removal of small incidental areas of open space.

The South Holland Internal Drainage Board has confirmed that it will maintain the 6 metre maintenance strip along the southern boundary. This will be conveyed to the Board by the applicant and gated to prevent unauthorised access.
The enlarged area of open space (not including the drainage maintenance strip nor the strip adjacent to the entrance) amounts to some 8% of the site area.

If the amenity strip adjacent to the entrance is added the percentage figure rises substantially.

In formulating the revised plans the applicants have maintained the provision of the circular play area and basic road network. They see this as a significant feature of the development. The enlarged area of open space within the site adjoins the circular play area and will be suitable as a casual kick about area.

There is further potential development land to the east of this site and the proposal would enable a 'mirroring' of open space when that land was developed to provide a substantial joint area serving both sites.

The alterations meet with the approval of the County Highway Authority and the Police Architectural Liaison Officer.

The Ward Members have been notified of the amended plans. The response date is 9 July 2001; any response will be verbally reported.

## 2. RECOMMENDATION

**Grant Permission.**

Conditions:

1. Notwithstanding the submitted details, before construction works on the proposed dwellings is commenced the applications shall submit to and have had approved in writing by the Local Planning Authority the following:
   - Samples of bricks and tiles to be used.
   - A detailed schedule specifying materials to be used for each dwelling.
   - Fully detailed landscaping proposals.
   - Full details of the proposed play area, including surfacing, equipment and perimeter fencing.
   - Details of scheme of illumination of shared drives.
   - Provision of acoustic vents to bedrooms facing south on plots 11-22.
   - Perimeter fencing to the open space area bordering the eastern boundary.
   - Details of security gates to prevent unauthorised access from the site to the maintenance strip fronting the Coronation Channel.

   The development shall subsequently be carried out in accordance with the approved details.
   Reason: To ensure a satisfactory development in the interests of the amenities of future occupants and the locality in general.
2. Before construction works on the proposed dwellings is commenced the applicants shall submit to and have had approved in writing by the Local Planning Authority a programme relating to the phasing, timing and implementation of the areas of public open space. The development shall subsequently be carried out in accordance with the approved details.
   Reason: To ensure a satisfactory development in the interests of the amenities of future occupants and the locality in general.
3. C2 – Specification/Application/Timing of completion of Highways.
4. C2a – Road Construction.
5. C3 – Surface Water Run-Off.
6. C4 – Construction of Estate Road Junction.
7. C5 – Estate Road Junction – Surface Levels Details.

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Appendix 1 – Previous Report to Development Control Committee

**Application Reference Number: H16/0178/01** **Date Received: 21 Feb 01**

**Application Type: Reserved Matters**

**Description: Residential Development – 78 dwellings**

**Location: Clay Lake Lane, Spalding**

Applicant: Alan Ellis Architect

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## 1. REASON FOR COMMITTEE CONSIDERATION

Approval recommended contrary to Ward Members concerns.

## 2. PROPOSAL

This is a Reserved Matters submission following the grant of an earlier outline application.

The proposal is for the erection of 78 houses comprising 47 two bed units, 27 three bed units and 4 four bed units. The layout contains a mix of terraced, linked and semi-detached units with relatively low numbers of detached properties.

The site has an area of approximately 2.3 hectares. The resultant density is approximately 34 units per hectare (14 per acre). Public open space is proposed within and around the periphery of the site and equates to approximately 13% of gross site area.

## 3. SITE DESCRIPTION

The site is situated inside the Development Boundary for Spalding and was previously used for industrial and commercial purposes. Remaining commercial buildings at the northern end of the site remain to be demolished. The site is bounded by dwellings to the north, farmland to the east and the bank of the Coronation Channel to the south. Dwellings exist beyond Clay Lake Lane to the west.

## 4. RELEVANT PLANNING POLICIES

National:
PPG3 – seeks to promote more sustainable patterns of development, by encouraging development in urban locations, making use of previously development land and increasing density.

Local Plan:
The Site is situated inside the Development Boundary for Spalding.

Policy H1 – provides for most new housing development to be located in the 5 main towns.

Policy E1 – sets out criteria against which all development proposals will be assessed.

Where the development plan contains relevant policies, Section 54A of the Town and Country Planning Act 1990 requires that a planning application shall be decided in accordance with the plan. This is unless material considerations indicate otherwise.

## 5. RELEVANT PLANNING HISTORY

H16/1173/00 – outline application – residential development (renewal of previous permission) – granted November 2000 subject to conditions.

## 6. REPRESENTATIONS

Ward Member

Cllr H R Johnson – Requests Committee consideration:

- Size of application warrants Committee consideration.
- Does it comply with PPG3 and our guidelines on housing density?

Cllr N T Carter – Requests Committee consideration:

- This is a significant development which the Committee should test against current policies.

Further comment on amended plans:

- Site layout acceptable. However, concerned about increased traffic on local roads, especially given on-street parking levels.

| | |
|---|---|
| Environment and Leisure Services | No objection to layout, subject to acoustic vents in upper floor bedrooms facing south towards the industrial area, and compliance with condition 14 on original consent H16/1173/00 (contaminated land). |
| South Holland IDB | The proposed estate layout, insofar as it involves the Boards interests is generally acceptable, with account being taken of by-law limits. |
| Anglian Water | No objections in principle. |
| County Archaeologist | Information submitted with application is satisfactory. |
| Police Architectural Liaison Officer | No objections to amended plans. |
| Public | Objections received from 1 Hutton Close and 64 Saxon Close. (Summarised):<br>• Proposal will add to parking problems on existing roads.<br>• Existing roads should be improved and upgraded at the developers expense.<br>• Further development in future can be anticipated.<br>• Concern over dwelling on plot 78 – directly at rear of our garden, will block sun and light.<br>Comments received from Longstaffs acting on behalf of adjoining land owner. (Summarised):<br>• Previous condition on outline permission requiring access to adjoining land should be adhered to, to facilitate further development. |

## 7. MATERIAL CONSIDERATIONS

The site is contained within the Development Boundary for Spalding and has the benefit of an extant outline permission. There are, therefore, no issues of principle to be considered.

In view of the foregoing, the main issues relating to the application are as follows:

- Density, in relation to PPG3 advice.
- Character and layout considerations
- Open space provision.
- Objections received.

The following advice is offered in relation to these issues

Density - PPG3

At 34 dwellings per hectare (14 per acre), the density accords with advice contained within PPG3. The density also surpasses the Councils normal minimum requirement of 25 per hectare (10 per acre), as endorsed at Strategic Planning Committee on 4 April 2001.

Character/Layout

The character of the locality is mixed in terms of density and design, but the site is large enough in any event to make its own character.

The development contains a mix of dwelling types and designs, with a preponderance of smaller units. As such, the development will cater for a wide range of purchasers.

The layout contains a number of varying elements, which add interest to the development and result in a satisfactory development overall.

Open Space

The overall open space provision (13% of site area) is above the 7.5% minimum as required by adopted local plan policy. It includes a toddlers play area within the main body of the site.

The location of the open space is such as to maximise the actual development potential of the site and to make best use of the site's constraints.

As a result, two substantial linear areas of open space are proposed

- along the eastern edge of the site, making best use of land sterilised by drainage by-laws, and;
- along the sites frontage to Clay lake Lane, either side of the main estate road access. This will result in a defunct area of former roadway being renovated and landscaped.

The open space area will soften the appearance of the development and enable the creation of a continuous linear feature running from Pecks Drove to Clay lake Lane when further land to the east is developed.

Objections Received

Two objections have been received relating primarily to:

- Highway and traffic matters. The points raised acknowledge that extra burden will be placed on the existing network. The Highway Authority are, however, not objecting to the number of dwellings proposed. Impact on surrounding roads will be within acceptable limits. In any event, this Authority cannot insist on the developer funding any upgrading of the approach roads and surrounding network given that this is a matter of principle addressable only at the outline stage.
- Effect on No. 1 Hutton Close. This objection relates to a single dwelling to infill a gap fronting Pecks Drove. As originally proposed, the new dwelling would have presented a two storey gable towards the objectors rear garden and rear elevation. The applicant has since amended the design of the dwelling on plot 78. That dwelling will now be 'handed' so that the single storey garage element is closest to the objectors property. As a result, the effect on the objector will be reduced.

Conclusion

The development meets the Councils expectations in terms of density and dwelling type mix. As with any major development, there will be some impact on the surrounding neighbourhood from increased traffic. In this case, that impact is considered to be within acceptable limits.

## 8. RECOMMENDATION

**Grant permission.**

Conditions:

1. Notwithstanding the submitted details, before construction works on the proposed dwellings is commenced the applications shall submit to and have had approved in writing by the Local Planning Authority the following:
   - Samples of bricks and tiles to be used.
   - A detailed schedule specifying materials to be used for each dwelling.
   - Fully detailed landscaping proposals.
   - Full details of the proposed play area, including surfacing, equipment and perimeter fencing.
   - Details of a scheme of illumination of shared drives.
   - Provision of acoustic vents to bedrooms facing south on plots 11 – 22.

