SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0249/94 Received:18-MAR-94 Type:FULL

Name: Broadgate Homes
Broadgate House
Broadgate
Weston Hills
Spalding, Lincs

Agent: Broadgate Homes
Broadgate House
Broadgate
Weston Hills
Spalding, Lincs

Description: Erect seven detached houses

Location : Plots 67-71, Daniels Acre Chaldean Way
Spalding Lincs

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

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

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

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

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

3 Before the development hereby permitted is commenced details of the type and colour of the materials to be used for external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.

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

Reason: To enable the position of the dwelling(s) and associated estate road(s) in the layout to be fixed more accurately in the interests of the proper planning of the area.

BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)

SOUTH HOLLAND DISTRICT COUNCIL

Director of Planning and Building Control Services
27-APR-94 H16/0249/94

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.

BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H16/0249/94

Date Registered 11 MAR 1994

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

BROADGATE HOMES
BROADGATE HOUSE
BROADGATE
WESTON HILLS, SPALDING, LINCS.

Tel. No. (0406) 380532 (ALAN FINCH)

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

Tel. No.
(Personal contact name)

OFFICE COPY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

PLOTS 67 - 71 DANIELS ACRE, CHALDEAN WAY SPALDING

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

ERECT SEVEN DETACHED HOUSES

Please complete

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £840 ... If you consider no fee is payable include a written explanation instead.

Signed.... Alan J. Finch ..... Date ..10.3.94..... Previous application No.

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 [✓] ➡ **Now complete Parts 3, 4 and 5 and an Ownership Certificates**

or This is an **outline** application [ ]

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 pervious permission
B. Please state Condition Number referred to
C. Please state variation required
Now complete an Ownership Certificate.

TYPE OF DEVELOPMENT

3. A. Please state whether the proposal involves:- (Tick one or more boxes)

(i) New Dwellings	✓	If so, how many: SEVEN DETACHED HOUSES.
(ii) Other new building(s)		
(iii) Alterations or extension		
(iv) Change of use		

4. A. Please state site area (in all cases)	0·43 Ha.	hectares
B. If building works are proposed, please state extra floor space to be created:	—	sq. metres
C. Please state size of any new structure:- (a) max. height:	PLEASE REFER TO INDIVIDUAL DWELLING PLANS	metres
(b) max. length:		metres
(c) max. width:		metres
D. Please state type and colour of materials for facing external walls:	TO BE AGREED.	
E. Please state type and colour of roofing materials.		
F. Has a survey of the site been undertaken? State Yes or No	YES	

5. GENERAL INFORMATION Please complete each section

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

DEVELOPMENT 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 ✓

or

B. There will be a new or altered access to a public road ➡ If so, name of road:
Will there be—
Individual access(es)
New estate road

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

ADDITIONAL VISITOR PARKING TO RESIDENT GARAGE & PARKING IN ACCORD WITH L.C.C. REQUIREMENTS

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 or more trees ➡ If so, please show details on plans.

DRAINAGE Please complete

A. Please state how surface water will be disposed of	S.W. SEWER
B. For estate developments, please state how highway surface water will be disposed of	S.W. SEWER
C. Please state whether a land drain will be affected	NO

D. Foul sewerage will be disposed of to:
Mains sewer ✓ Cesspool Septic tank

PLEASE COMPLETE IN ALL CASES

	State Yes or No	
The proposal is in connection with agriculture	NO	➡ If so, **please give details in Part 6**
The proposal affects a listed building	NO	
The proposal affects a public right of way	NO	
The proposal is known to affect contaminated or filled land	YES	
The proposal is for industrial, warehousing, offices, shopping or similar commercial purposes.	NO	➡ If so, **please complete Part 7**
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.	NO	➡ Date: Consultee(s)
Is this application related to a previous submission?	YES	➡ Application No. 416/0683/93

6. ANY OTHER INFORMATION Please add any details you wish in support of your application.

Continue on separate sheet if necessary. PLEASE REFER TO ACCOMPANYING LETTER.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

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).

OWNERS.

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.** (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 Alan J. Finch (Applicant / ~~Agent~~) Date 10.3.94

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.
Owner's Name:
Address of owner at which notice was served: 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 farmed by the owner and there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to the tenant, and complete Certificate 2. 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 Alan J. Finch (Applicant / ~~Agent~~) Date 10.3.94

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.
Tenant's Name:
Address of tenant at which notice was served: State Date notice served:

Signed ..... (Applicant / Agent) Date .....

ADMIN RECORD SHEET

Initial

Submitted Fee £ 840.

Receipt No P4007

Date first Rec'd 11 MAR 1994

Registration

Reference H16/0249/94

Cross-Ref R

Date 14/3

Validation

TYPE FULL

Site area
No of dwellings
Floorspace

Earlier permission – Ref:
(New)/Redevelop/Use/Ext/Alt/Works

Description to be recorded

Invalid

Site plans ☐
Certificate ☐

Fee ☐
Fee (not free) ☐

Inaccurate ☐
Incomplete ☐
Unclear ☐

Fees

Correct fee £ 980.

Additional £ 140.
Refund £

Nil fee ☐
Discounted ☐

Previous app – ref:
Type of app
Reason:

Receipt No P4033 Date
Voucher No Date

Information

Index sheet 164 OS Plots
Grid ref 524060 340950

Ward T Parish SPALDING

Inside IBD NO Inside LP area YES

Constraints:

CA Cons Area ☐
LB Listed – Grade: ☐
ARC Archaeology ☐
AM Ancient Mon ☐
SSI Special Int ☐

TR Rural ☐
BP TR proposed 67m ☐
LC Level Cross ☐
FP Footpath ☐
TPO Tree Pres ☐

Hazards –
HAZ Site ☐
AIR Safeguard ☐
LIN Elect ☐
PIP Pipe ☐
CON Waste/contamin ☐

Linked to site Ref 1903 ☐
Linked to property Ref ☐

Dist Bound ☐
Other: queen of pits + ponds ☐

Planning Records:
Earlier apps 0590/94
S919/93
E883/93

B Reg Records:
Already submitted – Ref:
Request needed
Requested

DC INSTRUCTION SHEET

APPLICATION REF: H16/0249/94

Directions

Art 7 ☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

EA ☐ Reg4 – ☐ Scale dwg: Highway S/W: Agric appraisal:

LB ☐ Advt ☐

Details needed: (Non-std only)

Other.....

Direction authorised by Senior Officer..... Date.....

Revalidation after Direction

Information satisfactory Signed..... Date.....

Valid date:

Amended description

Superseded plans indicated ☐

Unsatisfactory – Further direction:
Signed.....
Senior Off.....

Precise details:

Extra Consultations/Publicity Required

☐ None identified initially

RECONSULTS (revalidated) ☐

All ☐

	Publicity: >>	Consultations:	
Departure	.....	County	.....
Setting of LB	.....	E Heritage	.....
Public Right of Way	.....	Societies	..... G ROW
Discretionary	.....		

Press
PC
WM
Residents

Extra Consultations:

WP Note –
G Group available
G* Group essential (longer expiry)

Transport	D/Transp A15	..... G* T15	
TRA	D/Transp A18	.....	
	B Rail	.....	
Environment/	Env Services	.....	
Drainage	NRA	.....	
WAT	IDB	.....	
	Env Assess	☐ G ENV (See separate sheet)	
Conservation	LB Demolish	..... G* DEM	
LB	Archaeology	..... G ARC	Specify:
	Eng Heritage	.....	
	Consultant	.....	Order No:
	Other	.....	Specify:
Hazards	HSC Group	..... G* HAZ	
	Specific	.....	Specify:
Other PLA		.....	Specify:

Case Officer :

Senior Officer Confirmed .....PR Date 22/2 Recorded DC....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

Site faces Barbeyond Daniells drive
1. Access off Daniells Road
Col. de. sac of bungalows N/E
Top challenge way not- contacted
2. occupied Bungalows (Plots 52 & 53 Daniells Reach)
have small windows only facing site
But will be installed overlooking

Inspected by
Date 25/3

Site Notice posted by
Date
Expiry

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Telephone/Visitor Record

Date	Conversation with	Conclusion

Case Officer Conclusions

RECOMMENDATION/DECISION

NON–DETERMINATION

Permitted Dev (or equiv) .....
Non Development (or equiv) .....
Non Response after Direction .....

Senior Officer confirmed .....

Withdrawn .....

COMMITTEE

Confirmed as agenda .....

SUB–COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

DELEGATED DECISION

Case Officer

Approve ✓ (or equiv) Refuse (or adverse)

Signed ..... Date..25/4

Notes:

	Disabled
	Prev conditions
	Amended plans – Dwg no: Received:

CONDITIONS/REASONS:

① TL1
② SC27
③ SC12
④ C2(a).

Condition monitoring:

non–std expiry .....
prior submission ✓
prior siteworks

Determined plans indic

Departure approval c

Flag for on–site revi

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

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

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P4007
Date received : 11-MAR-94

Received from

Broadgate Blds (Spalding) Ltd.

Address

Broadgate
Weston Hills
Spalding

Fee paid	£	840.00
VAT	£	0.00
Total received	£	840.00

Cash/Cheque : Cheque

Signed.....K. Lowe....
(Authorised Collector)

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

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

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P4033
Date received : 18-MAR-94

Received from

Broadgate Blds (Spalding) Ltd.

Address

Broadgate
Weston Hills
Spalding

Fee paid	£	140.00
VAT	£	0.00
Total received	£	140.00

Cash/Cheque : Cheque

Signed.....K. LOWE.....
(Authorised Collector)

Town and Country Planning Act etc

DRAFT PERMISSION

Reference: H16/0249/94 Received:18-MAR-94 Type:FULL

Name: Broadgate Homes
Broadgate House
Broadgate
Weston Hills
Spalding, Lincs

Agent: Broadgate Homes
Broadgate House
Broadgate
Weston Hills
Spalding, Lincs

Description: Erect seven detached houses

Location : Plots 67-71, Daniels Acre Chaldean Way
Spalding Lincs

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

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

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

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

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

3 Before the development hereby permitted is commenced details of the type and colour of the materials to be used for external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.

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

Reason: To enable the position of the dwelling(s) and associated estate road(s) in the layout to be fixed more accurately in the interests of the proper planning of the area.

25-APR-94

AD check.....N 26/4..

Authorised to issue (inc Delegation).....DR 27/4

BRIAN SMITH Dip ., MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

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

SOUTH HOLLAND DISTRICT COUNCIL

H16/0249/94

FULL

Applicant: Broadgate Homes
Tel: 0406 380532

Agent: Broadgate Homes
0406 380532

Description: Erect seven detached houses

Location: Plots 67-71, Daniels Acre
Chaldean Way
Spalding
Lincs

Valid date:	18-MAR-94	Terminal date:	13-MAY-94
Target dates:		Target Committee:	11-MAY-94
To case officer	25-MAR-94	Report deadline:	27-APR-94
Inspected by	01-APR-94	Agreed TD Ext:	
Extra contacts	08-APR-94	Case Officer:	
Report if not clear by	22-APR-94		D J ROBERTS

DEVELOPMENT/CONSTRAINTS

Size: 7 DWE
Category: Newbuild
Listed building:
Conservation Area:

Other Constraints: PIT

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Site/Press Advert MIN		23-MAR-94	15-APR-94
Cllr C F Fisher	0775 725983	22-MAR-94	29-MAR-94
Cllr Mrs A M Newton	0775 762210	22-MAR-94	29-MAR-94
Cllr R C West	0775 760231 (Of	22-MAR-94	29-MAR-94

L.C.C - Obs A Hardwick Jo 05 24/3/94

DEPT.

