

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H16/0201/92

Received: 18-FEB-92 Type: OUTLINE

Name: Broadgate Builders
(Spalding) Ltd
519 Broadgate
Weston Hills
Spalding Lincs

Agent: Broadgate Builders
(Spalding) Ltd
519 Broadgate
Weston Hills
Spalding Lincs

Description: Residential development including details of means of access. (~~Resubmission~~ of H16/1037/90)

Location : South of Vernatts Drain & west of Two Plank Lane
Spalding Lincs

South Holland District Council hereby give notice that PERMISSION HAS BEEN REFUSED for the development for the following reason(s):

- 1 The proposed development includes provision for a highway crossing over Two Plank Lane, which is a narrow rural highway which the Local Planning Authority has identified as being suitable for promotion as part of a cycleway/footway link between Spalding and Pinchbeck. The proposed highway crossing would run contrary to the principles of using Two Plank Lane as a cycleway/footway link and would render it less attractive to cyclists and pedestrians. The development as proposed is contrary to Policy L2 of the Spalding and Pinchbeck - Local Plan Review - Consultation Draft.
- 2 The proposal, if permitted, would generate large numbers of vehicles through the existing estate road network to the detriment of highway safety and the inconvenience of existing residents. The junctions of Lilburn Drive and Fairview Way with Woolram Wygate are limited in terms of visibility and were not designed to accommodate the volume of traffic which would be generated. This proposal would therefore lead to highway safety problems at these junctions. Also vehicles could use Two Plank Lane from this new road. This land is inadequate to serve large numbers of vehicles due to its inadequate width and construction. Any increase in use would be detrimental to highway safety.

Director of Planning and Building Control Services
23-APR-93 H16/0201/92

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

Town and Country Planning Act etc

DRAFT DECISION

Reference: H16/0201/92

Received:18-FEB-92 Type:OUTLINE

Name: Broadgate Builders
(Spalding) Ltd
519 Broadgate
Weston Hills
Spalding Lincs

Agent: Broadgate Builders
(Spalding) Ltd
519 Broadgate
Weston Hills
Spalding Lincs

Description: Residential development including details of means
of access. (Resubmission of H16/1037/90)

Location : South of Vernatts Drain & west of Two Plank Lane
Spalding Lincs

South Holland District Council hereby give notice
that permission has been granted/refused etc
on the following conditions/reasons:

- 1 The proposed development includes provision for a highway crossing over Two Plank Lane, which is a narrow rural highway which the Local Planning Authority has identified as being suitable for promotion as part of a cycleway/footway link between Spalding and Pinchbeck. The proposed highway crossing would run contrary to the principles of using Two Plank Lane as a cycleway/footway link and would render it less attractive to cyclists and pedestrians. The development as proposed is contrary to Policy L2 of the Spalding and Pinchbeck - Local Plan Review - Consultation Draft.
- 2 The proposal, if permitted, would generate large numbers of vehicles through the existing estate road network to the detriment of highway safety and the inconvenience of existing residents. The junctions of Lilburn Drive and Fairview Way with Woolram Wygate are limited in terms of visibility and were not designed to accommodate the volume of traffic which would be generated. This proposal would therefore lead to highway safety problems at these junctions. Also vehicles could use Two Plank Lane from this new road. This land is inadequate to serve large numbers of vehicles due to its inadequate width and construction. Any increase in use would be detrimental to highway safety.

22-APR-93

AD check.....*AD 23/4*.....

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

PLANNING APPLICATION

For office use only

Application No.

H16 / 0201 / 92

Date Registered

14 FEB 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

BROADGATE BUILDERS (SPALDING) LTD.

519, BROADGATE,
WESTON HILLS,
NR. SPALDING

Tel. No. 0406 380532

NAME AND ADDRESS OF AGENT

(if form completed by agent)

OFFICE

COPY

Tel. No.

(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

LAND SOUTH OF VERNATT'S DEAN AND WEST OF TWO PLANK
LANE, SPALDING (FIELD NOS. 959)

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

RESIDENTIAL DEVELOPMENT INCLUDING DETAILS OF
MEANS OF ACCESS (Resubmission of H16/1037/90)

Please complete

I attach

* Four copies of all plans

* an ownership certificate (see back page)

* a fee of

If you consider no fee is payable

include a written explanation instead.

Previous application No:

Signed

H. Price

Date

13/2/92

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

2. TYPE OF APPLICATION

This is a **full** application for change of use and/or new building works

or This is an **outline** application

(✓)

☐☒

Now complete Parts
3, 4 and 5 and an
Ownership Certificate

Please state Site Area

(Hectares)

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

Siting

☐

Design

☐

External Appearance

☐

Means of Access

☒

Landscaping

☐

Now complete Parts 3 and 5 and an Ownership Certificate.

or This is a **reserved matters** application.

☐

A. Please state Reference Number of outline permission.

B. Please state which reserved matters are dealt with in this application.

Now complete Part 4 only

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

☐

A. Please state Reference Number of previous permission

B. Please state Condition Number referred to

Now complete an Ownership Certificate

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

☒

A. Please state Reference Number of previous permission

B. Please state Condition Number referred to

C. Please state variation required

Now complete an Ownership Certificate

H16/1037/90 H. Price
2, 8, 9, 11, 12 13/2/92
See enclosed letter.

TYPE OF DEVELOPMENT

3. A. Please state whether the proposal involves:-

(Tick one or more boxes)

(i) New building(s)

(ii) Alterations or extension

(iii) Change of use

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

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

B. Please state size of any new structure:- (a) max. height:

(b) max. length:

(c) max. width:

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

D. Please state type and colour of roofing materials.

E. Has a survey of the site been undertaken? State Yes or No

sq. metres
metres
metres
metres

5. GENERAL INFORMATION Please complete each section

EXISTING USES

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

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

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

B. There will be a new or altered access to a public road

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

If so, name of road:

Will there be —
Individual access(es)

New estate road

TREES Please tick **one** box

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

B. The proposal does involve the felling of one of more trees

→ If so, please show details on plans

DRAINAGE Please complete

A. Please state how surface water will be disposed of

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

C. Please state whether a land drain will be affected

D. Foul sewerage will be disposed of to:

Mains sewer

Cesspool

Septic tank

OTHER MATTERS Please complete

The proposal is in connection with agriculture

The proposal affects a listed building

The proposal affects a public footpath

The proposal is known to affect contaminated or filled land

The proposal is for industrial, warehousing, offices or shopping purposes

In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.

Is this application related to a previous submission

State Yes or No

→ If so, please give details in Part 6

→ If so, please complete Part 7

Date:

Consultee(s):

Application No.:

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

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE
SECTIONS.

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

1. APPLICANT'S INTEREST

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

OWNER

2. OWNERSHIP OF THE SITE

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

If the applicant is the **sole owner of the whole site**, complete **Certificate A**.

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

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

Signed H Price (Applicant/Agent) Date 13/2/92

Certificate B The applicant has given the required notice to everyone else who were owners of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

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

Signed _____ (Applicant/Agent) Date _____

3. AGRICULTURAL HOLDINGS CERTIFICATE

If the land is not in agricultural use, complete Certificate 1.

If the land is agricultural, but there is no agricultural tenant, complete Certificate 1.

If the site does relate to an agricultural holding, you must give notice to any tenant, and complete Certificate 2. (You can use the notice at the bottom of the form to send to the tenant). If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

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

Signed H Price Applicant/Agent Date 13/2/92

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

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

Signed _____ (Applicant/Agent) Date _____

NOTICE UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971

Proposed development at

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

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

TO BE COMPLETED
BY APPLICANT OR
HIS AGENT

Signed _____ Date _____

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ Nil

Receipt Issued No.

Date First Received 14 FEB 1992

REGISTRATION

REFERENCE H16/0201/92

Cross-Ref

Date 17/2/92

VALIDATION

OUTLINE

Date 18/2/92

Type PPA Earliest permission date (Cert B)

Site area No. of dwellings Floorspace

New build/site enlargement/redevelopment/change of use/extension/alteration

Earlier permission ref

RM:- Siting Design Ext app Access Lands

Previous

Current

Description

Note: Invalid for type + site plans but Broadgate called & corrected application before letter sent

Technical:

Certificate
Site plans
Description

☒
☒
☒

Accuracy
Incomplete form

☐
☐

S65 Advert required ☐ Expiry date

Fees:

Nil fee - previous app
- type
Discounted fee

☒
☐
☐

Ref 1037/90

Reason

Correct fee £ ££ Additional fee ££ Receipt no.

