thornfield
properties plc

13 May 2003

D Roberts Esq
Planning Department
South Holland District Council
Council Offices
Priory Road
SPALDING
PE11 2XE

Our Ref: MF/JTH

Dear Mr Roberts

Reference No. H16/0360/02
Land at Springfields Gardens, Spalding
Development of Building for Class A3 (Food and Drink) Purposes

With reference to the above full planning permission, we note that there is no specific condition requiring samples of wall and roof details to be submitted for approval.

Details of external appearance were shown on approved drawing ref 3397-GA-10A-1.

We trust this is satisfactory but if you require any clarification of details, then please contact us by return.

It is our understanding that there are no conditions precedent which remain to be discharged prior to development commencing. If you consider the situation to be otherwise, please respond by return, as a start on site is imminent. We confirm that the building works are programmed to start on site on 26 May 2003.

Yours sincerely
For and on behalf of Thornfield Properties plc

Mark R. Finch BA (Hons) MSc MRTPI
Director of Planning
e-mail: mark.finch@thornfield-leeds.co.uk
website: www.thornfield.co.uk

cc: *C Slater Esq – Walker Morris*
S Bush Esq – Watson & Batty
I Sanderson Esq – Thornfield

thornfield
properties plc

14 May 2003

D Roberts Esq
Planning Department
South Holland District Council
Council Offices
Priory Road
SPALDING
PE11 2XE

Our Ref: MF/JTH

Dear Mr Roberts

Reference No. H16/0177/02
Site at Springfields Restaurant, Spalding
Development of Garden Centre with Associated External Facilities, Car Parking & Access

With reference to the above permission, we note that there is no specific condition requiring samples of wall and roof details to be submitted for approval.

Details of external appearance were shown on the approved drawing ref 3397-GA-118A.

We trust this is satisfactory but if you require any clarification of details, then please contact us by return.

It is our understanding that there are no conditions precedent attached to the outline permission (there were no conditions attached to the reserved matters) which remain to be discharged prior to development commencing. It is also our understanding that all reserved matters have been satisfactorily dealt with. If you consider the situation to be otherwise, please respond by return. We confirm that the building works are programmed to start on site on 26 May 2003.

Yours sincerely
For and on behalf of Thornfield Properties plc

MRF

Mark R. Finch BA (Hons) MSc MRTPI
Director of Planning
e-mail: mark.finch@thornfield-leeds.co.uk
website: www.thornfield.co.uk

cc: *C Slater Esq – Walker Morris*
S Bush Esq – Watson & Batty
I Sanderson Esq – Thornfield
J Clarke Esq - Thornfield

ON 12-8-03

Thornfield Properties Plc
5 St David's Court
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thornfield
properties plc

14 May 2003

D Roberts Esq
Planning Department
South Holland District Council
Council Offices
Priory Road
SPALDING
PE11 2XE

Our Ref: MF/JTH

Dear Mr Roberts

Ref H16/0569/98 (Outline) and Ref H16/0361/02 (Reserved Matters)
Land at Springfields Gardens, Spalding

With reference to the above permission, it is our understanding that there are no conditions precedent attached to the outline permission which remain to be discharged prior to development commencing. If you consider the situation to be otherwise, please respond by return.

In relation to the reserved matters permission, we understand that only Conditions 1 and 2 remain to be discharged prior to development commencing. We understand you have all the information you require to assess the submissions and we look forward to hearing from you shortly. It is also our understanding that all reserved matters have been satisfactorily dealt with.

We confirm that the building works are programmed to start on site on 26 May 2003.

Yours sincerely
For and on behalf of Thornfield Properties plc

Mark R. Finch BA (Hons) MSc MRTPI
Director of Planning
e-mail: mark.finch@thornfield-leeds.co.uk
website: www.thornfield.co.uk

cc: *C Slater Esq – Walker Morris*
S Bush Esq – Watson & Batty
I Sanderson Esq – Thornfield
J Clarke Esq - Thornfield

Udy, Peter

From: Mark Finch [mark.finch@thornfield-leeds.co.uk]
Sent: 03 September 2003 14:22
To: Udy, Peter
Cc: Ian Sanderson; Alison Key (E-mail)
Subject: RE: SPRINGFIELDS AMENDMENTS

Peter

sorry to keep chasing but I have left messages - I am being chased daily by Costa Coffee - if you haven't got around to having a look at my letter of 5 august, can you give me a rough idea when you will so that I can respond to the client?

Mark

Peter

I haven't heard from you re: this email as yet. We have re-instated the tourist information centre on the scheme plan and will submit the minor variation plans via Watson and Batty accordingly.

A separate application for the Fens Centre is being lodged.

The minor variation plans for the garden centre are also being lodged.

in particular, can I now have a response to my letter of 5 August regarding Unit 19?

regards

Mark

Thanks Peter

1. on the main scheme, the only issue appears to the location of the tourist information centre. If this is reinstated, then would the changes to the management suite be acceptable as a minor amendment? we need to provide more toilets on site, hence the need for the management centre to go upstairs. there is no significant knock on effect on elevational details.

2. we will prepare a stand alone application for the fens tourism centre building.

3. we aim to send a set of revised plans to you, together with the application for the fens centre, on friday this week.

4. have you had a chance to look at my letter dated of 5 august re: Class A3 element of scheme. I am being chased by a tenant, Costa Coffee, who want this confirmation before they can proceed to formalise a lease.

Mark

Mark R Finch
Director of Planning
Thornfield Properties plc
5 St David's Court
David Street
Leeds
LS11 5QA

Tel 0113 225 5050
Direct Line 0113 218 2377

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-----Original Message-----
From: Udy, Peter [mailto:PUdy@sholland.gov.uk]
Sent: 15 August 2003 13:52
To: Starr, Simon; Bate, Stephen; Wakeling, B; Mark Finch
Subject: SPRINGFIELDS AMENDMENTS

Hello Mark,

I looked at the amended drawings that you left with me on 08-07-2003 last sunday. It took ages because I felt I had to also look at the original drawings and the amendement you submitted earlier this year, that David an Mike looked at. This gave me a flavour of what has been considered in the past.

I have also received a further plan via Ian Oliver which shows the bund and towers amended to 5 towers. Therefore some of the drawings that I received on the 08-07-2003 are incorrect in this respect.

3397-GA-04W

Move the position of the wall between units 18-19. This reduces unit 19 from 2000 to 1500 sq feet. Unit 18 therefore increases from 940 to 1440 sq feet.

Units 14 and 15 are combined.

Wall between units 34 and 36 also slightly changed.

These can be accepted as an amendment because they are all internal alterations.

I do not however consider I can accept the moving of the Tourist Information Centre, larger toilets, cleaners, coach drivers, office facilities as an amendment owing to previous comments made by Mike Saywood and because there are concerns here about the position of the Tourist Information Centre..

3397-GA-8B

The play barn is the same size and height. The roof covering also remains the same. The only change is to the elevations to reduce the amount of glass and introduce brick walls and windows.

I consider that these can be accepted as an amendment.

3397-GA-15C

This shows the whole of the site layout.

I consider that the changes, as far as they comply with other comments in this email, are acceptable.

3397-GA-016E

The garden centre shape has been made more regular. The overall floorspace remains unchanged but the length has been reduced by about 2m, the frontage width remains unchanged and the rear width has increased by 1m.

I consider this can be accepted as an amendment.

3397-GA-17E

This shows the garden centre, which is the subject to a different application, in context with the proposal.

I consider this can be accepted as an amendment.

3397-GA-24A

Alterations to wall.

I consider this can be accepted as an amendment.

3397-GA-28D

Alterations to the Glass house to form the Fens Tourism Building.

I do not consider this can be accepted as an amendment.

3397-GA-29F

Alterations to the elevations in relation to the internal alterations to the management suite.

I do not consider this can be accepted as an amendment.

3397-GA-30D and 31D

These show the garden centre reduced in height and changed in shape in the context of the proposal, from the scheme approved under its own reference H16/0116/03.

I consider this can be accepted as an amendment.

Barnes Walker drawings.

M872 RM 02D and 03C

Shows 6 cones and now 5. Therefore needs further alteration.

M872 RM 01A

No Change.

M872 RM 05B

Shows Altered earth work sections.

I consider this can be accepted as an amendment

M872 RM 07A

No change

M872 RM 08C

Shows 6 cones and now 5. Therefore needs further amendment.

M872 RM 10.01A, .02, 03A, .04, .05, .06, .07, .08,

No Change

M872 RM 10.09A

Shows reduction of wall by 0.5m to 2.5m

I consider this can be accepted as an amendment

M872 RM 10.10, .11, .12, .13

No change.

M872 RM 10.14,

Needs advert application.

M872 RM 12D and 17B

No Change.

I hope this helps. I suggest you make further changes and send me a full set of the drawings that are being changed. I will approve the changes refered to above, subject to there being no other changes that I feel are unacceptable.

Peter Udy
Planning Officer.

SPRINGFIELDS AMENDED PROPOSALS

Conclusions reached following discussion with Dave Roberts

Garden Centre

The details submitted differ from the outline in that the footprint of the garden centre extends beyond the 'red line' boundary of the approved outline application H16/0177/02 in two areas - at the south-east corner and to the south (west side of shopping parade known as North Avenue)

Although these are small variations in the context of the development as a whole, there can be no legal basis for dealing with the detailed design as a reserved matter application. If the boundary of the site is to be changed these details can only be determined as part of a full application.

Restaurant

The proposal to split the restaurant into two phases would run contrary to the Committee's wishes to ensure provision of a restaurant (and function room) of similar size to that already existing on the site. An acceptable way forward would be for a condition to be imposed (if we could secure submission of fresh application) requiring the development to be provided by a certain date, or for the applicants to enter into a Section 106 Obligation to achieve the same objective.

Conclusions are still to be reached on the proposed alterations to the remainder of the scheme.

MJS
16/1/03

Our Ref: H16/0569/98

Your Ref:

Contact: Mike Saywood

16 January 2003

Mr M R Finch BA (Hons) MSc MRTPI
Director of Planning
Thornfield Properties plc
32 Park Square West
Leeds
LS1 2PF

Dear Mark

LAND AT SPRINGFILEDS GARDENS, SPALDING
APPLICATION NO. H16/0569/98

I refer to your letter dated 14 November 2002 and apologise for the delay in responding.

As previously discussed I can confirm that the approved floor areas should be treated as gross internal areas. The schedule set out in your letter differs slightly from that contained in paragraph 1.2 of the Inspectors report to the Secretary of State, namely:-

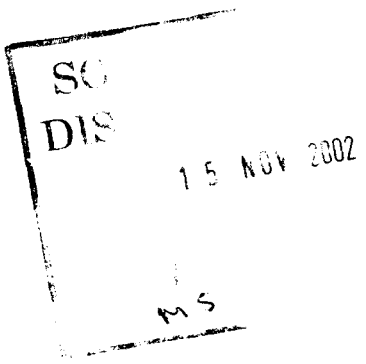
Information Centre	280 sq m
Outlet Retail (A1)	6,970 sq m
Café/Restaurants	558 sq m
Associated Uses	836 sq m
Total	8,644 sq m (corrected)

However, the same consideration applies.

Yours sincerely

M J Saywood
Planning Consultant

14 November, 2002



thornfield
properties plc

M Seywood
Planning Department
South Holland District Council
Council Offices
Priory Road
Spalding
PE11 2XE

Dear Mike

LAND AT SPRINGFIELDS GARDENS, SPALDING
APPLICATION NO H16/0569/98

Further to our recent telephone conversation, can you please confirm that the following scheme floor areas should be treated as gross internal areas.

Class A1 retail	6970 sq m
Class A3 food and drink	558 sq m
Education suite	232 sq m
Information centre	48 sq m
Management centre	217 sq m
Windmill	154 sq m
Glasshouse	465 sq m
Total	**8644 sq m**

I look forward to hearing from you.

Yours sincerely
For and on behalf of Thornfield Properties plc

FJP

Mark R. Finch BA (Hons) MSc MRTPI
Director of Planning
e-mail: *mark.finch@thornfield-leeds.co.uk*

cc – Mr A L Martin

COUNTY OFFICES
NEWLAND • LINCOLN

LINCOLNSHIRE COUNTY COUNCIL

HIGHWAYS & PLANNING DIRECTORATE
Director: Richard Wills

City Hall, Lincoln LN1 1DN
Telephone (01522) 552222 Fax (01522)511340
Minicom (01522) 552055

Your Ref: H16/0569/98
My Ref: HB/SPAL 3120/jmp

FAO PETER UDY
01775 710722

For further information contact
Mr J Bonner
Telephone Lincoln (01522) 553074
Facsimile Lincoln (01522) 511340

11 December 2002

South Holland District Council
Priory Road
SPALDING
Lincs
PE11 2XE

MS

For the attention of Mr P Udy Udy

GIFFORD, CARTER
RECEIVED
16 DEC 2002
DATE
DOC NO.
FILE REF

TM
ALM
ALM
Copied to J Clarke 19/12/02 (0113 225 5080)
Copied to P. Udy 19/12/02 (01775 710722).
B3312A

Dear Sirs,

RE – ARCHAEOLOGICAL WORKS
SPRINGFIELD GARDENS

I am writing to inform you that I have received a copy of 'Spring field Outlet Shopping and Festival Gardens, Spalding. Written scheme of Investigation for an Archaeological Excavation' from Gifford Consulting Engineers. This document includes the results of the trial trench evaluation prepared by University of Durham, and the mitigation strategy regarding archaeological remains on the sire. This document replaces the 'Archaeological Strategy' (ref no. B3312A.R01) previously submitted.

This new document (ref no. B3312A.R02) has been prepared in consultation with this section and I can confirm that it now meets our requirements. I recommend that formal approval in writing by yourselves would now permit the works outlined in the document to proceed, providing that there are no comments that South Holland District Council wish to make in connection with this matter.

If you require any further information then please do not hesitate to contact me.

Yours faithfully,

for Director of Highways and Planning

16 DEC 2002

2275.P3L

19/12/2002 15:03 01244347936 PAGE 01/01

file

12th December 2002

thornfield
properties plc

Mike Seywood
Planning Department
South Holland District Council
Council Offices
Priory Road
Spalding
PE11 2XE

SOUTH HOLLAND
DISTRICT COUNCIL
16 DEC 2002
RECEIVED
MS

Dear Mike

OUTLINE PLANNING PERMISSION REF. NO. H16/0569/98 (CONDITION XI)
FULL PLANNING PERMISSION REF. NO. H16/0360/02 (CONDITION V)
OUTLINE PLANNING PERMISSION REF. NO. H16/0177/02 (CONDITION V)

LAND AT SPRINGFIELDS GARDENS AND RESTAURANT, CAMEL GATE, SPALDING

I refer to the above planning permissions and in particular the condition attached to each relating to archaeology.

I have enclosed a copy letter dated 11 December 2002 from our archaeological consultants who have confirmed that the Written Scheme of Archaeological Investigation relates to all of the planning permission areas.

You will see that the County Council have verbally accepted the Scheme but formal confirmation is awaited. I would expect the County to write direct to the District within the next week or so.

I trust this is satisfactory.

Yours sincerely
For and on behalf of Thornfield Properties plc

Mark Finch

Mark R. Finch BA (Hons) MSc MRTPI
Director of Planning
e-mail: mark.finch@thornfield-leeds.co.uk

Enc - letter from Gifford and Partners dated 11 December 2002

cc J Clarke
I Sanderson

CONSULTING ENGINEERS

Gifford

BY FAX	
No. of pages	2
Dest. Fax No.	0113 225 5060

20 Nicholas Street, Chester
CH1 2NX United Kingdom
Telephone: 01244 311855
Fax: 01244 314560
mail.chester@gifford-consulting.co.uk

Our Ref: ALM/B3312A

11 December 2002

Mr M Finch
Thornfield Properties plc
32 Park Square West
Leeds
LS1 2PF

Dear Mark

SPRINGFIELD OUTLET SHOPPING & FESTIVAL GARDENS, SPALDING: ARCHAEOLOGY

Further to your fax of 11 December I confirm that the Written Scheme of Investigation for an Archaeological Excavation at the above site was prepared with reference to the following planning consents -

H16/0569/98 (Condition No. 11)
H16/0177/02 (Condition No. 5)
H16/0360/02 (Condition No. 5)

All the archaeological issues are dealt with in the WSI and the section dealing with the planning background (section 2.3, pages 3 and 4) details the individual South Holland DC Planning Application reference codes.

I spoke to Peter Udy of South Holland DC last week and confirmed to him that written confirmation was required from him stating that the WSI is approved by the local planning authority with reference to the above four planning consents.

The WSI has been with Jim Bonnor of Lincolnshire County Council since 8 November and he has twice confirmed to me (verbally) that the WSI is acceptable to the Lincolnshire County Archaeologist and he would advise South Holland DC accordingly.

I have, in turn, advised Peter UDY of this and he has confirmed that he will provide us with the appropriate written confirmation. It appears that the paper trail between Lincolnshire CC and South Holland DC is very slow and I am very frustrated at that the paperwork I produced on your behalf has been in place for a month and that it is likely to take Lincolnshire CC and South Holland six weeks to issue one letter of confirmation.

Nevertheless, I have spoken again with Peter Udy and he says that he has not yet received any communication from Jim Bonnor but that in expectation of receiving an e-mail/letter from Jim he is working on the paperwork and that the letter confirming compliance with the planning conditions will be forthcoming. I pressed him to issue the letter late this week or early next week but he stated that

Gifford and Gifford and Partners are trading names of Gifford and Partners Ltd.
Registered Office Carlton House Ringwood Road Woodlands Southampton England SO40 7HT.
Registration No. 1902592 Cardiff

11/12/2002 17:49 +44-1244-314560 GIFFORD AND PARTNERS PAGE 01

he could not promise this. I will keep up the pressure for this situation to be resolved on or before 23 December and will advise you of progress.

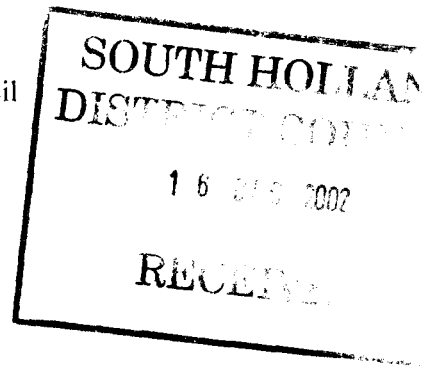
Yours sincerely

A L Martin
Principal Archaeologist
For Gifford
anthony.martin@gifford-consulting.co.uk
Direct Dial: 01244 606674

thornfield
properties plc

3rd December 2002

Mike Seywood
Planning Department
South Holland District Council
Council Offices
Priory Road
Spalding
PE11 2XE



Dear Mike

DEVELOPMENT OF GARDEN CENTRE
LAND AT SPRINGFIELD GARDENS, SPALDING

Further to our meeting, I have enclosed a copy of the revised layout plan for the above development (ref: 3397-GA-016C) together with the revised boundary plan (ref: 3397-1-B3G) and elevational detail plan (ref: 3397-GA-31B).

Although the configuration of the garden centre has been amended, the size of the building and the associated external area remains unchanged. The amendments in our view have no material impact on matters of planning importance and have been made to improve the relationship between the garden centre and the outlet retail and gardens scheme. As the garden centre is an integral part of the comprehensive scheme (and is indeed linked formally by planning permission) these amendments are considered beneficial to the overall project.

We trust that you can deal with the variation to the boundary and siting plans as minor amendments to the approved outline planning permission. We would confirm that the land ownerships affected by the development remain as per the original outline submission.

Subject to this confirmation, we would seek to submit details on elevational appearance, design and landscaping as a formal submission of reserved matters.

I look forward to hearing from you.