NRA

National Rivers Authority
Anglian Region

6 April 1994

B Smith Esq
District Planning Officer
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincolnshire
PE11 2XE

Our Ref: 94/1/SH/0094
Contact: G.THORNALLEY

Dear Sir,

Planning Application No. H16/0249/94

PROPOSAL: ERECTION OF SEVEN DETACHED DWELLINGS
LOCATION: CHALDEAN WAY SPALDING
APPLICANT: BROADGATE HOMES

I refer to your consultation received on 28 March 1994.

This Authority has no objection to the proposed development, as submitted.

Advice to Planning Authority

This site is within the drainage area of Welland & Deepings IDB, who should comment from a land drainage point of view.

A copy of this letter has been sent to the applicant/agent.

Yours faithfully

pp

Mervyn Pettifor
Planning Manager

GRAINGER DAVIES, B.Sc.,
C.Eng., F.I.C.E., F.I.W.E.M.
Regional General Manager

Northern Area
Aqua House
Harvey Street
Lincoln
LN1 1TF
Tel: (0522) 513100
Telefax: (0522) 512927

6 April 1994

S.H.D.C. PLANNING DEPT.
RECEIVED
12 APR 1994

NRA

National Rivers Authority
Anglian Region

B Smith Esq
District Planning Officer
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincolnshire
PE11 2XE

Our Ref: 94/1/SH/0094
Contact: G.THORNALLEY

Dear Sir,

Planning Application No. H16/0249/94

PROPOSAL: ERECTION OF SEVEN DETACHED DWELLINGS
LOCATION: CHALDEAN WAY SPALDING
APPLICANT: BROADGATE HOMES

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Yours faithfully

pp.
Mervyn Pettifor
Planning Manager

GRAINGER DAVIES, B.Sc.,
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Regional General Manager

Northern Area
Aqua House
Harvey Street
Lincoln
LN1 1TF
Tel: (0522) 513100
Telefax: (0522) 512927

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H16/0249/94

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. Address or location

Plots 67 - 71 - Daniels Acres, Spalding

3. Name, classification and number of road

U C

4. Date application referred 24 - 3 - 94

5. State whether outline, detailed application etc.

Full

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

7 Detached Houses.

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: 24-3-94 Signed: P Cameron CB
Director of Highways and Planning

CONDITIONS:—

Delete as appropriate

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

(ii) For other applications

(1) C 2(a)

Delete as appropriate

(i) REASONS FOR a, b, or c overleaf

(ii) COMMENTS FOR FORM T.R. 108 para 10b

(1) C 2(a)

Note:— use continuation sheet(s) as necessary.

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

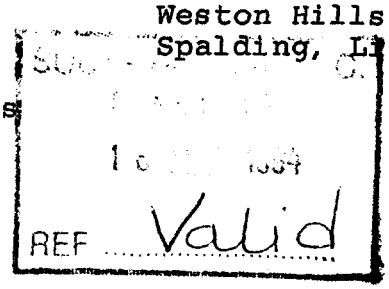
Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/0249/94

Applicant: Broadgate Homes
Broadgate House
Broadgate
Weston Hills
Spalding, Lincs

Agent: Broadgate Homes
Broadgate House
Broadgate
Weston Hills
Spalding, Lincs



Description: Erect seven detached houses

Location: Plot 67-71
Daniels Acre
Chaldean Way
Spalding, Lincs

Type: FULL

Date received: 11-MAR-94

14-MAR-94

Dear Sir/Madam

NOTICE THAT APPLICATION IS INVALID
Requirement for additional information, fees etc

Your submission for the above has been received, but I regret that it cannot be dealt with as it stands. Please provide the following:

The fee appears to have been calculated at the old rate, therefore, a further £140 is required.

Please return the additional copy of this letter with your reply.
If I do not hear from you within the next 14 days it will be assumed that you have no wish to continue with the application. It will then be filed away and any fee already received will be reimbursed.
If you wish to contact the department at any time, please ask for Mrs Lowe quoting the above reference.

Yours faithfully

Principal Administrative Officer

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

SOUTH HOLLAND D.C.
PLAN DEPT.
11 MAR 1994
REF ..0249/94..

Our Ref: AJF/vdbc

Director of Planning & Building Control Services
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincs

10th March 1994

Dear Sir,

FULL PLANNING APPLICATION - RESIDENTIAL DEVELOPMENT, CHALDEAN WAY, DANIELS ACRE, SPALDING

Thank you for the recent opportunity to discuss this submission with Mr D. Roberts at the S.H.D.C. offices. The application is for seven detached houses to complete the development overlooking the Vernatts Drain on our Daniels Acre site.

This proposal represents a departure from our original intention as suggested in application ref H16/0683/93 which was for adjacent development and indeed the road serving these plots now submitted in detail. The prevailing depression in the housing market would indicate that a development of five design and build plots will potentially remain incomplete for some time. This situation is undesirable for many reasons.

Our intention is to build seven detached houses to be served by the previously approved road arrangement and thereby guarantee a completed scheme on what is an attractive and prominent boundary of development.

Although the number of plots has increased by two over that suggested for design and build development the distance between dwellings is generous and importantly varied. The individual house designs have been carefully selected and arranged to provide an attractive scheme.

Landscaping proposal is to provide continuity of frontage hedgerow with mixed tree planting. External materials for dwellings have been discussed at the pre-submission meeting. The mutual objective is to provide cohesion between the designs and I will be proposing the use of a grey tile throughout with a red/brown brick yet to be selected.

I trust that the application is complete and will be considered favourably. Should you have any query reagrding the submission please do not hesitate to contact me.

Yours faithfully

Alan J. Finch.

ALAN. J. FINCH

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
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SOUTH HOLLAND DISTRICT COUNCIL

REGISTER COPY TO EARLIER PERMISSION

Previous permission: H16/0249/94

Town and Country Planning Act 1990

Approval required by Condition of Planning Permission

Reference: H16/0512/94 Received:27-MAY-94 Type:CONDITION COMPLIANCE

Name: Broadgate Homes
Broadgate House
Broadgate
Weston Hills
Spalding Lincs

Agent: Broadgate Homes
Broadgate House
Broadgate
Weston Hills
Spalding Lincs

Description: Details of external materials (Condition 3 of application H16/0249/94)

Location : Plots 67-71 Chaldean Way Daniels Acre
Spalding Lincs

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the details submitted for the purpose of conditions attached to the planning permission, subject to any conditions below:

sgd B SMITH
Director of Planning and Building Control Services

16-JUN-94 H16/0512/94

CHALDEAN WAY

SPALDING

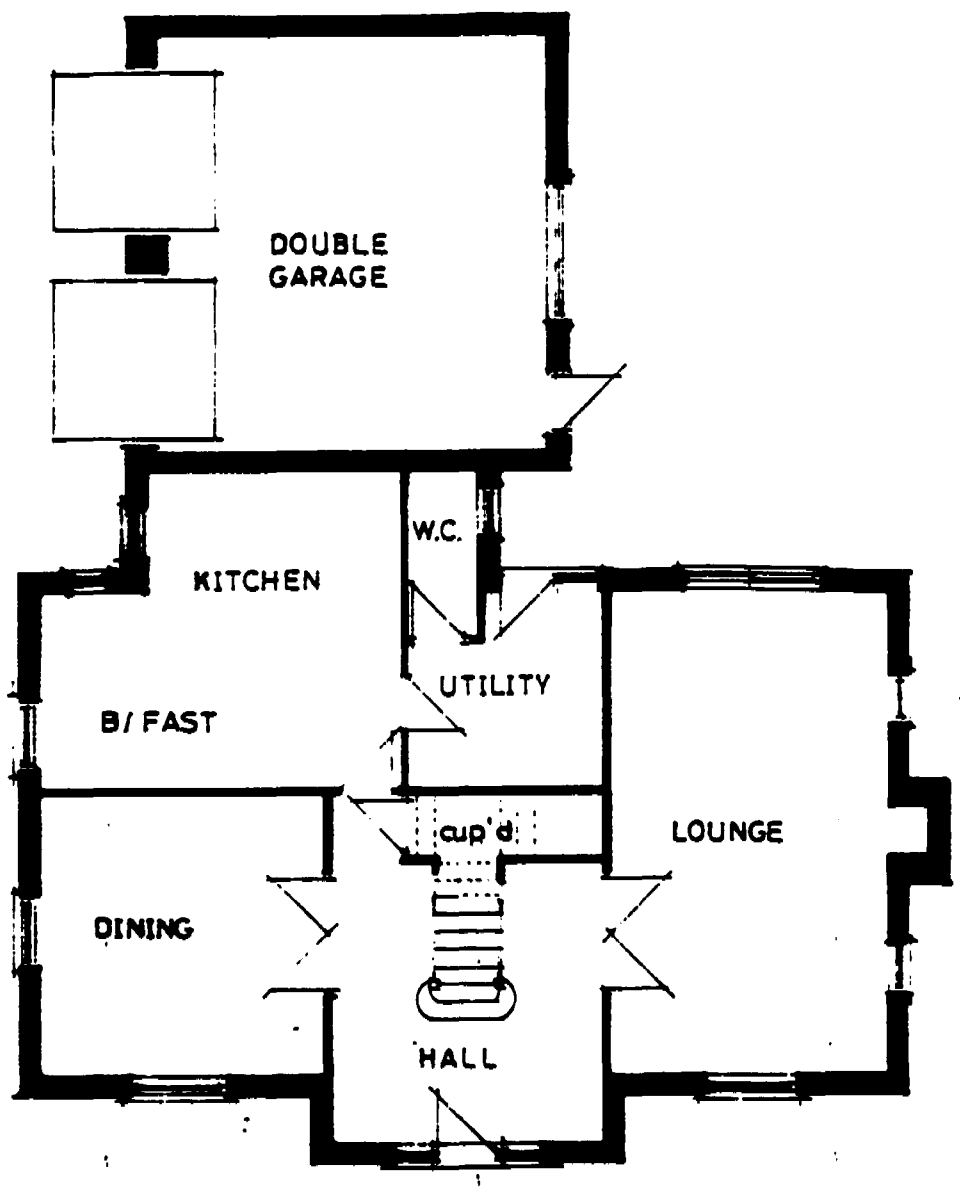
SOUTH HOLLAND D.C.
PLAN DEPT.
11 MAR 1994
REF 0249/94

