PROPOSED RESIDENTIAL DEVELOPMENT, FORMER IVANDA NURSERY, MONKS HOUSE LANE, SPALDING

Estate Road Phasing

Seagate Homes Ltd

February 2025

Seagate Homes
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Introduction

1.1 This Landscaping Phasing document has been prepared in response to South Holland District Council`s planning approval H16-0136-23 to satisfy Condition 30 relating to the residential development at former Ivanda Nursery, Monks House Lane, Spalding.

Condition 30
The permitted development shall be undertaken in accordance with an Estate Road Phasing and Completion Plan, which shall first be approved in writing by the Local Planning Authority. The Plan shall set out how the construction of the development will be phased and standards to which the estate roads on each phase will be completed during the construction period of the development.

1.2 The drawings on which this management plan is based on:
12556-WMS-ZZ-XX-D-C-39501-S8-P4 S38 LAYOUT

2.0 Phasing of Estate Roads

2.1 Roads to Base Course
The entire Estate Road network (including footpaths) is to be installed up to base level in its entirety prior to the first occupation.

2.2 Final Surfacing
The entire Estate Road network (including footpaths) is to have final surface Wearing Course installed following final plot build completion. Once the Wearing Course is installed the roads will be offered for inspection and to be put onto Maintenance' with Lincolnshire County Council Highways prior to Adoption.

ALL WORKS TO BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF LINCOLNSHIRE COUNTY COUNCILS DEVELOPMENT ROAD AND SUSTAINABLE DRAINAGE DESIGN GUIDE AND DEVELOPMENT ROAD AND SUSTAINABLE DRAINAGE SPECIFICATION AND CONSTRUCTION.

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Contractors must verify all dimensions, levels and co-ordinates at the site before commencing any work or making any shop drawings; no dimensions to be taken from drawing.


N
Adoptable S104 Detention Basin to be adopted by AW
Edward Road Dyke
Road 1
Existing tactile crossing point
Existing tactile crossing point
MONKS HOUSE LANE
Existing House
Existing Vehicular Access
existing Bridleway
existing Footpath
existing Footpath
existing Footpath