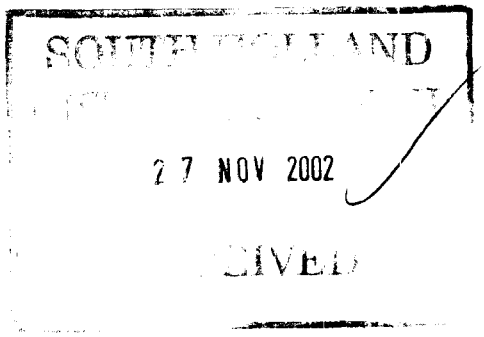
Yours sincerely
For and on behalf of Thornfield Properties plc

Mark R. Finch BA (Hons) MSc MRTPI
Director of Planning
e-mail: *mark.finch@thornfield-leeds.co.uk*

cc *Ian Sanderson*
John Clarke
Stephen Bush – Watson & Batty
Nick Walker – Barnes Walker

thornfield
properties plc

26 November, 2002



Mike Seywood
South Holland District Council
Council Offices
Priory Road
Spalding
PE11 2XE

Dear Mike

SPRINGFIELDS GARDENS, SPALDING

I am writing to confirm our appointment at your offices on Monday 2 December 2002 (2pm) to discuss proposed scheme variations on the above project.

I will be accompanied by the scheme architect, Stephen Bush of Watson and Batty.

Yours sincerely
For and on behalf of Thornfield Properties plc

Mark Finch

Mark R. Finch BA (Hons) MSc MRTPI
Director of Planning
e-mail: mark.finch@thornfield-leeds.co.uk

cc S Bush - Watson and Batty
I Sanderson

* Faxed to Mailfield 18/3/03

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LN5 7PH

Tel: 01522 558118
Fax: 01522 558128
e mail eric.ashley@lincs.pnn.police.uk

LINCOLNSHIRE POLICE
ARCHITECTURAL LIAISON
REPORT

SOUTH ... LAND
DIST...
17 FEB 2003
SH
Dr

Your ref: 361/02

Our ref: EA/2082/CS

13 February 2003

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

Dear Mr Roberts

Re: Springfields Outlet Shopping Centre, Festival Gardens, Spalding

Further to our planning consultation meeting at South Holland District Council on Wednesday 5 February 2003, where we discussed plans of the above mentioned development scheme. I have studied the said plans and would request that due regard be given to the following points in the interest of crime reduction and community safety.

1 Perimeter

1.1 The plans indicate that provision has not been made to include a secure boundary treatment along the side of the A16 trunk road on the eastside of the site. This is not to be recommended, as it would increase the vulnerability of the shopping centre and ornamental garden area to offences of criminal damage and theft and would remove any form of either natural or passive surveillance with the proposed soil bunding and landscaping detail. Therefore with the above in mind it is recommended that this boundary should be secured with an expanded metal, weldmesh paladin fence, to a minimum height of 2.1 metres.

1.2 A vehicle access barrier/gate should be installed on the access to the north, south and west car parks at a position close to the junction with Camel Gate. This measure will allow the car parks to be closed off after normal business hours, thus enhancing site security.

2 Lighting

2.1 The lighting layout should be carefully designed to cover all vulnerable areas without creating shadows. Well specified and sited lighting will deter and reveal potential intruders.

2.2 Guidance for suitable lighting schemes may be obtained from BS 5489 Part 9: 1996 and is subtitled code of practice for lighting for urban centres and public amenities.

CRIMESTOPPERS 0800 555 111

3 CCTV

3.1 In an effort to provide a safe and secure environment for the public that will use this retail and leisure development, it is recommended that the car parks and the outlet shopping centre should be covered on the system. Consideration should be given to the images that are collected being monitored by an external contractor..

NB CCTV can make an important contribution to security in car parks and retail areas, if cameras are continuously monitored they can alert staff to suspicious incidents. Providing that the system is of high quality, that it provides effective coverage, and that the product is recorded, CCTV will produce a considerable aid to post incident investigation, which itself acts as a deterrent.

Any installation should comply with the Data Protection Act 1998. Advice can be found in Home Office publications such as 'Looking Out for You,' Police Scientific Development Branch.

4 Roller Shutters

4.1 It is noted that metal roller shutters are only proposed at the West Avenue entrance in the shopping centre and not at the opposite end of the mall in East Avenue. I would strongly recommend that both entrance points be secured with shutters to enhance security.

Crime prevention advice is given free without the intention of creating a contract. The Police Service do not take any legal responsibility for the advice given. However, if the advice is implemented, it will reduce the opportunity for crime to be committed.

Yours sincerely

Constable E Ashley
Force Architectural Liaison Officer

CRIMESTOPPERS 0800 555 111

CHARTER MARK

Roberts, David

From: Mark Finch [mark.finch@thornfield-leeds.co.uk]
Sent: 12 March 2003 17:03
To: Roberts, David
Subject: Springfields Gardens, Spalding

SOUTH HOLLAND DISTRICT COUNCIL

Terry Huggins
Acting Chief Executive
Andrew Petcher
Acting Director of Customer Services
Bob Atkins
Director of Corporate Services

David

Further to our discussion:

1. I will write to you formally enclosing a full set of variation plans to the main scheme, which you have confirmed will be treated as minor amendments to the approved plans.

2. Could you let me know when you will be in a position to determine the reserved matters application for the Garden Centre?

3. I look forward to receiving the letter on retail sales in relation to the proposed Julian Graves letting.

Thanks for your assistance.

Mark

*** please note new office address ***

Mark R Finch
Director of Planning
Thornfield Properties plc
5 St David's Court
David Street
Leeds
LS11 5QA

Tel 0113 225 5050
Direct Line 0113 218 2377

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Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

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

Our Ref: H16/0569/98
H16/0360/02
H16/0361/02

Your Ref: MF/JTH

FILE COPY

Contact: Mr D Roberts

Thornfield Properties Plc
5 St David's Court
David Street
Leeds
LS11 5QA

17 April 2003

Dear Mr Finch

Planning Permissions: Springfields Gardens
Redevelopment of Gardens, Shops and Class A3 building.

I refer to your letters dated 11 April 2003 and 12 March 2003. Please take this letter as being confirmation of the following:

- Landscaping for the A3 building approved as part of the larger scheme.
- Condition 9 of H16/0569/98 discharged.
- Condition 9 of H16/0360/02 discharged.
- Condition 3 of H16/0361/02 discharged.

I trust this is satisfactory.

Yours sincerely

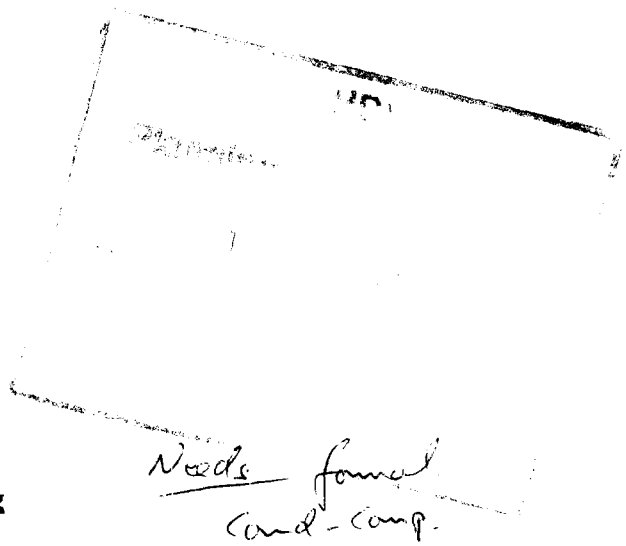
David Roberts
Senior Planning Officer

thornfield
properties plc

11 April 2003

D Roberts Esq
Planning Department
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincolnshire
PE11 2XE

Our Ref: MF/JTH



Dear Mr Roberts

Planning Permission Ref: H16/0569/98
Land at Springfields Gardens, Camel Gate, Spalding

Condition 3 of the reserved matters approval for the above development requires the submission of a scheme of works relating to bats.

On 12 March 2003, a scheme of works was submitted to the local authority in relation to Condition 9 of permission reference H16/0360/02 (Class A3 development). The submission included:

- Bat survey dated July 2002 from BIOTA Consultants.
- Application for a licence in respect of bat species affected by developments to Department for Environment, Food and Rural Affairs.
- DEFRA licence dated 25 October 2002.
- Letter from DEFRA to BIOTA dated 11 November 2002.
- Letter from DEFRA to BIOTA dated 6 February 2003.

Could you please confirm that this scheme of works is also acceptable in the context of the development approved under H16/0569/98.

Yours sincerely
For and on behalf of Thornfield Properties plc

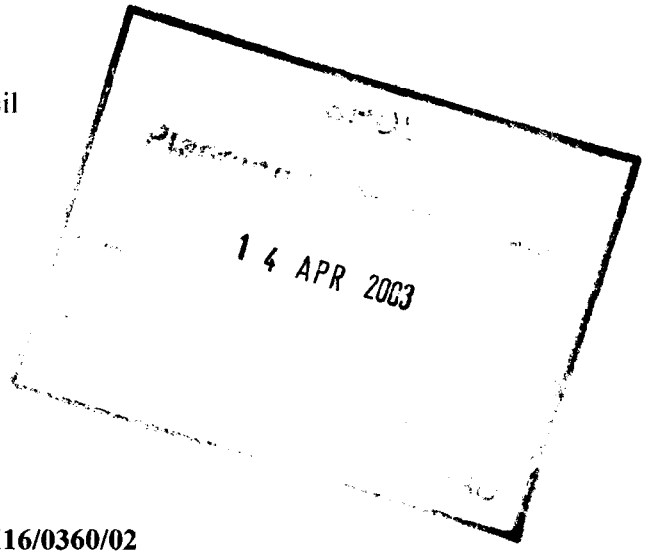
Mark R. Finch BA (Hons) MSc MRTPI
Director of Planning
e-mail: mark.finch@thornfield-leeds.co.uk

cc: *I Sanderson Esq – Thornfield*
A Williamson Esq – Walker Morris
S Bush Esq – Watson and Batty

thornfield
properties plc

11 April 2003

D Roberts Esq
Planning Department
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincolnshire
PE11 2XE



Our Ref: MF/JTH

Dear Mr Roberts

Planning Permission Ref: H16/0360/02
Land at Springfields Gardens, Camel Gate, Spalding
Development of Building for Class A3 (Food and Drink) purposes

I wrote to you on 12 March 2003 in relation to the outstanding planning conditions. I referred to Condition 6 in error - it is Condition 9 that relates to the scheme of works regarding bats and it is this condition which we seek to discharge, in addition to Condition 2.

I apologise for any confusion caused and I look forward to hearing from you.

Yours sincerely
For and on behalf of Thornfield Properties plc

Mark Finch

Mark R. Finch BA (Hons) MSc MRTPI
Director of Planning
e-mail: mark.finch@thornfield-leeds.co.uk
website: www.thornfield.co.uk

cc: *A Williamson Esq – Walker Morris*
S Bush Esq – Watson and Batty
I Sanderson Esq – Thornfield

14 MAR 2003

thornfield
properties plc

12 March 2003

D Roberts Esq
Planning Department
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincolnshire
PE11 2XE

Our Ref: MF/JTH

Dear Mr Roberts

Planning Permission Ref: H16/0360/02
Development of Building for Class ~~A3~~ (Food and Drink) purposes
Land at Springfields Gardens, Camel Gate, Spalding

With reference to the above permission, we would comment on the outstanding planning conditions as follows:

Condition 2. Landscaping – as you are aware, the proposed Class A3 unit falls within a wider scheme for the redevelopment of Springfields Gardens. The reserved matters approval for the larger scheme (ref: H16/0569/98) incorporates landscaping proposals for the Class A3 scheme (ref: H16/0360/02). We do not therefore intend to submit a separate landscaping scheme pursuant to Condition 2 and we trust that this is acceptable.

Condition 6. Scheme of works relating to bats – To satisfy this Condition please find enclosed:

- Bat survey dated July 2002 from BIOTA Consultants.
- Application for a licence in respect of bat species affected by developments to Department for Environment, Food and Rural Affairs.
- DEFRA licence dated 25 October 2002.
- Letter from DEFRA to BIOTA dated 11 November 2002.
- Letter from DEFRA to BIOTA dated 6 February 2003.

Could you please confirm the acceptability of the above and that there are no outstanding matters, which would prevent development, commencing.

Yours sincerely
For and on behalf of Thornfield Properties plc

Mark R. Finch BA (Hons) MSc MRTPI
Director of Planning
e-mail: mark.finch@thornfield-leeds.co.uk
website: www.thornfield.co.uk

cc: *I Sanderson Esq – Thornfield*
J Clarke Esq - Thornfield

MF

BAT SURVEY

SPRINGFIELD FESTIVAL GARDENS

SPALDING

Report No: 2002/32

Compiled by: PMH/JK

Date: July 2002

biota
biological diversity specialists

Ascot Court 71-73 Middlewich Road Northwich Cheshire WA16 9LT
t. +44(0)1606 333296 f. +44(0)1606 333297 www.biota.co.uk

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1 INTRODUCTION

Biota was commissioned by Thornfield Properties plc to carry out a bat survey at Springfield Gardens, Spalding, in June 2002. The survey was requested by English Nature and the Local Planning Authority in order to provide additional information following a survey carried out in 2000 by Bioscan Environmental Consultancy.

2 METHODOLOGY

The Bioscan survey was carried out early in September 2000. This is within the bats summer active period but is not generally the optimal time for surveying. The survey methods and results from the Bioscan survey were studied and incorporated into this report. The Bioscan surveyors thoroughly investigated all the buildings, including roof spaces, for signs of bats and surveyed the grounds using bat detectors to record any evening bat activity.

The site was visited on the evening of 27 June 2002, at 20.00h. This allowed time for examination of the buildings and trees during daylight before any bats emerged. The fourteen buildings identified in the Bioscan report plus the restaurant buildings just outside the northern boundary of the site were closely examined for signs of bat habitation. These signs included droppings on the windows, windowsills and ground outside the buildings, the presence of live or dead bats, staining under potential roost access/egress holes and feeding remains, such as butterfly wings. Similar signs were also looked for on mature trees within the site.

From dusk onwards the areas around the buildings were observed with the aid of an ultrasonic bat detector to record any emerging bats. Survey started at 21.00 outside the restaurant, then continued to the building labelled #2 in the Bioscan report, as this held the suspected roost.

The other buildings and surrounding habitats were then surveyed following the route used by the Bioscan surveyors. The time and location of each registration of a bat were recorded. The Bioscan survey route within the garden boundary fence was walked once, with two-minute stops at points along the route when bats were registered. The whole site was then covered again concentrating on the most ideal areas of habitat for foraging bats.

The survey was interrupted several times by light showers, during which no bat activity was recorded.

3 RESULTS

The table below shows the time and location of each bat seen or echolocation call registered on the detector. This utilises and adds to the Bioscan numbering system..

Location	Time	Species	Notes
1	21.50	*Pipistrellus pipistrellus*	Commuting over building #2 from SE
1	21.52	*Pipistrellus pipistrellus*	Commuting over building #2 from SE
2	21.55	*Pipistrellus pipistrellus*	Feeding around trees
1	22.00	Unidentified	No registration, probably a pipistrelle, not a brown long-eared. Commuting from SE over building #2
14A	22.14	Unidentified	Commuting north over the windmill pond; irregular signal; may not be a pipistrelle.

No bat activity was recorded after 22.30, when heavy continuous rain made further survey unproductive.

4 CONCLUSIONS

During the survey at least four bats were noted flying and feeding around the buildings and trees.

No evidence was found around any of the buildings, including the restaurant, or mature trees to suggest a bat roost. Building #2 appeared to be used as a roost for several Pipistrelles two years ago, but this was not apparent during this survey.

All the buildings do present opportunities for bats to shelter and roost and appear especially suitable for Pipistrelles. Bat roosts are generally temporary. They may return to the same site or the same building every year or just use a safe place for occasional shelter. They may also commute between sites every few weeks during the summer months. Therefore absence of bats in the buildings or trees during this survey does not necessarily indicate that there are no roosts on the site.

Taking into account the evidence from this and the earlier surveys it is reasonable to conclude that there is a small to medium population of bats using the site for foraging and possibly also for roosting. The paucity of evidence indicating a roost suggests that only a few bats use them for occasional shelter.

5 IMPACTS AND MITIGATION

Bats and their roosts are subject to full protection under Section 5 of the Wildlife and Countryside Act, 1981 and are also European Protected Species under the Conservation (Natural Habitats &c) Regulations 1994. Their roosts are protected, whether or not the bats are present. The presence of bats has been established in at least one of the buildings to be demolished. A licence from DEFRA will therefore be required before any work may commence on this building. The licence should be applied for at the earliest opportunity and set out the details of the mitigation. Mitigation should include the provision of artificial roost sites within the new buildings and within the existing woodland on the site. Demolition of the buildings should be undertaken during the winter period and under the supervision of the DEFRA licence holder.

Any bats located during the demolition process are to be relocated within the artificial roost boxes.

The licence application takes around 28 days to be considered by DEFRA, upon their receipt of all relevant documentation (including Planning Approval). A previous licence holder should submit the licence. Biota have held licences for bat mitigation works in the past.

5.1 BUILDING DEMOLITION

Pipistrelles prefer to roost outside the main roof void. They will squeeze into small gaps under ridge tiles, soffit and bargeboards and any other suitable spaces. Features can therefore easily be incorporated into the design of new buildings to accommodate Pipistrelles.

If cavity walls are to be built, bat bricks could be incorporated under the eaves to allow access to the cavity from the outside. Building regulations specify that roofs must have adequate ventilation around the soffit, so bat access can be easily incorporated into this. Large numbers of Pipistrelles can often be found in the cavity behind the soffit boards, and these spaces provide excellent roosts without allowing access of animals into the main body of the building.

5.2 HABITAT LOSS

The existing habitat on site offers good foraging opportunities for bats. Loss of the eastern shelter belt will have an impact on these bats, but may be mitigated through staggered removal of mature trees and compensated by new planting, as described in the Bioscan report.

Felling during the winter months and inspecting trees carefully prior to felling can mitigate potential disturbance of roosts in mature trees.

The loss of the pond and canals presents minimal loss of foraging opportunity and will be compensated by the creation of the new lake and marsh area.

Benefits to bats could also be built into the landscaping measures. These could include planting of insect-attracting plants, particularly night-scented flowers, and restricting the use of insecticides and other pesticides wherever possible. Any timber used in the construction of the new buildings should be treated with substances that have a low toxicity to mammals. A list of these is provided in Appendix 1.

5.3 COST IMPLICATIONS

Approximately 50 artificial roost sites should be provided for development. These should include five large Schwegler hibernation boxes and 30 Schwegler bat boxes and 15 integral boxes incorporated into the buildings.

Costs for the supply of these are approximately:

Shwegler Hibernation Boxes	£85-10 each	£425-53
Schwegler Bat Boxes	£21-28 each	£532-00
Integral Boxes	£21-28 each	£319-15

Prices are exclusive of VAT, carriage and installation.