Broadgate Homes

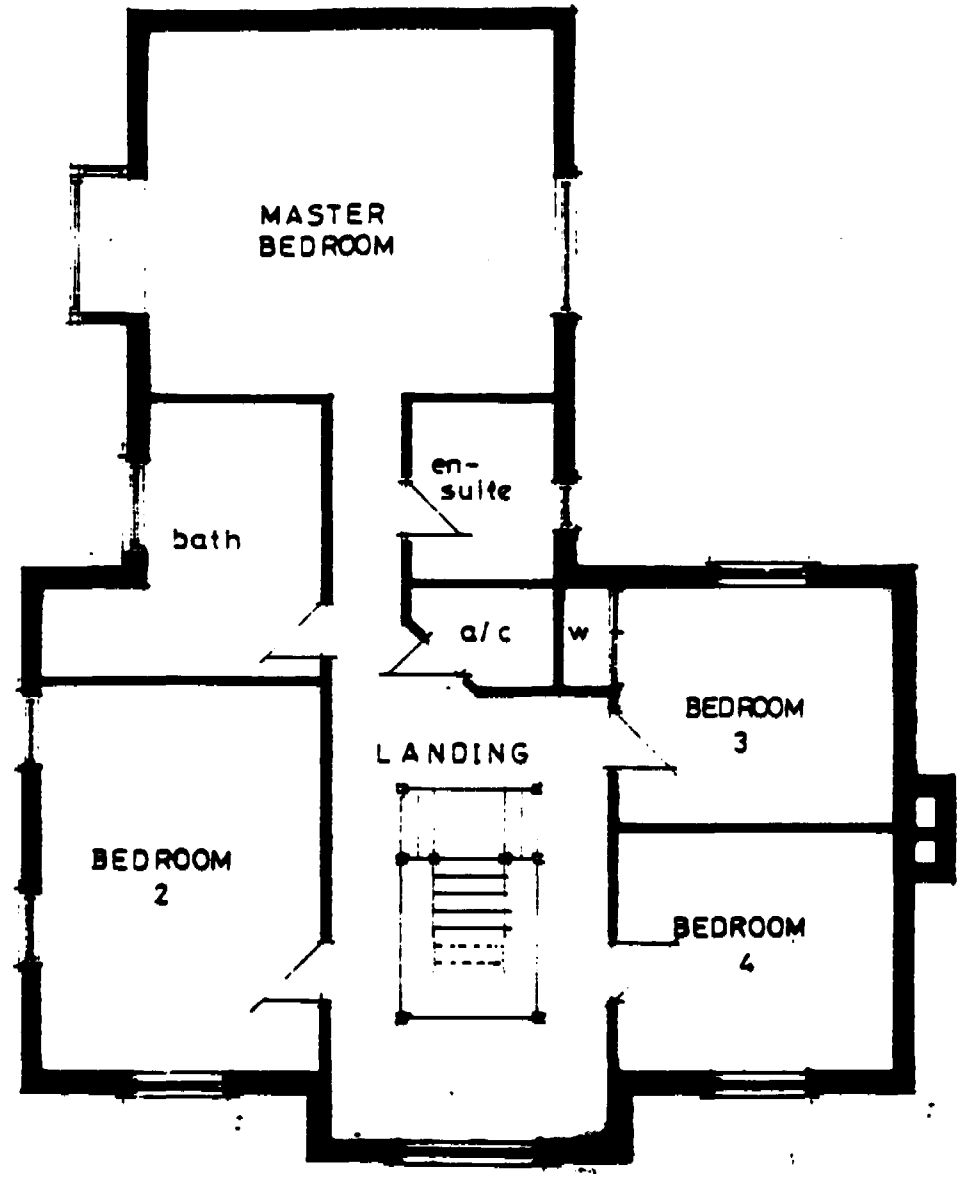
HOUSE DESIGNS

DETER[illegible]D
P[illegible]

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



GROUND



FIRST

DETERMINED
PLANS

Broadgate Homes
Broadgate House, Wanton Hills, Spalding, Lincolnshire, PE12 6DB.
Telephone: Holbeach (0406) 380532

Daniels Acre

Chaldean Way.

Design: CYPRESSGATE

Plots: 67

Drg no: 93029

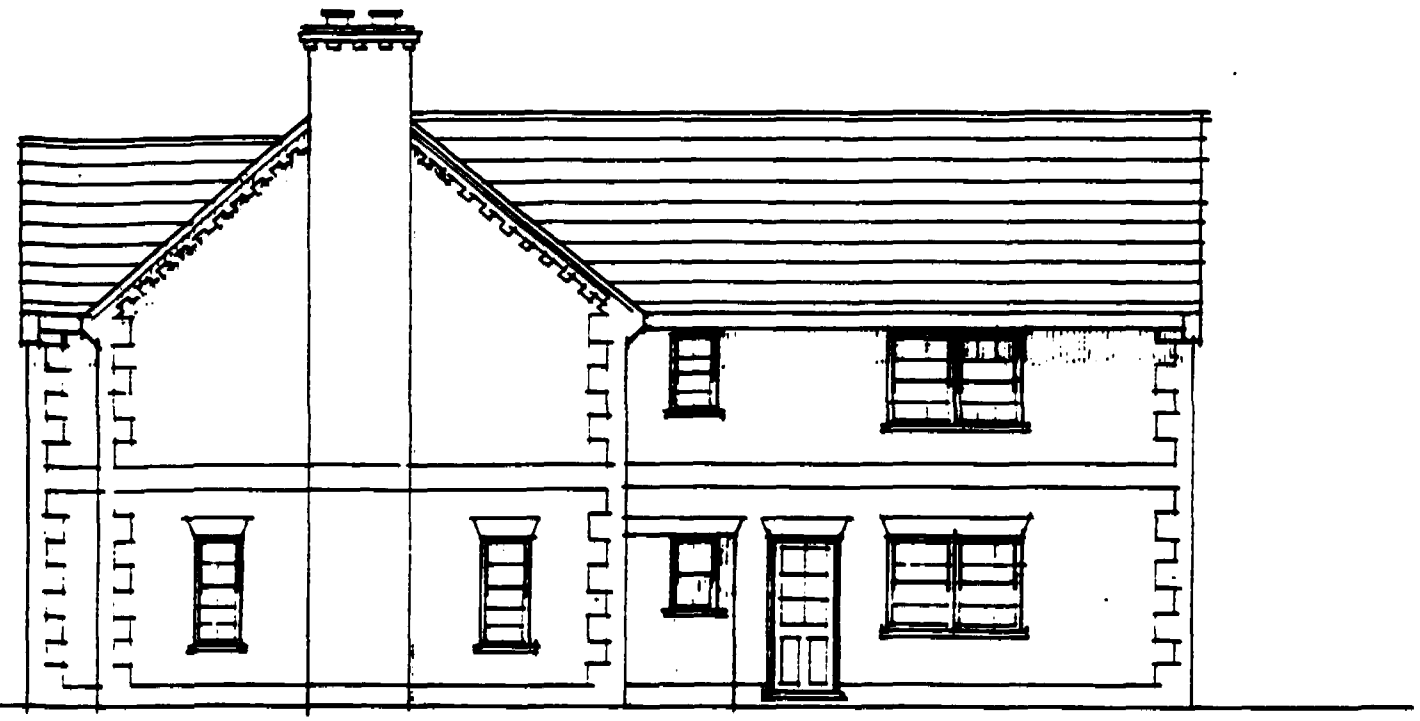
Date: 03/94

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Drawn: m.d.



FRONT



SIDE

DETE[illegible]D

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

Daniels Acre

Chaldean Way.

Design: CYPRESSGATE

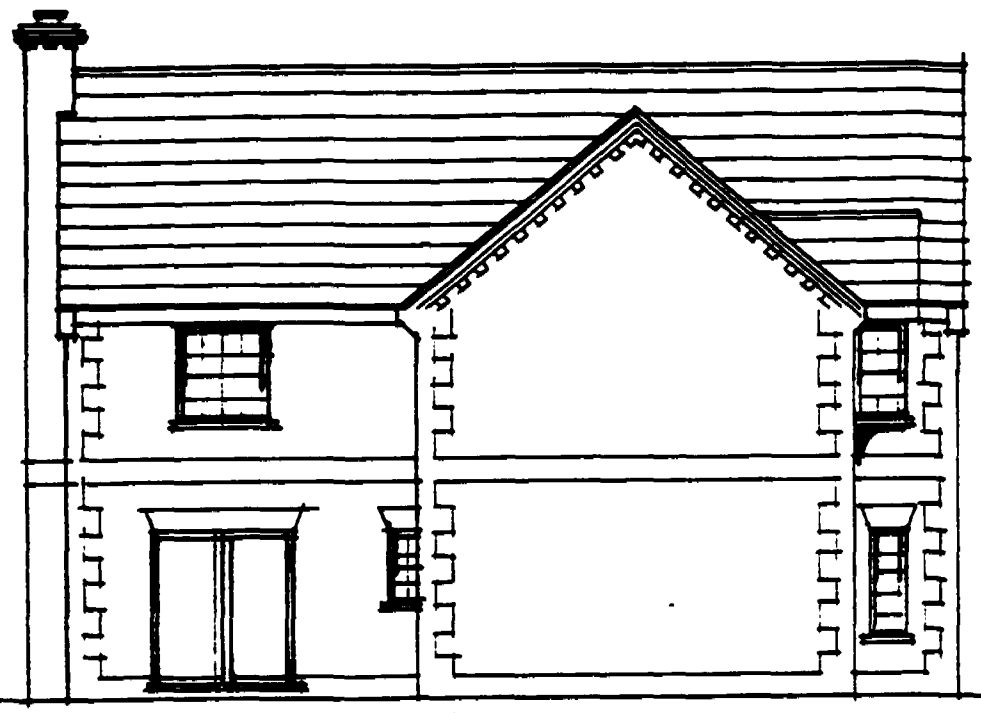
Plots: 67

Drg no: 93029

Date: 03/94

Scale: 1:100

Drawn: m.d.



REAR



SIDE

DETERMINED
PLAN

Broadgate Homes

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

Daniels Acre

Chaldean Way.