   The development shall subsequently be carried out in accordance with the approved details.
   Reason: To ensure a satisfactory development in the interests of the amenities of future occupants and the locality in general.
2. Before construction works on the proposed dwellings is commenced the applicants shall submit to and have had approved in writing by the Local Planning Authority a programme relating to the phasing, timing and implementation of the areas of public open space. The development shall subsequently be carried out in accordance with the approved details.
   Reason: To ensure a satisfactory development in the interests of the amenities of future occupants and the locality in general.
3. C2 – Specification/Application/Timing of completion of Highways.
4. C2a – Road Construction.
5. C3 – Surface Water Run-Off.
6. C4 – Construction of Estate Road Junction.
7. C5 – Estate Road Junction - Surface Levels Details

# AEA Alan Ellis Architect

**Sandoval House School Lane Wargrave Berkshire RG10 8AA**

**tel/fax: 0118 940 1518 mobile: 07808 139 360**
**e-mail alan @aea.demon .co.uk**


Mr D Roberts
South Holland District Council
Housing and Planning Services Department
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Priory Road
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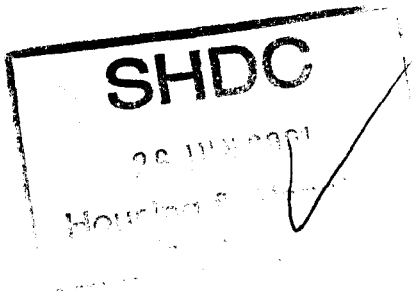
PE11 2XE




26/06/01

Dear Mr Roberts

**CLAYLAKE LANE SITE**

As promised I set down below the various areas of the site and different calculations regarding the relationship between POS and the extent of the development in respect of the new layout .

Areas are as follows
The initial area of our site was 20,962sqm
This includes the maintenance strip along the southern Boundary of 610sqm
This would reduce our developable area to 20,352 sqm .

The overall area of the site (Y) including the old highway land and excluding the maintenance strip is 21807sqm.

The POS contained within the site includes the new area in the south east corner, the circluar green and 50% of the area to the left of the entrance and totals 2050sm
The POS contained within the whole area is 3931sqm

The percentage of POS within the site is 2051sqm divided by 20352= **10%**
The percentage of POS within the whole area is 3931sqm divided by 21807= **18.02%**

I also enclose a revised schedule of units and have reverted unit 60 to a three bedroom house as before.

Yours sincerely

Alan Ellis

# HPC (Homes) LTD

CLAYLAKE LANE, SPALDING, LINCOLNSHIRE
Site Development 26/06/01
As shown on drawing number 1e
AEA Alan Ellis Architect

| PLOT No | PLOT SIZE | HOUSE Description | HOUSE TYPE | | | | |
|---|---|---|---|---|---|---|---|
| 1 | | 3 bed link | A | | | | |
| 2 | | 3 bed link | A | | | | |
| 3 | | 3 bed link | C | | | | |
| 4 | | 3 bed link | D | | | | |
| 5 | | 2 bed end terr | B | | | | |
| 6 | | 2 bed terr | B | | | | |
| 7 | | 2 bed terr | B | | | | |
| 8 | | 2 bed terr | B | | | | |
| 9 | | 2 bed terr | B | | | | |
| 10 | | 2 bed end terr | B | | | | |
| 11 | | 3 bed det | A | | | | |
| 12 | | 2 bed end terr | E | | | | |
| 13 | | 2 bed terr | B | | | | |
| 14 | | 2 bed terr | B | | | | |
| 15 | | 2 bed end terr | E | | | | |
| 16 | | 2 bed end terr | E | | | | |
| 17 | | 2 bed terr | B | | | | |
| 18 | | 2 bed terr | B | | | | |
| 19 | | 2 bed terr | B | | | | |
| 20 | | 3 bed link | A | | | | |
| 21 | | 3 bed link | A | | | | |
| 22 | | 4 bed det | F | | | | |
| 23 | | 3 bed det | A | | | | |
| 24 | | 3 bed det | A | | | | |
| 25 | | 2 bed terr | B | | | | |
| 26 | | 2 bed terr | B | | | | |
| 27 | | 2 bed terr | B | | | | |
| 28 | | 2 bed terr | B | | | | |
| 29 | | 3 bed link | A | | | | |
| 30 | | 3 bed end | D | | | | |
| 31 | | 3 bed det | A | | | | |
| 32 | | 3 bed det | A | | | | |
| 33 | | 3 bed det | A | | | | |
| 34 | | 3 bed link | A | | | | |
| 35 | | 3 bed link | C | | | | |
| 36 | | 2 bed link | B | | | | |
| 37 | | 2 bed link | B | | | | |

| | | | | | | |
|---|---|---|---|---|---|---|
| 38 | | 2 bed det | E | | | |
| 39 | | 3 bed link | A | | | |
| 40 | | 3 bed link | A | | | |
| 41 | | 2 bed terr | B | | | |
| 42 | | 2 bed terr | B | | | |
| 43 | | 2 bed terr | B | | | |
| 44 | | 3 bed det | A | | | |
| 45 | | 2 bed det | B | | | |
| 46 | | 3 bed det | A | | | |
| 47 | | 3 bed det | A | | | |
| 48 | | 3 bed det | A | | | |
| 49 | | 3 bed det | A | | | |
| 50 | | 3 bed det | A | | | |
| 51 | | 2 bed det | B | | | |
| 52 | | 3 bed link | A | | | |
| 53 | | 3 bed link | A | | | |
| 54 | | 2 bed det | E | | | |
| 55 | | 2 bed semi | B | | | |
| 56 | | 2 bed semi | B | | | |
| 57 | | 2 bed terr | B | | | |
| 58 | | 2 bed terr | B | | | |
| 59 | | 2 bed terr | B | | | |
| 60 | | 3 bed det | A | | | |
| 61 | | 2 bed end terr | E | | | |
| 62 | | 2 bed terr | B | | | |
| 63 | | 2 bed terr | B | | | |
| 64 | | 2 bed terr | B | | | |
| 65 | | 2 bed end terr | E | | | |
| 66 | | 3 bed det | A | | | |
| 67 | | 2 bed semi | B | | | |
| 68 | | 2 bed semi | E | | | |
| 69 | | 2 bed end terr | E | | | |
| 70 | | 2 bed terr | B | | | |
| 71 | | 2 bed terr | B | | | |
| 72 | | 2 bed terr | B | | | |
| 73 | | 2 bed end terr | E | | | |
| 74 | | 3 bed det | C | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |

Totals

**44** No 2 bed units * **29** No 3bed units * 1 No 4 beds

74 UNITS

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

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

Application no: H16/0178/01

Original Applicant:
Alan Ellis Architect
Sandoval House
School Lane
Wargrave
Berkshire RG10 8AA

Original Agent:
Alan Ellis Architect
Sandoval House
School Lane
Wargrave
Berkshire RG10 8AA

Description: Residential development - 74 dwellings

Location: Clay Lake Lane
Spalding

Amendment: Amended site plan
Dwg.no. 1 Rev M received 30 November 2001

19-FEB-02

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
**NOTICE OF ACCEPTANCE OF AMENDMENT**

The amended details submitted in respect of the above proposal have now been considered and there are no objections to the amendment being implemented to the extent described above.

Note: This Notice does not convey any approval under the Building Regulations and you may need to make a new submission.

Yours faithfully

Director of Customer Services

Superseded by Amendment 4.

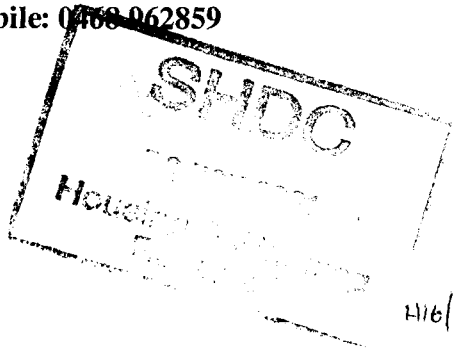
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

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

# AEA
## Alan Ellis Architect
19 School Lane Wargrave
Berkshire RG10 8AA

**tel: 0118 9401518**
**mobile: 0468 062859**


Mr David Roberts
Planning Officer
South Holland District Council
Spalding
Lincs
PE11 2XE




H16/0178/01

Thursday, 23rd November 2001

Dear Mr Roberts
**RIVERSIDE PARK**
**RESIDENTIAL DEVELOPMENT CLAY LAKE LANE SPALDING**

I am writing further to our telephone discussion and now enclose two copies of the amended site layout plan revision M on which is shown rear access arrangements to the terraced properties.