Action	Impact	Scale of impact without mitigation	Duration of impact	Mitigation
Demolition of buildings	Loss of roost sites	Moderate	Short term	ψ Build bat bricks and artific buildings. ψ Attach large "woodcrete" v new buildings
	Direct harm to bats during demolition	Moderate	Short term	ψ Dismantle buildings in De when bats are unlikely to l ψ Dismantle buildings carefu attention to roof and wall s ψ Undertake demolition in th Licence holder, accreditec licensed bat handler.
Felling of mature trees	Loss of foraging habitat	Moderate	Short to Medium term.	ψ Felling of mature trees to l thinning to retain some for ψ New understorey planting increase feeding opportun
	Loss of potential roost sites	Moderate	Short term	ψ Erect a minimum of 50 sm boxes on mature trees anc be retained.
	Direct harm to bats during felling	Moderate	Short term	ψ Timetable tree works in the January when bats are unl ψ A licensed bat handler or c person to inspect mature t to felling or surgery. ψ If a roost or suspected roo surgery to be halted imme advice sought from the Lic may be delayed until sprin examination and protectio undertaken.
Loss of pond & canals	Loss of foraging habitat	Minor	Medium term	ψ Creation of new lake and r "Natureland" part of the ga
Loss of ornamental planting & open grassland	Loss of foraging habitat	Minor	Medium term	ψ "Natureland" and surround to provide new foraging op

APPENDIX 1

Suitable timber treatments with low toxicity to mammals

Chemical	Usual Solution Strength
INSECTICIDES	
Permethrin	0.2%
Cypermethrin	0.1%
Borester 7	3.5%
Boric acid, Disodium octoborate	5-20%
FUNGICIDES	
Boric acid, disodium octoborate	5-20%
Borester 7 Tri(hexylene glycol) borate	3.5%
Copper napthenate Acypetacs copper	2.3% Cu (strong smell)
Zinc octoate	1-3% Zn
Acypetacs zinc	1-3%Zn
Dichlofluanid	(decorative stains & finishes)
Quaternary ammonium compounds	3.0%
3-iodo-2propynyl-N-butyl carbamate (Polyphase/IPBC)	0.5%

APPENDIX 2

Bat box and brick suppliers

Biota
Ascot Court, 71-73 Middlewich Rd
Northwich, Cheshire CW9 7BP
Tel: 01606 333296 Fax: 01606 333297

Crest Building Products Ltd (brick)
Chessingham Park, Dunnington, York. YO1 5SE
Tel: 01904 488380 Fax: 01904 488647

Marshalls Clay Products (bricks)
Howley Park, Quarry Lane, Woodkirk, Dewsbury, W.Yorkshire. WF12 7JJ
Tel: 01132 203535 Fax: 01132 203555

REFERENCES

Bioscan Environmental Consultancy, (2000). *Redevelopment of Springfields Gardens, Spalding.* Ecological impact Assessment.

Mitchell-Jones, A.J, McLeish, A.P (1999). *The Bat Workers Manual*, Joint Nature Conservation Committee.

Richardson, P (1994). *Bats.* Whittett Books, London

defra

Department for Environment, Food and Rural Affairs

Licence Number: WLF019367

File Ref: WLF 28/2/817

THE CONSERVATION (NATURAL HABITATS, &c.) REGULATIONS 1994

LICENCE ISSUED UNDER REGULATION 44(1) IN RESPECT OF CERTAIN EUROPEAN PROTECTED SPECIES

---- BATS---

Introduction

The Secretary of State for Environment, Food and Rural Affairs, after consultation with the English Nature, is satisfied that:-

(A) this licence should be granted for the purpose of preserving public health or public safety or other imperative reasons of overriding public interest, and

(B) there is no satisfactory alternative, and the action authorised by this licence will not be detrimental to the maintenance of the population Pipistrelle bat at a favourable conservation status in their natural range.

Licence

The Secretary of State, in exercise of the powers conferred on him by regulations 44 and 45 of the Conservation (Natural Habitats, &c.) Regulations 1994, hereby grants to **Dr Jo Kirwin** ("the Licensee") of **Biota, Ascot Court, 71-73 Middlewich Road, Northwich, Cheshire, CW9 7BPa** licence in respect of animals of the species known as **PIPISTRELLE BAT (*Pipistrellus pipistrellus*).** This licence authorises the following:

(a) capture

(b) disturbance

(c) damage or destruction of breeding sites or resting places;

This licence is subject to the terms and conditions set out below.

Terms and Conditions

1. This licence shall be valid from **25 October 2002** to **31 October 2003.**

2. Under this licence no more than **20** bats may be caught or disturbed.

3. This licence may be modified or revoked at any time.

4. This licence extends to the Licensee's servants and agents.

5. This licence is granted solely in respect of activities in connection with the **DEMOLITION OF EXISTING BUILDINGS & SHEDS AND ERECTION OF SHOPPING & LEISURE FACILITIES AT SPRINGFIELD FESTIVAL GARDENS, SPALDING, LINCOLNSHIRE. (TF 263 240)**

6. This licence is granted subject to the licensee, including his or her servant and the named agent, adhering to the terms and conditions of the mitigation scheme agreed between the licensee and English Nature and appended to this licence.

7. The Licensee shall monitor any translocated populations and/or habitats created to the extent necessary to allow an assessment of the success of the mitigation scheme.

8. While engaged in the activities to which this licence applies, the clerk of works, site manager or other suitable representative of the Licensee shall make a copy of the licence available for inspection on each site where the activities are taking place, and shall produce it on demand to any constable or an officer of English Nature.

9. No agent of the Licensee shall carry out any of the activities to which this licence applies unless authorised in writing by **Dr Jo Kirwin** appointing them the Licensee's agent. The agent shall make a copy of the authorisation available for and shall produce it on demand to any constable or officer of English Nature.

10. All activities authorised by this licence, and all equipment used in connection herewith shall be carried out, constructed and maintained (as the case may be) so as to avoid cruelty, unnecessary injury or distress to any species of **bat.**

11. The Licensee shall, within 14 days of the expiry of the licence, send a written report to the Secretary of State describing the activities carried out in pursuance of this licence.

Signed

KEVIN RYE
LICENSING MANAGER
Authorised by the Secretary of State for Environment, Food and Rural Affairs to sign on his behalf.

25 October 2002

Department for Environment,
Food and Rural Affairs
European Wildlife Division
Species Conservation Branch
Rm 1/08, Temple Quay House,
2 The Square,
Temple Quay, Bristol, BS1 6EB

NOTES (1 to 5).

1. This licence is granted for the period specified and subject to compliance with the conditions specified. Anything done other than in accordance with the terms of this licence may constitute an offence.

2. This licence applies only to **PIPISTRELLE BAT (*Pipistrellus pipistrellus*)** and no other species.

3. It is an offence to make false statements (etc.) or furnish documents or information known by the applicant to be false in a material particular.

4. Bodies corporate and their directors/secretaries are liable for offences under the 1994 Regulations.

5. This licence is subject to the Environmental Information Regulations 1992.

L8/21817

ANNEX Method Statement – to be attached to the licence. (Please use this format)

To accompany this application we require a method statement which clearly describes how the proposed work will be carried out. We will also need information regarding the methods used and results of the survey upon which the work programme is based. **All method statements must contain the following information.**

25 SEP 2002

B Introduction

B1 – Springfields Gardens is situated circa 1 mile north east of Spalding town centre.

The development involves a factory outlet centre to be built as part of a larger redevelopment of Springfields Gardens. The purpose of the development is to secure the regeneration of the Gardens as a tourist facility and as a base for the Spalding Flower Parade and also as a centre for the promotion of the British bulb industry. Springfields Gardens is a show gardens opened in 1966 displaying bulbous flowers, but also containing mature shrubs, woodland walks, a lake and a large glasshouse.

Planning permission was approved by the Secretary of State for the Environment, Transport and the Regions in outline form for the development on 12 February 2001. The Secretary of State directed that the application be determined by him following the 'minded to approve' resolution of South Holland District Council.

An application for approval of reserved matters was lodged on 26 March 2002. Separate, but associated, applications have been lodged for the development of an additional restaurant within the site and also for the development of a garden centre on land adjacent.

The site is referred to in the adopted South Holland District Plan. The text to the Local Plan states that a key objective of the Council is to encourage the retention of Springfields and the Plan accepts that a commercial element will be required to fund its regeneration though only if it forms an integral part of a redeveloped Springfields .

The development site is under various ownerships. Thornfield Properties have agreements to acquire the areas necessary to deliver the development. The main part of the site is under the ownership of Publicity for British Bulbs/ Springfields Horticultural Society.

B2 Consideration of Alternative Solutions

In arriving at the proposed development scheme and mix, a number of other development possibilities were considered and discounted. These included a hotel, food retail, retail warehousing, housing, and other development uses and were discussed in detail at the public inquiry into the development proposal. None of the alternatives were seen to have the synergy with the Gardens to create an integrated visitor attraction which combined the regeneration of the Gardens with a commercial element to provide the necessary funds. The factory outlet centre is an appropriate use which offers a leisure facility to broaden the overall visitor attraction and in that respect will complement the regenerated showgardens.

The current scheme design is the result of the extensive detailed work of specialist landscape architects and other professionals.

C Survey and site assessment

C1 – A first survey was carried out in September 2000. All buildings were thoroughly examined and the site surveyed with bat detectors. This produced a total of 22 bat registrations at locations across the site. Four registrations were social calls and could not identify species. The remainder were pipistrelles echolocating at 45-47KHz it was therefore concluded that these were probably the common pipistrelle, *Pipistrllus pipistrellus*. One roost was found in a small wooden building. This contained only two pipistrelles at the time of survey.

C2 – Pipistrelles are the subject of a BAP for Lincolnshire. They are declining and 40% of known roosts are believed to have disappeared in recent years. There is no additional information on the status of the species Regionally.
C3 – The objective of the surveys was to determine the status of all bat species on the proposed development site and to identify any existing or potential roosts which may be disturbed or destroyed by development.
C5 – The habitat comprises neglected formal gardens and a narrow strip of broadleaf woodland around half of the site boundary. Portacabin-style buildings and hardstanding occupy approximately a third of the site.
C6 – Field Survey

C6.1 – The site was surveyed on two occasions in September 2000 and June 2002. In both surveys all the buildings were thoroughly examined for signs of bat occupancy in daylight. A fixed route was then walked from dusk and bat all bat activity recorded using heterodyne detectors. Where possible the species was noted. Weather conditions and other factors affecting the surveys were also recorded.
C6.2 – The first survey was carried out in September, which is a little late in the season. It was therefore repeated in June 2002.
C6.3 – Weather conditions were not recorded in the first survey. In the second the weather was overcast but warm with sudden heavy showers then dry periods.
C6.4 –Personnel were not recorded in the first survey, which was undertaken by Bioscan Environmental Consultancy. In the second Jo Kirwin and Paul Hill undertook the work. Dr Kirwin holds a bat conservation licence from English Nature and has worked with bats as part of the Cheshire bat group for four years. Mr Hill is an experienced naturalist and is undertaking training in bat work.

C7 – Results from the first survey;

Location**	Time	Species	Notes
1	19.51*	*Pipistrellus pipistrellus*	Emerging from roost and commuting SE
1	19.55*	*Pipistrellus pipistrellus*	Emerging from roost and commuting SE
1	20.02	*Pipistrellus pipistrellus*	Commuting 45-47KHz
2	20.09	Unidentified	V. weak and undiagnostic registrations at 45KHz. Visually like a pipistrelle i.e. not a brown long-eared
2	20.12	*Pipistrellus pipistrellus*	2 bats feeding and interacting, 45-47KHz. Probably includes above individual
3	20.13	*Pipistrellus pipistrellus*	Commuting 45-47KHz
4	20.16	*Pipistrellus pipistrellus*	45-47KHz feeding
5	20.19	*Pipistrellus pipistrellus*	45-47KHz feeding
6	20.21	*Pipistrellus pipistrellus*	45-47KHz feeding
7	20.25	Unidentified	Social calls heard. No registration on detector. Probably pipistrelle
8	20.32	*Pipistrellus pipistrellus*	45-47KHz feeding
9	20.33	*Pipistrellus pipistrellus*	45-47KHz feeding
10	20.37	Unidentified	Social call only. No registration on detector
11	20.39	*Pipistrellus pipistrellus*	45-47KHz feeding
12	20.41	*Pipistrellus pipistrellus*	45-47KHz feeding
13	20.48	*Pipistrellus pipistrellus*	Very brief registration
14	20.56	*Pipistrellus pipistrellus*	45-47KHz feeding
15	20.59	*Pipistrellus pipistrellus*	Very faint registration
16	21.01	*Pipistrellus pipistrellus*	45-47KHz feeding
17	21.01	*Pipistrellus pipistrellus*	45-47KHz feeding
18	21.02	Unidentified	Social call only. Probably pipistrelle
19	21.10	*Pipistrellus pipistrellus*	Brief registration
20	21.21	*Pipistrellus pipistrellus*	45-47KHz feeding
21	21.15	*Pipistrellus pipistrellus*	Feeding. Signals around 50KHz
22	21.20	*Pipistrellus pipistrellus*	2 interacting and feeding. 45-47KHz

* roost monitored from 19.40 to 20.05

Results from second survey:

Location**	Time	Species	Notes
1	21.50	*Pipistrellus pipistrellus*	Commuting over building #2 (roost) from SE
1	21.52	*Pipistrellus pipistrellus*	Commuting over building #2 (roost) from SE
2	21.55	*Pipistrellus pipistrellus*	Feeding around trees
1	22.00	Unidentified	No registration, probably a pipistrelle, not a brown long-eared. Commuting from SE over building #2
14A	22.14	Unidentified	Commuting north over the windmill pond; irregular signal; may not be a pipistrelle.

** see plans of the site in attached surveys

C8 – Interpretation and evaluation

C8.1 – Both surveys show that there is a moderate level of bat activity over the site, both feeding and commuting to other nearby sites. In the second survey no evidence of any roost was found. This included the presence of bats in the buildings or any signs that they may be present, such as droppings, feeding remains, staining etc.

C8-C10 please see attached reports

D Impact assessment

D1-7 please see attached Biota report.

E Mitigation and compensation

E1 – E10 please see attached Biota report

F Summary

F1 – The impacts of the development comprise loss of possible roost and some feeding and roosting opportunities in buildings and trees. These can all be mitigated and compensated for through careful timing of development, new habitat creation, erection of bat boxes and provision of roosting opportunities in the new buildings. It is believed that this will provide conservation benefits to the bats and hopefully elevate their current conservation status.

This scheme was discussed with Rebecca Tivetts at the English Nature East Midlands team prior to this licence application. She expressed approval of the mitigation and support for the conservation benefits that it should bring to the local bat population.

The proposed of the development is to regenerate the existing gardens to attract tourism and investment into Spalding based on a regionally important industry i.e. bulb production. The alternatives have been considered, but this site provides the ideal location as the gardens infrastructure already exists, there are opportunities to provide sustainable transport links and the site is allocated in the south Holland Local plan. Alternatives were discussed at the Inquiry and this option was settled upon.

G References

The Bat Workers Manual, English Nature
Lincolnshire Biodiversity Action Plan, Lincolnshire Wildlife Trust

DEFRA

Department for
Environment,
Food & Rural Affairs

APPLICATION FOR A LICENCE IN RESPECT OF BAT SPECIES AFFECTED BY DEVELOPMENT

NOTES FOR GUIDANCE

Please read the following notes carefully before completing this form.

i. This application form is for people wishing to capture, disturb and/or relocate Bats in relation to development work.

ii. In this context, "development" should be interpreted broadly to include plans or projects such as the carrying out of building, engineering, mining or other operations, on, over, or under land, or the material change in use of any buildings or other land. This would also include the demolition of buildings, rebuilding, structural alterations of, or additions to, buildings.

iii. Licences can be granted under Regulation 44(2)(e) of the Conservation (Natural Habitats, &c.) Regulations 1994, for the purpose of **preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment**, to allow people to carry out activities which would otherwise be illegal. Applicants must be able to demonstrate that they have a suitable amount of expertise to achieve the objectives of the proposed work.

iv. Under the Conservation (Natural Habitats &c.) Regulations 1994 licences can only be issued if DEFRA are satisfied that:
- there is no satisfactory alternative and
- the action authorised will not be detrimental to the maintenance of the population of the species at a favourable conservation status in their natural range.

v. All sections of this application form must be completed in full unless otherwise stated: failure to provide adequate information will delay the processing of your application. We aim to determine applications within 25 working days. English Nature and the Local Planning Authority are given 15 working days to fulfil our request for information (see note vi).

vi. Before a licence can be issued we expect an appropriate survey to have been carried out. This is to ensure that the proposed work is based on accurate information. Results of that survey will need to be enclosed with this application.

vii. If you wish to speed the processing of your application **you should supply 2 copies of the application and Method Statement**, together with a copy of the planning consent, the report to the Planning Committee and the report/minutes of the meeting when permission was granted by the Committee. **Please do not send papers direct to English Nature**.

viii. Details of licences issued, including names and addresses of licensees, will be stored and processed on a computer database. The information will be used by DEFRA solely to undertake licensing functions.

ix. You will need to include a Method Statement including a proposed work programme. It should be noted that the Method Statement will be appended to any licence granted. As part of the licence it may be supplied in response to specific requests for information under the Environmental Information Regulations 1992 and any future open government legislation.

PART A Personal Details and Experience

All questions relate to the person who will be the named licensee if a licence is granted under the Conservation (Natural Habitats &c.) Regulations 1994. That person should complete and sign this form. Please complete this form in **BLOCK CAPITALS** and black ink or type.

(* delete as applicable)

1. Your name: Dr

JO KIRWIN

9. An **accredited agent** is a suitably qualified person who is able to carry out work under a licence without the personal supervision of the licensee. To carry out work they must be in possession of a letter signed by the licensee appointing him or her as an accredited agent of the licensee for the purpose of the licence. At all times the licensee is fully responsible for all the work carried out under licence.

   An **assistant** is employed by a licensee or his or her agent to work under their direct personal supervision at all times.

   a). Do you propose to employ accredited agents? YES

If 'YES', please state what work they will be carrying out and how they will be trained. Please give their full name where known.

MELANIE HUTCHINS, PHILIP COOPER – BOTH HAVE COMPLETED SEVERAL YEARS TRAINING WITH CHESHIRE BAT GROUP AND ARE APPLYING FOR CONSERVATION LICENCES
TIM KIRWIN – HOLDS A CONSERVATION LICENCE

THEY WILL BE CATCHING, HANDLING, TRANSPORTING AND RELEASING BATS IF ANY ARE DISCOVERED DURING THE WORKS. THEY MAY ALSO NEED TO KEEP BATS CAPTIVE FOR SHORT PERIODS OF TIME, PARTICULARLY IF ANY ARE INJURED

   b). Do you employ assistants YES *

PART B Summary of work programme

This part of the form requests a summary of the proposed work programme. Please answer all questions. A more detailed Method Statement must also be submitted in support of the application as detailed in the annex to this form which will be attached to a licence.

10. Please specify the site name, county and the administrative area and full grid reference of all sites involved with this application.

SPRINGFIELD FESTIVAL GARDENS, SPALDING, LINCOLNSHIRE
SOUTH HOLLAND DISTRICT COUNCIL
TF263240

11. Explain the reasons why it is necessary to carry out the proposed work, including a brief description of the proposed development. If the development is not subject to planning permission then provide details of its purpose and the legal basis under which it may take place, (attach an additional page, if necessary).

SRINGFIELDs GARDENS COMPRISES A GARDEN CENTRE, FORMAL GARDENS AND EDUCATION FACILITIES. IT ISCURRENTLY RUN DOWN AND IN NEED OF REFURBISHMENT. THE REDEVELOPMENT PROPOSAL INCLUDES DEMOLITION OF EXISTING PORTACABIN-STYLE BUILDINGS AND SHEDS TO MAKE ROOM FOR A SHOPPING AND LEISURE COMPLEX ON APPROXIMATELY HALF THE SITE. THIS WILL ENABLE THE REMAINING LAND TO BE LANDSCAPED SYMPATHETICALLY FOR WILDLIFE AND AS INFORMAL GARDENS AND NURSERY.

12. State the type of methods proposed and the time period in which they will be used (only give full details of how these methods will be carried out in the method statement, as specified in the annex to this form).

Activity to be licensed						Method	Time Period	
Capture	Kill	Transport	Disturb		Destroy breeding site or resting place (roosts)		From	To
X						BY HAND/NET	NOV 02 NOV 03	FEB 02 FEB 03
		X				BY HAND/CAGE	NOV 02 NOV 03	FEB 02 FEB 03
					X	CAREFUL DEMOLITION; BY HAND WHERE NECESSARY	NOV 02 NOV 03	FEB 02 FEB 03

13. Indicate the number and life-stage of the bats that will be affected. We will need to see the results of the survey and the methods used to obtain the survey results in a separate method statement as described in the annex to this form.