Design:
CYPRESSGATE

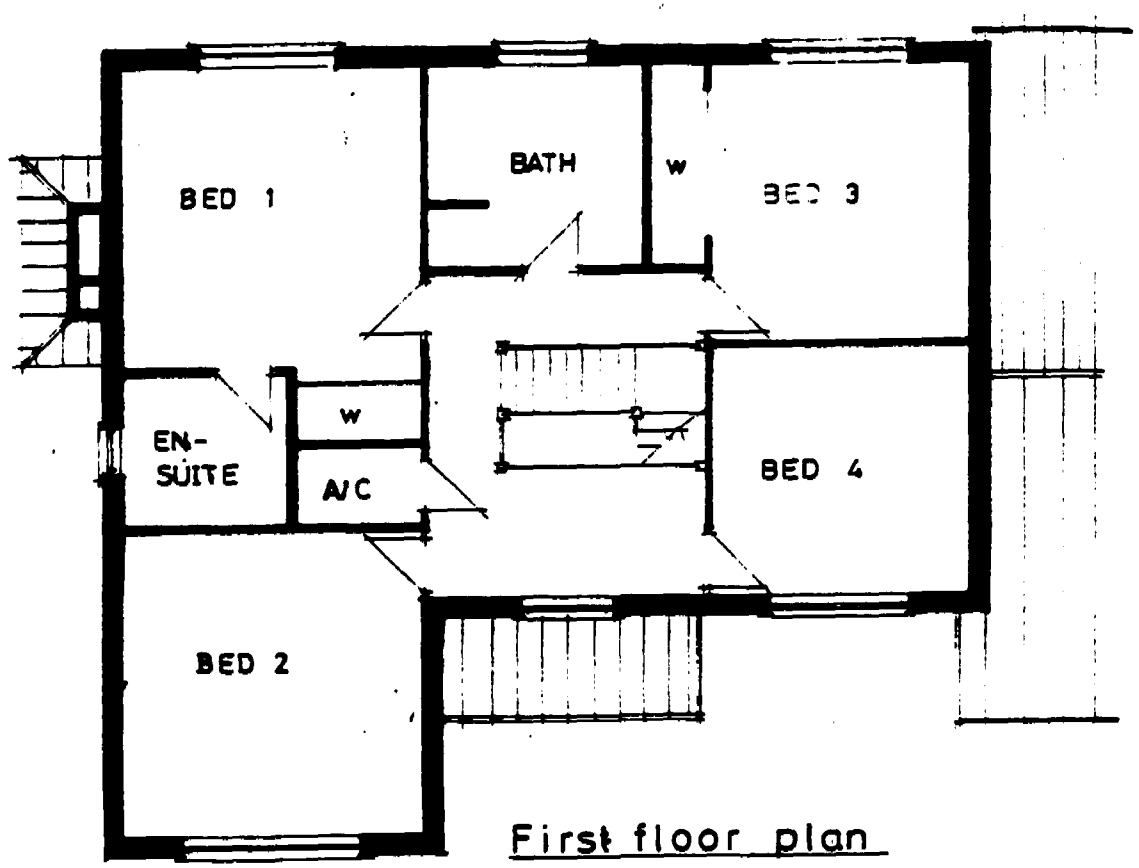
Plots:
67

Drg no:
93029

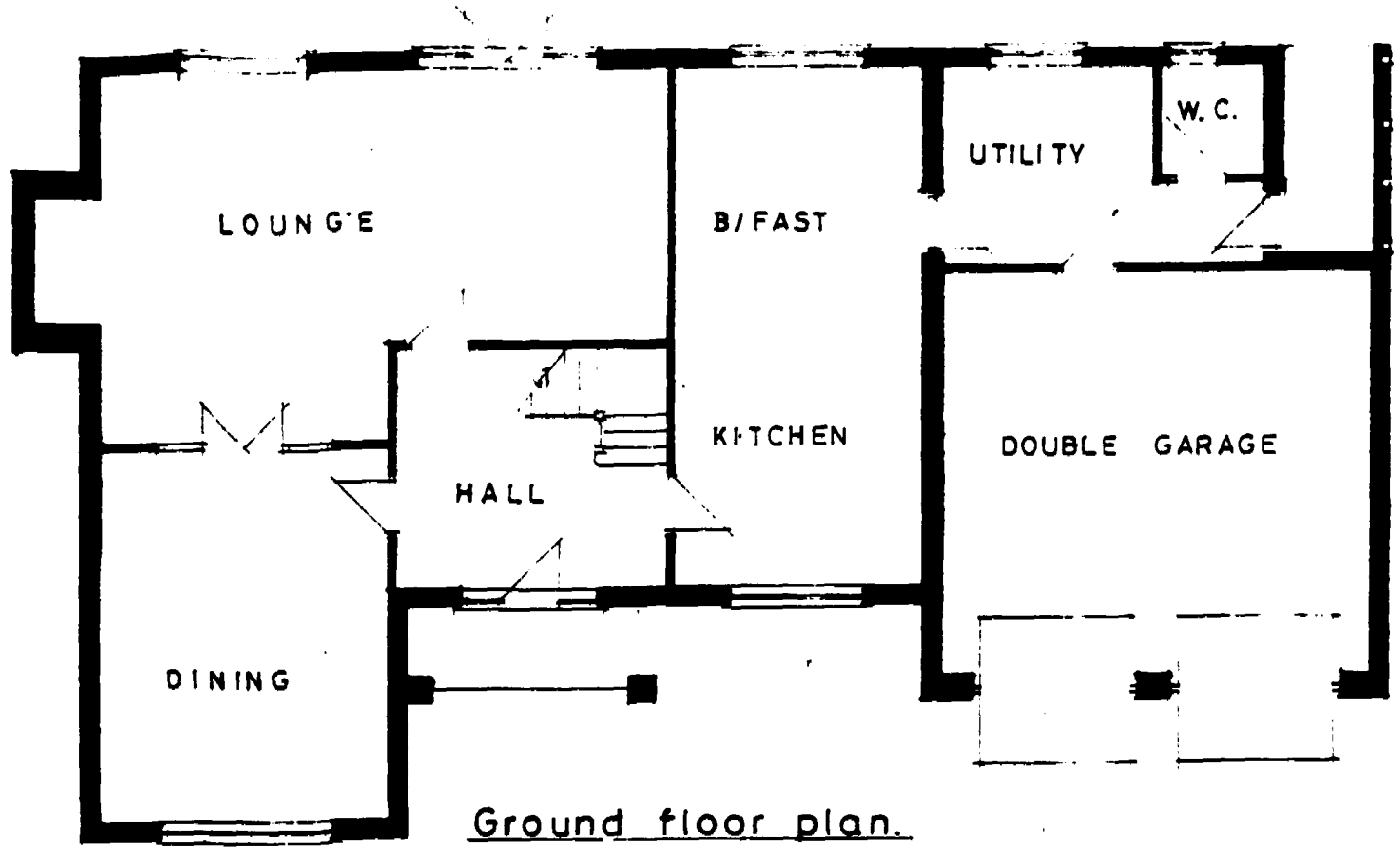
Date:
03/94

Scale:
1:100

Drawn:
m.d.



First floor plan



Ground floor plan.

DETAILED

Broadgate Homes

Broadgate House, Warren Hills, Spalding, Lincolnshire, PE12 6DB.
Telephone: Holbeach (0406) 380532

Daniels Acre

Chaldean Way.

Design: OAKGATE

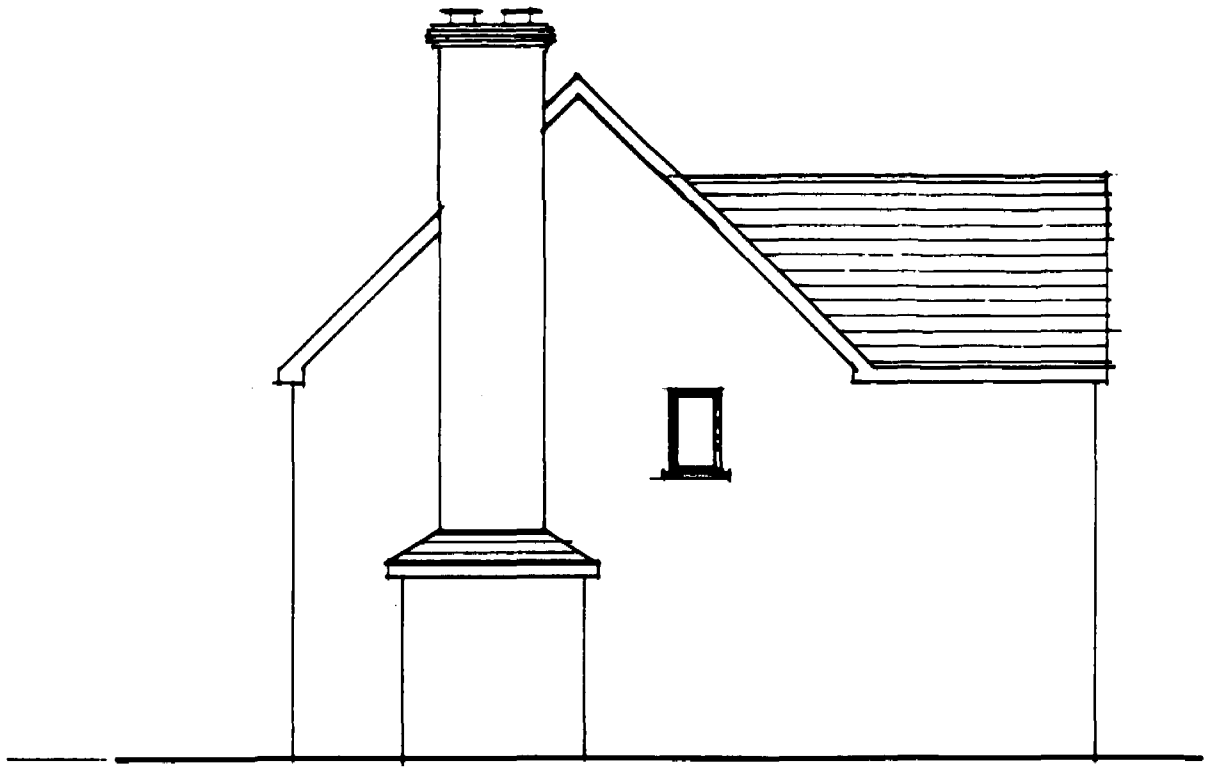
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Drg no: 93029

Date: 03/94

Scale: 1 : 100

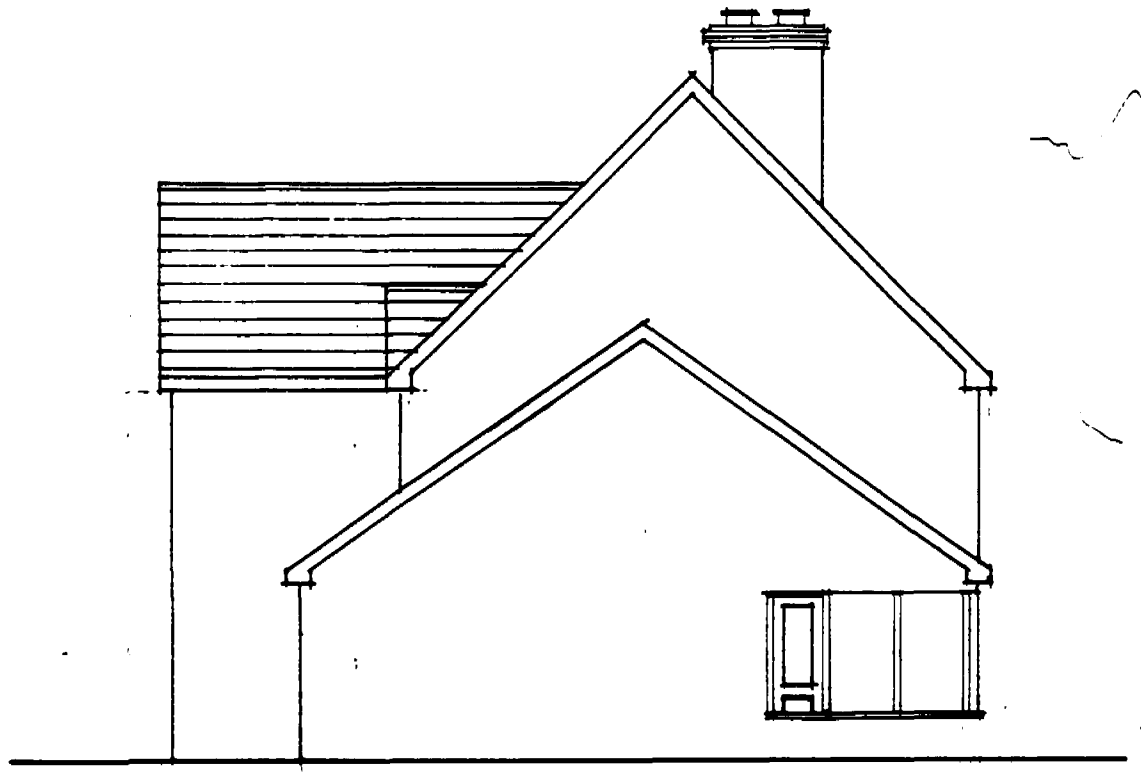
Drawn: m.d.



Side



Rear



Side



Front

DETE[illegible]D
P[illegible]

Broadgate Homes

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

Daniels Acre

Chaldean Way.