I write to formally request that this new layout is treated as an amendment to the Planning Permission.

Should you have any concerns or queries please do not hesitate to contact me.

As you will know, works are well underway and the fencing is schedule to commence very soon so your early attention to this matter would be appreciated.

Your Sincerely

Alan Ellis

Superseded by A24.

* Eric Took
Details 14/1/02.
- will contact agent directly

# AMENDMENT RECORD SHEET - POST DECISION

## Admin

Validation:

Inadequate/Inappropriate

Clarification/Details required:

Appears valid 30/11/01

Registered ...SM... 4/12/01

## DC Procedural Assessment

Is the information given correct? Yes/No (If No, state above what details are needed)

Is it an amendment in principle? Immaterial/Needs new app

Confirmed: .....

Give a revised description if the details accepted are different to the submission:

Acceptance issued:

Superseded by ACI

# PLANNING AMENDMENT

**For office use only**

Application No. H16/0178/01/143

Date Registered 30 NOV 2001

Case Officer JJR

1. Please complete in block letters

**NAME AND ADDRESS OF APPLICANT**

Alan ELLIS
19 School Lane
Wargrave Berks

Tel. No.

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

Tel. No. (Contact)

Please complete in block letters

**FULL POSTAL ADDRESS OF THE APPLICATION SITE**

Clay Lake, Spalding

Please complete

**APPLICATION No.**

This amendment **cannot be considered** unless the relevant reference is stated

H16/0178/01

Building Regulation reference relating to same development (if any)

2. Please tick **one** box only

A — Amendment is proposed where permission already granted ☑
If yes, submit two forms and two plans.

or

B — Amendment is to a proposal currently being considered ☐
If yes, submit four forms and four plans.

Please complete

I attach the necessary plans and request that the changes described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate. If the amendment relates to a current application, I agree to an extension of the terminal date.

Signed ..... Date .....

3. Please complete in block letters

**FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION**

Residential

State details of amendments proposed

(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans. Only the changes listed here will be considered.)

Amended Site Plan

State drawing no's of the current submission

Has this amendment been requested by the Council? (If so, state Officer dealing with the application)

YES / NO — Suggested by JR

Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers

Has a similar amendment been submitted under Building Regulations? Yes / No

# PLANNING AMENDMENT

**For office use only**

Application No. H16/0178/01/A9

Date Registered 26 JULY ~~01 AUG~~ 2002

Case Officer DJR

1. Please complete in block letters

**NAME AND ADDRESS OF APPLICANT**

CLIVE WICKS ASSOCIATES

Tel. No.

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

Tel. No. (Contact)

Please complete in block letters

**FULL POSTAL ADDRESS OF THE APPLICATION SITE**

CLAY LAKE LANE, SPALDING.

Please complete

**APPLICATION No.**

This amendment **cannot be considered** unless the relevant reference is stated

H16/0178/01.

Building Regulation reference relating to same development (if any)

2. Please tick **one** box only

A — Amendment is proposed where permission already granted [✓] , or
If yes, submit two forms and two plans.

B — Amendment is to a proposal currently being considered [ ]
If yes, submit four forms and four plans.

Please complete

I attach the necessary plans and request that the changes described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate. If the amendment relates to a current application, I agree to an extension of the terminal date.

Signed ..... Date .....

3. Please complete in block letters

**FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION**

RESIDENTIAL DEVELOPMENT - 74 DWELLINGS

State details of amendments proposed

(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans. Only the changes listed here will be considered.)

REDIRECTING FOOTPATH TO REAR OF PLOT 42.

State drawing no's of the current submission

Has this amendment been requested by the Council? (If so, state Officer dealing with the application)

YES / NO

Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers

Has a similar amendment been submitted under Building Regulations? Yes / No

SOUTH HOLLAND DISTRICT COUNCIL

FILE COPY

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

Application no: H16/0178/01

Original Applicant
Alan Ellis Architect
Sandoval House
School Lane
Wargrave
Berkshire RG10 8AA

Original Agent:
Alan Ellis Architect
Sandoval House
School Lane
Wargrave
Berkshire RG10 8AA

Description: Residential development - 74 dwellings

Location: Clay Lake Lane
Spalding

Amendment: Revised direction of footpath to rear of Plot 42
Dwg.No. HPC/100Rev.A.

06-AUG-02

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
**NOTICE OF ACCEPTANCE OF AMENDMENT**

The amended details submitted in respect of the above proposal have now been considered and there are no objections to the amendment being implemented to the extent described above.

Note: This Notice does not convey any approval under the Building Regulations and you may need to make a new submission.

Yours faithfully

Head of Planning & Development

Clive Wicks Associates
Old School House
36 Boston Road
Sleaford
Lincs NG34 7EZ

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE
Telephone: (01775) 761161
Fax: (01775) 711253
Email: Info@sholland.gov.uk

## AMENDMENT RECORD SHEET - POST DECISION

### Admin

Validation:

Inadequate/Inappropriate ☐

Clarification/Details required:

Appears valid ☑

Registered 5/8/02 JH

### DC Procedural Assessment

Is the information given correct? (Yes/No (If No, state above what details are needed)

Is it an amendment in principle? (Immaterial/Needs new app

Confirmed: .....

Give a revised description if the details accepted are different to the submission:

Acceptance issued: 6/8/02 JH

clive wicks associates

architects • designers • planning consultants

Old School House • 36 Boston Road • Sleaford
Lincolnshire • NG34 7EZ • Tel: 01529 414141
Fax: 01529 415757

Clive Wicks B.A.(Hons.), Dip.Arch.(Sheffield). R.I.B.A. Chartered Architect

SOUTH HOLLAND DISTRICT COUNCIL
26 JUL 2002
RECEIVED
01142/01/HP

25 July 2002

Our ref: 01142/CW/MH

Your ref:

Housing and Planning Services Dept
South Holland District Council
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Dear Application Number ?

Archived Application

For the attention of D Roberts

Dear Sir

**Riverside Park Phase 1 Claylake Lane, Spalding**
**Plots 41, 42 and 43**

I have enclosed an amended site plan for the above propert[illegible] repath to the rear garden of No 42 so that it does not pass by the front window of No 41.

Can you please confirm your acceptance to this modification?

Yours faithfully

Clive Wicks

AMENDED PLAN
Ref. HP

Enc

cc HPC (Homes) Ltd

**Application Amendments**

Application H16/0178/01

Location Clay Lake Lane
Spalding

Postcode

House Number

Amendment 9 Date 26-07-2002

Type POS Post-Decision

Sub-Type

Description Revised direction of footpath to rear of Plot 42
Dwg.No. HPC/100Rev.A.

Long Description

# PLANNING AMENDMENT

**For office use only**

Application No. H16/178/01/AS

Date Registered 11 JUL 2002

Case Officer DL

1. Please complete in block letters

**NAME AND ADDRESS OF APPLICANT**

ALLAN ELLIS
ARCHITECT

Tel. No.

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

CLIVE WICKS ASSOCIATES

Tel. No. (Contact)

Please complete in block letters

**FULL POSTAL ADDRESS OF THE APPLICATION SITE**

CLAY LAKE LANE, SPALDING

Please complete

**APPLICATION No.**

This amendment **cannot be considered** unless the relevant reference is stated

H16/0178/01.
~~H16/178/00~~.

Building Regulation reference relating to same development (if any)

2. Please tick **one** box only

A — Amendment is proposed where permission already granted ☑
If yes, submit two forms and two plans.

or

B — Amendment is to a proposal currently being considered ☐
If yes, submit four forms and four plans.

Please complete

I attach the necessary plans and request that the changes described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate. If the amendment relates to a current application, I agree to an extension of the terminal date.

Signed ..... Date .....

3. Please complete in block letters

**FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION**

RESIDENTIAL DEVELOPMENT
- 74 DWELLINGS.

State details of amendments proposed

(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans. Only the changes listed here will be considered.)

AMENDMENTS TO
PLOTS 48 + 49

State drawing no's of the current submission

Has this amendment been requested by the Council? (If so, state Officer dealing with the application)

YES / NO

Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers

Has a similar amendment been submitted under Building Regulations? Yes / No

SOUTH HOLLAND DISTRICT COUNCIL

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

FILE COPY

Application no: H16/0178/01

Original Applicant
Alan Ellis Architect
Sandoval House
School Lane
Wargrave
Berkshire RG10 8AA

Original Agent:
Alan Ellis Architect
Sandoval House
School Lane
Wargrave
Berkshire RG10 8AA

Description: Residential development - 74 dwellings

Location: Clay Lake Lane
Spalding

Amendment: Plots 48 and 49 handed.