THE NUMBER OF BATS IS UNKNOWN, BUT THE SURVEY RESULTS INDICATE THAT IT IS UNLIKELY TO BE MORE THAN TWO OR THREE INDIVIDUALS.

14. Briefly state how you will you maintain an equivalent population at or near the site. More details should be given in the method statement in the annex to this form.

BAT BRICKS WILL BE INCLUDED IN THE NEW BUILDINGS
THE MATURE TREES WILL BE RETAINED ON SITE AND AT LEAST 50 BAT BOXES ERECTED, BOTH ON TREES AND BUILDINGS, ACROSS THE SITE. DETAILS OF BAT BOX DESIGNS ARE GIVEN IN THE ATTACHED BIOTA REPORT.
THE NEW LANDSCAPING WILL INCLUDE PLANTS TO ENCOURAGE INSECTS AND BOOST FEEDING OPPORTUNITES.

PART C Enclosures and Declaration

Enclosures: Failure to provide adequate information will delay the processing of your application.

Please tick to indicate that you have enclosed the following documents in support of this application.

O A copy of the **full** planning permission - **MUST BE INCLUDED.**

O Written authority from owner / occupier to permit entry to any employees or representatives of DEFRA and English Nature for the purpose of monitoring or inspecting the work - **MUST BE INCLUDED.**

O Written authority from owner / occupier stating that you are acting on their behalf - **MUST BE INCLUDED.**

O A **Method Statement** describing the proposed work under each of the headings given in the annex to this form - **MUST BE INCLUDED**

O Two references must be enclosed if you have not had a similar licence in the last three years (see Question 6).

WARNING: DEFRA can modify or revoke at any time any licence that may be issued. Any licence that is issued is likely to be revoked immediately if it is discovered that false or incorrect information had been provided on this form or any part of the enclosures which resulted in the issue of a licence.

Declaration

Applicants should note that is an offence under Regulation 46 of the Conservation (Natural Habitats &c.) Regulations to knowingly or recklessly provide false information in order to obtain a licence.

- I understand that failure to comply with any conditions included on any licence granted in respect of this application may constitute an offence.
- I have read the notes for guidance on this form.
- I declare that the particulars given in this application and accompanying documents are correct to the best of my knowledge and belief, and I apply for a licence in accordance with these particulars.

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

Now send your completed form, method statement and the enclosures requested, to:

The Licensing Officer,
The Department for Environment, Food and Rural Affairs,
Room 1/08, Temple Quay House,
2 The Square, Temple Quay, Bristol, BS1 6EB.

Rev. 15/10/2001

ANNEX Method Statement – to be attached to the licence. (Please use this format)

To accompany this application we require a method statement which clearly describes how the proposed work will be carried out. We will also need information regarding the methods used and results of the survey upon which the work programme is based. **All method statements must contain the following information.**

B Introduction

B1 – Springfields Gardens is situated circa 1 mile north east of Spalding town centre.

The development involves a factory outlet centre to be built as part of a larger redevelopment of Springfields Gardens. The purpose of the development is to secure the regeneration of the Gardens as a tourist facility and as a base for the Spalding Flower Parade and also as a centre for the promotion of the British bulb industry. Springfields Gardens is a show gardens opened in 1966 displaying bulbous flowers, but also containing mature shrubs, woodland walks, a lake and a large glasshouse.

Planning permission was approved by the Secretary of State for the Environment, Transport and the Regions in outline form for the development on 12 February 2001. The Secretary of State directed that the application be determined by him following the 'minded to approve' resolution of South Holland District Council.

Reserved matters approval was granted on 20 September 2002. Separate, but associated, applications have been approved for the development of an additional restaurant within the site and also for the development of a garden centre on land adjacent

The site is referred to in the adopted South Holland District Plan. The text to the Local Plan states that a key objective of the Council is to encourage the retention of Springfields and the Plan accepts that a commercial element will be required to fund its regeneration though only if it forms an integral part of a redeveloped Springfields.

The development site is under various ownerships. Thornfield Properties have agreements to acquire the areas necessary to deliver the development. The main part of the site is under the ownership of Publicity for British Bulbs/ Springfields Horticultural Society.

B2 Consideration of Alternative Solutions

In arriving at the proposed development scheme and mix, a number of other development possibilities were considered and discounted. These included a hotel, food retail, retail warehousing, housing, and other development uses and were discussed in detail at the public inquiry into the development proposal. None of the alternatives were seen to have the synergy with the Gardens to create an integrated visitor attraction which combined the regeneration of the Gardens with a commercial element to provide the necessary funds. The factory outlet centre is an appropriate use which offers a leisure facility to broaden the overall visitor attraction and in that respect will complement the regenerated showgardens.

The current scheme design is the result of the extensive detailed work of specialist landscape architects and other professionals.

C Survey and site assessment

C1 – A first survey was carried out in September 2000. All buildings were thoroughly examined and the site surveyed with bat detectors. This produced a total of 22 bat registrations at locations across the site. Four registrations were social calls and could not identify species. The remainder were pipistrelles echolocating at 45-47KHz it was therefore concluded that these were probably the common pipistrelle, *Pipistrllus pipistrellus*. One roost was found in a small wooden building. This contained only two pipistrelles at the time of survey.

C2 – Pipistrelles are the subject of a BAP for Lincolnshire. They are declining and 40% of known roosts are believed to have disappeared in recent years. There is no additional information on the status of the species Regionally.
C3 – The objective of the surveys was to determine the status of all bat species on the proposed development site and to identify any existing or potential roosts which may be disturbed or destroyed by development.
C5 – The habitat comprises neglected formal gardens and a narrow strip of broadleaf woodland around half of the site boundary. Portacabin-style buildings and hardstanding occupy approximately a third of the site.
C6 – Field Survey

C6.1 – The site was surveyed on two occasions in September 2000 and June 2002. In both surveys all the buildings were thoroughly examined for signs of bat occupancy in daylight. A fixed route was then walked from dusk and bat all bat activity recorded using heterodyne detectors. Where possible the species was noted. Weather conditions and other factors affecting the surveys were also recorded.
C6.2 – The first survey was carried out in September, which is a little late in the season. It was therefore repeated in June 2002.
C6.3 – Weather conditions were not recorded in the first survey. In the second the weather was overcast but warm with sudden heavy showers then dry periods.
C6.4 –Personnel were not recorded in the first survey, which was undertaken by Bioscan Environmental Consultancy. In the second Jo Kirwin and Paul Hill undertook the work. Dr Kirwin holds a bat conservation licence from English Nature and has worked with bats as part of the Cheshire bat group for four years. Mr Hill is an experienced naturalist and is undertaking training in bat work.

C7 – Results from the first survey;

Location**	**Time**	**Species**	**Notes**
1	19.51*	*Pipistrellus pipistrellus*	Emerging from roost and commuting SE
1	19.55*	*Pipistrellus pipistrellus*	Emerging from roost and commuting SE
1	20.02	*Pipistrellus pipistrellus*	Commuting 45-47KHz
2	20.09	Unidentified	V. weak and undiagnostic registrations at 45KHz. Visually like a pipistrelle i.e. not a brown long-eared
2	20.12	*Pipistrellus pipistrellus*	2 bats feeding and interacting, 45-47KHz. Probably includes above individual
3	20.13	*Pipistrellus pipistrellus*	Commuting 45-47KHz
4	20.16	*Pipistrellus pipistrellus*	45-47KHz feeding
5	20.19	*Pipistrellus pipistrellus*	45-47KHz feeding
6	20.21	*Pipistrellus pipistrellus*	45-47KHz feeding
7	20.25	Unidentified	Social calls heard. No registration on detector. Probably pipistrelle
8	20.32	*Pipistrellus pipistrellus*	45-47KHz feeding
9	20.33	*Pipistrellus pipistrellus*	45-47KHz feeding
10	20.37	Unidentified	Social call only. No registration on detector
11	20.39	*Pipistrellus pipistrellus*	45-47KHz feeding
12	20.41	*Pipistrellus pipistrellus*	45-47KHz feeding
13	20.48	*Pipistrellus pipistrellus*	Very brief registration
14	20.56	*Pipistrellus pipistrellus*	45-47KHz feeding
15	20.59	*Pipistrellus pipistrellus*	Very faint registration
16	21.01	*Pipistrellus pipistrellus*	45-47KHz feeding
17	21.01	*Pipistrellus pipistrellus*	45-47KHz feeding
18	21.02	Unidentified	Social call only. Probably pipistrelle
19	21.10	*Pipistrellus pipistrellus*	Brief registration
20	21.21	*Pipistrellus pipistrellus*	45-47KHz feeding
21	21.15	*Pipistrellus pipistrellus*	Feeding. Signals around 50KHz
22	21.20	*Pipistrellus pipistrellus*	2 interacting and feeding. 45-47KHz

* roost monitored from 19.40 to 20.05

Results from second survey:

Location**	Time	Species	Notes
1	21.50	*Pipistrellus pipistrellus*	Commuting over building #2 (roost) from SE
1	21.52	*Pipistrellus pipistrellus*	Commuting over building #2 (roost) from SE
2	21.55	*Pipistrellus pipistrellus*	Feeding around trees
1	22.00	Unidentified	No registration, probably a pipistrelle, not a brown long-eared. Commuting from SE over building #2
14A	22.14	Unidentified	Commuting north over the windmill pond; irregular signal; may not be a pipistrelle.

** see plans of the site in attached surveys

C8 – Interpretation and evaluation

C8.1 – Both surveys show that there is a moderate level of bat activity over the site, both feeding and commuting to other nearby sites. In the second survey no evidence of any roost was found. This included the presence of bats in the buildings or any signs that they may be present, such as droppings, feeding remains, staining etc.

C8-C10 please see attached reports

D Impact assessment

D1-7 please see attached Biota report.

E Mitigation and compensation

E1 – E10 please see attached Biota report

F Summary

F1 – The impacts of the development comprise loss of possible roost and some feeding and roosting opportunities in buildings and trees. These can all be mitigated and compensated for through careful timing of development, new habitat creation, erection of bat boxes and provision of roosting opportunities in the new buildings. It is believed that this will provide conservation benefits to the bats and hopefully elevate their current conservation status.

This scheme was discussed with Rebecca Tivetts at the English Nature East Midlands team prior to this licence application. She expressed approval of the mitigation and support for the conservation benefits that it should bring to the local bat population.

The proposed of the development is to regenerate the existing gardens to attract tourism and investment into Spalding based on a regionally important industry i.e. bulb production. The alternatives have been considered, but this site provides the ideal location as the gardens infrastructure already exists, there are opportunities to provide sustainable transport links and the site is allocated in the south Holland Local plan. Alternatives were discussed at the Inquiry and this option was settled upon.

G References

The Bat Workers Manual, English Nature
Lincolnshire Biodiversity Action Plan, Lincolnshire Wildlife Trust

KEN WINDSOR
LICENSING OFFICER
EUROPEAN WILDLIFE DIVISION

DEPARTMENT FOR ENVIRONMENT,
FOOD AND RURAL AFFAIRS
RM 1/08
TEMPLE QUAY HOUSE
2 THE SQUARE
TEMPLE QUAY
BRISTOL
BS1 6EB

DIRECT LINE: 0117 372 8903
FAX: 0117 372 8182
GTN CODE: 1371
E-MAIL: Ken.Windsor@.defra.gsi.gov.uk

Our ref: WLF 28/2/817

11 NOVEMBER 2002

Dr Jo Kirwin
Biota
Ascot Court
71-73 Middlewich Road
Northwich
Cheshire
CW9 7BP

Dear Dr Kirwin

CONSERVATION (NATURAL HABITATS, & c.) REGULATIONS 1994
LICENCE APPLICATION IN RESPECT OF CERTAIN EUROPEAN PROTECTED SPECIES: BATS
SITE: SPRINGFIELD FESTIVAL GARDENS, SPALDING, LINCOLNSHIRE.

I can inform you that the Department is satisfied that your application meets the purposes of 'imperative reasons of overriding public interest' as set out in regulation 44(2)(e). The Department is also satisfied that there is no satisfactory alternative, regulation 44(3)(a), and the action authorised will not be detrimental to the maintenance of the population at a favourable conservation status in their natural range, regulation 44(3)(b). I therefore enclose a licence numbered WLF 019367.

Amendments to Method Statement

If, during the licensed period you wish to amend the Method Statement, you should write to the Department detailing the changes and supplying 3 copies of your Method Statement document which should include the revisions. One copy will be sent to English Nature for their comments. One copy will be retained with the file and the other copy will be attached a revised licence when it is issued. It is essential that amended plans to take account of the revisions are also included and that they do not exceed A3 in size.

Extension to Licence Period

If you wish to extend the licensed period you should write to the Department stating why it is necessary to extend the licence, what additional time is required, and submit a revised Method Statement, if necessary, as a consequence of any delays and revised timing. If, however, the licence is allowed to expire and there is further work required in respect of European protected species a new application will have to be submitted to the Department together with a new Method Statement and making reference to the previous licence and our file reference.

INVESTOR IN PEOPLE

KEN WINDSOR
LICENSING OFFICER
EUROPEAN WILDLIFE DIVISION

DEPARTMENT FOR ENVIRONMENT,
FOOD AND RURAL AFFAIRS
RM 1/08
TEMPLE QUAY HOUSE
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E-MAIL: e-mail: Ken.Windsor@defra.gsi.gov.uk
WEB SITE: www.defra.gov.uk

OUR REF: WLF 28/2/817

06 FEBRUARY 2003

Dr J Kirwin
Biota
Ascot Court
71-73 Middlewich Road
Northwich
Cheshire
CW9 7BP

Dear Dr Kirwin

CONSERVATION (NATURAL HABITATS, & C.) REGULATIONS 1994
LICENCE APPLICATION IN RESPECT OF EUROPEAN SPECIES
SITE: SPRINGFIELD FESTIVAL GARDENS, SPALDING, LINCOLNSHIRE

I refer to your most recent letter received 5 February 2003, in which you have requested the Departments permission to carry out the works by the end of April when the licence itself does not expire until 31 October 2003.

Provided any works carried out under the benefit of a licence issued by this office is completed on or before the expiry date there is no requirement to inform the Department. If on the other hand it should become obvious that the licence period is not long enough, then it is necessary to inform the Department without delay giving the information as requested on the covering letter sent with the licence.

I would ask that an end of licence, report giving full details, is sent as soon as possible after the work is completed as opposed to the time stated on the licence.

Yours sincerely

K J Windsor

Ken Windsor

INVESTOR IN PEOPLE

Our Ref: H16/0569/98

Your Ref: MF/JTH

Contact: Mr D Roberts

FILE COPY

Thornfield Properties Plc
5 St David's Court
David Street
Leeds
LS11 5QA

17 April 2003

Dear Mr Finch

Planning Permission H16/0569/98
Land at Springfields Gardens, Camel Gate, Spalding.

In reply to your letter dated 11 April 2003 regarding drainage. I can confirm that the drawing numbers referred to in your letter (1014/C0001/F and 1014/C0002/E) were incorporated within the reserved matters submission and approved as part of that application.

I trust this is satisfactory.

Yours sincerely

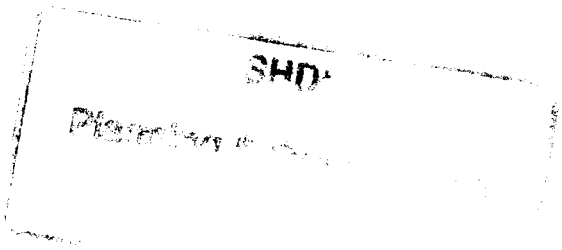
David Roberts
Senior Planning Officer

Letter:

thornfield
properties plc

11 April 2003

D Roberts Esq
Planning Department
South Holland District Council
Council Offices
Priory Road
Spalding
LINCOLNSHIRE
PE11 2XE



Our Ref: MF/JTH

Dear Mr Roberts

Planning Permission Ref: H16/0569/98
Land at Springfields Gardens, Camel Gate, Spalding

You will recall that drainage detail drawings were provided as part of the reserved matters submission (and to satisfy condition 6 of the outline approval). These drawings are:

- proposed drainage layout (ref: 1014/C0001/F)
- proposed drainage layout (ref 1014/C0002/E)

These drawings were not referred to in the list of approved plans set out on the reserved matters decision notice.

Could you please confirm that they are acceptable and approved. If possible, could you please supply a 'stamped approved' set.

Thank you for your assistance.

Yours sincerely
For and on behalf of Thornfield Properties plc

Mark Finch

Mark R. Finch BA (Hons) MSc MRTPI
Director of Planning
e-mail: mark.finch@thornfield-leeds.co.uk
website: www.thornfield.co.uk

cc: *A Williamson Esq – Walker Morris*
S Bush Esq – Watson and Batty
I Sanderson Esq – Thornfield

* Submitted plans approved by Drainage Board.

c will be amended later

A company jointly owned by Thornfield, Lehman Brothers and Bank of Scotland

Registered Office:
6 Cork Street, London W1S 3NX
Registered in England Number 03516056
All correspondence is subject to contract

Thornfield Properties Plc
5 St David's Court
David Street
Leeds LS11 5QA
Tel: 0113 225 5050
Fax: 0113 225 5060
www.thornfield.co.uk

Our Ref: H16/0177/02

Your Ref: MF/JTH

Contact: Mr D Roberts

FILE COPY

Thornfield Properties Plc
5 St David's Court
David Street
Leeds
LS11 5QA

17 April 2003

Dear Mr Finch

Outline Application, Garden Centre, Camel Gate, Spalding.

Thank you for your letter dated 11 April 2003. I can advise that the determined plans for the outline permission H16/0177/02 are drawing numbers 3397-1-B3F and 3397-GA-016B.

The determined plans for the garden centre reserved matters approval are drawing numbers 3397-GA-016D, 3397-GA-30D, 3397-GA-118A, 3397-1-B3F, M872.GC01A and M872.GC02.

I trust this is of assistance.

Yours sincerely

David Roberts
Senior Planning Officer

'02

thornfield
properties plc

11 April 2003

D Roberts Esq
Planning Department
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincolnshire
PE11 2XE

Our Ref: MF/JTH

Dear Mr Roberts

Planning Permission Ref: H16/0177/02
Land at Springfields Restaurant, Camel Gate, Spalding
Development of Garden Centre

The planning permission for the above development states that the determined plans are as follows:

Plan	Reference No.
Boundary drawing	3397-1-B3F
Proposed site layout	3397-GA-016D
Garden centre general arrangement	3397-GA-30D
Proposed garden centre elevations	3397-GA-118A
Garden centre planning plan and schedule	M872.GC01A
Stock proof fencing	M872.GC02

We have never received stamped approved copies of these plans and we would be grateful to receive these by return.

Thank you for your assistance in this matter.

Yours sincerely
For and on behalf of Thornfield Properties plc



Mark R. Finch BA (Hons) MSc MRTPI
Director of Planning
e-mail: mark.finch@thornfield-leeds.co.uk
website: www.thornfield.co.uk

cc: *A Williamson Esq – Walker Morris*
S Bush Esq – Watson and Batty
I Sanderson Esq – Thornfield

SPRINGFIELDS
OUTLET SHOPPING AND
FESTIVAL GARDENS

LANDSCAPE MANAGEMENT PLAN

DOCUMENT NO. M872-11 Revision A (28.06.02)

January 2002

Barnes Walker Limited
Northen House
Ford Lane
Northenden
M22 4NQ
Tel: 0161 946 0808
Fax: 0161 946 0713

Barnes Walker Limited

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1.0 INTRODUCTION

This document provides details of the 25-year Landscape Management Plan for Springfields Gardens, Spalding. It sets out how the approved development is to be managed and maintained to achieve the overall aim of developing and enhancing a major horticultural and visitor attraction which complements the objectives of Springfield Trust whilst providing benefits to the proposed outlet shopping development.