Refund £ Issued

CONSTRAINTS

Date 19.2.92

Index Sheets 192 OS Nos Grid Ref 503850 303850

Ward T Parish SPALDING

TR Rural

TR Bypass

Level crossing

Footpath

☒
☒
☒
☒

CA

LB

TPO

Other:

☒
☒
☒

Grade

Inside IBD NO Inside LP Area YES

Linked to site.....Ref.....336 Linked to property.....Ref.....

Planning Records:

Earlier apps

1037/90

B Reg Records:

Already submitted Ref.....

Requested

Inputs completed.....

FURTHER INFORMATION / CONSULTATIONS

APPLICATION REF:

DIRECTIONS

		Siting	Design	Ext App	Access	Lands
Art 7 (Outlines)	RM Checklist:	Previous				
		Current				
		Required				

Reg 4 Scale drawing Highway S/W Agric appraisal

[Indicate
if other
Regs]

Precise details,
for non-standard
direction:

CONSULTATION/PUBLICITY REQUIRED

Publicity : General
 Departure
 Setting of LB Viz

Residents (Postal):

Residents (Delivery):

Consults : Dept of Transport
 Env Health

Conservation consults : Local
 Local & National
 English Heritage LBC I, II*
 Setting I, II*
 Major CA

Consultant : Name
 Order No:
Other :

REVALIDATION AFTER DIRECTION

Information satisfactory/unsatisfactory Signed

Further direction: Precise details

Amended description:

Reconsultations required -
 Parish Council
 Ward Members
 Residents
 Advertise
 Other

New valid date

Re-Registered
Ack/Reception

PM 24-2
22 24/2

Application no: H16/0201/92

Type: OUTLINE

Applicant: Broadgate Builders
Tel: 0406 380532

Agent: Broadgate Builders
0406 380532

Description: Residential development
including details of means
of access. (Resubmission of
H16/1037/90)

Location: South of Vernatts Drain &
west of Two Plank Lane
Spalding
Lincs

Valid date: 18-FEB-92

Terminal date: 14-APR-92

Target dates:

Target Committee: 14-APR-92

To case officer 23-FEB-92 21-2-92

Report deadline: 31-MAR-92

Inspected by 28-FEB-92

Extra contacts 04-MAR-92

Case Officer:

Report if not clear by 24-MAR-92

~~P J UDY~~ D. Roberts

DEVELOPMENT/CONSTRAINTS

Size: 4.17 HA

Category: Newbuild

Listed building:

Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Cllr C F Fisher	0775 725983	20-FEB-92	05-MAR-92
Cllr Mrs A M Newton	0775 762210	20-FEB-92	05-MAR-92
Cllr R C West	0775 760231 (Of	20-FEB-92	05-MAR-92
<i>LCC - plan & obs attached 27/2/92</i>			
Mr A Michie, 16 Farthingales, Wootton Bassett		20-MAR-92	03-APR-92
Advert (GEN)		27-MAR-92	17-APR-92

SITE DETAILS

Grid ref: 523850 323850

OS Sheets: 182

Parcel:

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/38

To: SOUTH HOLAND District Council

Application Reference H66/0201/92

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

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

1. National Grid Reference of a
central point on site

horizontal			vertical		
	2	3	8	2	8

2. Address or location

SOUTH OF VERNATT'S DRAIN & WEST OF TWO PLANK LANE
SPADWING

3. Name, classification and number of road

UC

4. ^{amended}
Date application referred

4 - 1 - 93

5. State whether outline, detailed application etc.

OK

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

RESIDENTIAL DEVELOPMENT

7.

Delete as
appropriate

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

- a. ~~Does not wish to restrict the grant of permission.~~
- b. ~~Requests that any permission given by the local planning authority shall include the conditions shown overleaf.~~
- c. ☒ Requests that the local planning authority refuse the application (reason overleaf).
- d. ~~Requests the local planning authority to complete Form T.R. 108 para 10b as shown overleaf.~~

Date:

1-4-93

Signed:

Emmerson
Director of Highways and Planning

CONDITIONS:—

Delete as appropriate

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

Delete as appropriate

- (i) REASONS FOR a, b, or c overleaf
- (ii) COMMENTS FOR FORM T.R. 108 para 10b

The proposal, if permitted, would generate large numbers of vehicles through the existing estate road network to the detriment of highway safety and the inconvenience of existing residents. The junctions of Kildrum Drive and Fairview Way with Woolram Wygate are limited in terms of visibility and were not designed to accommodate the volume of traffic which would be generated. This proposal would therefore lead to highway safety problems at these junctions.

Also ~~excess~~ vehicles could use Two Plank Lane from this new Road. This lane is inadequate to serve large numbers of vehicles due to its inadequate width and construction. Any increase in use would be detrimental to highway safety.

Note: The developer has proposed to overcome these reasons for refusal by:—

cont'd.



DEPARTMENT OF HIGHWAYS AND PLANNING

To.....

Planning
Reference.

H16/0201/92.

The following are my observations upon the enquiry under the reference quoted above: —

encl'd.

① Stopping up the existing road network to prevent through traffic from using Hilburn Drive and Fairmead Way. These section of road is not yet adopted highway but it would require amended layouts to be submitted for consideration and alteration to the existing legal Agreements.

② Prohibiting vehicular traffic on the narrow section of Two Plank Lane. This requires a Legal Order which needs to be advertised and taken to Magistrates Court. It is by no means certain to succeed therefore until such an Order is made vehicular traffic cannot yet be discouraged.

Date

1/4/93

Signed

Director of Highways and Planning

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council

Application Reference H16/0201/92

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

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

1. National Grid Reference of a
central point on site

horizontal				vertical		
2	3	8	2	3	8	

2. Address or location

SOUTH OF VERNATT'S DRAIN & WEST OF TWO LANE LANE
SPADINE.

3. Name, classification and number of road

4. Date application referred

27-2-92

5. State whether outline, detailed application etc.

OL

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

RESIDENTIAL DEVELOPMENT
(RESUBMISSION OF H16/1037/90).

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

- a. ~~Does not wish to restrict the grant of permission.~~
- b. Requests that any permission given by the local planning authority shall
include the conditions shown overleaf.
- c. ☒ Requests that the local planning authority refuse the application (reason
overleaf).
- d. Requests the local planning authority to complete Form T.R. 108 para
10b as shown overleaf.

Delete as
appropriate

Date:

2-4-92

Signed:

Emmerson
Director of Highways and Planning

Why do I bother
CS 1/4/93

CONDITIONS:—

Delete as appropriate

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

Note

This site should provide a major link onto the new distributor road, in order to alleviate the highway problems.

Delete as appropriate

- (i) REASONS FOR a, b, or c overleaf
- (ii) COMMENTS FOR FORM T.R. 108 para 10b

The proposal, as shown on the submitted layout would, if permitted generate large numbers of vehicles through the existing estate roads, to the detriment of the safety and convenience of existing residents. Also such traffic would ~~be~~ increase use of the junctions of Wexham Wygate with both Lulburn Drive and Fairview Way. Both these junctions are limited in terms of visibility and were not designed to take the ~~traffic~~ volume of traffic which this proposal would generate. Such increase in traffic would therefore be detrimental to highway safety.

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

Mr D Roberts

DJR/JJ H16/0201/92

19 Feb 1993

Dear Sir,

RESIDENTIAL DEVELOPMENT, INCLUDING DETAILS OF MEANS OF ACCESS,
SOUTH OF VERNATTS DRAIN AND WEST OF TWO PLANK LANE, SPALDING.

Following our previous discussions on the above application. I had understood from these discussions, that you would be withdrawing the above application. I would be pleased to learn whether or not this is still your intention. As you know the application has been lodged with my Department for some considerable time pending resolution of the question of crossing Two Plank Lane with an access.

I had thought that this matter would be resolved by the submission of a detailed application, stopping short of Two Plank Lane, leaving the question of future road crossing in abeyance.

I would be grateful if you could advise me whether or not you wish me to proceed with the determination of the current application, or whether or not you wish it to be withdrawn.

Yours faithfully


N Midlen
Principal Planning Officer
Development Control

file note 201/92

Please call 827/HP 1/4/93 Re. 201.

His requirements: 13/2/93. letter de condition. orig. Remise.