05-AUG-02

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
**NOTICE OF ACCEPTANCE OF AMENDMENT**

The amended details submitted in respect of the above proposal have now been considered and there are no objections to the amendment being implemented to the extent described above.

Note: This Notice does not convey any approval under the Building Regulations and you may need to make a new submission.

Yours faithfully

Head of Planning & Development

Clive Wicks Associates
Old School House
36 Boston Road
Sleaford
Lincs NG34 7EZ

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

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

## AMENDMENT RECORD SHEET - POST DECISION

### Admin

Validation:

Inadequate/Inappropriate ☐

Clarification/Details required:

Appears valid ✓

Registered 30/1

## DC Procedural Assessment

Is the information given correct? (Yes/No (If No, state above what details are needed)

Is it an amendment in principle? (Immaterial/Needs new app

Confirmed: 23/1/01

Give a revised description if the details accepted are different to the submission:

Acceptance issued: 31/01/01

**Application Amendments**

Application H16/0178/01 ? Location Clay Lake Lane
Spalding

Postcode House Number

Amendment 8 Date 11-07-2002

Type POS Post-Decision

Sub-Type

X Description Plots 48 and 49 handed. X

Long Description

description OK ?

clive wicks associates

architects • designers • planning consultants

Old School House • 36 Boston Road • Sleaford
Lincolnshire • NG34 7EZ • Tel: 01529 414141
Fax: 01529 415757

Clive Wicks B.A.(Hons.), Dip.Arch.(Sheffield). R.I.B.A. Chartered Architect

10 July 2002

Our ref: 01142/CW/DJB

Your ref:

SHDC
Development
11 JUL 2002
CONS. WIN PAO

Housing and Planning Services Dept
South Holland District Council
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

For the attention of D Roberts

Dear Sir

**Plots 48 and 49, Riverside Park Phase 1, Claylake Lane, Spalding**
**Application No H16/1173/00** - H16/0178/01.

My clients, HPC Homes, have constructed the above units handed to the positions noted on the drawings.

Can you please confirm by return that this can be covered as a minor amendment of the original application?

Attached is a copy of the offending article!

AMENDED PLAN
No. 48

Yours faithfully

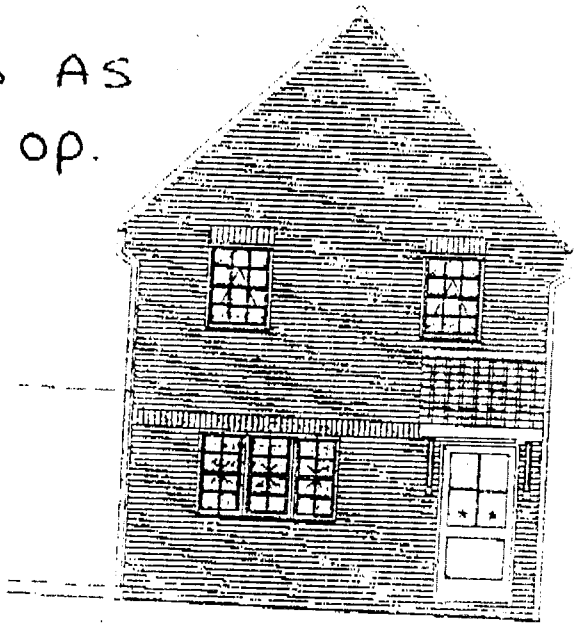
Clive Wicks

Enc

FAO CLIVE FROM JASON @ HPC

PLOT 48 WAS OP NOW AS

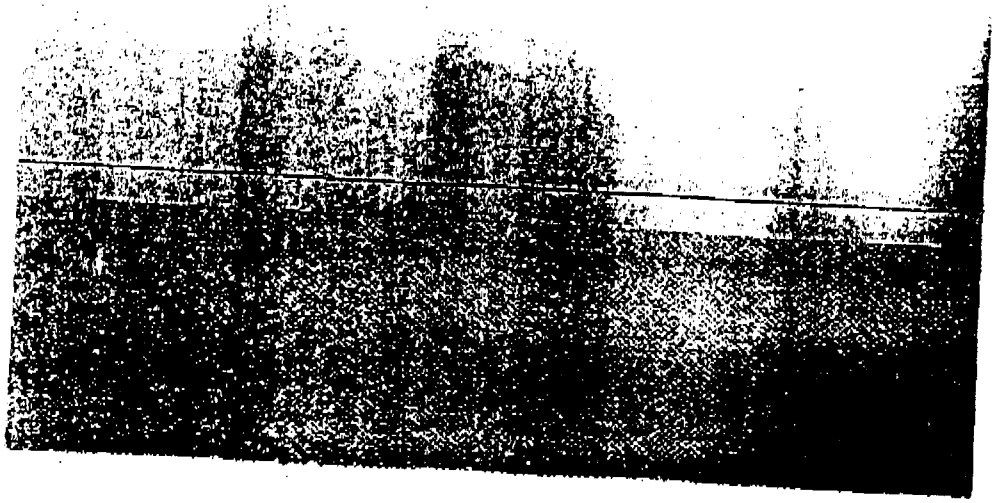
PLOT 49 WAS AS NOW OP.



front elevation

THANKS

JASON



FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

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

Application no: H16/0178/01

Original Applicant:
Alan Ellis Architect
Sandoval House
School Lane
Wargrave
Berkshire RG10 8AA

Original Agent:
Alan Ellis Architect
Sandoval House
School Lane
Wargrave
Berkshire RG10 8AA

Description: Residential development - 74 dwellings

Location: Clay Lake Lane
Spalding

Amendment: Revised surface treatment

07-JUN-02

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
**NOTICE OF ACCEPTANCE OF AMENDMENT**

The amended details submitted in respect of the above proposal have now been considered and there are no objections to the amendment being implemented to the extent described above.

Note: This Notice does not convey any approval under the Building Regulations and you may need to make a new submission.

Yours faithfully

Head of Planning & Development

Clive Wicks Associates
Old School House
36 Boston Road
Sleaford, Lincs. NG34 7EZ

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE
Telephone: (01775) 761161
Fax: (01775) 711253
Email: Info@sholland.gov.uk

## AMENDMENT RECORD SHEET - POST DECISION

### Admin

Validation:

Inadequate/Inappropriate ☐

Clarification/Details required:

Appears valid ☑

Registered 1.5.16

### DC Procedural Assessment

Is the information given correct? Yes/No (If No, state above what details are needed)

Is it an amendment in principle? Immaterial/Needs new app

Confirmed: DC C/C.

Give a revised description if the details accepted are different to the submission:

Acceptance issued:

* C/C discussed with Tom Hayes

he is happy with the amendment

# PLANNING AMENDMENT

**For office use only**

Application No. H16/128/01/47

Date Registered 28 MAY 2002

Case Officer JJR

1. Please complete in block letters

**NAME AND ADDRESS OF APPLICANT**

Alan ELLIS
Sandoval House
School Lane
Tel. No. Wargrave, Berks

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

Tel. No. (Contact)

Please complete in block letters

**FULL POSTAL ADDRESS OF THE APPLICATION SITE**

Clay Lake, Spalding

Please complete

**APPLICATION No.**

This amendment **cannot be considered** unless the relevant reference is stated

H16/0178/01

Building Regulation reference relating to same development (if any)

2. Please tick **one** box only

A — Amendment is proposed where permission already granted [✓]
If yes, submit two forms and two plans.

or

B — Amendment is to a proposal currently being considered [ ]
If yes, submit four forms and four plans.

Please complete

I attach the necessary plans and request that the changes described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate. If the amendment relates to a current application, I agree to an extension of the terminal date.

Signed ..... Date .....

3. Please complete in block letters

**FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION**

Residential

State details of amendments proposed

(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans. Only the changes listed here will be considered.)

Paving Areas

State drawing no's of the current submission

Has this amendment been requested by the Council? (If so, state Officer dealing with the application)

YES / NO

Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers

Has a similar amendment been submitted under Building Regulations? Yes / No

FOR INFORMATION

SOUTH HOLLAND DISTRICT COUNCIL

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

Application no: H16/0178/01

Original Applicant:
Alan Ellis Architect
Sandoval House
School Lane
Wargrave
Berkshire RG10 8AA

Original Agent:
Alan Ellis Architect
Sandoval House
School Lane
Wargrave
Berkshire RG10 8AA

Description: Residential development - 74 dwellings

Location: Clay Lake Lane
Spalding

Amendment: Revised surface treatment

07-JUN-02

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

**NOTICE OF ACCEPTANCE OF AMENDMENT**

The amended details submitted in respect of the above proposal have now been considered and there are no objections to the amendment being implemented to the extent described above.

Note: This Notice does not convey any approval under the Building Regulations and you may need to make a new submission.