The aim of the Plan is to organise the initial management of the landscape at Springfields by providing a framework of routine operations. This will then be used to guide and instruct the landscape maintenance operations carried out by contractors on site.

The Plan forms a working document and includes all drawings necessary to facilitate the long-term management of the scheme over a 25-year period. The effectiveness of the plan will rely on the implementation of a monitoring system in the form of an annual review and meeting held with South Holland District Council.

Both Springfield Trust and Thornfield Properties shall be required to meet all obligations laid down within this Management Plan for the full duration of the 25-year Plan Period. The Plan period will commence when practical completion has been reached and the works are to the satisfaction of South Holland District Council.

1.1 The Structure of the Plan

The structure of the plan is as follows:

- To do an overview of the role of landscape management in the design process.
- A description of the landscape design objectives for different areas of the site.
- Broad descriptions of the maintenance operations necessary to achieve the design objectives.
- Routine operation schedules for each landscape element.

The content of the Plan itself should be regarded as something which can be changed. It should be responsive to the actual conditions and operations needed on the site. At the moment the site is very young and the frequency of operations necessary can only be based on experience, however as the site matures, it may become apparent that changes in frequencies and operations would be beneficial.

2.0 LANDSCAPE OBJECTIVES

2.1 Introduction

The 25-year Landscape Management Plan will ensure that the landscape develops in accordance with design objectives.

This section contains an outline of the adopted design principles used in preparing the landscape proposals.

2.2 Overall objectives

- To retain the charitable status of Springfields Horticultural Society and re-inforce its position as the headquarters of the UK flower bulb industry through extensive and spectacular bulb displays.
- To provide an attraction of international standing during the annual forced flower show and Spalding Flower Parade.
- To retain the existing woodland belt and as many existing trees as practical in order to provide shelter from prevailing winds and a mature setting for the new gardens.
- To retain a Dutch theme (canals, windmill, bulb displays, dutch style, bridges etc) particularly within direct view of the outlet shopping centre
- To be recognised as a centre of horticultural excellence with showcase gardens containing themed plant collections.
- To retain a strong visual and physical link between the retail development and gardens.
- To be a successful visitor attraction to complement the outlet shopping centre.
- To provide seasonal interest with changing plant displays and exhibits to encourage return visits.

2.3 'Arrival Space' and Dutch Garden

- Semi mature trees with columnar form providing a strong vertical axis between the buildings and gardens.
- A space which has been designed along the two main axis of the gardens featuring expansive lawns, large topiary features and spectacular bulb and bedding displays which will change throughout the seasons.
- A 'shop window' for local bulb growers with ever-changing floral displays.
- An area to view from the outlet shopping development with spectacular evening illumination.

2.4 Willow Pool, Canal, Wetlands and Fountain Pool

- Waterbodies, each with a distinctive character. Wetlands area to be planted with native species to promote diverse flora and fauna.

2.5 Pinetum

- A 'restrained' arrangement of pines planted into a bed of slate mulch.

2.6 Plaza

- A formal square surfaced in high quantity paving materials with perimeter planting comprising yew hedging and pleached hornbeam.

2.7 Windmill

- A visually dramatic structure on a dutch theme set within the gardens.

2.8 Jungle

- Lush, bold, 'architectural style' planting with large leaves, contrasting foliage, 'hot' coloured flowers and a network of timber decked 'jungle paths'.

2.9 Tree Grid along Waters Edge

- Large trees of striking form planted in a grid arrangement within level lawns eventually forming a continuous weeping canopy.

2.10 Perimeter Boundary to A151

- Existing planting retained and supplemented with native specie hedges, trees and shrubs. Perimeter structure planting re-inforced to provide containment, screening and shelter.

2.11 Arboretum

- Unusual specimen trees chosen for their seasonal and botanical interest.
- Trees set within expansive lawns with drifts of bulbs.

2.12 Festival Hill Boulevard

- An avenue of large evergreen trees (Quercus ilex) creating a bold axis leading to Festival Hill.

2.13 Festival Hill

- A 'landmark' earthwork with viewing platform, sculpture and eye-catching bulb displays.

2.14 Existing Woodland Belt

Southern Section:

- Retained woodland managed and re-inforced with native species provide the backdrop to the gardens, shelter from prevailing winds and enhanced opportunities for enjoyment.
- Age and species diversity promoted for sustainability.
- Route of nature trails to have visual and spacial variety.
- Routes to be flanked by native bulbs and groundcover.
- Interpretation boards positioned along woodland trails for educational purposes.
- Southern section of woodland to be retained for 'passive activity' i.e. wildlife trails, seating, sculpture etc.

Northern Section:

- Tree House and elevated walkways.
- Woodland thinned to accommodate showcase gardens.

2.15 Perimeter Boundary to A16

- Stylised earthworks and planting to provide an interesting edge to the gardens.
- Perimeter hawthorn hedgerow to reflect field boundary hedgerows found within the locality
- Bulb planting, together with circular holly hedges enclosing willow groups on 'hillocks'.
- Shrub willow with bright stems to physically and visually re-inforce the site edge.

2.16 Orchard

- Traditional fruiting varieties arranged on a grid and underplanted with wildflowers.

2.17 Showcase Gardens

- Attractive themed gardens displaying different garden types and planting techniques.
- Gardens to be regularly changed to encourage return visits.
- Established themes to be creatively developed and not 'watered down'.
- Sponsorship to be encouraged
- Showcase Gardens include the following:

  Kitchen Garden – planting including culinary and medicinal herbs, vegetables, fruit and flowers suitable for arranging.

  Contemporary Garden – sensory stimulation through the use of sound, texture, colour and smell.

  Maze – willow wattle screens of different heights and angles meandering amongst the trees.

  Japanese Garden – 'themed' planting including pruned topiary clouds and hummocks, rocks, gravel and pavilion structure.

  Formal Gardens – Full, 'opulent' herbaceous borders with 'structural' shrubs, manicured lawns, dwarf box hedging and topiary features.

3.0 The Landscape Elements & Their Maintenance Regimes

3.1 Introduction

This section describes the design objectives for each of the landscape elements and then the landscape management operations, which are necessary so that these objectives are achieved.

3.2 Mature Trees

A Tree inspection was carried out in October 2001.

A presumption in favour of tree retention, where possible, was made at the outset. Deviation from this occurred if:

- There was a serious decline in health such that it would be probable for the tree to either topple or break up within 5 years.
- Good woodland management practice required, selective felling of poor mature trees to allow a programme of replanting

- Good woodland management practice required, a selective thinning of overcrowded young self-seeded trees to promote more substantial growth within individuals.
- The occasional situation where the location of existing trees severely compromised the layout and long term design objectives. In these circumstances tree removals have only been proposed if the disadvantages of tree retention clearly outweigh the advantages of their removal.

The aims of the tree inspection were to identify the general health and quality of each tree and to understand how best to tackle management to promote long term health and vigour. The inspection did not need to identify every minor defect within individual trees.

Mature trees are defined as those which have been retained on the site. These trees are important because of their scale. The management objective is therefore to help to prolong continue the life of these trees for as long as possible. However, it should be recognised that trees have a natural lifespan, and this should not be prolonged if it could be hazardous to the users of the site. Ultimately the newly planted trees which are retained to develop to full maturity, should develop to the stage where they replace the mature trees.

The mature trees should be inspected annually to ensure that they are in good health, and are not hazardous to the users of the site. Both the inspection and all works to mature trees should be carried out by qualified arboricultural personnel. An allowance should be made for a small percentage of the trees to be worked upon regularly, both to lessen any potential hazards and to spread the costs. Routine pruning should include the following operations : (I) the removal of dead, diseased and dying branches, (ii) the removal of vegetation growing onto footpaths, car parks, roads, signs, sightlines and any other location where it presents a hazard to the users of the site; (iii) inspection for and reporting of any incidence of pests and diseases.

Occasionally, the inspection may result in a recommendation for more specialist pruning of which crown thinning and reduction are likely to be the most commonly needed at Springfields.

Crown thinning is where trees with a dense canopy are thinned. It includes the removal of a proportion of the secondary and small live branches throughout the tree, to produce an even density of foliage around a well-balanced and spaced branch structure. Crossing, weak and damaged branches are removed where this does not spoil the overall shape. Crown reduction consists of shortening the main branches at suitable points to promote the growth of new shoots and to re-develop the natural form of

the tree. After any tree works, the tree should not appear lopped/topped.

If trees have to be felled, it is possible that they will be in a confined space. If so, they should be taken down in sections. All tree works should be carried out in a safe manner complying with all relevant legislation including BS3998. The trees should be cut down to a stump and an approved brushwood killer applied. Alternatively, where users of the site have frequent access, stumps can be removed with the use of a stump grinder. Since most of the mature trees are relatively large, the timber generated from felling may produce a modest income.

Wherever possible existing woodland trees have been retained. Many existing trees, however, are old and in decline. Selective thinning and pruning is required. New under planting, using native species will increase age and species diversity and improve visual quality.

The Queen Mothers tree as identified on drawings RM07 and RM08 is to be retained (subject to it being in good health).

3.3 New Structure Planting

The tree and shrub planting gives a large-scale structure and a relatively formal setting to the existing parts of the site. This planting has two visual objectives, the most important one of which is to provide screening. The screening is particularly required around the site perimeter to ensure that traffic on the A16 and A151 does not 'intrude' on the site. New structure planting will also become a backdrop to other types of landscape within the gardens. The new woodland structure shall be established using indigenous species typical of the region.

The supplementary tree planting reinforces the scale and structure of the existing shelter and introduces diversity to the plant species. This has been achieved by planting individual specimens and small groups of deciduous trees. The understorey has been enriched with a greater diversity of species including Hazel, Holly, Yew and Chestnut.

These trees will become an important and highly valued feature of the development, it is therefore vital that trees are given the best chance of successful establishment.

The overstorey canopy should be retained while the understorey is planted with desired future species. Once the understorey has become established the overstorey should be removed, either gradually or in one operation. In this case it would be more appropriate to remove the overstorey in two or more phases, retaining some trees indefinitely.

A prerequisite for success of the shelter wood system is adequate light levels at the woodland floor. An over storey thinning is therefore required

prior to under planting. This thinning shall be as heavy as is practical, concentrating on retention of wind firm trees of good crown development. It is intended that all tree removals and arboricultural operations will be approved (on site) by South Holland District Council at the outset of development and that a formal review of future woodland management proposals and arboricultural works would be undertaken by Springfields Trust and South Holland District Council every fifth year throughout the Management Plan period. All tree works must comply with the approved mitigation proposals for bats and birds, ensuring their protection and complying with all current nature conservation legislation.

Newly planted trees and shrubs take some time to establish. Until this occurs, they are subject to very vigorous competition in their root-zone from any lower growing herbaceous species, 'weeds' throughout the planted area. When established, the tree and shrub roots are much deeper than those of the weeds and their presence no longer affects the growth of the woody species.

Since the trees and shrubs are planted in groups the weeds can be controlled throughout the planted area. Weed control can be carried out using a variety of methods. Bark mulch not only helps to suppress weeds it also retains moisture in the soil. The areas can be weeded by hand, although this is not recommended as this is labour intensive and therefore more expensive than the use of herbicides. A fertiliser application should not be required unless there are localised areas of poor growth, since widespread use of fertiliser will encourage weed growth.

There is a range of herbicides available, some of which are more suitable for certain types of weeds than others. The use of herbicides is subject to complex legislative control. The herbicides should be used in conjunction with other methods of weed control, as part of a considered programme, and their use minimised where possible. All herbicides used should be approved for use in amenity horticulture by the Ministry of Agriculture, fisheries and Food (MAFF) and should be used in accordance with the manufacturer's instructions. All herbicides should only be applied by competent personnel who comply with their statutory responsibilities.

Since the trees are closely planted to give an initial impact, as they become established it is likely that each individual will require more space in which to grow. It is possible that this may start to happen by the end of the first five years. The less desirable specimens, in amenity or timber terms should be gradually selected and felled. The remaining stumps should then be treated with a MAFF approved herbicide to prevent re-growth from the stump.

After 3 years the hazel whips will require coppicing to improve the quality of wildlife habitat. A group rotation regime coppicing every 3 years

should be implemented so that each plant is coppiced once every 9 years between October and March.

Checking of stakes and ties, and pruning of the trees should be carried out as described below for individual trees. It is unlikely that pruning of the shrubs will be necessary. If it is this should be carried as described for the ornamental planting.

3.4 Group and Individual Tree Planting

Where a more open planting effect is required, specimen trees are planted individually or in groups i.e. and ornamental deciduous and evergreen species have been 'set piece' arrangement.

The individual trees planted in grass areas are subject to competition from the grass sward just as the trees in planted areas are from weeds. A circle of bare or mulched ground should therefore be maintained within a 500 mm radius around each of the staked trees by hand weeding. If the trees show poor growth, an application of fertiliser could be carried out.

The individual young trees are a noticeable feature of the site. If there are therefore, long periods without rain during their establishment, the trees should be watered.

To prevent the ties chafing the trees, the ties should be inspected and adjusted at least once per year in April, prior to an increase in the tree girth. Preferably this should be done again in October, after growth has occurred. Damaged ties and stakes should be replaced. Dead or vandalised trees should be removed as soon as they are noticed, and re-planted in the following planting season. when the trees have established and are firm enough to support themselves, the ties should be removed, and the stakes cut down to ground level.

Pruning of the young trees should not generally be required, unless there are dead, diseased or vandalised branches, or the tree is hazardous to the users of the site in some way. In such cases the tree branch should be pruned back to an outward facing bud, whilst maintaining the natural shape of the tree.

3.5 Pleached Trees

Pleached trees are to be managed and maintained to form a cuboid 'hedge on legs' densely clothed by foliage. The trimming should create an even surface. In the early years the plants should be regularly cut to

promote bushy growth. They should be trimmed to a clearance height of 2200mm with a slightly wider base than top. When mature they should be maintained to a height of 8000mm by removing only the current season's growth retaining a strong cuboid form.

3.6 Hedge

Hedges will provide low level screening and containment provided valuable wildlife habitats for birds, insects and small mammals. Species within the perimeter hedgerows reflect those found in the locality (i.e. hawthorn and holly). Whilst some of the hedgerows within the site contain ornamental species. Hedges have been used to define spaces of differing character.

The species should be treated in the same way as described in 4.3 in terms of weed control, fertiliser application, checking stakes and ties. The only exception is pruning where the intention is to create a plane surface. While the hedge is young the plants should be topped to promote business. When the hedges has filled out, trimming to the required dimensions can begin; this is likely to be towards the end of the first five years. The design intention if for hedges to be maintained to the following heights:

Heights:	Final Height
• Perimeter hedge adjacent to A16 and A151	1400 mm (200 mm above stockproof fence)
• Circular hedges on hillocks adjacent to A151	900 mm
• Hedge adjacent to balloon experience	2000 mm
• Hedge surrounding plaza	1500 mm
• Hedge along eastern (woodland edge) side of formal gardens	2300 mm

3.7 Orchard

Newly planted trees take some time to establish, until this occurs they are subject to competition from the grass sward. A circle of mulched ground should be maintained around the trunk to a minimum radius of 300mm. If the trees show signs of poor growth or reduced vigour an application of the appropriate fertiliser can be carried out. During establishment trees will require regular watering particularly during prolonged dry periods.

Amenity grade pine bark mulch should be spread and maintained to an even and uniform depth of 50mm. The mulch should suppress weeds and retain moisture within the soil. Hand weed throughout as necessary.

3.8 Ornamental Planting

Springfields Gardens are to continue to be a centre of horticultural excellence with themed showcase gardens and plant collections. A

diversity of species, both ornamental and native are included to provide an amenity for gardening enthusiasts and delightful setting for leisure activities.

The objective for the ornamental planting is to provide interest a key visual points in the site, by a display of flowers at some point in the year.

Ornamental planting is less expensive to maintain than the bedding areas, and are therefore used more extensively. It is however more expensive to maintain than the tree and shrub areas. Also, unlike the tree and shrub areas, the ornamental areas are comprised mainly of species which are not native to this country. They therefore act as a transition between the formal and informal planting within the gardens.

Newly planted plants take some time to establish. Until this occurs, young plants are subject to competition in their root-zone from any weeds, and weeds throughout the area look untidy. Many areas of ornamental planting and Springfields contain groundcover species which maybe damaged by herbicides. These areas will therefore need to be hand weeded. Areas of ornamental planting should also be watered until they are established.

The end of the establishment phase is usually when the leaf canopies of the plants meet and they are thereby able to suppress weed growth. After establishment, the weed population will change to become more localised, but probably larger specimens. These can be hand-weeded or received a spot treatment of herbicide.

Only a small amount of routine annual pruning should be necessary in the first five years particularly where shrubs grow over roads, paths or sightlines should their growth be controlled to prevent a hazard to the site users. The ornamental plants should not be pruned routinely since this spoils their natural shape. The shrubs should <u>not</u> be pruned to a plane surface (like hedges); pruning should consist of the removal of individual branches, to maintain the natural shape of the plant. Pruning should therefore be carries out by horticulturally competent personnel.

3.9 Bedding Plants

There are several areas where bedding plantings are intended. Some will be mass planted with bedding plants where as others may only have drifts of bedding plants incorporated into borders of ornamental planting in order to inject a splash of dramatic colour.

To maintain a pristine appearance, the plants have to be changed twice per year, watered and hand-weeded frequently. This is why bedding is one of the more expensive types of planting to maintain. Dead heads on

the plants should be removed frequently, at least every fortnight and weed control should be carried out at the same time. Weeding by hand is the only method available for such closely planted areas. When the summer bedding is planted out, if taller species are used these may require support with stakes or canes. In the autumn, after the first frosts, the appearance of the summer bedding plants will begin to deteriorate. The plants should be removed, and the areas re-planted with autumn/winter bedding. Bedding displays should theme either by using limited palette of colours or a carefully chosen selection of plants. The main aim should be to create spectacular displays of colour with care taken not to cause colour clashes with adjacent plantings.

3.10 Short Grass

Short grass is located where the design objectives dictates a formal setting for the other elements. Since it has an even colour and texture it provides a foreground for the more colourful and varied elements. It is also placed where easy pedestrian access is required by the users of the site.

To achieve the objectives for short grass, the sward should be cut approximately fourteen times per year during the growing season, to a height of 25 mm. This frequency and height of cut should allow the cuttings to be dispersed without leaving too many residues, but obviously is dependent on the weather conditions. Only where a 'manicured' lawn is required (Dutch Garden and Formal Garden) and for the first cut after growth in the winter and spring should the removal of cuttings be required. A fertiliser application should only be required if considered to be detrimental to the appearance of the sward or if an infestation is particularly severe, an application of selective herbicide can be made during the spring or early summer. Again this should be restricted to the areas where it is really required and not applied to the whole site.

3.11 Bulb Areas

Bulbs are planted in short grass areas where pedestrian access is not required, within ornamental planting borders and in beds dedicated to

spectacular bulb displays for which Springfields is so well known.

As soon as the bulb leaves appear in spring, there should be no cutting of these areas until after flowering and leaf die-back. The areas should not

be cut down until the leaves have died, to allow the leaves to feed the bulb. Only for this first cut should the removal of cuttings be required. After this the areas should be cut and treated as part of the ordinary short grass. Fertiliser should not be applied; since it is unlikely that these areas will receive intensive use. Herbicide applications should be carried out if

necessary, as described for the short grass areas.

New bulbs should be introduced to ensure that there are increasingly spectacular year round displays to enhance Springfields headquarters of the UK flower bulb industry and to provide growers with the opportunity to have 'showcase' beds of bulbs planted out.