24. → - Phases. - not simultaneous.

then to purchase

Policy on River Bank. (for discussion)

not formally include Pub: refer to Public House:

Plan & letter dated ~~15/2/93~~ 8/3/93 supersede
everything previously submitted.

107161-7
783/92-H.I.

201/92.
File no 5 26/8/92.

Meeting . D. Clark: Affili: DPBCS: IC: DSR: C. Briggs.

discussed at length options for development.
& problems of crossing 2 plant lanes.

decided that current outline would be W/A.

& full app. submitted in respect of phases I+II.

with indicative plan of future development strategy.

Any question of crossing 2 plant lanes would
be left in abeyance until such time as
the distribution link between W. Wyatts & M.H. Lane
had been completed.

No commitment given over whether or not such a
crossing would ever be permitted.

Mentioned also the question of landscaping & its relative
importance

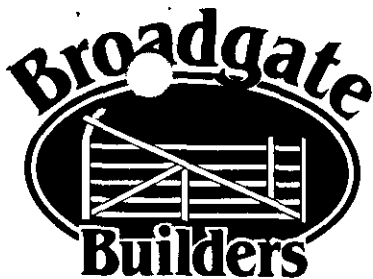
DL

Dave.

Spoke to Alvin Smith 6-7-92. He has a plan which he will submit with a letter rather than amendment form because it is easier to do. The letter should also explain their reasoning for the design. It does not provide any road link to Fathingsdales. Which I think was previously considered. I suggested that the possible reason was concern over a long cut-de-sac for Fathingsdales.

20

PJ



Broadgate Builders (Spalding) Limited

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

Our Ref: HRP/E21

Director of Planning and
Building Control
South Holland District Council
Priory Road
Spalding
Lincs



13th February 1992

Dear Sir,

Re: Application for modification of Conditions
Proposed Residential Development Land South
of Vernatts Drain and West of Two Plank Lane, Spalding

As you are aware from previous correspondence, Outline Planning Permission H16/1037/90 contained a number of conditions that were unacceptable.

We have submitted the enclosed application within the twelve month period from the date of the earlier permission and no fee is therefore payable.

The following conditions require modification or deletion :-

2a) The proposed development has three clearly identified means of access and will therefore be developed as three phases. Simultaneous submission of Reserved Matters is not necessary as they can be dealt with in distinct phases within the overall concept envisaged for the development.

8) This condition should not be specific to Farthingales as Phases A and B on the enclosed drawing do not rely on Farthingales as a means of access.

9) The residential development of Phases A and C will not be affected by the continued use of the existing commercial premises and this condition should be relaxed accordingly.

11) We believe that further discussions are required with regard to this condition, particularly to identify the potential users of the facility and to establish the most advantageous position to cater for their need.

12) This condition should be deleted as a construction access from Daniels Acre will be utilised. We have no objection to a condition restricting the use of Farthingales as a construction access.

continued...



Directors: D.D. Bissett-Clarke (Managing) N.J. Rayner ACMA (Financial) Mrs. W. A. Rayner (Company Secretary)
Registered Office as above. Registered in England No. 1242542



continued.....

We trust that you will recognise the restrictive nature of the original permission and we hope that our revised proposals are acceptable.

Please contact the undersigned to discuss any outstanding problems.

Yours faithfully,

A handwritten signature in dark ink, appearing to read "H Price". The signature is written in a cursive, somewhat stylized script.

HOWARD PRICE

PLANNING COMMITTEE - 20th April, 1993.

267. PLANNING APPLICATIONS (Continued)

(b) Applications Refused

The undermentioned applications be refused planning permission in accordance with the recommendations of the Director of Planning and Building Control Services, as amended, where indicated:-

Plan No. and Applicant

Proposal

H11/0023/93
Whitney Limited

Advertisement consent for Agent's 'For Sale/Letting' Board at land at junction of A17 Long Sutton By-pass and Seagate Road, Long Sutton.

(It was also noted that the Department of Transport had requested that the application be refused in the interests of highway safety.)

(It was also agreed that legal proceedings be instituted under the provisions of Section 224 of the Town and Country Planning Act 1990 to secure the removal of the advertisement displayed in contravention of the Town and Country Planning (Control of Advertisement) Regulations 1992 if the unauthorised sign is not removed within a period of 28 days from the date of the decision notice.)

H16/0167/93
Abbey National plc

New shop front with disabled access at 13/14 Bridge Street, Spalding.

(Councillors B J Davies and C F Fisher declared indirect interests in the above application and left the Council Chamber during consideration thereof.)

H16/0168/93
Abbey National plc

Advertisement consent for new fascia sign, retain projecting sign, new Abbeylink sign above ATM, plus internal window display at 13/14 Bridge Street, Spalding.

(Councillors B J Davies and C F Fisher declared indirect interests in the above application and left the Council Chamber during consideration thereof.)

H16/0189/93
R.L. Todd & C J Rahman

New shop door to cover in porchway, 6 Sheep Market, Spalding.

H08/0193/93
Mr J L Clay

O.A. Dwelling with access at 139 Westhorpe Road, Gosberton.

(It was also noted that the representations received had been submitted by the Parish Council and not the Ward Member.)

H16/0201/92
Broadgate Builders

O.A. Residential development including details of means of access (resubmission of H16/1037/90) land south of Vernatts Drain and west of Two Plank Lane, Spalding.

(It was also agreed that, for the avoidance of doubt, and in pursuance of the objectives set out in Policy T5 of the Spalding and Pinchbeck Local Plan Review, the Council seek to ensure that Two Plank Lane shall continue to form part of the strategic network of cycle and footway facilities primarily to secure the needs of cyclists and pedestrians wanting to travel between Pinchbeck and Spalding.)

TYPE: Outline

DESCRIPTION: Residential development including details of means of access (resubmission of H16/1037/90)

LOCATION: South of Vernatts Drain & west of Two Plank Lane, Spalding

APPLICANT: Broadgate Builders

AGENT:

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 20 APR 1993

REASON FOR COMMITTEE CONSIDERATION

Major development; proposed crossing of Two Plank Lane.
Recommendation for refusal.

RECOMMENDATION

H16/0201/92 -

Refuse permission.

1 The proposed development includes provision for a highway crossing over Two Plank Lane, which is a narrow rural highway which the
SCA Local Planning Authority has identified as being suitable for promotion as part of a cycleway/footway link between Spalding and Pinchbeck. The proposed highway crossing would run contrary to the principles of using Two Plank Lane as a cycleway/footway link and would render it less attractive to cyclists and pedestrians. The development as proposed is contrary to Policy L2 of the Spalding and Pinchbeck - Local Plan Review - Consultation Draft.

2 The proposal, if permitted, would generate large numbers of vehicles through the existing estate road network to the detriment
SCB of highway safety and the inconvenience of existing residents. The junctions of Lilburn Drive and Fairview Way with Woolram Wygate are limited in terms of visibility and were not designed to accommodate the volume of traffic which would be generated. This proposal would therefore lead to highway safety problems at these junctions. Also vehicles could use Two Plank Lane from this new road. This lane is inadequate to serve large numbers of vehicles due to its inadequate width and construction. Any increase in use would be detrimental to highway safety.

PLANNING ISSUES

- 1 The application involves approximately 4 hectares to the north of the new distributor road and west of Farthingales.
- 2 Outline permission originally granted under reference H16/1037/90 on the basis that there would be no highway crossing of Two Plank Lane. The application seeks to establish such a crossing and modify certain conditions relating to simultaneous submission of details: access to Farthingales: riverside parking and cessation of use of existing commercial premises. The determination of the application has been held up pending discussion with the applicant.

- 3 Leaving aside the question of variation of previous conditions, the overriding issue relates to the proposed highway crossing of Two Plank Lane. County Highway's have requested refusal on the grounds that existing junctions are inadequate to cater for extra traffic. This is notwithstanding an undertaking that Lilburn Drive could be stopped off, and the suggestion of an agreement to close Two Plank Lane to vehicular traffic upon completion of the highway crossing.
- 4 However, there are also fundamental planning objections to the proposal. It has been a long standing planning objective to serve this and other development land from the new distributor road, and to introduce a new through route could negate some of the benefits of this, and encourage excessive use of existing sub-standard junctions.
- 5 Policy L2 of the Spalding and Pinchbeck Local Plan Review Consultation Draft states that opportunities to make greater recreational use of public rights of way...will be sought. In this context, Two Plank Lane has been identified and is seen as being suitable as a long term cycleway/footpath link (with the eventual removal of traffic) linking Spalding and Pinchbeck, consequently to construct a major road across Two Plan Lane would be contrary to this objective.
- 6 The applicants have also submitted a separate application under ref. H16/0215/93 for a collector road off the new distributor road. This stops just short of Two Plank Lane. The applicants have requested that both applications run together, but notwithstanding this, I am concerned that the latter application shows insufficient detail to make a proper assessment in relation to its impact with Two Plank Lane, and it stands deferred pending the submission of further information.