Design: OAKGATE

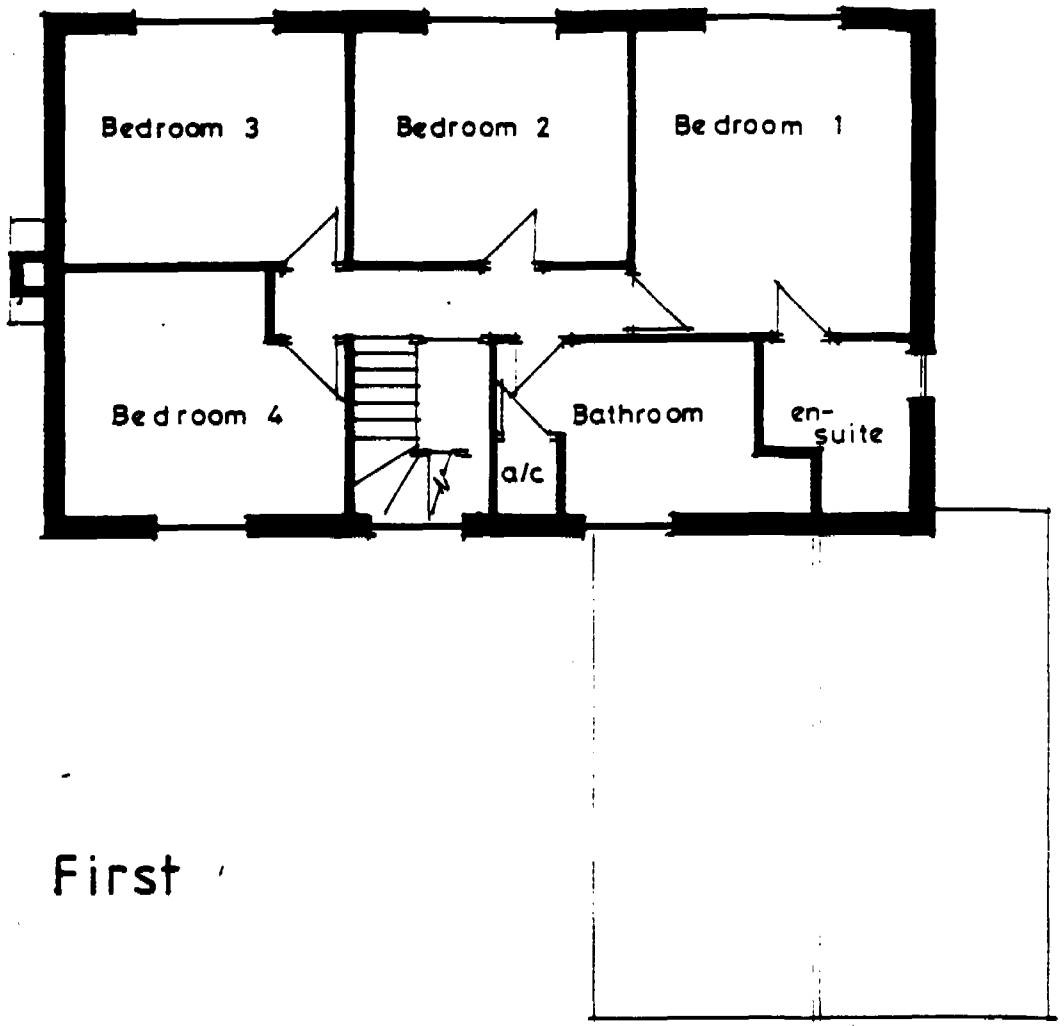
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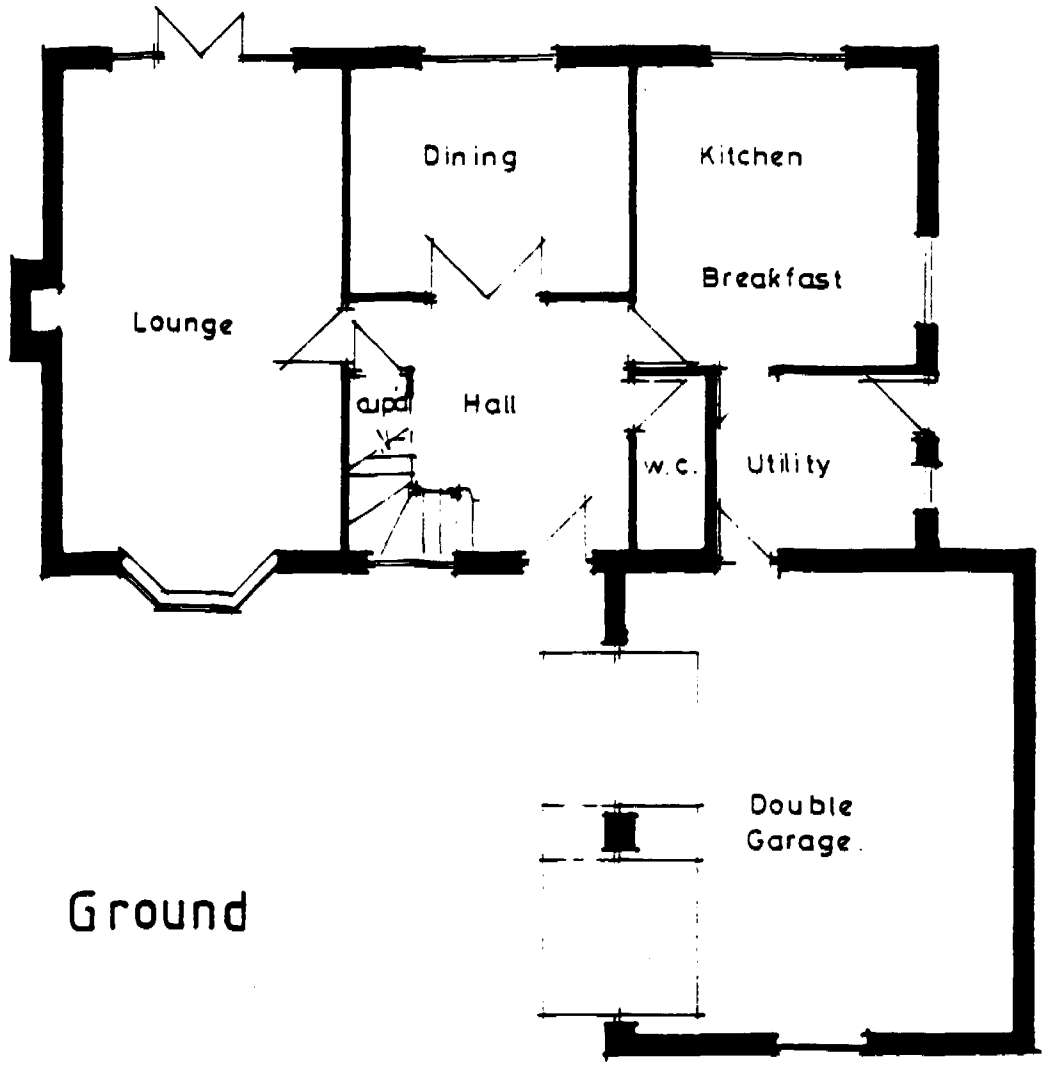
Date: 03/94

Scale: 1·100

Drawn: m.d.



First



Ground

Broadgate Homes

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

Daniels Acre

Chaldean Way.

Design: WALNUT

Plots: 67b , 71

Drg no: 93029

Date: 03/94

Scale: 1:100

Drawn: m.d.