3.12 Meadow and Strim Areas

In design terms these types of grass areas are located in the more informal parts of Springfields Gardens. Their main objective is to provide a visual and ecological transition between the short grass and ornamental borders and shrub/tree planting. They achieve this because of their greater height, and therefore different texture, than the short grass.

"Meadow areas" are the same species composition as the short grass, but have been allowed to grow longer. "Strim areas" are mainly located against hedges on banking (including ditches) where strimming rather than mowing will be necessary. There may be some wildflower colonisation in the meadow and strim areas, but they are likely to have a lower population than the wildflower areas.

The lesser objective for these areas if for them to deter access. These grass types are placed where pedestrian access should not be required; their height may help to deter people away from fencelines, ditches etc. To achieve these objectives, the meadow areas should be cut seven times a year to a height of 75 mm. This frequency and height of the cut should allow the cuttings to be dispersed; collection of the cuttings increases the cost. The contractor will have to allow for the use of special machinery to cut the mounds, including strimmers for the steeper areas that cannot be cut with a mower. Fertiliser applications should not be made, since these only encourage longer grass growth. Weed control should be carried out if necessary as described for short grass.

3.13 Wild Flower Meadow

The management objective for the wild flower meadow area is to maintain a specie rich sward. To achieve this, the wildflower areas should be cut twice per annum to a height of 50mm and the arisings removed (to ensure that nutrient levels are maintained at a low level). The cuts should allow wildflowers to set seed. This can be achieved in two ways:

1. An initial cut in spring, well before seed head development has started, followed by a cut in late summer.

2. Alternatively, the first cut can be delayed until seed has been set with two cuts taking place in late summer and early autumn.

To encourage low nutrient conditions no fertiliser should be applied. A selective herbicide should be applied as a spot treatment to prevent weed species setting seed along with wildflowers. The main species to be controlled include: ragwort, nettles, thistles and dock leaves.

3.14 Waterbodies

The primary visual objective for each of the waterbodies, within the gardens is to provide contrast to the elements. Ecologically, they provide a range of different habitats for wildlife. If not managed, waterbodies would gradually silt-up and disappear, the management objective is therefore to maintain a body of open water. This maintains greater safety for the users of the site, and a greater variety of habitats.

Waterbodies include both ponds and ditches. They require very little annual maintenance, but if they are to be retained, need major periodic de-silting. Areas of aquatic planting should be weeded if they are badly infested by species other than the desirable ones. If the desirable aquatic species which have been planted in the pond establish very rapidly, some of them should be removed. Whatever species colonise the water surface, whether "desirable" or otherwise, at least 80% of the surface of each of the waterbodies should be maintained as open water. This can be done by handweeding or the application of a MAFF approved herbicide for use in or near water. The ditches should be treated in a similar way. Outfalls should be checked annually to ensure that they are not blocked.

Different planting regimes have been used to accentuate the contrasting character of each of the waterbodies. The following planting principles should be adopted:

Waterbody	Planting Principle
'The Canal'	Eastern edge mass planted with iris pseudocorus
The Wetland	A wide variety of aquatic reed and marginal species to be planted in areas including the marshy and dry ground surrounding the waterbody. Species should be principally (but not in order to create the appearance of a native 'wetland' habitat.
Fountain Pool	A 'formal' open body of water with a diverse collection of water lilies.
Coracle Ride	Aquatic, reed and marginal species selected to re-create 'a small part of the Norfolk Broads'

3.15 Hard Surfaces and Elements

Hard elements includes all items of fencing and play equipment. Hard surfaces includes footpaths, except those which form part of the adoptable highway. The main function of some of these features such as the windmill, banners and sculptures are to provide key focal points. Many of the hard elements emphasise the overall theme at Springfields Gardens and because of this are of high quality materials. The site should be inspected daily and any litter removed. Any graffiti or vandalism should be removed/rectified as soon as possible, since if it is left unattended the problem tends to escalate. All hard elements should be attended to as a matter of urgency.

Routine maintenance of the hard elements and surfaces should be carried out in accordance with a programme, since this allows budgeting for the work. For example the dressed between paths re: topping – every three years, and a proportion of the fences should be painted and stained every year.

Some weed control will be required on hard surfaces, particularly those which are not seated (areas of block paving, raised by gravel etc). only the small areas of crazy paving, paviors and setts may require it. Weed control should be carried out if the surfaces are hazardous for pedestrians or unsightly, but residual herbicides should not be used. If applied near a waterbody, the herbicide should be approved for use in or near water.

3.16 Access and Circulation

Emergency and maintenance access points are indicated a drawing No M872/RM 11/01. These gates must be kept clear at all times and access arrangements agreed with the emergency services.

Circulation routes for emergency and maintenance vehicles are also indicated on drawing No M872/RM11.01. Circulation access must be restricted, as areas of hardstanding may not be suitable to carry the load of emergency/maintenance traffic.

4 Routine Operations Schedules

The schedules are compiled for the annual maintenance of each landscape element.

The frequency and timing of most landscape maintenance operations are dependent upon the weather and growing conditions. The operations described are therefore for guidance, and should actually be carried out according to the requirements of the site conditions not a rigid programme.

If maintenance is undertaken by an external contractor, payments should be linked to work actually completed, rather than paying an unvarying monthly maintenance sum which is a twelfth of the total. In this way, expenditure will match the requirements of the site more accurately. All operations should therefore be regarded as provisional items. Whether specific operations are carried out should be judged against the conditions on site at the time.

Operation	Frequency % per year	Management Schedule 2003 – 2028 MONTHS												Notes for years 1-25
		J	F	M	A	M	J	J	A	S	O	N	D	
3.2 MATURE TREES EXISTING SHELTERBELT & WOODLAND Trees														
Arboricultural inspection and report	1 100%										1			Carried out by Arboriculturalist
Felling	1 3%		1											Allow either 3% per year or 15% during a five year period. Cycle to cont'untill yr 25. In winter
Pruning	1 8%		1											Allow either 8% per year or 40% during a five year period. Cycle to cont'untill yr 25. In winter

Operation	Frequency % per year	Management Schedule 2003-2028 MONTHS												Notes for years 1-25
		J	F	M	A	M	J	J	A	S	O	N	D	
3.3 SUPPLEMENTARY STRUCTURE PLANTING EXISTING SHELTERBELT & WOODLAND Trees														
Top up mulch	1					1								Only where necessary
Check stakes and ties	2 100%				1						1			Remove once established Year 5
Remove/replace damaged stakes and ties	2				1						1			As required
Pruning	1			1										Commence Year 4 or 5 as determined by growth pattern continue each year to 25th Year

Operation	Frequency % per year	Management Schedule 2003-2028 MONTHS												Notes for years 1-25
		J	F	M	A	M	J	J	A	S	O	N	D	
Felling	5%		1											Commence Year 5 Remove worst trees favouring climax species
Hand weed at base	2 100%					1			1					Until established Year 5 Then allow grasses to colonised.
Whips														
Top up mulch	1					1								Only where necessary
Check tree shelters and ties	2 100%				1						1			Remove once established Year 5
Pruning/ Coppicing	1			1										Commence Year 4 or 5 as determined by growth pattern continue each year to 25th Year working on a 3 Year cycle
Felling	5%		1											Commence Year 5 Remove worst trees favouring climax species
Hand weed at base	2 100%					1			1					Until Year 5 then allow herb layer to colonise

Operation	Frequency % per year	Management Schedule 2003-2028 MONTHS												Notes for years 1-25
		J	F	M	A	M	J	J	A	S	O	N	D	
3.4 GROUP AND INDIVIDUAL TREES														
Apply slow release fertiliser	1			1										Only where necessary
Top up mulch	1					1			1					Only where necessary
Check stakes and ties	2 100%				1						1			Remove once established Year 5
Remove/replace damaged stakes and ties	2				1						1			As required
Pruning	1			1										Commence Year 4 or 5 as determined by growth pattern continue each year to 25th year
Watering	2 100%					2	2	3	3	2				All trees for years 1, 2, + 3
Apply herbicide	1			1										As required
Hand weed at base	2 100%					1			1					Until established Year 5 then allow grass to colonised

Operation	Frequency % per year	Management Schedule 2003-2028 MONTHS												Notes for years 1-25
		J	F	M	A	M	J	J	A	S	O	N	D	
3.5 PLEACHED TREES														
Trim to neat and uniform shape	1 100%										1			Initial trim year 1
Trim to 8.0m ht Clearance hieght of 2.2m	1						1							Remove current year growth, year 2 onwards
Top up mulch	100%						1							Only where necessary
Apply contact herbicide	1			1										As required
Check stakes and ties	2 100%				1						1			Remove once established Year 5
Remove/replace damaged stakes and ties	2				1						1			As required
Apply herbicide	1			1										As required
Hand weed at base	2 100%					1			1					Until established Year 5 then allow grasses to colonised
Watering	1 100%					2	2	3	3	2				All trees for years 1, 2, + 3

Operation	Frequency % per year	Management Schedule 2001-2026 MONTHS												Notes for years 1-25
		J	F	M	A	M	J	J	A	S	O	N	D	
3.6 HEDGES - Standard														
Trim to neat and uniform shape	1 100%										1			Initial trim Year 1
Trim to 1500 ht	1						1							Remove current year growth, year 2 onwards
Top up mulch	100%						1							Only where necessary
Apply contact herbicide	1			1										As required
Watering	1 100%						2	2	3	3	2			All trees for years 1, 2, + 3
- Low level (Box)														
Trim to neat and uniform shape	1 100%										1			Initial trim Year 1
Trim to 350 ht	3 100%				1		1				1			Remove current growth, year 2 onwards
Top up mulch	100%						1							Only where necessary
Apply contact herbicide	1			1										As required
Watering	1 100%					2	2	3	3	2				All trees for years 1, 2, + 3

Operation	Frequency % per year	Management Schedule 2003-2028 MONTHS												Notes for years 1-25
		J	F	M	A	M	J	J	A	S	O	N	D	
- Hedge Trees														
Apply slow release fertiliser	1					1								Only where necessary
Top up mulch	1					1								Only where necessary
Check stakes and ties	2 100%				1						1			Remove once established Year 5
Remove/replace damaged stakes and ties	2				1						1			As required
Pruning	1			1										Commence Year 4 or 5 as determined by growth pattern continue each year to 25th Year
Watering	1 100%					2	2	3	3	2				All trees for years 1, 2, + 3

Operation	Frequency % per year	Management Schedule 2003-2028 MONTHS												Notes for years 1-25
		J	F	M	A	M	J	J	A	S	O	N	D	
3.7 ORCHARD TREES														
Apply slow release fertiliser	1			1										Only where necessary
Top up mulch	1					1			1					Only where necessary
Check stakes and ties	2 100%				1						1			Remove once established Year 5
Remove/replace damaged stakes and ties	2				1						1			As required
Pruning	1			1										Commence Year 4 or 5 as determined by growth pattern continue each year to 25th year
Watering	2 100%					2	2	3	3	2				All trees for years 1, 2, + 3
Apply herbicide	1			1										As required
Hand weed at base	2 100%					1			1					Until established Year 5 then allow grass to colonised

Operation	Frequency % per year	Management Schedule 2003-2028 MONTHS												Notes for years 1-25
		J	F	M	A	M	J	J	A	S	O	N	D	
3.8 Ornamental Shrub Planting														
Handweed	4 100%					1	1	1	1					From practical completion
Firm in plants						1								As required
Apply contact herbicide	1						1							As required
Apply translocated herbicide	4					1	1	1	1					As required
Apply slow release fertiliser	1			1										Apply only where required
Top up mulch	1 100%						1							Only where necessary
Prune to shape	1						1							Year 4+ 5
Watering	12 100%					2	2	3	3	2				Monitor during prolonged periods of dry weather

Operation	Frequency % per year	Management Schedule 2003-2028 MONTHS												Notes for years 1-25
		J	F	M	A	M	J	J	A	S	O	N	D	
3.9 Bedding Plants														
Handweed	12 100%			1	1	2	2	2	1	1	1	1		
Deadhead	5 100%				1	1		1	1	1				
Water	14 100%				1	2	3	3	3	2				
Remove plants, cultivate, fertilise and re-plant	2 100%						1				1			Use canes to support taller plants used as focal points, if necessary

Operation	Frequency % per year	Management Schedule 2003-2028 MONTHS												Notes for years 1-25
		J	F	M	A	M	J	J	A	S	O	N	D	
3.10 Short Grass														
Cut to 25mm	14 100%				1	2	3	3	3	2				Remove all arisings
Apply herbicide	1					1								As required
Apply slow release fertiliser	1					1								Only where required
Water	12 100%					2	2	3	3	2				Monitor for effects of dry weather

Operation	Frequency % per year	Management Schedule 2003-2028 MONTHS												Notes for years 1-25
		J	F	M	A	M	J	J	A	S	O	N	D	
3.11 Bulb Areas														
Cut to 25mm	1 100%					1								
Cut to 25mm and disperse cuttings	9 100%						2	2	2	2	1			
Apply selective herbicide	1 100%					1								Blanket treatment, reduce by 10% per year to 60% in Year 5
Apply slow release fertiliser	1 20%					1								

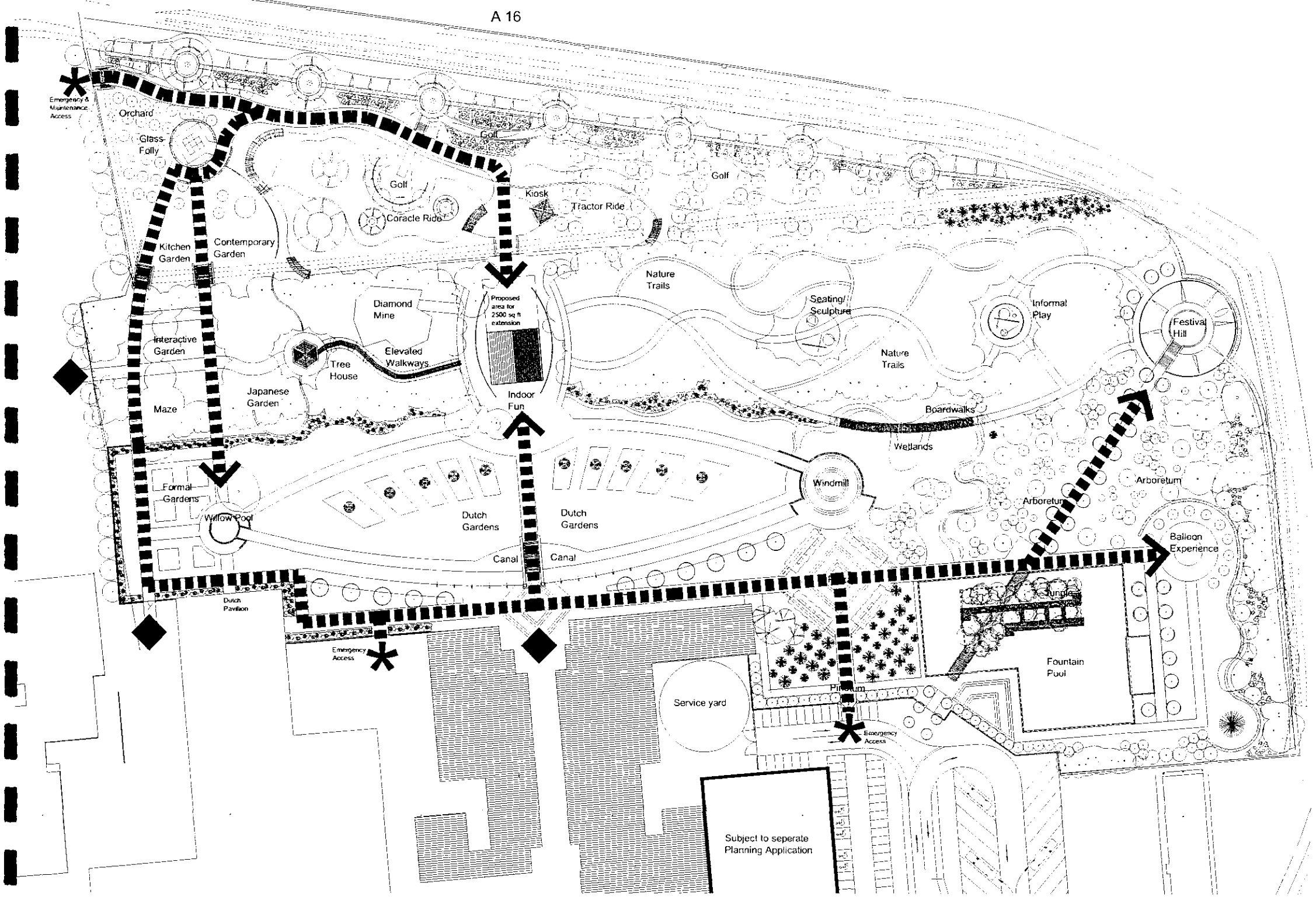
Operation	Frequency % per year	Management Schedule 2003-2028 MONTHS												Notes for years 1-25
		J	F	M	A	M	J	J	A	S	O	N	D	
3.12 Meadow and Strim Areas														
Cut to 75mm	7 100%			1		1		1		1				Contractor to allow for strimmer on areas which cannot be cut by a mower
Apply selective herbicide	1 100%					1								Spot treatment of weeds only. Reduce by 5% per year to 30% in Year 5 For ditch banks, use herbicide approved for use in or near water. Spot treatment of weeds only, reduce by 5% per year to 30% in Years 5-25

Operation	Frequency % per year	Management Schedule 2003-2028 MONTHS												Notes for years 1-25
		J	F	M	A	M	J	J	A	S	O	N	D	
3.13 Orchard Wildflower Meadow														
Cut to 50mm and remove cuttings	2 100%				1 or			1		1				April cut is an alternative to July cut
Apply selective herbicide	1 50%						1							Spot treatment of weeds only, reduce by 5% per year to 30% in Year 5

Operation	Frequency % per year	Management Schedule 2003-2028 MONTHS												Notes for years 1-25
		J	F	M	A	M	J	J	A	S	O	N	D	
3.14 Waterbodies														
Clear out fall	2		1								1			Check out fall for obstructions
Clear water surface	1													Maintain max 20% coverage
Dig out rhizomes or cut weeds	1 25%							1						Year 5 in a five year cycle
De-sitting	1 100%		1											Year 20

Operation	Frequency % per year	Management Schedule 2003-2028 MONTHS												Notes for years 1-25
		J	F	M	A	M	J	J	A	S	O	N	D	
3.15 Hard Surfaces & Elements														
Routine cleansing	48 100%	4	4	4	4	4	4	4	4	4	4	4	4	
Routine sweeping	48 100%	4	4	4	4	4	4	4	4	4	4	4	4	
Apply combined contact and residual herbicide	2 100%			1					1					Apply only to unbound and modular surfaces
Apply translocated herbicide	1 100%						1							Apply only to unbound and modular surfaces
Rake leaves/mulch off Unbound surfaces	4 100%			1			1				1	1		
Handweed gravel	6				1	1	1	1	1	1				
Inspection of play equipment and mulch; reporting	48/4 1 100%	4 1	4	4	4 1	4	4	4 1	4	4	4 1	4 1	4	Weekly and quarterly recorded inspections. Annual specialist inspection
Top-up mulch in play area	4 5%	1			1			1			1			Only where necessary in areas which receive most wear

Inespection of hard Elements and reporting	4 100%	1			1			1			1			Quarterly recorded inspection
Removal of graffiti	4	1			1			1			1			As required
Apply translocated herbicide to fencelines	3 100%				1		1			1				Fences next to vacant sites: 0.5m width on vacant site side
Painting of metal Fencing	1 5%						1							As required on a 20 year rolling programme
Staining of wooden fencing	1 20%						1							As required on a 5 year rolling programme
Minor repairs to hard elements, including play equipment	4	1			1			1			1			As required through the year