REPRESENTATIONS

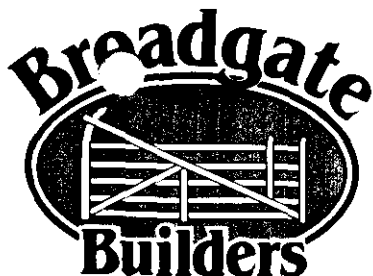
County Highways: Requests refusal.

Anglian Water: Necessary to lay a large diameter water main from Blue Gowl Lane into the proposed Wygate Park development area. In order to achieve least disruption, we have been attempting to agree a route through this site.

Applicant: In view of concerns expressed to traffic going eastwards to use sub-standard junctions at Fairview Way or Lilburn Drive. Propose that consideration be given to stopping up Lilburn Drive.

Prepared to enter into planning obligation to ensure all vehicles will be removed from Two Plank Lane at the time that the new road crossing is constructed, thus allowing Two Plank Lane to revert to a footway/cycleway link.

Details of crossing point will be submitted at detailed application stage, but we are sure that the principle of a cycleway crossing a minor road is acceptable now that Wygate Park has been designed to include cycleways crossing the main distributor road.



Broadgate Builders (Spalding) Limited

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

Telephone: (0406) 380532

Fax: (0406) 380014

Our Ref: HRP/E21

Your Ref: DJR/H16/0201/92

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

26th March 1993

Dear Sir,

RE: OUTLINE PLANNING APPLICATION INCLUDING DETAILS OF MEANS
OF ACCESS SOUTH OF VERNATTS DRAIN AND WEST OF TWO PLANK LANE,
SPALDING.

I refer to my recent meeting with David Roberts and Chris Briggs from Lincolnshire Highways.

Chris Briggs only concern regarding the crossing of Two Plank Lane was that traffic from Wygate Park would have an alternative route Eastwards and might choose to join Woolram Wygate at Fairview Way or Lilburn Drive both of which are sub-standard junctions.

I am therefore writing to propose that consideration be given to stopping up Lilburn Drive as indicated on the enclosed plan thus ensuring that vehicles would use the Two Plank Lane junction with Woolram Wygate.

I have enclosed a plan indicating the approximate number of houses with easy access to the Two Plank Lane crossing as requested by Chris Briggs.

Yours faithfully

H Price

HOWARD PRICE

3800 PLANK LANE
29 MAR 1993 DR

DE
DPO
JO
RECEIVED BY
Disches with
Copy to

H.P.





Broadgate Builders (Spalding) Limited

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

Telephone: (0406) 380532

Fax: (0406) 380014

Our Ref: HRP/E21

Your Ref: DJR/JJ H16/0201/92

Director of Highways and Planning
South Holland District Council
Council Offices
Priory Road
Spalding

S.H.D.C. PLANNING DEPT. RECEIVED 25 FEB 1993	
Amendment DPO DCPO JC Action by Process with Copy to	File Nos. Knowledge YES/NO by date

Dear Sir,

Residential Development including details of means of access
South of Vernatts Drain and West of Two Plank Lane, Spalding

I refer to your recent letter and I am in the process of preparing a detailed application for the roads to serve this development.

It is my intention that the detailed application will run alongside the outline application but will not include a crossing of Two Plank Lane.

On this basis I will be amending the means of access shown on the outline application to include access from the main distributor road serving Wygate Park and from Daniels Acre crossing Two Plank Lane, the means of access from Farthingales will be removed.

I trust you will view this revised drawing as an amendment to the current application and that the application can then be determined to establish whether the crossing of Two Plank Lane is acceptable.

Yours faithfully
BROADGATE BUILDERS (SPALDING) LIMITED

H Price

HOWARD PRICE
DEVELOPMENT MANAGER





Broadgate Builders (Spalding) Limited

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

Our Ref: HRP/E21

Your Ref: DJR/H16/0201/92

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

1st May 1992

Dear Sir,

Re: Residential Development Including Details
of Means of Access South of Vernatts Drain
and West of Two Plank Lane, Spalding

I refer to the above application and a recent discussion with David Roberts.

Further details of the Means of Access including a crossing of Two Plank Lane are currently being prepared and additional information will be submitted to you by the end of May.

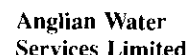
We believe that the amendments we are preparing will overcome the problems identified by your officers and we are therefore proposing a deferment of the application pending the submission of additional information.

Yours faithfully,

HOWARD PRICE

S.H.D.C. PLANNING DEPT.	
RECEIVED	
- 5 MAY 1992	
DR	
Attended by ☒ M	
DPO	CCPO RS
JC	ACP
Action by	Acknowledge YES/NO
Discuss with	by
Copy to	date





S.H.D.C. PLANNING DEPT.
RECEIVED
27 APR 1992

4-27-1992
DPC
MOPO
AC
ACB
Not on by ... JC
Discussed with ...
Copy to ...

5/12/92
Acknowledge YES/NO
by
date

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

Telephone 0522 557000

Facsimile 0522 557022

Mr J Pycock

Our ref JP/3177305

Your ref H16/0201/02

24 April 1992

Mr Smith
Director of Planning
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincolnshire

Dear Mr Smith

OFF-SITE WATER MAIN, WYGATE PARK, SPALDING

I am writing to inform you that it is necessary for Anglian Water to lay a large diameter (250 mm) off-site water main from Blue Gowt Lane into the proposed Wygate Park development for Messrs Allison and Broadgate Builders.

Phase 1 of the above scheme from Blue Gown Lane railway crossing to Two Plank footbridge was laid several weeks ago in co-operation with the internal drainage board. This Company is examining the possibility of the provision of route for Phase 2 which will link this main to the distributor road adjacent to Woolham Wygate, where Allison Homes Ltd is carrying out development work.

Anglian Water is most anxious to avoid the possible extensive disruption to residents and the subsequent traffic chaos that would result from the water main being routed down Two Plank Lane and along Woolham Wygate. In order to achieve the least disruptive route my Engineering Services staff have been attempting to agree a route through Broadgate Builders land (which I understand they hope to develop over the next few years).

I should be grateful to receive your observations on this proposed off-site main and for any assistance you may be able to offer in expediting our negotiations with Broadgate Builders. Your swift response would be appreciated as an agreed route will be implemented during the early summer months.

Yours sincerely

Trevor Wearing
Divisional Services Manager

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

NOTICE IS HEREBY GIVEN that Service Charges to existing participants in the One Star Regular Servicing Scheme will be amended to the amounts shown below, with effect from July 6, 1992.

	£ (including 17.5% VAT)
Gas Central Heating Boiler (Freestanding or Wall Mounted)	23.80
Central Heating Warm Air Heater	26.80
Central Heating Warm Air Heater with Combined Hot Water or Multipoint Water Heater	39.40
Central Heating Back Boiler with Integral Fire	28.40
Gas Fire with Combined Water Heater	28.40
Multipoint Water Heater	22.20
Circulator Storage Water Heater	22.20
Wall Heater (formerly Unit Heater) or Balanced Flued Gas Fire	22.20
Gas Fire	22.00
Sink Water Heater	22.20
Other Domestic Appliances	22.20

Where two or more of the above appliances are serviced during the regular servicing visit under the One Star Scheme, the appliance carrying the greater service charge will be charged at full rate, and the charges for the second and subsequent appliances will be reduced by £9.60

C. H. FAIRMANN, Regional Solicitor.

British Gas plc,
Registered Office:
Rivermill House, 152 Grosvenor Road,
London SW1V 3JL.
Registered in England: No 2006000.
March 19, 1992.

PLANNING APPLICATION

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

PLANNING APPLICATIONS

Residential development including details of means of access.
(Resubmission of H16/1037/90).
South of Vernatts Drain/West of Two Plank Lane, Spalding.
(Application H16/0201/92).