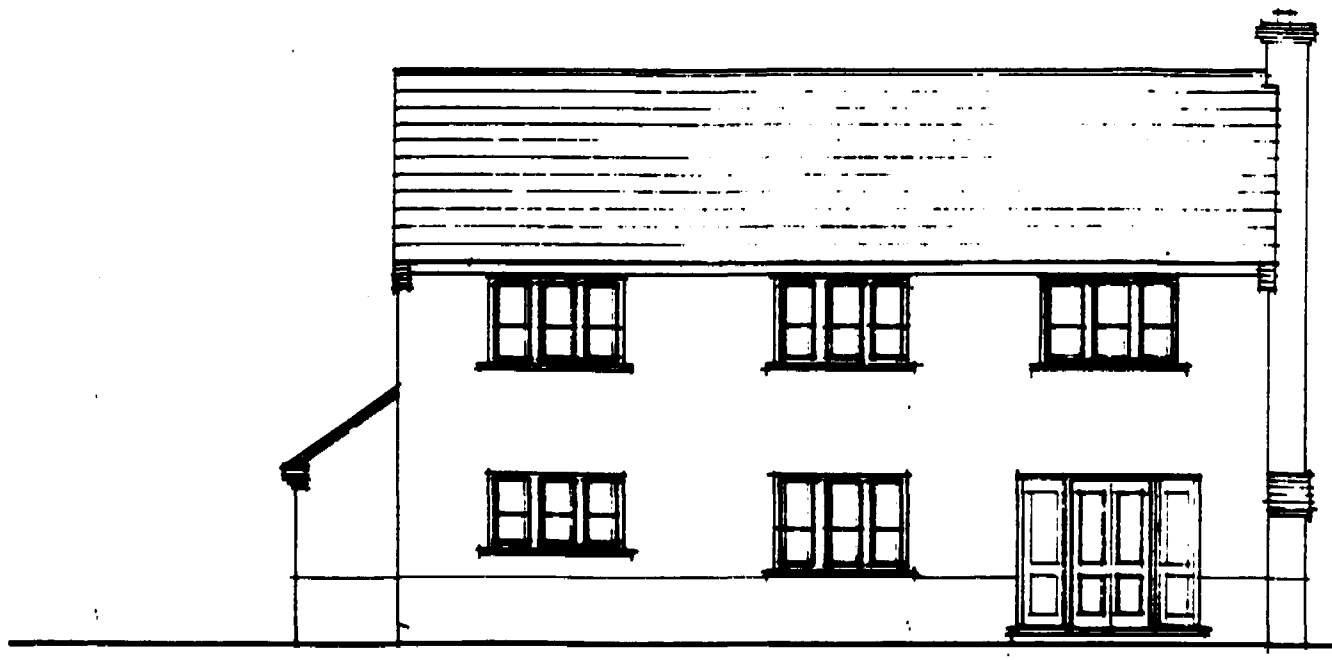
DETERMINED PLAN



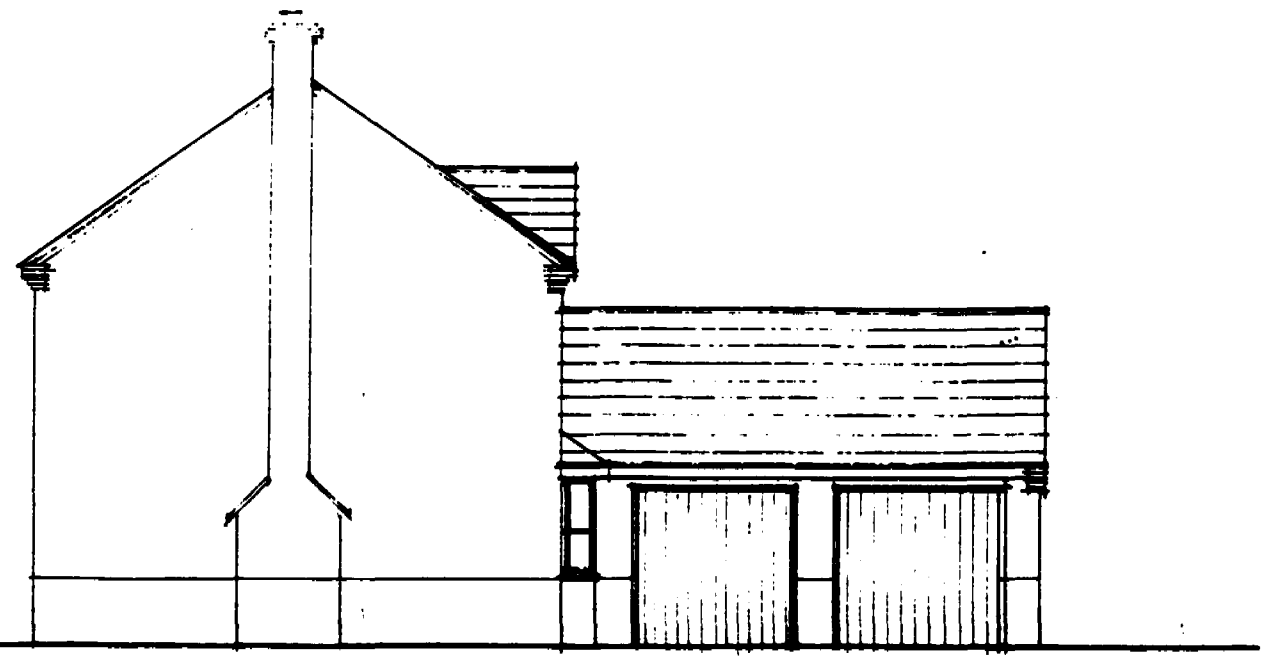
Front



Side



Rear



Side

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

Daniels Acre

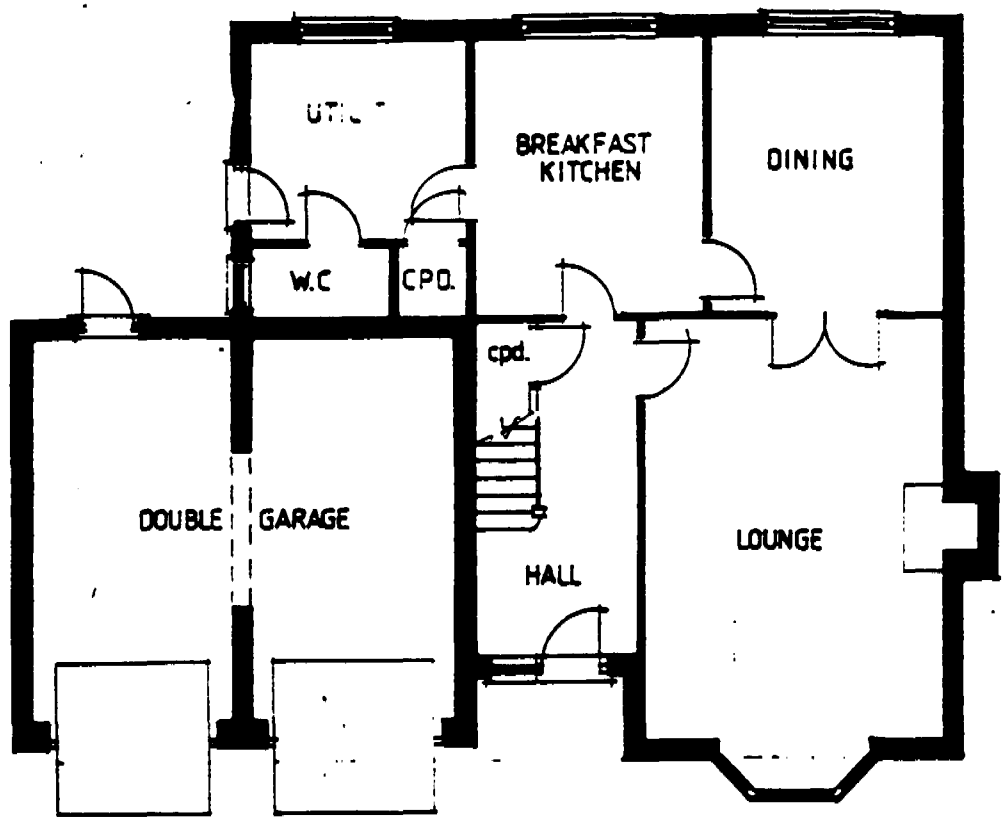
Chaldean Way.

Design: WALNUT

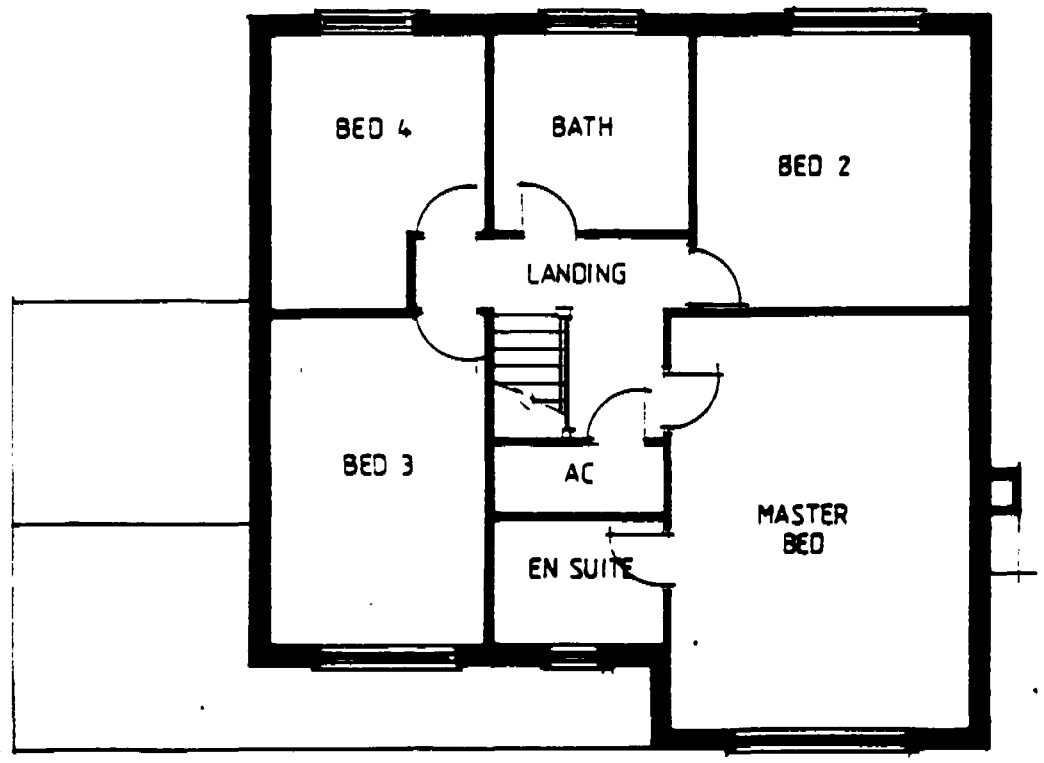
Plots: 67b , 71

DETERMINED
Drg no: 93029 PLAN Date: 03/94

Scale: 1:100 Drawn: m.d.



GROUND



FIRST

DETERMINED PLAN

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

Daniels Acre

Chaldean Way.

Design: MAHOGANYGATE II

Plots: 68 , 70

Drg no: 93029

Date: 03/94

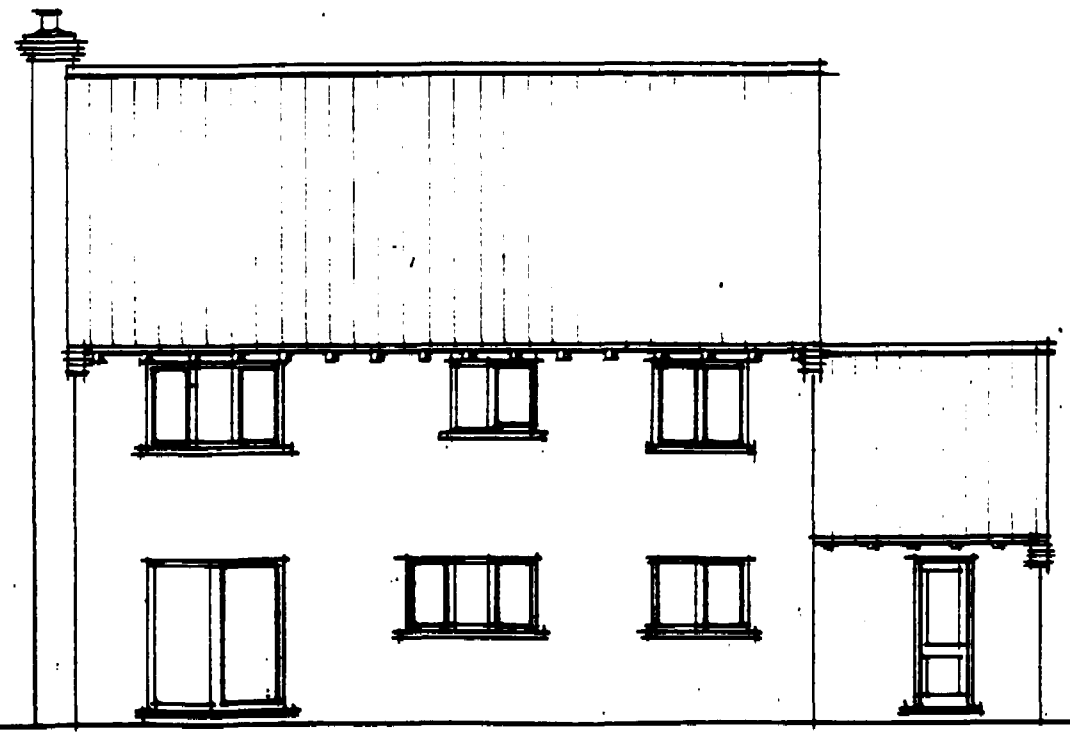
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Drawn: m.d.

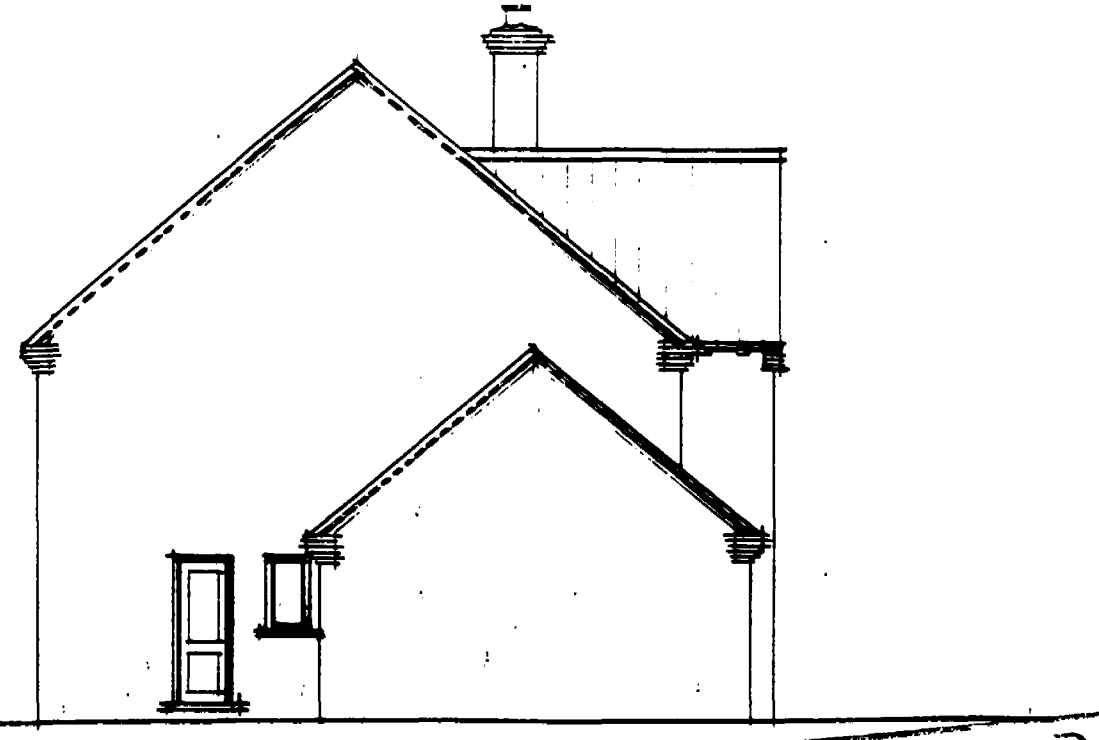


Front

Side



Rear



Side

Broadgate Homes

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

Daniels Acre

Chaldean Way.