Yours faithfully

Head of Planning & Development

Clive Wicks Associates
Old School House
36 Boston Road
Sleaford, Lincs. NG34 7EZ

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

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

**Application Amendments**

Application H16/0178/01

Location Clay Lake Lane
Spalding

Amendment 7 Date 28-05-2002

Type POS Post-Decision
Sub-Type

Description 1 Revised Surface treatment.

clive wicks associat

anning consultants

on Road • Sleaford
Tel: 01529 414141
15757

J. R.I.B.A. Chartered Architect

SOUTH HOL
DISTRICT CC
20 MAY 20
RECEIV
H16/178/01

17 May 2002

Housing and Planning Services Dept
South Holland District Council
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

For the attention of D Roberts

Dear Sirs

AMENDED PLAN
Ref. 4/7

**Claylake Lane, Spalding, Lincs Phase 1**

I have enclosed a copy of the site plan for the above project.

My clients are to continue to block pave all driveways within the house curtilages but in order to maintain the low cost philosophy of the site and to provide an immediate road surface, have to tarmac the roads.

As I indicated on the telephone to you earlier this week, we will be using red tarmac with concrete blocks inset to reduce the scale of these areas.

I have forwarded a copy to Jon Sharpe at Lincolnshire County Council Highways so that you can respond immediately you have discussed the matter with him.

Your earliest response would therefore assist with critical programming on site.

Yours faithfully

Clive Wicks

Enc

cc J Sharpe LCC




S-DC
Planning & Development
20 [illegible] 2002
Ref

clive wicks associates

architects • designers • planning consultants

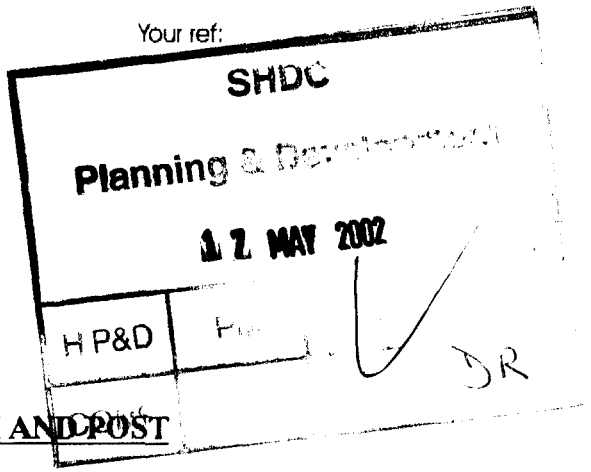
Old School House • 36 Boston Road • Sleaford
Lincolnshire • NG34 7EZ • tel: 01529 414141
Fax: 01529 415757

Clive Wicks B.A.(Hons.), Dip.Arch.(Sheffield). R.I.B.A. Chartered Architect

17 May 2002

Our ref: 01142/CW/MH

Your ref:




Housing and Planning Services Dept
South Holland District Council
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

For the attention of D Roberts

**BY FAX AND POST**

Dear Sirs

**Claylake Lane, Spalding, Lincs Phase 1**

I have enclosed a copy of the site plan for the above project.

My clients are to continue to block pave all driveways within the house curtilages but in order to maintain the low cost philosophy of the site and to provide an immediate road surface, have to tarmac the roads.

As I indicated on the telephone to you earlier this week, we will be using red tarmac with concrete blocks inset to reduce the scale of these areas.

I have forwarded a copy to Jon Sharpe at Lincolnshire County Council Highways so that you can respond immediately you have discussed the matter with him.

Your earliest response would therefore assist with critical programming on site.