CIRCULATION
Main circulation routes for maintenance and emergency vehicles

ACCESS
Main access points for maintenance and emergency vehicles

PEDESTRIAN ACCESS
Main access points for pedestrian traffic only

Management Plan
Access and Circulation

Springfields Festival Gardens
Retail Outlet Centre, Spalding

For: Thornfield Properties PLC

M872/RM11/01 1:1250 January 2002

landscape architecture urban design environmental planning

northen house ford lane northenden manchester m22 4nq
t : + 44(0)161 946 0808 f : + 44(0)161 946 0713 e : design@barneswalker.co.uk w : www.barneswalker.co.uk

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barnes · walker

Drawing/Document Issue Sheet

Springfields Festival Gardens
Factory Outlet Centre, Spalding

For: Thornfield Properties plc

(Sheet Number 3)
Job ref: **M872**

Barnes Walker

Drawing issue: ISSUE FOR RESERVED MATTERS APPLICATION

Dwg. No.	Drawing Title	Scale	Size	Revision/Issue									
01	Masterplan Colour	NTS	A0	/	A	B							
02	**General Arrangement**	**1:500**	**A0**	A			B	C		B	B	C	**D**
03	**Hardworks Layout**	**1:500**	**A0**	A			B		C	B			**C**
03.01	**Hardworks - Detail Areas**	**1:200**	**A1**	/			A			A			**A**
04	Earthworks Layout	1:500	A0	A			A			A			
05	**Earthworks Sections**	**1:100**	**A0**	A			A			A			**B**
06	Water Bodies	1:100	A2										
07	**Tree Works**	**1:500**	**A0**	A			A			A			**A**
08	**Planting Plan**	**1:500**	**A0**	A			B			B			**C**
09	**Topographical Survey**	**1:500**	**A0**										
10.01	**Path Edge Detail Type 1**	**1:10**	**A3**	/			A			A			**A**
10.02	**Path Edge Detail B**	**1:10**	**A3**	/						/			/
10.03	**Path Edge Detail Type 3**	**var**	**A3**	/			/			A			**A**
10.04	**Path Edge Detail D**	**var**	**A2**	/			/			/			/
10.05	**Fountain Pool Edge Detail**	**var**	**A3**	/			/			/			/
10.06	**Golden Gravel Pathway**	**1:10**	**A3**	/			/			/			/
10.07	**Pool Detail – Willow Pool**	**1:10**	**A3**	/			/			/			/
10.08	**Canal Section**	**1:15**	**A3**	/			/			/			/
10.09	**3.0m High Brick Wall**	**1:20**	**A3**	/						/			A
10.10	**2.3m High Fence**	**1:20**	**A3**	/			/			/			/
10.11	**Stock Proof Fencing**	**1:10**	**A3**	/			/			/			/
10.12	**Dutch Bridge**	**1:100**	**A3**	/			/			/			/
10.13	**Timber Bridge**	**1:50**	**A3**	/			/			/			/
10.14	**Sign**	**1:100**	**A3**	/			/			/			/
12	**Car Park Planting Plan**	**1:500**	**A0**	A	B	C	D			D			**D**
15	Folly	1:50	A3	A			A			A			
17	**Entrance and Arrivals Area**	**1:200**	A2	/			A	B		B			**B**
23	**Additional Trees to be Retained (Main)**	**1:500**	**A0**										/
24	**Additional Trees to be Retained (Main)**	**1:100**	**A1**										**A**
Doc	Design Statement	-	A4	/			rev						
Doc	Management Plan	-	A4	/			rev						

Date of issue	01	23	29	29	17	19	12	03	10	**08**	
	07	07	07	11	02	02	03	04	04	**07**	
	02	02	02	02	03	03	03	03	03	**03**	
Method of issue Post/Fax/Email/Courier	P	P	P	C	P	P	P	P	P	**P**	
Status of issue Comment/Approval/Info/Planning/Tender/Build	P	P	P	P	P	I	P	P	P	**P**	

Distribution	Number of copies										
Thornfield Properties: Ian Sanderson											
Thornfield Properties: Mark Finch	7	6	6	2	1		3		4	**2**	
Springfields: David Norton											
Silcock Leedham: Michael Silcock											
Interserve – Chris Hall						1		1			
Gifford Consultant Engineers : Anthony Martin											
Watson & Batty Architects: Frank McAleer											
Sanderson Associates: David Cunliffe											

Re[redacted]2S280602 pan

Springfields Outlet Shopping and Festival Gardens

Landscape Design Statement

Objectives

The core aims of the project are as follows:

- The creation of high quality show gardens of national significance.
- To be recognised as a centre of horticultural excellence with showcase gardens containing themed plant collections.
- To provide free entry to the gardens.
- To create a sense of adventure and theatre with interest to all.
- To reinforce the position of Springfields Horticultural Society as the headquarters of the UK flower bulb industry through extensive and spectacular bulb displays.
- To provide an attraction of international standing during the annual flower show and Spalding Flower Parade.
- To be a valuable educational resource.
- To promote nature conservation interests.
- To retain the existing woodland belt and as many existing trees as practical in order to provide shelter from prevailing winds and a mature setting for the new gardens.
- To retain a strong visual and physical link between the retail development and gardens.
- To provide seasonal interest with changing plant displays and exhibits to encourage return visits.
- To be a successful visitor attraction extending the shoppers experience beyond the retail outlets whilst allowing the gardens to exist independently.

Scheme Design

The entry to the gardens will be via the shopping mall at the end of which will be the **Dutch Garden.** Here an avenue of semi mature trees with columnar form provides a strong vertical element between the buildings and gardens. This space has been designed along the two main axis of the gardens and features expansive lawns with large topiary cones and spectacular bulb and bedding displays. These displays will change throughout the seasons and become a 'shop window' for local bulb growers. Views from the outlet shopping development will come alive at night with dramatic evening illumination.

The **Dutch Pavillion** will house a year-round display of bulb flowers including daffodils and tulips. Using controlled environment display techniques, visitors to the site will be able to view the Spring bulb flowers at various stages of growth all year round.

Interpretation boards will also be set-up within the greenhouse, explaining the various bulb-growing techniques used and the importance of bulb growing to South Holland.

The **Windmill** will be a dramatic landmark with an elevated area for viewing the gardens. The internal space will contain a gallery used for the display of arts and crafts and local history.

Waterbodies including the **Willow Pool, Canal, Wetland Area** and **Fountain Pool.** Each waterbody has a distinctive character and provides a contrast to other elements within the gardens. The **Canal** provides containment and runs from the **windmill** to the south to the **Willow Pool** to the north. In contrast the **Wetlands Area** has a more 'natural' appearance with a diverse range of predominantly native marginal and aquatic species and timber broadwalks. This area will have particular ecological interest with diverse flora, fauna and insect life. The **Fountain Pool** (the refurbished existing waterbody) retains its 'hard', straight edges and expansive open water.

The **Jungle Island,** which is situated within the **Fountain Pool,** will be planted with bold, 'architectural' style plants with contrasting foliage and 'hot' coloured flowers. 'Jungle' paths and access to the waters edge is created using timber decking and boardwalks.

The **Plaza** is a formal square surfaced in high quality paving materials enclosed with yew hedges and pleached hornbean.

Immediately to the west of the Plaza is the **Pinetum** – a contemporary arrangement of pines planted into a bed of slate mulch.

The **Arboretum** is situated at the southern end of the garden. Here unusual specimen trees have been selected for their seasonal and botanical interest. These trees are located within expansive lawns which are interrupted by drifts of bulbs. The **Queen Mothers Tree** will be retained and identified.

Festival Hill Boulevard bisects the Arboretum, Jungle Island and Fountain Pool. It is flanked by an avenue of evergreen oak and leads to **Festival Hill** – a landmark earthwork which is adorned with a spectacular star shaped bulb display.

The existing **woodland belt** will be retained, managed and re-inforced using native species. This woodland forms a mature backdrop to other parts of the garden, provides shelter from prevailing winds and offers enhanced opportunities for enjoyment. The value of the woodland as a wildlife habitat will be explained on interpretation panels located alongside meandering woodland paths. Bat and bird boxes will be installed and monitored. The age and species diversity of trees within the woodland will be increased through new planting and long-term woodland in management techniques.

The existing vegetation along the **site perimeter** adjacent to the A151 and A16 will be managed and reinforced with native species hedgerows and structure planting. Along the A16, stylised landform combine with bold and dramatic planting arrangements to 'announce' the development and provide an attractive enclosure.

T[redacted] roadside boundary will be delineated using timber post and rail fences and hawthorn hedges.

Activities will be introduced to ensure that the gardens create a sense of adventure and theatre with interest for all. All activities will be set within a high quality landscape setting and are likely to include:

- an all year round **indoor play** and children's interpretation centre, educational facilities,
- an **outdoor** children's play area
- a nine hole **short golf/putting course**
- **Children's tractor rides** which would be based on a logging theme,
- a narrow gauge **train ride,**
- a **coracle ride** designed with reference to the fen landscape.
- a tethered **ballroon ride**
- All activities will be set within a high quality landscape setting.

An **orchard, wildflower meadow** and **showcase gardens** are clustered along the northern edge of the gardens. These themed gardens will display different garden types and planting techniques and will include:

- a **kitchen garden** with culinary and medicinal herbs, vegetables, fruit and flowers,
- a **contemporary garden** displaying new ideas in garden design,
- a **sensory garden** providing sensory stimulation through the use of sound, texture, colour and smell,
- a **maze** made using willow wattle screens which will meander amongst the existing woodland trees,
- a **Japanese garden** including topiary clouds and hummocks, rocks, gravel and a pavilion structure,
- a **formal garden** with herbaceous borders, manicured lawns, box hedging and topiary features.

Application no: H16/0361/02

Original Applicant: Thornfield Properties Plc
32 Park Square West
Leeds
LS1 2PF

Original Agent: Thornfield Properties Plc
32 Park Square West
Leeds
LS1 2PF

FILE COPY

Beacon Council 2003-2004 Supporting the Rural Economy

SOUTH HOLLAND DISTRICT COUNCIL

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

tel: 01775 761161
fax: 01775 710772
web: www.sholland.gov.uk

Description: Redevelopment to include leisure, horticultural, food & drink, retail; craft workshop & related uses; associated landscaping; provision of car parking and highway works (Outline application H16/0569/9

Location: Land at Springfields Gardens
Spalding

Amendment: Adventure golf feature
(Dwg nos. 3397-GA-01P & 3729-1-EX-646)

Letter Sent 17-MAY-04

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
PROPOSED AMENDMENT - REJECTION

The amended details submitted in respect of the above proposal have been received and I consider that the changes are too significant to be treated merely as a amendment. A fresh application will therefore be required (forms enclosed). This does not imply that permission will or will not be forthcoming for any such revised application.

Yours faithfully

Head of Planning & Development

Watson Batty Architects Ltd
1-3 Town Gate
Guiseley
Leeds
LS20 9JB

Terry Huggins Chief Executive
Bob Atkins Director of Corporate Services Andrew Petcher Director of Rural Services

PLANNING AMENDMENT

For office use only
Application No. H16/0361/02/A7
Date Registered 21-4-04
Case Officer DJR

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Thornfield Props
32 Park Square West
Leeds
LS1 2PF

Tel. No.

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

Watson Batty

Tel. No. (Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Camel Gate, Spalding

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

H16/0361/02

Building Regulation reference relating to same development (if any)

2. Please tick **one** box only

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

or

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

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

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

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

Retail outlets

State details of amendments proposed

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

See plans.

State drawing no's of the current submission

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

YES / NO

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

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

AMENDMENT RECORD SHEET - POST DECISION

Admin

Validation:

Inadequate/Inappropriate ☐

Clarification/Details required:

Appears valid ☑ KP

Registered MOT 27.4

DC Procedural Assessment

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

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

Confirmed: ..... 13 May

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

Acceptance issued: Verbal - Advantage Golf Centre

* discussed with Ian Stokes - who will provide the practice - he advised that it is in the wrong place - Advised him to contact applicant & point this out

* discussed with Mike Sigwart - He agrees with me that new application will be required.

SB/FJM/AMR/3729-1

20 April 2004

SOUTH HOLLAND DISTRICT COUNCIL
21 APR 2004
RECEIVED

D Roberts Esq/P Udy Esq
South Holland District Council
Planning Department
Council Offices
Priory Road
Spalding
Lincs
TE11 2XE

Dear Sirs

Re: Springfield Festival Gardens and Retail Outlets

We are pleased to enclose three copies of our drawing 3729-1-EX646 for your information.

This drawing indicates our proposals to incorporate an adventure golf feature to the rear of the site adjacent to the future mound on Holbech Road.

Also enclosed is a copy of the visuals indicating what this feature will look like.

You will recall on the original outline application that this rear area indicated golf and Coracle water feature to the rear and we enclose a copy of our drawing 3397-GA-01P indicating this for your information.

We would therefore like to apply consent and we feel there is a minor amendment to existing to incorporate this feature within the area, as indicated.

As you are aware, the main opening for the development is 13th May 2004 and our client would obviously like to have as many of the features in place or during construction at that point and we would therefore appreciate your early indication regarding this item.

/Cont'd .....

SHDC
Planning & Development
21 APR 2004
Ref: 0361/02

AMENDED PLAN
Ref H:\3729\1\Local Authority\37291L14SB.doc A7

WATSON BATTY ARCHITECTS LTD

1-3 TOWN GATE
GUISELEY
LEEDS
LS20 9JB

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NUMBER 2913588

VAT REGISTRATION
NUMBER 607 2824 48

INVESTOR IN PEOPLE

BM TRADA CERTIFICATION
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UKAS QUALITY MANAGEMENT
012

/2

WATSON BATTY ARCHITECTS LTD

21st April 2004

We trust the above to be in order but if you require any additional or supporting information please do not hesitate to contact the writer.

Yours faithfully

Stephen Bush
WATSON BATTY ARCHITECTS LTD

e.mail: stephen.bush@watsonbatty.com

c.c.	I Sanderson	-	Thornfield Properties Plc (Leeds)
	P Grey	-	Barnes Walker
	M Finch	-	Thornfield Properties Plc (Leeds)

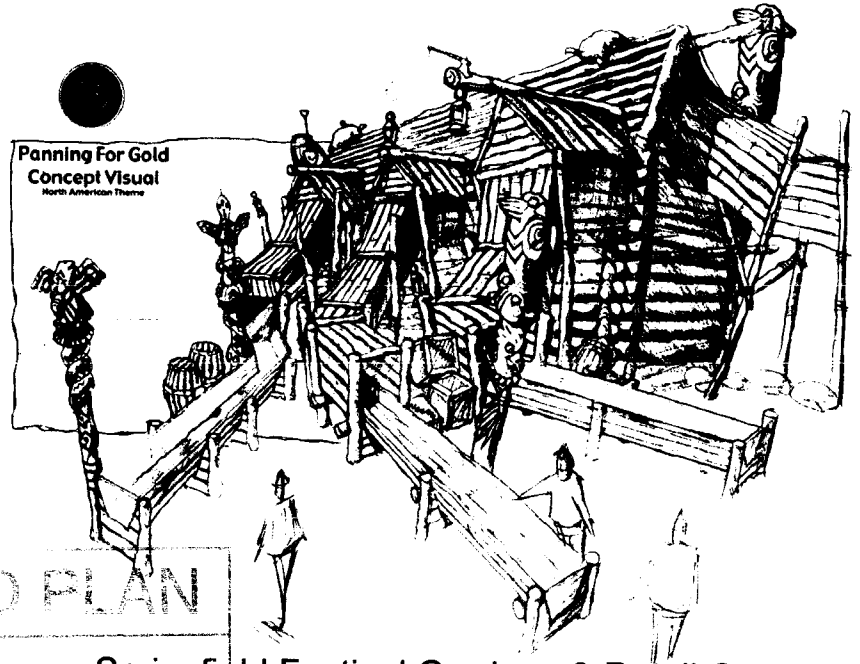
SHDC
Planning & Development
2 1 APR 2004
Ref: 0361/02

AMENDED PLAN
H:\37291\Local Authority\37291L14SB.doc
A7

SHDC
Planning & Development
2 1 APR 2004
Ref: 0361/02







AMENDED PLAN
Ref. A7

Springfield Festival Gardens & Retail Outlets
~~Spalding~~
Proposed Adventure Golf - Indicative Visuals

Application no: H16/0361/02

Original Applicant: Thornfield Properties Plc
32 Park Square West
Leeds
LS1 2PF

Original Agent: Thornfield Properties Plc
32 Park Square West
Leeds
LS1 2PF

Beacon Council 2003-2004 Supporting the Rural Economy

SOUTH HOLLAND DISTRICT COUNCIL
Council Offices
Priory Road
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Lincolnshire
PE11 2XE

tel: 01775 761161
fax: 01775 710772
web: www.sholland.gov.uk

FILE COPY

Description: Redevelopment to include leisure, horticultural, food & drink, retail; craft workshop & related uses; associated landscaping; provision of car parking and highway works (Outline application H16/0569/9

Location: Land at Springfields Gardens
Spalding

Amendment: External alterations to Units 12 and 13
(dwg. nos. 3729-1-TD-412-13B-A and 3729-1-EX-715)

Letter Sent: 16-MAY-05

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
NOTICE OF ACCEPTANCE OF AMENDMENT

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

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

Yours faithfully

Head of Planning & Development

AMENDMENT RECORD SHEET - POST DECISION

Admin

Validation:

Inadequate/Inappropriate ☐

Clarification/Details required:

Appears valid ✓KP

Registered 12/5

DC Procedural Assessment

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

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

Confirmed: .....

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

Acceptance issued: 16/5/05

PLANNING AMENDMENT

For office use only

Application No. H16/0361/02/A8

Date Registered 12 MAY 2005

Case Officer DR

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Thornfield Properties plc
32 Park Square West
Leeds
LS1 2PF

Tel. No

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

Tel. No. (Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Land at Springfields, Camelgate Spalding

Please complete

APPLICATION No.

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

H16/0361/02

Building Regulation reference relating to same development (if any)

FILE COPY

2. Please tick **one** box only

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

or

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

Please complete

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

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

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

Redevelopment retail etc

State details of amendments proposed

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

External Alterations For units 12 + 13

State drawing no's of the current submission

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

YES / NO

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

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

Application Amendments

Application: H16/0361/02

Location: Land at Springfields Gardens
Spalding

Postcode: House Number:

Amendment: 8 Date: 12-05-2005

Type: POS Post-Decision

Sub-Type:

Description: External alterations for units 12 and 13
(dwg. nos. 3729-1-TD-412-13B-A and 3729-1-EX-715)

Long Description:

Agent: Des'n:

Name: Thornfield Properties Plc

Address: 32 Park Square West
Leeds
LS1 2PF

Post Code: E-Mail:

Tel: 0113 2255050 Fax:

Ref:

Yes ok?

thornfield
properties plc

Mr S Machin
Planning Department
South Holland District Council
Council Offices
Priory Road
Spalding
Lincolnshire PE11 2XE

S. H. D. C.
12 MAY 2005
RECEIVED

Dr original APP

MRF / EAG

11 May 2005

Dear Simon

UNIT 12 AND 13, SPRINGFIELDS OUTLET SHOPPING AND FESTIVAL GARDENS, CAMELGATE, SPALDING

Further to our recent meeting, I mentioned that certain external alterations were planned to Units 12 and 13. The Units are currently occupied by the store operator, Room. The Units are to be sub-divided into two separate units. The alterations include:

- provision of internal partition and toilet block
- new rear door to Unit 12
- formation of new door opening to unit 13, reduction and adjustment of windows and masonry

as shown on Plan ref 3729-1-TD-412-13B-A.

I have enclosed two copies of the location plan and above plan.

Although the external works involve 'development', it is our view that they do not **materially** affect the external appearance of the building (particularly in relation to the building as a whole, as it is part of a larger block). As such, the alterations would be *de minimis.*

Could you please confirm whether or not you require a formal planning submission for these proposals or your agreement to the above.