Design: MAHOGANYGATE II

Plots: 68 , 70

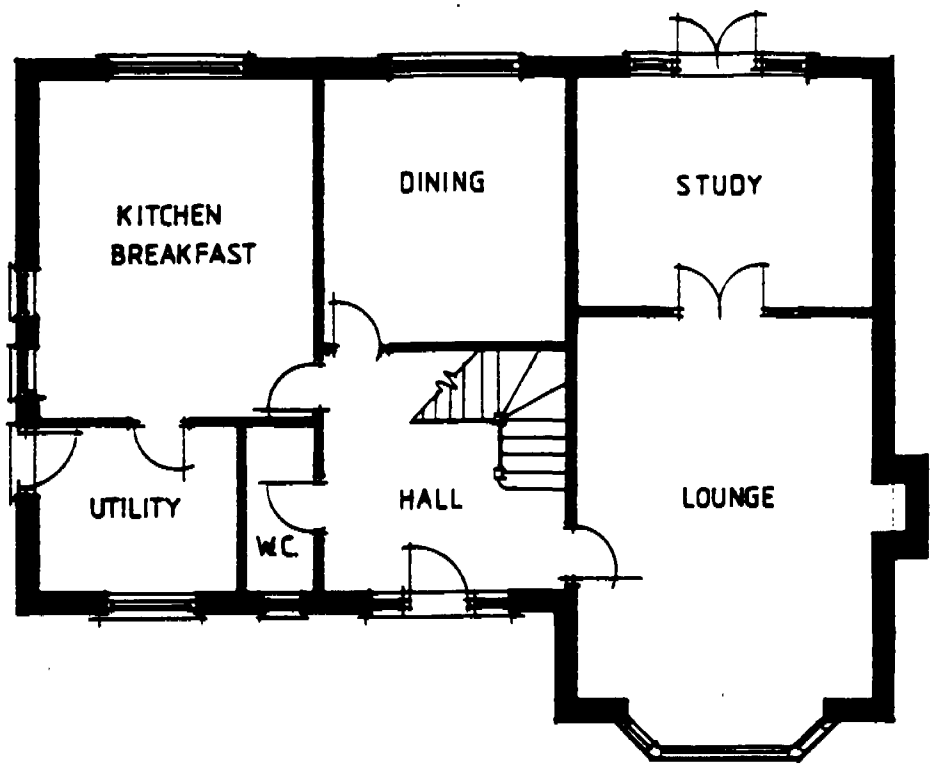
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Drg no: 93029

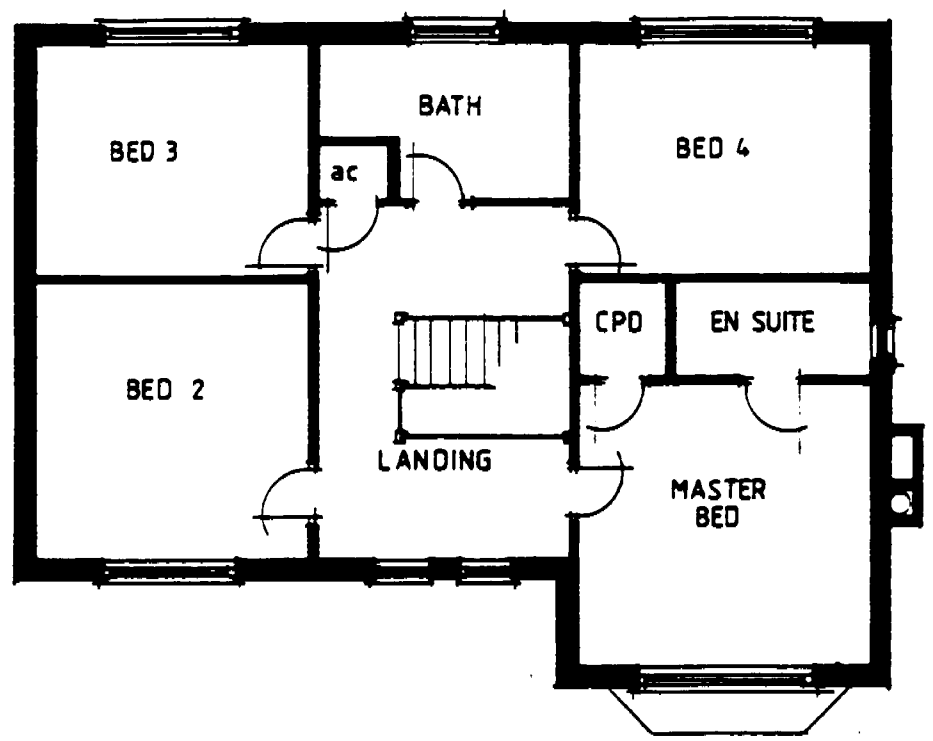
Date: 03/94

Scale: 1:100

Drawn: m.d.



GROUND



FIRST

DETERMINED
PLAN

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

Daniels Acre

Chaldean Way.

Design: LIMEGATE

Plots: 69

Drg no. 93029

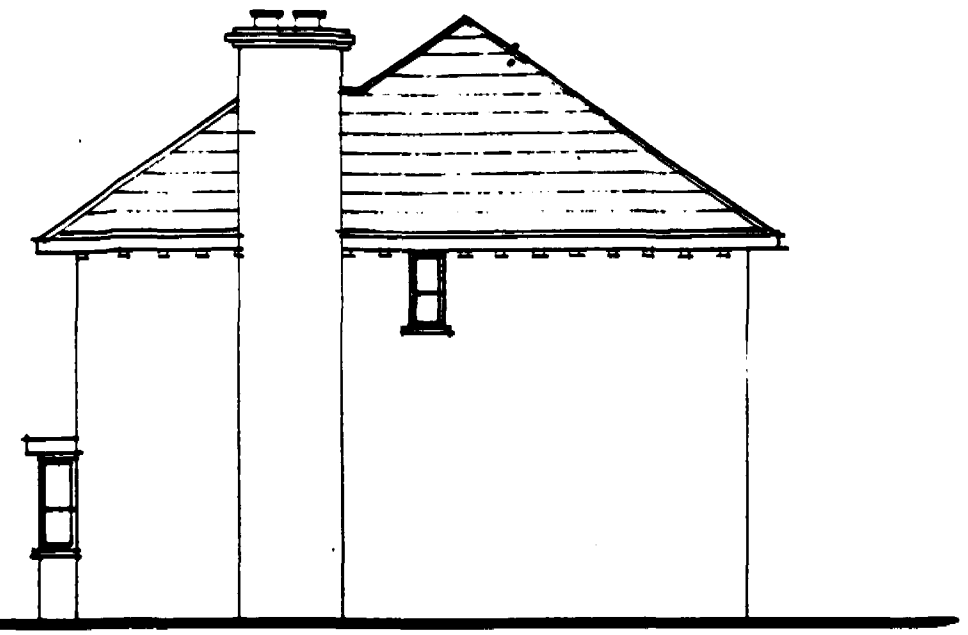
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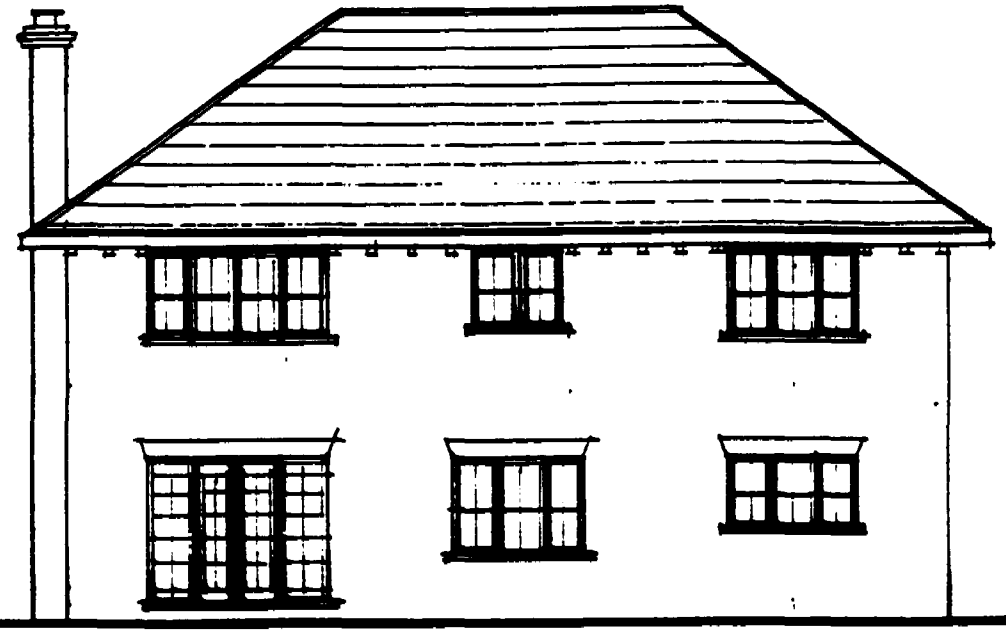
Drawn: m.d.



f r o n t



s i d e



r e a r



s i d e

DETERMINED PLAN

Broadgate Homes

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

Daniels Acre

Chaldean Way.

Design: LIMEGATE

Plots: 69

Drg no: 93029

Date: 03/94

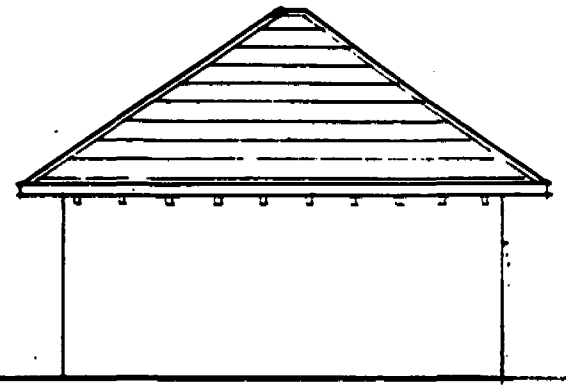
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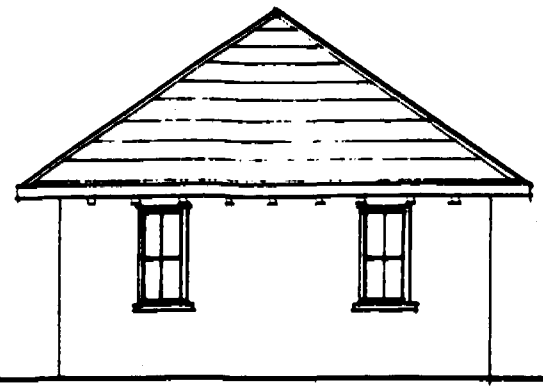


side

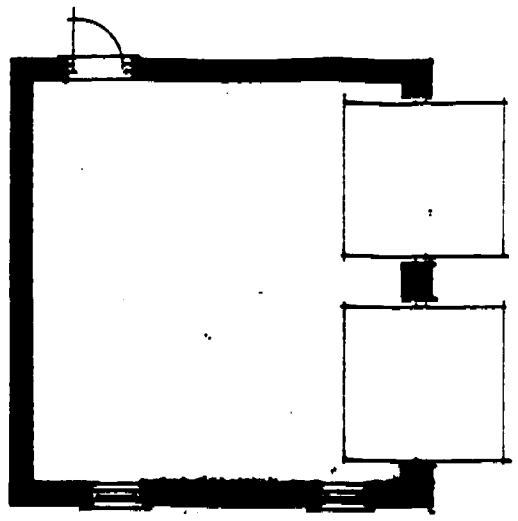
rear



side



front



floor plan

DETERMINED
PLAN

Broadgate Homes

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

Daniels Acre

Chaldean Way.