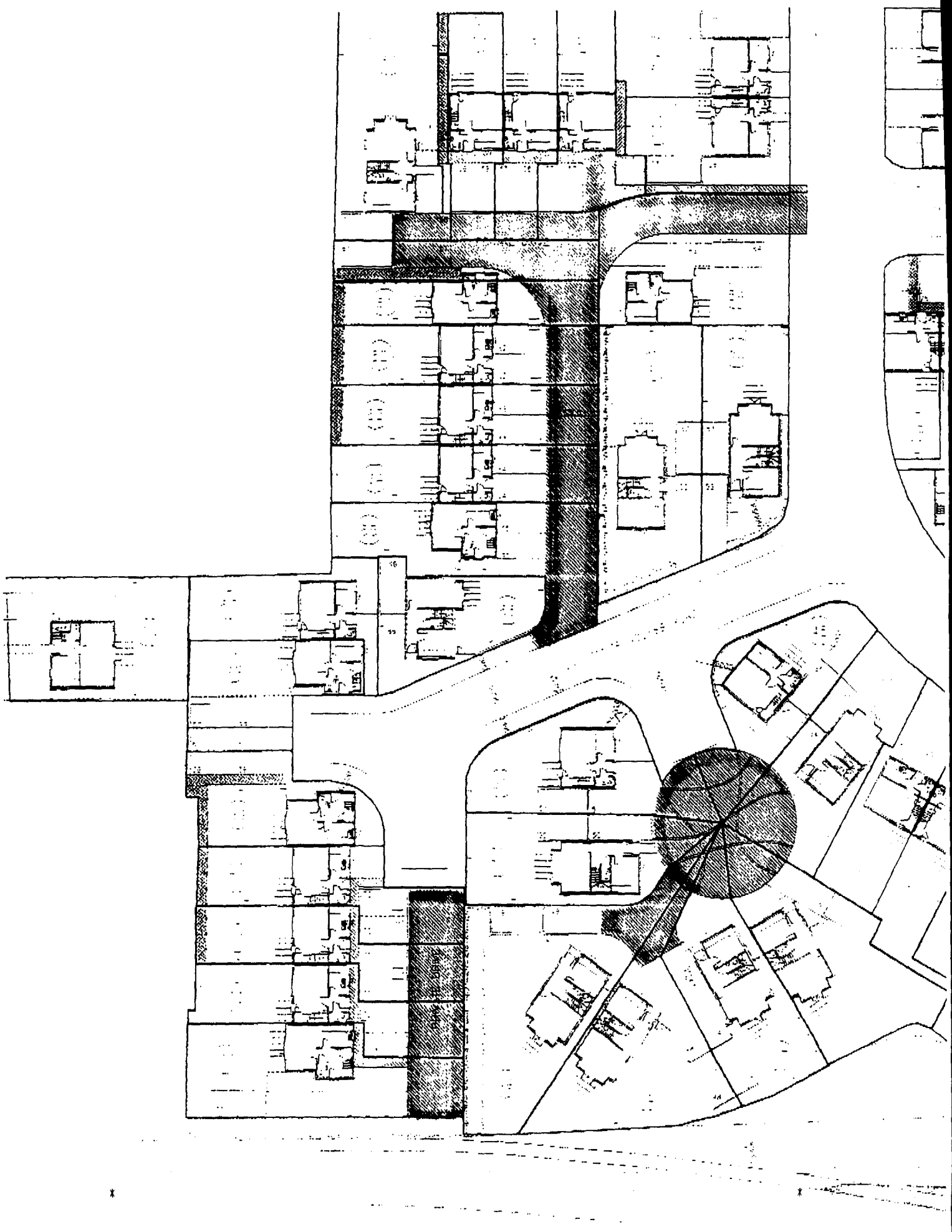
Yours faithfully

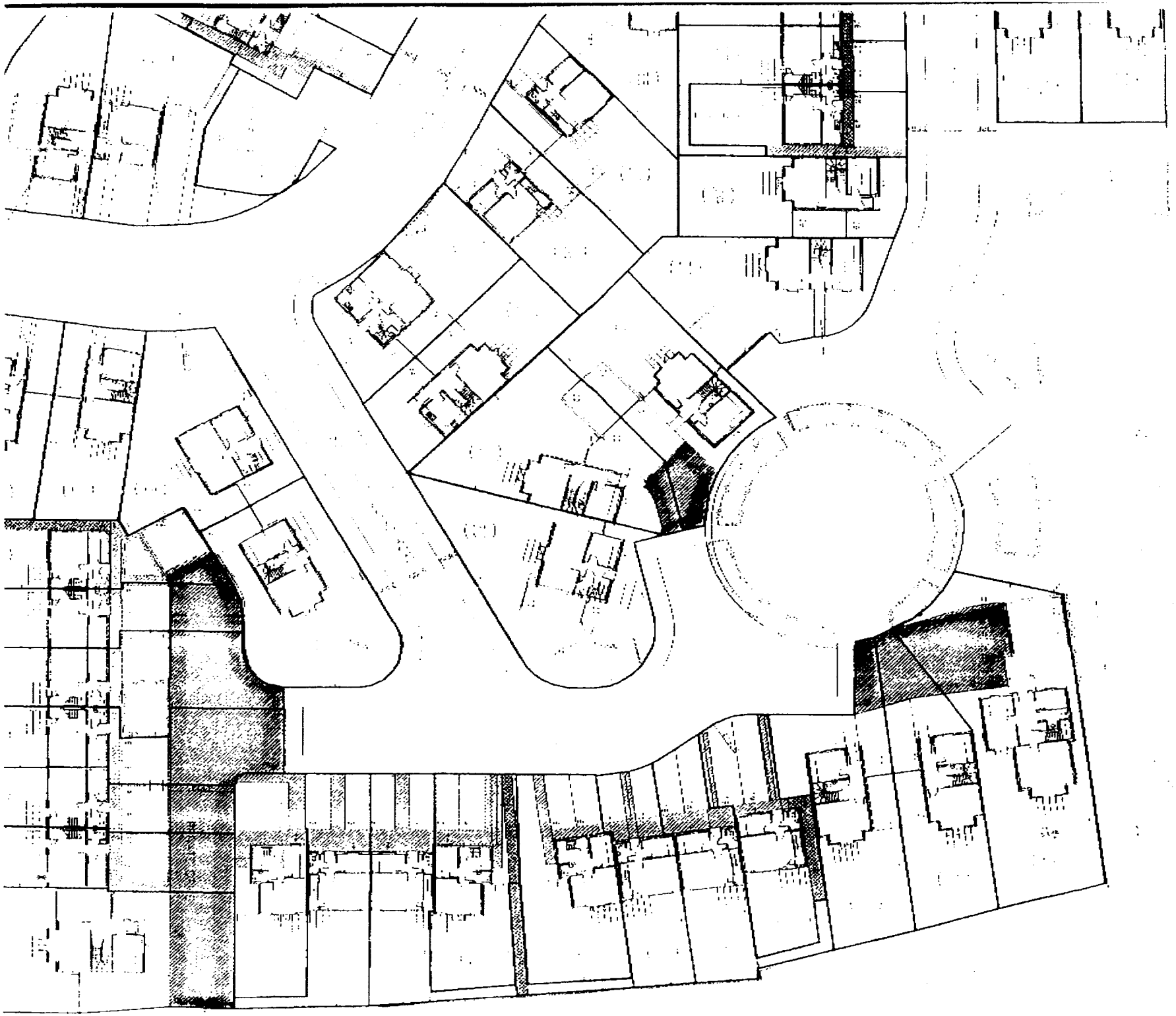
Clive Wicks

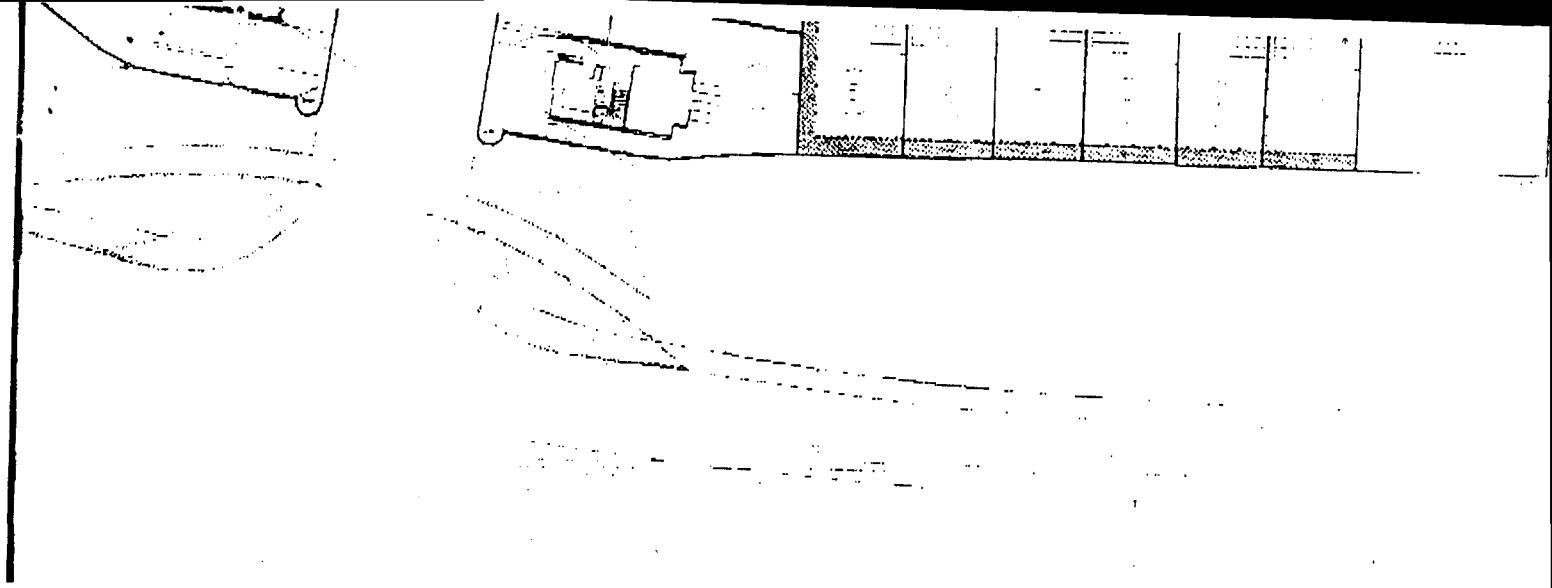
Enc

cc J Sharpe LCC

Associate: John Watham A.M.I.A.S.







# PLANNING AMENDMENT

**For office use only**

Application No. H16/0178/01/AB

Date Registered 27 FEB 2002

Case Officer DJR

1. Please complete in block letters

**NAME AND ADDRESS OF APPLICANT**

Alan Ellis

Tel. No.

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

Tel. No. (Contact)

Please complete in block letters

**FULL POSTAL ADDRESS OF THE APPLICATION SITE**

Clay Lake, Spalding

Please complete

**APPLICATION No.**

This amendment **cannot be considered** unless the relevant reference is stated

H16/0178/01

Building Regulation reference relating to same development (if any)

2. Please tick **one** box only

A — Amendment is proposed where permission already granted. If yes, submit two forms and two plans. ☑

or

B — Amendment is to a proposal currently being considered. If yes, submit four forms and four plans. ☐

Please complete

I attach the necessary plans and request that the changes described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate. If the amendment relates to a current application, I agree to an extension of the terminal date.

Signed ..... Date .....

3. Please complete in block letters

**FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION**

Residential

State details of amendments proposed

(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans. Only the changes listed here will be considered.)

Plot 37
omit render
for full buff
brick

State drawing no's of the current submission

Has this amendment been requested by the Council? (If so, state Officer dealing with the application)

YES / NO

Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers

Has a similar amendment been submitted under Building Regulations? Yes / No

SOUTH HOLLAND DISTRICT COUNCIL

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

FILE COPY

Application no: H16/0178/01

Original Applicant:
Alan Ellis Architect
Sandoval House
School Lane
Wargrave
Berkshire RG10 8AA

Original Agent:
Alan Ellis Architect
Sandoval House
School Lane
Wargrave
Berkshire RG10 8AA

Description: Residential development - 74 dwellings

Location: Clay Lake Lane
Spalding

Amendment: Plot 37 - full buff brick in place of render
Clive Wicks Associates letter: 27 Feb 2002 Ref: 01142/CW/DJB

04-MAR-02

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
**NOTICE OF ACCEPTANCE OF AMENDMENT**

The amended details submitted in respect of the above proposal have now been considered and there are no objections to the amendment being implemented to the extent described above.

Note: This Notice does not convey any approval under the Building Regulations and you may need to make a new submission.

Yours faithfully

Director of Customer Services

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

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

## AMENDMENT RECORD SHEET - POST DECISION

### Admin

Validation:

Inadequate/Inappropriate ☐

Clarification/Details required:

Appears valid ☑

Registered 13/12

## DC Procedural Assessment

Is the information given correct? Yes/No (If No, state above what details are needed)

Is it an amendment in principle? Immaterial/Needs new app

Confirmed: DE 13/02

Give a revised description if the details accepted are different to the submission:

Acceptance issued:

**Application Amendments**

Application H16/0178/01

Location Clay Lake Lane
Spalding

Amendment 6 Date 27-02-2002

Type POS Post-Decision

Sub-Type

Description Plot 37 - full buff brick in place of render
Clive Wicks Associates letter: 27 Feb 2002 Ref: 01142/CW/DJB

Decision

Decision Date

clive wicks associates

architects • designers • planning consultants

Old School House • 36 Boston Road • Sleaford
Lincolnshire • NG34 7EZ • Tel: 01529 414141
Fax: 01529 415757

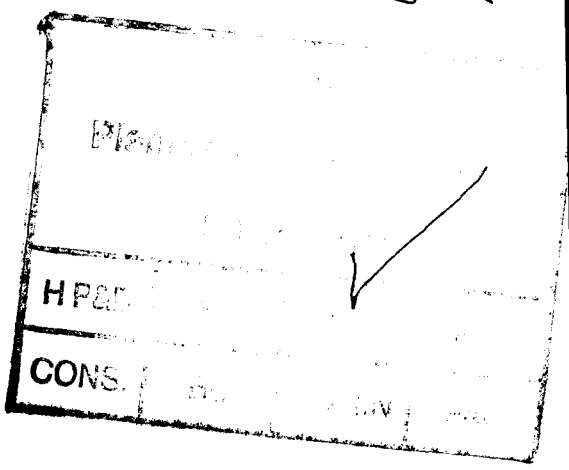
Clive Wicks B.A.(Hons.), Dip.Arch.(Sheffield). R.I.B.A. Chartered Architect

27 February 2002

Our ref: 01142/CW/DJB

Your ref:

Already Booked in via Fax




Housing and Planning Services Dept
South Holland District Council
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

For the attention of D Roberts Esq

**BY FAX AND POST**

Dr ?