PROPOSALS IN CONSERVATION AREAS

The proposal may affect the character or appearance of the Conservation Area —
Demolish existing subsidence damaged rear extension and rebuild Bank House, North Street, Crowland.
(Applications H02/0327/92 and H02/0328/92).
Residential building plot and town house (renewal of H16/0558/88).
Land off Pinchbeck Road, Spalding.
(Application H16/0333/92).
Construct a new Police Station together with garages and outbuildings and to widen existing "The Green". Site at rear of Queensgate Hotel, Westside Street, Spalding.
(Application H16/0342/92).
Demolition of front and side brick boundary wall and fence with access gates, Westside Street (site adjacent to Queensgate Hotel) on corner of "The Green", former Westside Street Primary School, Spalding.
(Application H16/0343/92).
Applications and plans showing the proposals may be seen during office hours at the Planning Department, Council Offices, Priory Road, Spalding. Any observations should be sent to me within 21 days of the date of this Notice.

**S O U T H
H O L L A N D
DISTRICT COUNCIL**

B. SMITH,
Director of Planning & Building

Control Services,
Council Offices,
Priory Road,
Spalding.

March 27, 1992.

SHWVN 7622

THE ANNUAL PARISH MEETING of GOSBERTON

will be held in the
Public Hall on
Monday, March 30th
at 7.30 pm
3H7500 CWWN

CARAVANS & CAMPING

BERMISTAN Caravan, 2-

REMOVALS & HAULAGE

- ★ REMOVALS
- ★ STORAGE
- ★ HOUSE CLEARANCE

Telephone:
STAN ROBINSON
Spalding 768283

•111

EASTLEA HOUSE

HAIRDRESSING STEWARD

Grade 1 £4,016 - £7,139 pa
over 21 starting point £5,902 pa
32.5 hours per week for 42 weeks per year

Boston College requires a Hairdressing Steward to work 32.5 hours per week for 42 weeks per year. Actual times of duty to meet the needs of the College but open to some flexibility.

Duties will include preparation of materials for classes, cash handling, stock monitoring and care of equipment. Applicants should be adaptable and be able to work with young people without constant supervision. Full training will be given.

A full job description and application forms are available from the Management Office, Boston College, Rowley Road, Boston, Lincs PE21 6JF. Tel: 0205 365701.

Closing date for applications is April 6, 1992.

LINCOLNSHIRE COUNTY COUNCIL

SHWVN

5712

CANTEEN ASSISTANT

We require a reliable assistant for our staff canteen, Monday to Friday (7-4 pm) responsible for cooking, cashing and cleaning.

The successful applicant will have a catering background, be familiar with figures and have the ability to provide a high standard of customer care in a busy environment.

This position offers the prospect for promotion, good rates of pay and the opportunity to work overtime.

Please contact
Mrs Michele McCarthy,
Personnel Officer
Tel: (0775) 766161 Ext 257/8



SHWVN 7622

RELIEF QUALITY CONTROLLER

The successful applicant must be:

- ★ Self-motivated
- ★ Able to produce written reports
- ★ Numerate
- ★ Able to test, weigh, sample

As this is a relief position, the individual appointed would be production line duties as necessary.

Normal hours of work 3.00 pm to 10.00 pm, Monday to Friday, all required to meet production needs. Own transport essential.

Please send details of qualifications and experience to the: **P Tinsley Foods Limited, Sluice Road, Holbeach St Marks, Lincs PE12 8HF.**

Tinsley

GROUP CREDIT CONTROLLER

Geo Adams and Sons is a leading manufacturer and quality meat and meat products.

Reporting to the Group Financial Controller, the Group is responsible for customer credit assessment, debt reconciliation of accounts, ranging from major High small independent traders.

Applicants should possess excellent communication ability to manage and develop a small team to achieve

Experience of computerised sales ledger systems is requirement for this demanding position.

An attractive salary and benefits package is offered.

Please apply with full CV and salary details to:

Mrs Jane Sly,
Group Personnel & Training Officer,
GEO ADAMS & SONS

Crescent House,
Fulney Lane,
Spalding, Lincs PE12 6FZ.

Tel: 0775 766161.

SHWVN 7622

GEEST PREPARED FOODS Production Line

PLANNING APPLICATION

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

PLANNING APPLICATION

Reference No: H16/0201/92
Description: Residential development
including details of means
of access. (Resubmission of
H16/1037/90)
Location: South of Vernatts Drain &
west of Two Plank Lane
Spalding
Lincs

Applications and plans showing the proposal(s) may be seen during office hours at the Planning Department, Council Offices, Priory Road, Spalding. Any observations should be sent to me by 17-APR-92 quoting the above reference number.

B Smith
District Planning Officer

27-MAR-92



Our Ref: ARP/E21

Your Ref: H16/1037/90

District Planning Officer
South Holland District Council
Chatterton Tower
Winfrey Avenue
Spalding
Lincs

31st May 1991

Dear Sir,

Re: Residential Development including details of means of access,
land West of Two Plank Lane, Spalding

Further to my meeting with David Roberts, I am writing to confirm that certain conditions of the Outline Planning Permission issued on 25th April 1991 are unacceptable.

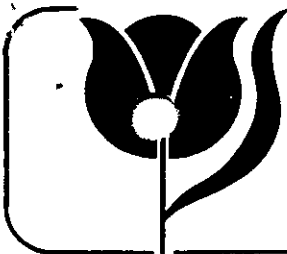
However our meeting was extremely productive and I am satisfied that our common aims for the enhancement of the Two Plank Lane and the Vernatts Bank can be achieved by negotiation and agreement, and to this end I will be re-submitting the application in due course.

Would you please confirm that if the application is for the same area, no fee will be required and that we have until 25th April 1992 to re-submit.

Yours faithfully,
BROADGATE BUILDERS (SPALDING) LIMITED

HOWARD PRICE

Copy to R.J. Law and T.G. Law.



South Holland District Council

B. Smith, MRTPI - District Planning Officer

Planning Department
Council Offices
Chatterton Tower
Winfrey Avenue
SPALDING
Lincs
PE11 1DB

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

My Reference

DJR/JJ
H16/1037/90

Please quote our reference
on all correspondence

Your Reference

HRP/E21

0201/92

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

19th June 1991

Dear Sir,

RESIDENTIAL DEVELOPMENT, INCLUDING DETAILS OF MEANS OF ACCESS LAND TO WEST OF TWO PLANK LANE, SPALDING.

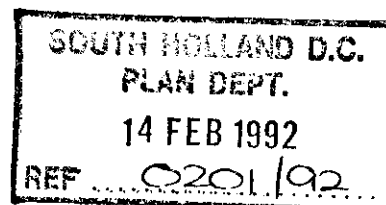
Thank you for your letter of 31st May 1991 following our earlier meeting. Although I agree with your summary of the meeting I feel it prudent to add that any decision must ultimately rest with my Planning Committee, and in this context I cannot attempt to predetermine the outcome of any revised submission.

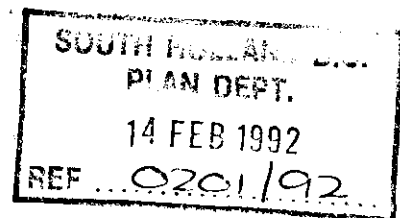
I enclose relevant advice leaflets covering the question of fees, which I hope answers your queries.

Yours faithfully

B Smith MRTPI
District Planning Officer

Enc.





WHEN ARE FEES NOT REQUIRED ?

RESUBMISSION AFTER A REFUSAL

If you feel that reasons for refusal can be overcome in a revised application, the resubmission will not require a fee, provided that:

- 1 The application is of the same type, and in the planning authority's view, is essentially the same kind of development;
- 2 The applicant is the same;
- 3 The application is made within 12 months of the date of the refusal;
- 4 A fee was paid on the refused application, and no other "free" application has been made;
- 5 The resubmission relates to the same site, or part of it, and to no other land (unless extra land is needed solely for means of access).

An applicant can benefit from this exemption only once. Even if the exempt application related only to part of the site, any subsequent application will require a fee.

RESUBMISSION AFTER APPLICATION WITHDRAWN

The same rules apply as for resubmission after refusal, but the 12 month period runs from the date the earlier application was submitted.

RESUBMISSION AFTER PERMISSION

The same rules apply as for resubmission after refusal, but the 12 month period runs from the date the earlier application was approved.

There is no exemption for an application which seeks to renew a permission about to lapse because it has not been implemented.