Design:
DOUBLE GARAGE: limegate

Plots:
69

Drg no:
93029

Scale:
1 : 100

Date:
03 / 94

Drawn:
m.d.



· VIEW ONTO VERNATTS WATERWAY ·

· CHALDEAN WAY, SPALDING · ELEVATIONS ·

Broadgate Homes

DETERMINED PLAN

SOUTH HOLLAND D.C.
PLAN DEPT.
11 MAR 1994
REF 0249/94

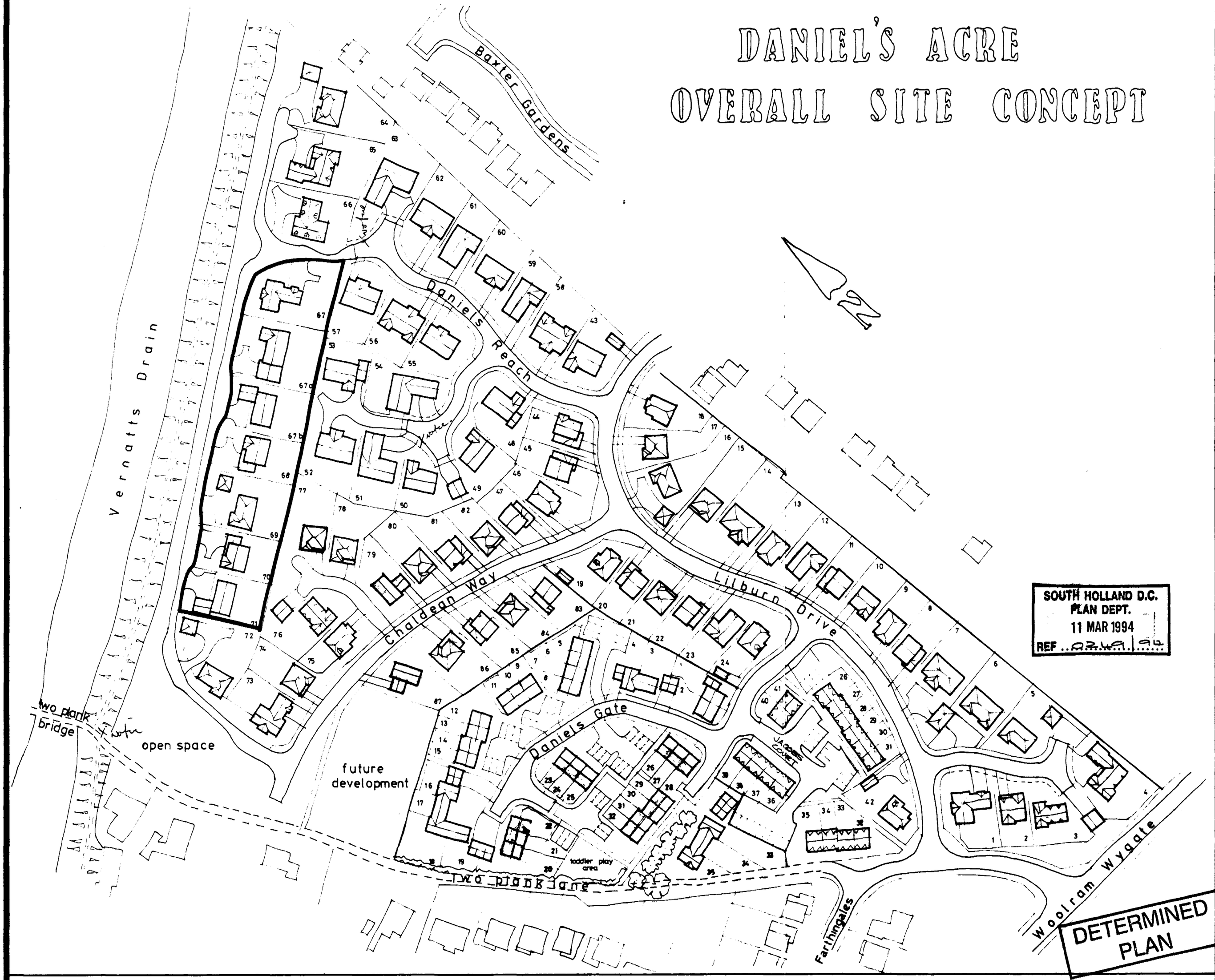
DETERMINED PLAN

TITLE:		DRG No:
STREET SCENE		93029/002
SCALE:	DATE:	DRAWN:
1:200	MARCH 94	M.DENNIS ABIAT

Broadgate Homes

Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DR.
Telephone: Holbeach (0406) 380382

DANIEL'S ACRE
OVERALL SITE CONCEPT



SOUTH HOLLAND D.C.
PLAN DEPT.
11 MAR 1994
REF ..S.H.1.94

DETERMINED PLAN

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Broadgate Builders

Broadgate Builders (Spalding) Limited
Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DB.
Telephone: Holbeach (0406) 380532

TITLE

Residential Development,
Daniels Acre,
Spalding.

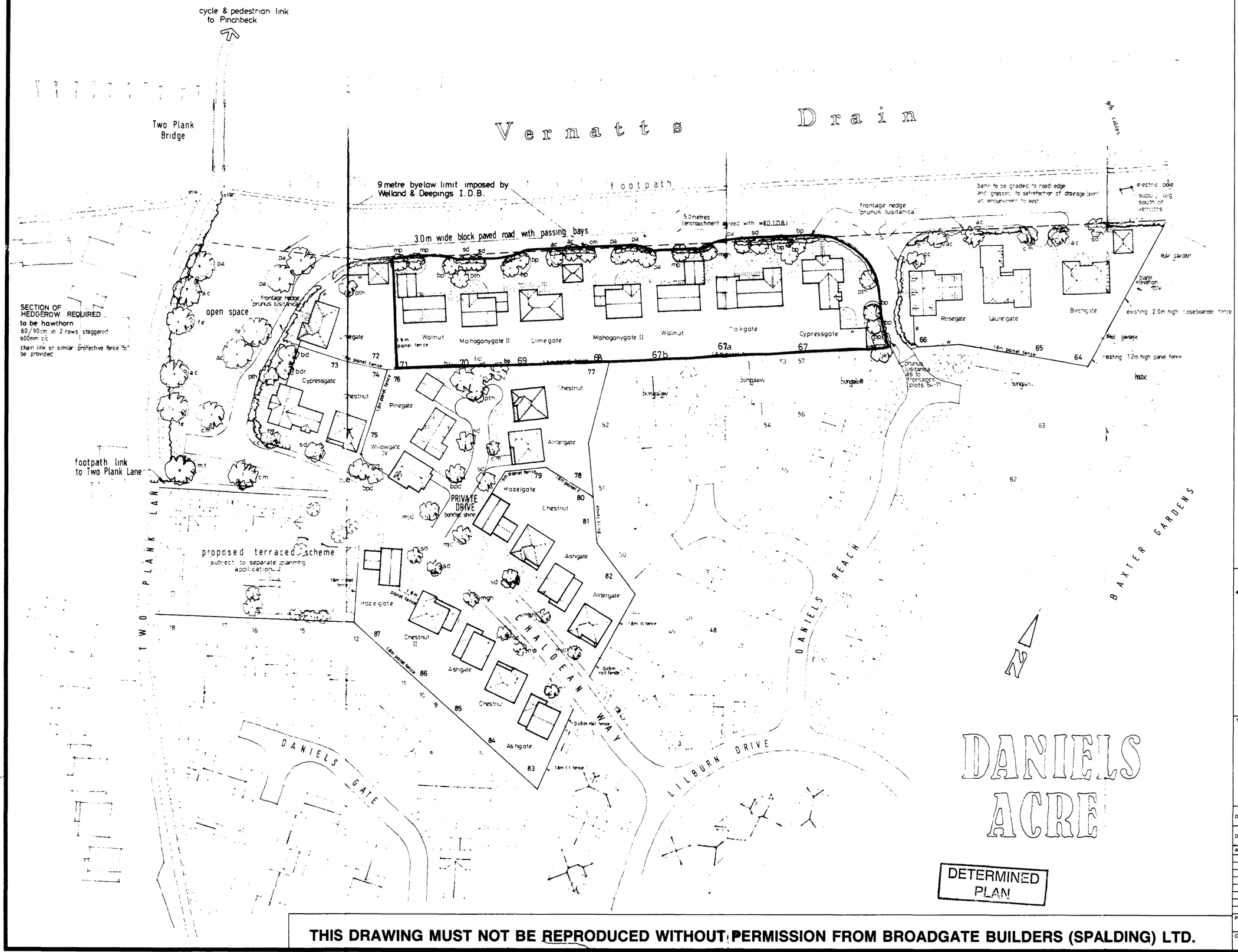
SITE CONCEPT PLAN

DATE 6-AUG-93	DRAWN MARLOWE
DRWG. No. 93029/SC	SCALE 1:1000

REVISIONS	DES.	DATE	SIGN
A.	Revised layout - Daniels Gate plots 20-35	9/93	af
B.	Plot Number correction Plots 32-36 Jacobs Ct	1/94	af
C	Plots 67 - 71 added to plan. Plots 77, 79, 87 amended (house types)	10/3/94	M.D.

PLANNING	BUILDING REGS.
CHECKED	

1@0.5 K0.8



NOTES

TREE PLANTING

ac	acer campestre	field maple
bd	buddleia davidii	shrub
bdr	buddleia davidii 'royal red'	shrub
bp	betula pendula	silver birch
bpd	betula pendula 'dalecarlica'	swedish silver birch
cc	cotinus coggygria	smoke tree (large shrub)
cm	crataegus monogyna	hawthorn
fe	fraxinus excelsior	common ash
mgh	malus 'golden hornet'	flowering crab
mjd	malus 'john downie'	"
mp	malus 'profusion'	"
mt	malus tschonoskii	"
pth	prunus 'tai haku'	'great white cherry'
sd	sorbus discolor	maidenhair ash
pa	prunus avium 'plena'	wild cherry

PLANTING HEIGHTS TO TREES 1.8 2.4m STANDARDS
SUITABLY STAKED & TIED
FRONT GARDENS SEEDED OR TURFED

FENCING

1.8m P INDICATES PROVISION OF 1.8m h. PANEL FENCE
W " " 1.8m high WALL
OTHERWISE REAR DIVIDING BOUNDARIES TO BE 0.6m post & wire

SOUTH HOLLAND D.C.
PLAN DEPT.
11 MAR 1994
REF ..S249/94..

Broadgate Builders (Spalding) Limited
Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DB.
Telephone: Holbeach (0406) 380532.

TITLE
Residential Development
Plots 64 - 87
DANIELS ACRE SPALDING

SITE LAYOUT

DATE JULy 1993	DRAWN stan j finch
DRWG No. 93029/001	SCALE 1:500

REVISIONS	DES	DATE	SIGN
A	Plot substitution Plots 79, 83 - 87	17-11-93	M.D.
B	Trellis top fences omitted-panel type to be used	17-11-93	M.D.
C	Wall omitted plans: fence between plots 86+87	5-1-94	M.D.
D	Key revised to Per 112 between 86 + 87	19.1.94	ajf
E	PLOTS 67-71 DETAILED PLANNING		
	PLOT 77 SUBSTITUTION	10.3.94	ajf

PLANNING | BUILDING REGS.
CHECK BY

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7055 7887