Dear Sirs

**Proposed Housing, Clay Lake Lane, Spalding : HPC Homes**
**Application No: H16/1173/00** H·16/0178/01

Further to my letter/fax of 15 February, can you please add Plot 37 to my list for the omission of render and addition of full buff brick to match that to dpc level?

It appears that a sale is conditional on a render-free property, so your earliest confirmation of acceptance would oblige.

Yours faithfully

Clive Wicks

cc P Boggust, HPC Homes Ltd

# clive wicks associates

architects • designers • planning consultants

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Lincolnshire • NG34 7EZ • tel: 01529 414141
Fax: 01529 415757

Clive Wicks B.A.(Hons.), Dip.Arch.(Sheffield) R.I.B.A. Chartered Architect

Our ref: 01142/CW/DJB

Your ref:

27 February 2002

Housing and Planning Services Dept
South Holland District Council
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

For the attention of D Roberts Esq

**BY FAX AND POST**

Dear Sirs

**Proposed Housing, Clay Lake Lane, Spalding : HPC Homes**
**Application No: H16/1173/00** 178/01

Further to my letter/fax of 15 February, can you please add Plot 37 to my list for the omission of render and addition of full buff brick to match that to dpc level?

It appears that a sale is conditional on a render-free property, so your earliest confirmation of acceptance would oblige.

Yours faithfully

Clive Wicks

cc P Boggust, HPC Homes Ltd

Associate: John Wolfam A.M.I.A.S.

# PLANNING AMENDMENT

**For office use only**

Application No. H16/0178/01/AS

Date Registered 19-2-02

Case Officer DR

1. Please complete in block letters

**NAME AND ADDRESS OF APPLICANT**

Alan Ellis Arch.
Sandoval House
School Lane
Wargrave, Berks

Tel. No.

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

Tel. No. (Contact)

Please complete in block letters

**FULL POSTAL ADDRESS OF THE APPLICATION SITE**

Clay Lake, Spalding

Please complete

**APPLICATION No.**

This amendment **cannot be considered** unless the relevant reference is stated

H16/0178/01

Building Regulation reference relating to same development (if any)

2. Please tick **one** box only

A — Amendment is proposed where permission already granted [✓] or
If yes, submit two forms and two plans.

B — Amendment is to a proposal currently being considered [ ]
If yes, submit four forms and four plans.

Please complete

I attach the necessary plans and request that the changes described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate. If the amendment relates to a current application, I agree to an extension of the terminal date.

Signed ..... Date .....

3. Please complete in block letters

**FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION**

Residential

State details of amendments proposed

(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans. Only the changes listed here will be considered.)

change to Brick Details

State drawing no's of the current submission

Has this amendment been requested by the Council? (If so, state Officer dealing with the application)

YES / NO

Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers

Has a similar amendment been submitted under Building Regulations? Yes / No

SOUTH HOLLAND DISTRICT COUNCIL

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

FILE COPY

Application no: H16/0178/01

Original Applicant:
Alan Ellis Architect
Sandoval House
School Lane
Wargrave
Berkshire RG10 8AA

Original Agent:
Alan Ellis Architect
Sandoval House
School Lane
Wargrave
Berkshire RG10 8AA

Description: Residential development - 74 dwellings

Location: Clay Lake Lane
Spalding

Amendment: Change to brick details
Clive Wicks Associates' letter:15 Feb 2002 - Ref:01142/CW/MH

04-MAR-02

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
**NOTICE OF ACCEPTANCE OF AMENDMENT**

The amended details submitted in respect of the above proposal have now been considered and there are no objections to the amendment being implemented to the extent described above.

Note: This Notice does not convey any approval under the Building Regulations and you may need to make a new submission.

Yours faithfully

Director of Customer Services

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

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

## AMENDMENT RECORD SHEET - POST DECISION

### Admin

Validation:

Inadequate/Inappropriate ☐

Clarification/Details required:

Appears valid ☒ KA

Registered .....

### DC Procedural Assessment

Is the information given correct? Yes/No (If No, state above what details are needed)

Is it an amendment in principle? Immaterial/Needs new app

Confirmed: DR..... 1/3/02

Give a revised description if the details accepted are different to the submission:

Acceptance issued:

**Application Amendments**

Application H16/0178/01 Location Clay Lake Lane
Spalding

Amendment 5 Date 19-02-2002

Type POS Post-Decision
Sub-Type

Description Change to brick details
Clive Wicks Associates' letter:15 Feb 2002 - Ref:01142/CW/MH

Decision Decision Date

clive wicks associates

architects • designers • planning consultants

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Lincolnshire • NG34 7EZ • Tel: 01529 414141
Fax: 01529 415757

Clive Wicks B.A.(Hons.), Dip.Arch.(Sheffield). R.I.B.A. Chartered Architect

Planning & Development
19 FEB 2002
HP&D | PM | DC | P'ol
CONS. | BC | ADMIN | PAO

15 February 2002

Our ref: 01142/CW/MH

Your ref:

PLANNING
Ref

Housing and Planning Services Dept
South Holland District Council
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Fax No: 01775 710772

For the attention of D Roberts

**BY FAX AND POST**

Dear Sirs

**Proposed Housing, Clay Lake Lane, Spalding : HPC Homes**
**Application No: ~~H16/1173/00~~** 178101

Please note my client's request that the following matters be considered as a minor amendment of the original approval.

a) Plot 44 – omit render, add Buff bricks in total

b) Plot 47 – omit render, add Red bricks in total

c) Plots 55,56 – omit total render, add render only at first floor on front elevation set between brick quoins.

d) Plot 60 – omit total render, add reed brick to house except for above porch which will be ivory render.

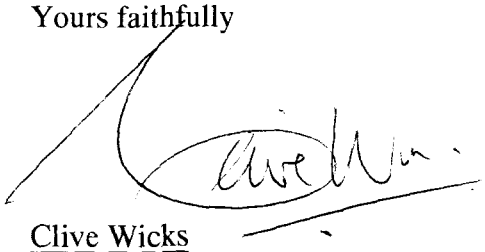
e) Plot 66 – omit render, add red brick in total.

f) Plot 67,68 – omit render, add brown brick except for white render at first floor on front elevation of No 68 (inset by brick quoins).

This reduction in render will help to programme completions during the winter period and conform to requests from purchasers for maintenance free structures.

Your immediate reply would be most helpful.

Yours faithfully



Clive Wicks

cc P Boggust:HPC Homes Ltd

clive wicks associates

architects • designers • planning consultants

Old School House • 36 Boston Road • Sleaford
Lincolnshire • NG34 7EZ • Tel: 01529 414141
Fax: 01529 415757

Clive Wicks B.A.(Hons.), Dip.Arch.(Sheffield) R.I.B.A. Chartered Architect

Our ref: 01142/CW/MH

Your ref:

Priory Road
Spalding
Lincolnshire
PE11 2XE

Fax No: 01775 710772

For the attention of D Roberts

SHDC DR
Planning & Development
16 FEB
H P&O | PM | DC | P&L
CONS. | BC | ADMIN | P&O

**BY FAX AND POST**

Dear Sirs

**Proposed Housing, Clay Lake Lane, Spalding : HPC Homes**
**Application No: H16/1173/00**

Please note my client's request that the following matters be considered as a minor amendment of the original approval.

a) Plot 44 – omit render, add Buff bricks in total

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c) Plots 55,56 – omit total render, add render only at first floor on front elevation set between brick quoins.

d) Plot 60 – omit total render, add reed brick to house except for above porch which will be ivory render.

e) Plot 66 – omit render, add red brick in total.

f) Plot 67,68 – omit render, add brown brick except for white render at first floor on front

e) Plot 66 – omit render, add red brick in total.

f) Plot 67,68 – omit render, add brown brick except for white render at first floor on front elevation of No 68 (inset by brick quoins).