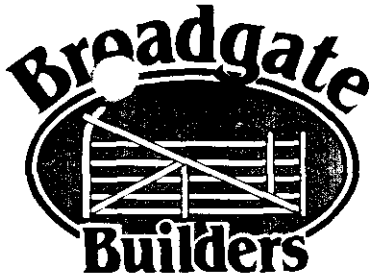
MINOR AMENDMENT

In some cases an amendment to a proposal is so insignificant that the planning authority will not require the submission of a fresh application. Further advice on this can be obtained from the Planning Office. If a variation can be treated in this way, then no further fee will be required.

ALTERNATIVE DEVELOPMENT

If more than one application is submitted, for instance where different uses are proposed for an existing building, or where different positions are proposed for a new building on the site, then a discount is allowed. Fees for all the alternatives should be calculated separately in the normal way. The highest of those separate fees should be paid, but only half the normal fees on all the other alternatives, provided that:

- 1 The applications are for the same site
- 2 The applicant is the same
- 3 The applications are submitted on the same date



Broadgate Builders (Spalding) Limited

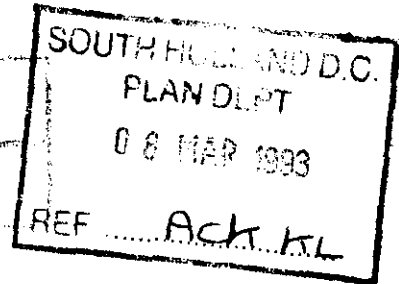
Broadgate House, Weston Hills, Spalding, Lincolnshire. PE12 6DB.
Telephone: (0406) 380532
Fax: (0406) 380014

Our Ref: HRP/E21

Your Ref: DJR

Director of Planning
South Holland District Council
Council Offices
Priory Road
Spalding

5th March 1993



Dear Sir,

Re: Outline Planning Application Including Details of Means
of Access South of Vernatts Drain and West of Two Plank Lane,
Spalding.

I have enclosed four copies of an amended plan as discussed
to enable application no. H16/0201/92 to be determined.

The means of access to the proposed development will be from
the Local Distributor Road serving Wygate Park and by extending
Chaldean Way from the adjacent Daniels Acre estate.

We are prepared to enter into a Planning Obligation to ensure
that all vehicles will be removed from Two Plank Lane at the
time that the new road crossing it is constructed, thus allowing
Two Plank Lane to revert to a footpath/cycleway link to
Pinchbeck.

The details of the crossing point will be submitted at detailed
application stage but we are sure that the principle of a
cycleway crossing a minor road is acceptable now that Wygate
Park has been designed to include cycleways crossing the main
Distributor Road.

A number of the points included in my letter dated 13th February
1992 are still relevant and I trust that the revisions proposed
are acceptable.

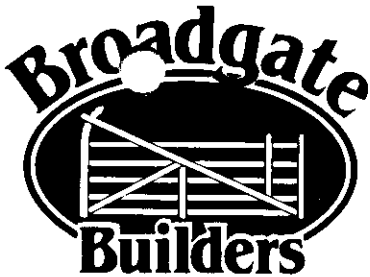
Please contact the undersigned should you require any further
information.

Yours faithfully
BROADGATE BUILDERS (SPALDING) LIMITED

H Price.

HOWARD PRICE



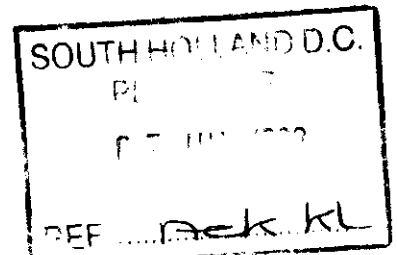


Broadgate Builders (Spalding) Limited

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

Our Ref: AJF/hmr

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



7th July 1992

For the attention of Mr D.J. Roberts

Dear Sir,

Re: H16/0201/92 Residential Development Including
Details of Means Of Access, South Of Vernatts Drain
and West Of Two Plank Lane, Spalding

As a result of several discussions over the past months I now submit as an amendment supplementary information to the above application. I would state at the outset that the objective of the application being considered is to secure a more satisfactory outline consent on the site. The original outline approval has many conditions attached that for various reasons are not practical or acceptable.

MEANS OF ACCESS

It is intended to access the land from the new Wygate Park distributor road and from our Daniels Acre development. It is not considered necessary to provide a third access through the established Farthingales estate. I proposed a footpath link to Farthingales to permit residents good access to the Vernatts Drain amenities.

It is intended to maintain a pedestrian and cyclist route along Two Plank Lane with priority at the road crossing shown on plan. A ramped section of roadway with appropriate detailing will ensure safe crossing for users.

PHASED DEVELOPMENT

The original outline consent required simultaneous submission of all reserved matters covering the entire development. It is proposed to develop the site in three phases as indicated on plan. The residential development of A and B will not be affected by the continued use of existing commercial premises in Two Plank Lane. It is therefore appropriate that the original condition No. 9 be relaxed or re-directed.

continued....



PUBLIC AMENITY AND OPEN SPACE

Careful consideration has been given to the development brief for Wygate Park and it is hoped that the submitted sketch proposal indicates this commitment.

A site for a public house adjacent to the Vernatts would be accessed from East and West by vehicles and additionally North and South by pedestrians and cyclists. The intention is to make this area the focal point of the site with open space alongside the Vernatts Drain, a detailed pedestrian crossing point, a water feature with 'timber bridge' overlooked by 'village green' cottages. Obviously the details of this scheme will be submitted at the relevant stage.

The car park is intended to cater for both public house customers and residents wishing to make use of the amenities of the river bank and Two Plank Lane walk. A covenant would ensure retained freedom of access to the car park for all users.

The drawing no. 91025/sc has been submitted as it indicates our intended continuity of open space from Daniels Acre thus the Linear Park objective will be achieved.

ROAD PATTERN AND HOUSING LAYOUT

The layout submitted serves as supplementary information only but the road layout is a firm proposal. I would welcome the comments of the District Council with regard to the acceptability of the road layout. It is likely that road design through the site will be submitted at an early stage in order that a protected route may be secured for the necessary water main to Wygate Park. Obviously it is preferable to all concerned that such a supply can be laid in open field following the new estate road rather than inconvenient excavations along Woolram Wygate.

The sketch layout shown is typical of the mixed development of housing that is intended. Where higher density terraced or semi-detached units are proposed these will be given their own identity such as a walled entrance or a variable terraced design such as shown overlooking the Water feature. This will be in accordance with the development brief.

I trust that this information will now enable the application to progress and I would welcome the opportunity to discuss further any points raised as a result of this correspondence.

Yours faithfully,

Alan J. Finch.

ALAN J. FINCH

SOUTH HOLLAND D.C.
PLAN DEPT.
14 FEB 1992
REF. 00011972

WYGATE PARK AND DANIELS ACRE

LAYOUT FOR FUTURE DEVELOPMENT



Wygate Park SPALDING

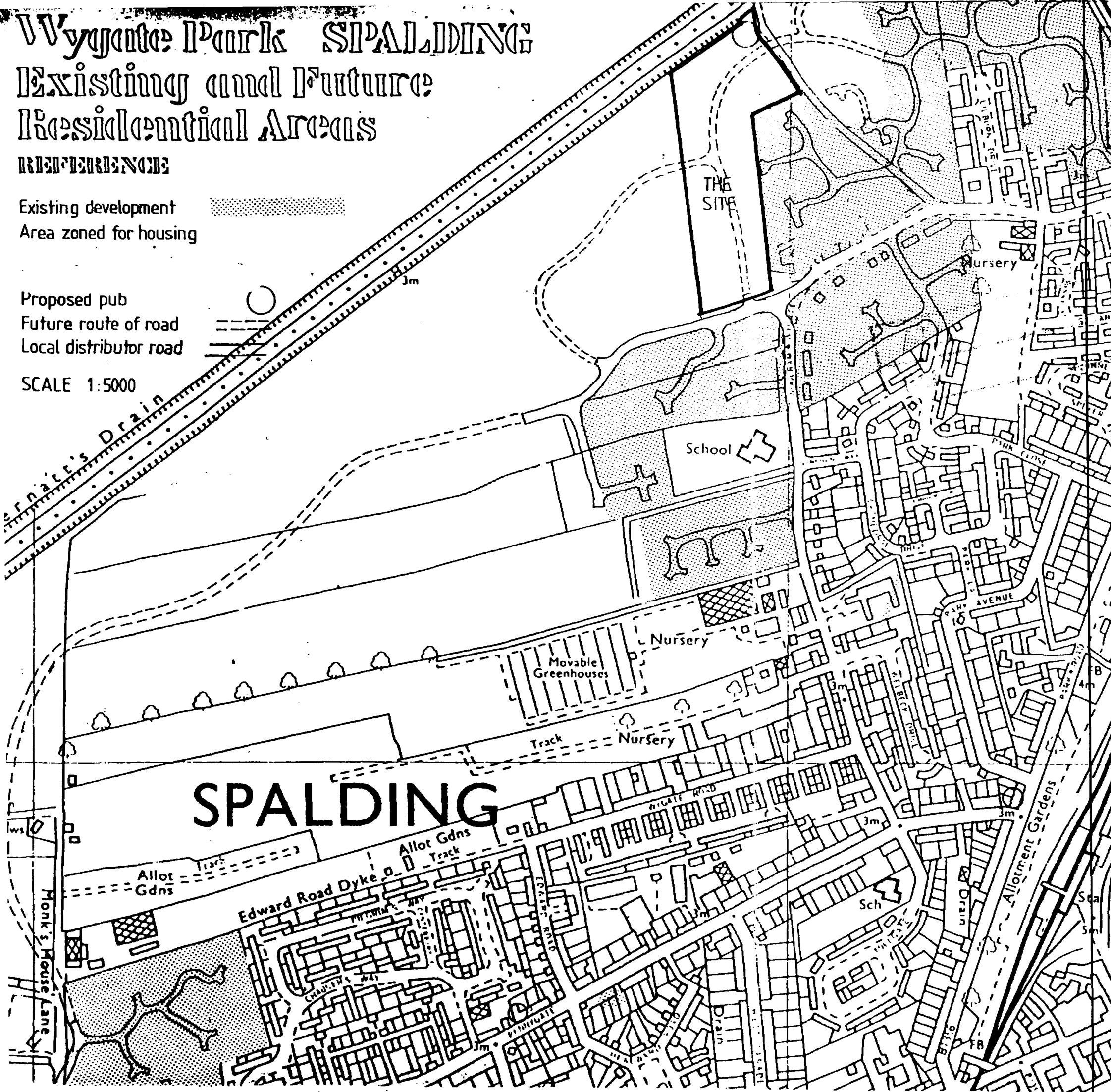
Existing and Future Residential Areas

REFERENCE

Existing development
Area zoned for housing

Proposed pub
Future route of road
Local distributor road

SCALE 1:5000



ALLISON HOMES
"FARTHINGALES"
completed.

0201/92

BROADGATES
DANIELS ACRE
under construct

A

3
MENT
A

RAIN

B

F

WIND RAM

LOCATION PLAN 1:2500

DANIEL'S ACRE

OVERALL SITE CONCEPT

PROPOSED DETACHED BUNGALOWS
(application ref H76/1328/91)

DETACHED HOUSING

SERVED OFF A BLOCK-PAVED
30 METRE ROAD WITH
PASSING BAYS

Vernatts Drain

bridge

proposed
public open space

DETACHED HOUSES

PROPOSED TERRACED
&
SEMI-DETACHED
HOUSING
TO INCLUDE TODDLERS PLAY AREA

FUTURE DEVELOPMENT

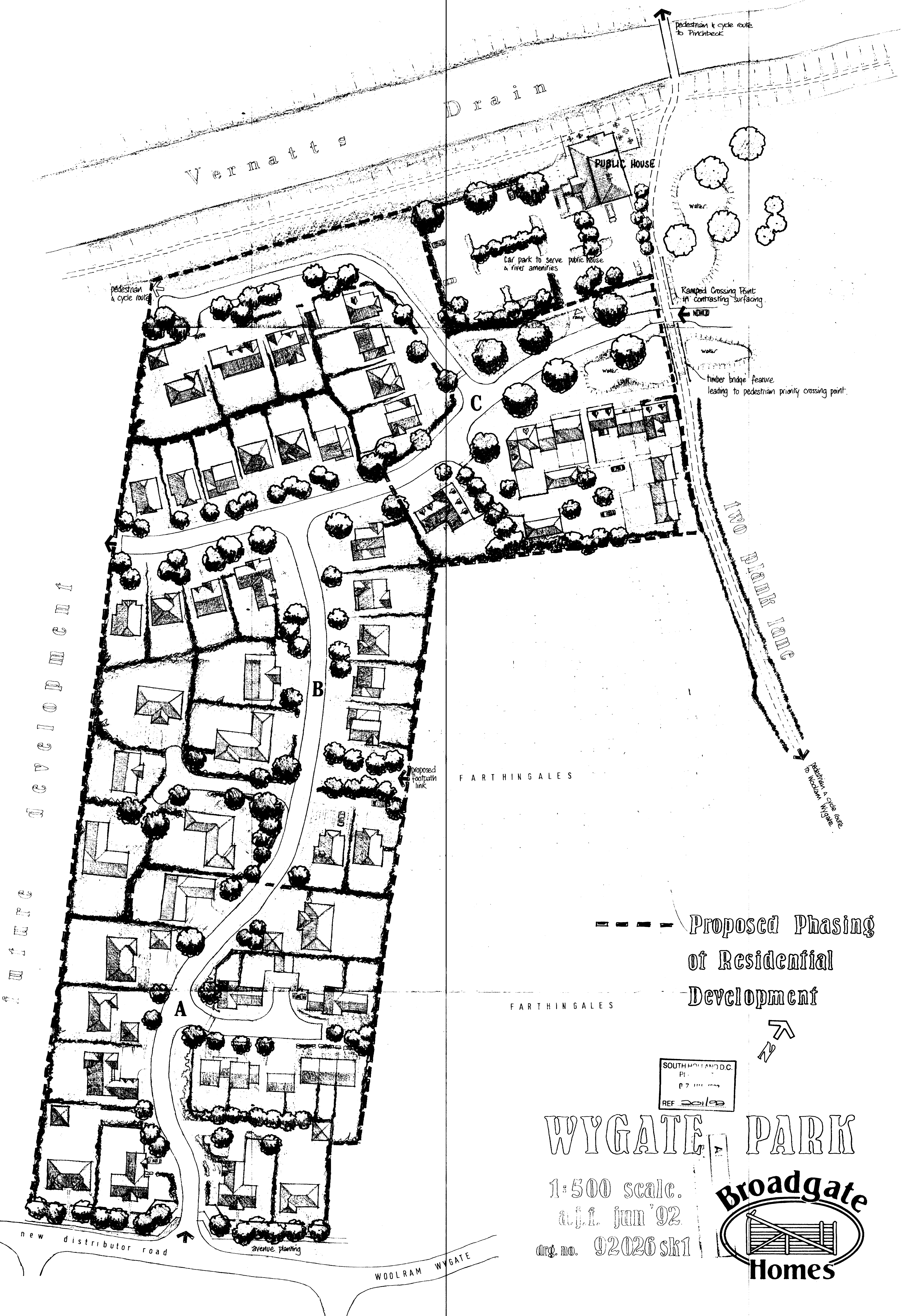
Two Plank Lane

LILBURN DRIVE

SOUTH HOLLAND
PLAN SHEET
p 7 of 10
REF 2011

WOOLRAM WYATE

THIS DRAWING MUST NOT BE REPRODUCED WITHOUT PERMISSION FROM BROADGATE BUILDERS (SPALDING) LTD.