This reduction in render will help to programme completions during the winter period and conform to requests from purchasers for maintenance free structures.

Your immediate reply would be most helpful.

Yours faithfully

Clive Wicks

cc P Boggust:HPC Homes Ltd

# PLANNING AMENDMENT

**For office use only**

Application No. H16/0178/01/A4

Date Registered 08 FEB 2002

Case Officer DJR

1. Please complete in block letters

**NAME AND ADDRESS OF APPLICANT**

Alan Ellis Arch
Sandoval House
School Lane
Wargrave, Berks

Tel. No.

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

Tel. No. (Contact)

Please complete in block letters

**FULL POSTAL ADDRESS OF THE APPLICATION SITE**

Clay Lake, Spalding

Please complete

**APPLICATION No.**

This amendment **cannot be considered** unless the relevant reference is stated

H16/0178/01

Building Regulation reference relating to same development (if any)

2. Please tick **one** box only

A — Amendment is proposed where permission already granted
If yes, submit two forms and two plans. ☑

or

B — Amendment is to a proposal currently being considered ☐
If yes, submit four forms and four plans.

Please complete

I attach the necessary plans and request that the changes described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate. If the amendment relates to a current application, I agree to an extension of the terminal date.

Signed ..... Date .....

3. Please complete in block letters

**FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION**

Res. Development

State details of amendments proposed

(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans. Only the changes listed here will be considered.)

Amendment re: rear access paths to terraced plots

State drawing no's of the current submission

Has this amendment been requested by the Council? (If so, state Officer dealing with the application)

YES / NO

Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers

Has a similar amendment been submitted under Building Regulations? Yes / No

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

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

Application no: H16/0178/01

Original Applicant:
Alan Ellis Architect
Sandoval House
School Lane
Wargrave
Berkshire RG10 8AA

Original Agent:
Alan Ellis Architect
Sandoval House
School Lane
Wargrave
Berkshire RG10 8AA

Description: Residential development - 74 dwellings

Location: Clay Lake Lane
Spalding

Amendment: Amendment to rear access paths to terraced plots
Dwg.No. 2

19-FEB-02

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

**NOTICE OF ACCEPTANCE OF AMENDMENT**

The amended details submitted in respect of the above proposal have now been considered and there are no objections to the amendment being implemented to the extent described above.

Note: This Notice does not convey any approval under the Building Regulations and you may need to make a new submission.

Yours faithfully

Director of Customer Services

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

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

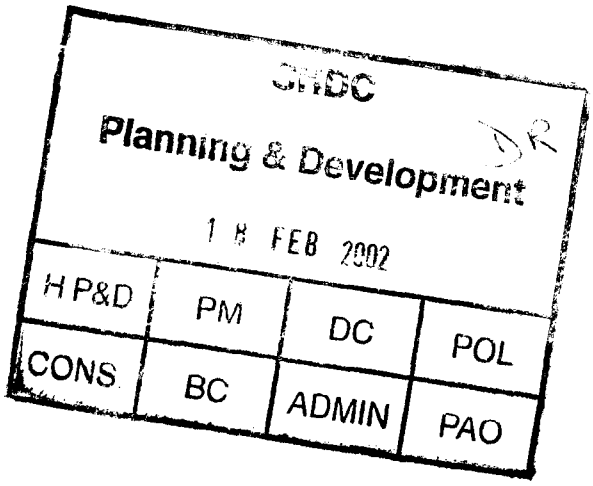
**Lincolnshire Police**
**Community Safety**
**P O Box 999**
**Lincoln**
**LN5 7 PH**

**Tel: (01522) 558118**
**Fax: (01522) 558128**
**13 February, 2002**

Your Reference:

Our Reference: EA/975/CS

Mr. A. Ellis,
Alan Ellis Architects,
Sandoval House,
School Lane,
Wargrave,
Berkshire,
RG10 8AA.







Dear Mr. Ellis,

**PROPOSED RESIDENTIAL DEVELOPMENT AT CLAYLAKE LANE, SPALDING**

Thank you for your letter and plan drawings dated 6th February, 2002, relating to the above mentioned development scheme.

I have studied the revised plans and I am in agreement with the proposed lockable gate for rear access paths.

Thank you for your assistance in this matter.

Yours sincerely,

Constable E. ASHLEY
Architectural Liaison Officer

CC Mr. D. Roberts
Housing & Planning Services Dept., SHDC

CRIMESTOPPERS

# AEA Alan Ellis Architect

**Sandoval House School Lane Wargrave Berkshire RG10 8AA**

**tel/fax: 0118 940 1518 mobile: 07808 139 360**
**e-mail alan @aea.demon .co.uk**


PC Eric Ashley
Police Liaison Officer
LINCS POLICE HQ
PO Box 999
LINCS
LN5 7PH.

C1478/01

COPY

Wednesday, 06 February 2002

Dear PC Ashley

**CLAYLAKE LANE SITE -74 houses**
**PLANNING Amendment Rear Access**

A4

I refer to the planning amendment regarding the rear access paths to the terraced plots and our telephone conversation.

I enclose for your attention two copies of the amended site layout. On these I have marked up the details that we discussed and agreed as follows:-

1 All access pathways that were to two or more properties were to be fitted with a lockable gate positioned in line with the adjoining property so as not to provide any 'sheltered' areas. On the drawing I have therefore marked the locations of these gates with a red asterisk.

2 Although you were generally in agreement with the layout of my drawing you were concerned with the rear access to unit 69 to 73 and had asked me to split these into two. However when I did this it meant that the access to Units 71 and 72 would be off the footpath of Claylake Lane itself and not from within the confines of the site. In view of our discussion that we were try to provide accesses that were viewed by other houses, and this would not have been the case here, I have kept the original arrangement . I trust that you are in agreement with this.

I have copied Dave Roberts in with this letter and I would be grateful if you would revert to him as soon as possible so that this amendment can be formally sanctioned by the Planning Department

Thank you for your assistance.

Yours sincerely

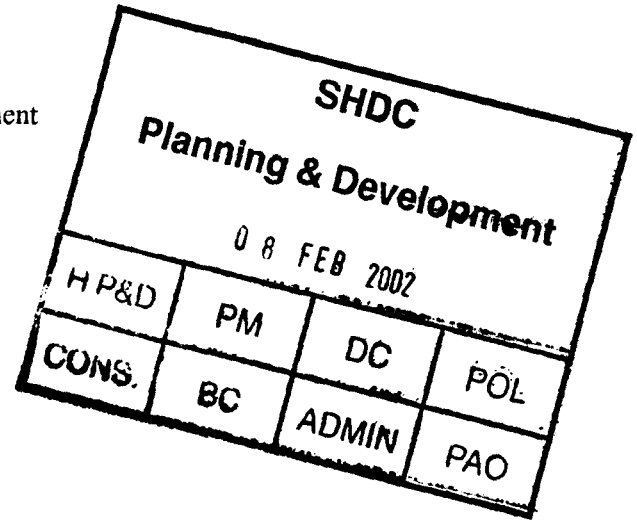
Alan Ellis

# AEA Alan Ellis Architect

**Sandoval House School Lane Wargrave Berkshire RG10 8AA**

**tel/fax: 0118 940 1518 mobile: 07808 139 360**
**e-mail alan @aea.demon .co.uk**


Mr D Roberts
South Holland District Council
Housing and Planning Services Department
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE




Wednesday, 06 February 2002

Dear Mr Roberts

**CLAYLAKE LANE SITE -74 houses**
**PLANNING Amendment**

I refer to the planning amendment regarding the rear access paths to the terraced plots.

As you know I have been in discussion with Eric Ashley regarding details. We have verbally agreed this now and I therefore enclose two copies of the site plan including these details together will my covering letter to PC Ashley.

As we are trying to get all loose ends tied up I would very much appreciate if, after consultation with PC Ashley, you could give the councils formal approval as soon as you are able.

Thank you for your assistance.

174

Yours sincerely

Alan Ellis

C178/01

# AMENDMENT RECORD SHEET - POST DECISION

## Admin

Validation:

Inadequate/Inappropriate ☐

Clarification/Details required:

Appears valid ✓KT

Registered 18/2/02

## DC Procedural Assessment

Is the information given correct? (Yes)/No (If No, state above what details are needed)

Is it an amendment in principle? (Immaterial)/Needs new app

Confirmed: DZ 18/2/02

Give a revised description if the details accepted are different to the submission:

Acceptance issued:

**Application Amendments**

Application H16/0178/01

Location Clay Lake Lane
Spalding

Amendment 4 Date 08-02-2002

Type POS Post-Decision

Sub-Type

Description Amendment to rear access paths to terraced plots
Dwg.No. 2

Decision Decision Date