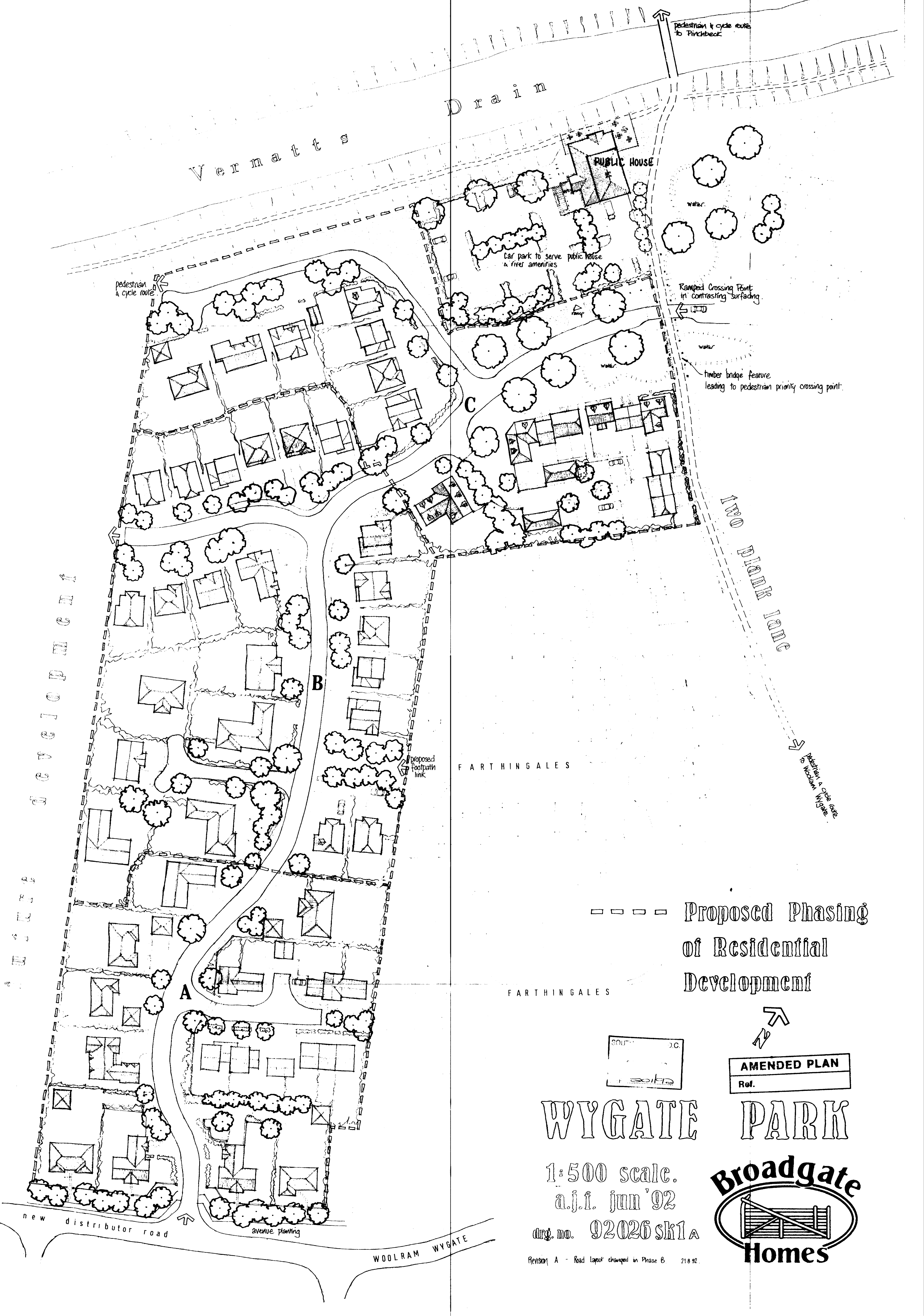
Proposed Phasing
of Residential
Development

SOUTH HOLLAND D.C.
PL
07 1111 1111
REF

WYGATE PARK

1:500 scale.
a.j.f. jun '92
drg. no. 92026 sk1





Vernatts Drain

Drain

PUBLIC HOUSE

car park to serve public house & river amenities

water

Ramped Crossing Point in contrasting surfacing

water

timber bridge feature leading to pedestrian priority crossing point

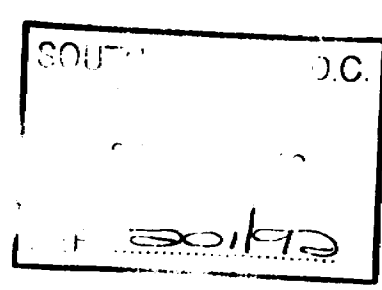
1200 plank lane

pedestrian & cycle route to Woolram Wygate

FARTHINGALES

FARTHINGALES

Proposed Phasing of Residential Development



AMENDED PLAN
Ref.

WYGATE PARK

1:500 scale.
a.j.i. jun '92

drwg. no. 92026 sk1 A

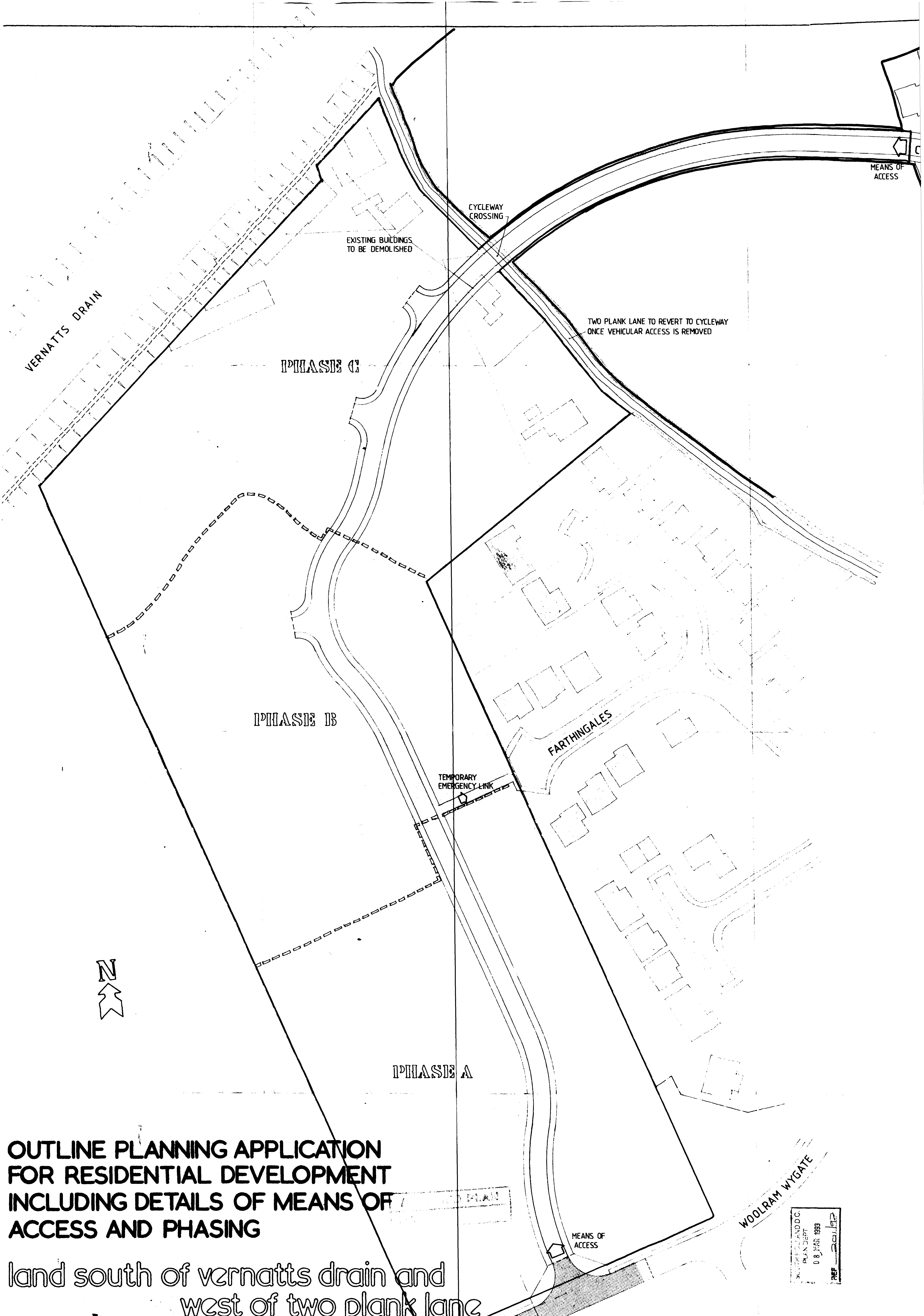
Revision A - Road layout changed in Phase B 218 92



new distributor road

avenue planting

WOOLRAM WYGATE



**OUTLINE PLANNING APPLICATION
FOR RESIDENTIAL DEVELOPMENT
INCLUDING DETAILS OF MEANS OF
ACCESS AND PHASING**

land south of vernatts drain and
west of two plank lane

SUBMITTED AND D.C.
PLAN DEPT
08 MAR 1993
REF 201197