Yours sincerely
For and on behalf of Thornfield Properties plc

Mark Finch

Mark R Finch BA (Hons) MSc MRICS MRTPI
Director of Planning
mark.finch@thornfield-leeds.co.uk

11 MAY 2005
0361/02

Encs.

cc **S Bush – Watson & Batty**
I Sanderson
R Broadhead
J Clarke

Ref : 872S280602 pan

Springfields Outlet Shopping and Festival Gardens

Landscape Design Statement

Ref 361/02

Objectives

The core aims of the project are as follows:

- The creation of high quality show gardens of national significance.
- To be recognised as a centre of horticultural excellence with showcase gardens containing themed plant collections.
- To provide free entry to the gardens.
- To create a sense of adventure and theatre with interest to all.
- To reinforce the position of Springfields Horticultural Society as the headquarters of the UK flower bulb industry through extensive and spectacular bulb displays.
- To provide an attraction of international standing during the annual flower show and Spalding Flower Parade.
- To be a valuable educational resource.
- To promote nature conservation interests.
- To retain the existing woodland belt and as many existing trees as practical in order to provide shelter from prevailing winds and a mature setting for the new gardens.
- To retain a strong visual and physical link between the retail development and gardens.
- To provide seasonal interest with changing plant displays and exhibits to encourage return visits.
- To be a successful visitor attraction extending the shoppers experience beyond the retail outlets whilst allowing the gardens to exist independently.

Scheme Design

The entry to the gardens will be via the shopping mall at the end of which will be the **Dutch Garden.** Here an avenue of semi mature trees with columnar form provides a strong vertical element between the buildings and gardens. This space has been designed along the two main axis of the gardens and features expansive lawns with large topiary cones and spectacular bulb and bedding displays. These displays will change throughout the seasons and become a 'shop window' for local bulb growers. Views from the outlet shopping development will come alive at night with dramatic evening illumination.

The **Dutch Pavillion** will house a year-round display of bulb flowers including daffodils and tulips. Using controlled environment display techniques, visitors to the site will be able to view the Spring bulb flowers at various stages of growth all year round.

Interpretation boards will also be set-up within the greenhouse, explaining the various bulb-growing techniques used and the importance of bulb growing to South Holland.

The **Windmill** will be a dramatic landmark with an elevated area for viewing the gardens. The internal space will contain a gallery used for the display of arts and crafts and local history.

Waterbodies including the **Willow Pool, Canal, Wetland Area** and **Fountain Pool.** Each waterbody has a distinctive character and provides a contrast to other elements within the gardens. The **Canal** provides containment and runs from the **windmill** to the south to the **Willow Pool** to the north. In contrast the **Wetlands Area** has a more 'natural' appearance with a diverse range of predominantly native marginal and aquatic species and timber broadwalks. This area will have particular ecological interest with diverse flora, fauna and insect life. The **Fountain Pool** (the refurbished existing waterbody) retains its 'hard', straight edges and expansive open water.

The **Jungle Island,** which is situated within the **Fountain Pool,** will be planted with bold, 'architectural' style plants with contrasting foliage and 'hot' coloured flowers. 'Jungle' paths and access to the waters edge is created using timber decking and boardwalks.

The **Plaza** is a formal square surfaced in high quality paving materials enclosed with yew hedges and pleached hornbean.

Immediately to the west of the Plaza is the **Pinetum** – a contemporary arrangement of pines planted into a bed of slate mulch.

The **Arboretum** is situated at the southern end of the garden. Here unusual specimen trees have been selected for their seasonal and botanical interest. These trees are located within expansive lawns which are interrupted by drifts of bulbs. The **Queen Mothers Tree** will be retained and identified.

Festival Hill Boulevard bisects the Arboretum, Jungle Island and Fountain Pool. It is flanked by an avenue of evergreen oak and leads to **Festival Hill** – a landmark earthwork which is adorned with a spectacular star shaped bulb display.

The existing **woodland belt** will be retained, managed and re-inforced using native species. This woodland forms a mature backdrop to other parts of the garden, provides shelter from prevailing winds and offers enhanced opportunities for enjoyment. The value of the woodland as a wildlife habitat will be explained on interpretation panels located alongside meandering woodland paths. Bat and bird boxes will be installed and monitored. The age and species diversity of trees within the woodland will be increased through new planting and long-term woodland in management techniques.

The existing vegetation along the **site perimeter** adjacent to the A151 and A16 will be managed and reinforced with native species hedgerows and structure planting. Along the A16, stylised landform combine with bold and dramatic planting arrangements to 'announce' the development and provide an attractive enclosure.

The roadside boundary will be delineated using timber post and rail fences and hawthorn hedges.

Activities will be introduced to ensure that the gardens create a sense of adventure and theatre with interest for all. All activities will be set within a high quality landscape setting and are likely to include:

- an all year round **indoor play** and children's interpretation centre, educational facilities,
- an **outdoor** children's play area
- a nine hole **short golf/putting course**
- **Children's tractor rides** which would be based on a logging theme,
- a narrow gauge **train ride,**
- a **coracle ride** designed with reference to the fen landscape.
- a tethered **ballroon ride**
- All activities will be set within a high quality landscape setting.

An **orchard, wildflower meadow** and **showcase gardens** are clustered along the northern edge of the gardens. These themed gardens will display different garden types and planting techniques and will include:

- a **kitchen garden** with culinary and medicinal herbs, vegetables, fruit and flowers,
- a **contemporary garden** displaying new ideas in garden design,
- a **sensory garden** providing sensory stimulation through the use of sound, texture, colour and smell,
- a **maze** made using willow wattle screens which will meander amongst the existing woodland trees,
- a **Japanese garden** including topiary clouds and hummocks, rocks, gravel and a pavilion structure,
- a **formal garden** with herbaceous borders, manicured lawns, box hedging and topiary features.

thornfield
properties plc

July 10, 2002

Our Ref: MRF/JH

D Roberts Esq
Planning Department
South Holland District Council
Council Offices
Priory Road
SPALDING
PE11 2XE

Planning ... opment
11 Jul ...02
Ref 361/02

Dear Mr Roberts

RESERVED MATTERS APPLICATION

REDEVELOPMENT TO INCLUDE LEISURE, HORTICULTURAL, FOOD AND DRINK, RETAIL, CRAFT WORKSHOP AND RELATED USES; ASSOCIATED LANDSCAPING; PROVISION OF CAR PARKING; AND HIGHWAY WORKS (RESERVED MATTERS)

REFERENCE NO H16/0361/02

LAND AT SPRINGFIELDS GARDENS, CAMELGATE, SPALDING

Thank you for your letter of 10 June. In response to your comments, a series of amendments have been made to the detailed proposals. This has resulted in changes to a number of the drawings and we have enclosed 4 no copies of the revised and new drawings.

A full drawing and document schedule is set out on the attached sheet.

It should be noted that amendments have also been submitted relating to the separate planning applications for:

- Redevelopment of Springfields Restaurant for a Garden Centre on land adjacent
- Proposed replacement Restaurant within the proposed Springfields Gardens complex

In response to your letter, I would deal with each point in turn:

Comprehensive Plan

The proposals for a garden centre on the site of the Springfields Restaurant, and for the relocation of the restaurant to within the Gardens site, were not envisaged at the time of the original outline submission. Hence it has been necessary to submit separate planning applications for these elements.

In order to assist in your consideration of the whole, we have prepared two plans:

- Composite Coloured Plan (ref no M872.RM01)
- Composite Plan (ref no 3397-CP-01)

All three elements are shown on the composite plan. These plans, although showing the detail of the individual schemes, are submitted for illustration purposes only (as they do not form part of any formal application submission).

We consider the restaurant and garden centre applications to be intrinsically linked to the main Gardens redevelopment scheme. In that respect, we would be willing to consider a planning condition imposed on permissions for the restaurant and for the garden centre linking the implementation of these individual schemes to the implementation of the main scheme. We would be pleased to discuss the wording of suitable conditions with you.

Presentation Plans

Please find enclosed 4 no copies of the presentation booklet 'The New Springfields'. This booklet sets out the key themes that are behind the philosophy of the regeneration scheme, notably:

- National Importance – The scheme is of national importance as the home of the British Bulb industry. You will see from the booklet that the scheme has the support of a number of regional, national and international organisations who recognise the significance that this project will have across the flower and bulb industry and tourism sectors.

- Showpiece Gardens –It is essential that the new Gardens are of the highest quality and that has been a driving objective behind the design masterplan created by our landscape designers, Barnes Walker.

- Excellence in Horticulture – As a showcase for the national bulb industry, the design and management of the Gardens needs be at the 'leading edge'. A key theme is to demonstrate examples of excellence that encourage visitors to learn and implement their own ideas in their own gardens.

- Themed Gardens – An overall masterplan has been devised by Barnes Walker for the layout of the new Gardens but this masterplan allows garden designers to create individual gardens in certain designated areas based on specific themes. Designers of international recognition will be appointed to delivery the final designs of the individual themed elements.

- Speciality Shopping –The retail outlets and the gardens have been designed holistically, to ensure that the built elements follow a design theme which is in keeping with the approach adopted towards the gardens.

- Education – In keeping with a core objective of the Springfields Trust, education represents a key and important theme throughout the project. Already partnerships are being forged with the local education authority and educational organisations to ensure that this theme is an intrinsic part of the overall project.

All correspondence is subject to contract

- Attractions for All – In order to encourage a broad base of visitors, and in particular the whole family, it is essential that a wide range of attractions are on offer and a range of active as well as passive activities have been designed to achieve this objective.

The sheets contained within the presentation booklet can be reproduced at larger size for display purposes, if so desired.

Details of all built elements within the scheme

All drawings illustrating the built elements are now included within the pack of drawings enclosed.

Full specification of materials

The materials to be used are noted on the relevant drawings. Samples of materials will be supplied in due course prior to commencement of development.

Use of the Parade Ground

It is essential that the Parade Ground be retained within the overall project so as to provide space for the display of floats related to the Annual Flower Parade. The Parade arena will still be utilised for events and festivals.

Operation and number of attractions

A key theme is to provide attractions for all. This means providing both passive and active recreational and leisure facilities throughout the scheme. This will enable the scheme to compete effectively with other leisure attractions. The majority of the active attractions are to be located within and to the east of the woodland belt that runs across the site west to east. This eastern area of land is currently lacking in visual interest and there is an opportunity to create an enhanced landscape and boundary with new attractions set within. The attractions have been incorporated within the overall landscape masterplan and the quality of the materials and design will be to the same high standard as the show gardens and other more passive attractions within the overall scheme. Further details are contained in the accompanying booklet.

The balloon ride has now been reinstated into the scheme and its location is shown on the relevant drawings.

Evolution of the scheme design and overall objectives

The shops are designed to form a typical 'Dutch' street with a single entrance off a piazza, in front of the main transport interchange. The outlets will be based along the 3 streets which fan out from a central square. The main street runs towards the garden to form a vista that allows glimpses of the gardens at the end. The vista, like all good designs, has been closed by the use of a focal point, the glazed indoor education and interpretation centre. The perspective of the gardens is framed by the buildings along the street which open out as one approaches the gardens to allow greater views and increase the sense of anticipation.

The original concept scheme showed a street which at its narrowest was 20 metres wide and indeed widened out to nearly 70 metres. On review, these areas were far too wide to create intimate and meaningful spaces. Vast and impersonal windswept areas would have been created and the amount of land turned over to buildings and hard landscaped surfaces would have been greater. As you are aware, the original layout that accompanied the outline

All correspondence is subject to contract

planning application was submitted purely for indicative purposes and it was recognised by the Inquiry Inspector that the initial design concepts should be the subject of a detailed review. The width of the street is now based on a typical main street (which has widths of between 4m to 12m.). The proposed street widths are shown at 6m, 8m and 10m wide.

Safety

As a major attraction open to the public, the safety of visitors is of paramount importance and the relevant standards and regulations will need to be adhered to. In terms of access, we have purposefully limited access to one single point which is via the outlet shops which leads one through into the main body of the Gardens. Given that visitors will access the scheme via Camelgate / south of Camelgate (if arriving by bus, car or coach) there is nothing to be gained in having a separate access into the Gardens divorced from the shops. Given that a scheme objective is to encourage visits by families and the young, it would not be advisable to introduce a proliferation of access points along the boundary of the Gardens.

Drainage

A revised drainage statement, prepared following discussions with the Environment Agency, has been prepared and will be forwarded under separate cover.

Bats

A bats survey encompassing the Gardens and Restaurant site has recently been commissioned and we will forward the results in due course.

Archaeology

Following additional site investigations, a detailed archaeology report has been prepared and two no. copies are enclosed. I presume that one of these copies will be forwarded to Lincolnshire County Council.

Queen Mothers Tree

This tree is to be retained as part of the overall scheme, as shown on the relevant drawings.

Signage

A drawing showing the design for the Springfields Gardens sign is included within the pack of drawings.

All correspondence is subject to contract

We appreciate that there is a significant amount of detail contained within the drawings and accompanying reports and should you wish to meet to clarify specific elements, then please do not hesitate to contact me and we can arrange to meet and discuss.

Yours sincerely
For and on behalf of Thornfield Properties plc

Mark R Finch BA(Hons) MSc MRTPI
Director of Planning
Email: mark.finch@thornfield-leeds.co.uk

cc D Norton – Springfields
D Cunliffe – Sanderson Associates
M Cooper – Michael Eyres Partnership
F McAleer – Watson and Batty
N Wilford – Pinsent Curtis
I Sanderson
J Clarke

All correspondence is subject to contract

10th July 2002

REDEVELOPMENT TO INCLUDE LEISURE, HORTICULTURAL, FOOD AND DRINK, RETAIL, CRAFT WORKSHOP AND RELATED USES; ASSOCIATED LANDSCAPING; PROVISION OF CAR PARKING; AND HIGHWAY WORKS (RESERVED MATTERS)

REFERENCE NO H16/0361/02

DRAWINGS AND DOCUMENT SCHEDULE

The full set of drawings are set out below (new / amended drawings are highlighted in bold):

Plan	Reference No.
Site Boundary	**3397-GA-B1D**
Site Layout	**3397-GA-01L**
Proposed Ground Floor Layout	**3397-GA-04L**
Proposed Windmill	3397-GA-7A
Proposed Playbarn	3397-GA-8
Southern Block – Rear Elevations	**3397-GA-09C**
Northern Block – Rear Elevations	**3397-GA-17C**
Glasshouse General Arrangement	3397-GA-28
Proposed Elevations / Single Mid Level Canopy	**3397-GA-29**
Roof Plan Canopy Plan	**3397-GA-30**
General Arrangement (landscape)	**M872 RM02A**
Hardworks Layout	**M872 RM03A**
Hardworks: Detail Areas	**M872 RM03.01**
Earthworks Layout	**M872 RM04A**
Proposed Earthworks Sections	**M872 RM05A**
Tree Removal and Enabling Works	**M872 RM07A**
Planting Proposals	**M872 RM08A**
Topographical Survey	M872 RM09
Car Park Planting Plan	**M872 RM12A**
Folly Elevation	**M872 RM15A**
Entrance and Arrivals Area	**M872 RM17**
Path Edge Detail A: Tegula Kerb Edge and Fibredec Surface	**M872.RM10.01**
Path Edge Detail B: Conservation Edging and Fibredec Surface	**M872.RM10.02**
Path Edge Detail C: Timber Edge and Fibredec Surface	**M872.RM10.03**
Edge Detail D: Pinetum Area	**M872.RM10.04**
Edge Detail C: Existing Pool	**M872.RM10.05**
Detail of Golden Gravel Pathway	**M872.RM10.06**
Pool Detail E: Proposed 'Willow Pool'	**M872.RM10.07**
Canal Section	**M872.RM10.08**
3.0m Brick Wall with Buttress	**M872.RM10.09**
2.3m Feather Edge Board Fencing	**M872.RM10.10**
Stock Proof Fencing	**M872.RM.10.11**
Dutch Bridge Plan and Elevations	**M872.RM10.12**
Timber Bridge Plan and Elevations	**M872.RM10.13**
Sign Plan and Elevations	**M872.RM10.14**

The following drawings are deleted:

Proposed Elevations	3397-GA-11A
Proposed Elevations	3397-GA-12A
Proposed Coach Drivers Rest General Arrangement	3397-GA-26

Also submitted are:

- Statement on Drainage Design Philosophy
- Proposed Drainage Layout (Ref: No. C0001B)
- Proposed Drainage Layout (Ref. No. C0002B)
- Landscape Design Statement
- Landscape Management Plan

All correspondence is subject to contract

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

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

Application no: H16/0361/02

Applicant: Thornfield Properties Plc
32 Park Square West
Leeds
LS1 2PF

Agent: Thornfield Properties Plc
32 Park Square West
Leeds
LS1 2PF

Description: Redevelopment to include leisure, horticultural, food & drink, retail; craft workshop & related uses; associated landscaping; provision of car parking and highway works

Location: Land at Springfields Gardens
Spalding

Amendment: Revised plans and additional information

25-JUL-02

Dear Sir/Madam

ACKNOWLEDGEMENT OF AMENDMENT

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

As a result of the need for the Authority to repeat certain procedures because of the amendment, the period for determining the application has been extended to 05 SEP 2002

Your rights of appeal remain as explained on the original acknowledgement.
If you do not wish to agree to the extended time period and would rather have the application determined more quickly but on the basis of the application as originally submitted, please let me know in writing within the next 5 days.

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

Yours faithfully

Head of Planning & Development

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

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

AMENDMENT RECORD SHEET - LIVE APPLICATION 0361/02

Admin

Validation:

Inadequate/Inappropriate ☑

Clarification/Details required:

Appears valid 11/7/02

Registered .....

Terminal date/committee updated .....

DC Processing

261/02

designation

Revised plans & additional information.

Yes/No (If No, state above what details are needed)

Yes/No *
Yes/No *

PC
WM ✓
Press ✓
Residents
Other – Vale Street

None ☐

Yes/No

Yes/No (Refer to Admin ?) •

If No, but Yes to (*) requested :-

Yes/No Confirmed.....

AUTHORISED to treat as amendment

Confirmed: 11.6.02

Superseded details removed ☑

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

Notes/Advice/Rejection Reason:

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

Acceptance issued: 11/7/02

Public register updated: 11/7/02

DC Professional Assessment

NOTES:

PLANNING AMENDMENT

For office use only

Application No. H16/0361/02/AM

Date Registered 11-7-02

Case Officer DR

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Thornfield Props

Tel. No.

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

Tel. No. (Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Springfields Gardens, Spalding

Please complete

APPLICATION No.

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

H16/0361/02

Building Regulation reference relating to same development (if any)

2. Please tick **one** box only

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

or

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

Please complete

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

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

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

Leisure, Horticultural

State details of amendments proposed

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

See plans + additional info

State drawing no's of the current submission

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

YES / NO

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

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

Application no: H16/0361/02

Original Applicant: Thornfield Properties Plc
32 Park Square West
Leeds
LS1 2PF

Original Agent: Thornfield Properties Plc
32 Park Square West
Leeds
LS1 2PF

Beacon Council 2003-2004 *Supporting the Rural Economy*

SOUTH HOLLAND DISTRICT COUNCIL
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

tel: 01775 761161
fax: 01775 710772
web: www.sholland.gov.uk

FILE COPY

Description: Redevelopment to include leisure, horticultural, food & drink, retail; craft workshop & related uses; associated landscaping; provision of car parking and highway works (Outline application H16/0569/9

Location: Land at Springfields Gardens
Spalding

Amendment: Car parking amended
Dwg. no. 3729-1-EX-633B

Letter Sent: 08-APR-04

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
NOTICE OF ACCEPTANCE OF AMENDMENT

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

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

Yours faithfully

Head of Planning & Development

Watson Batty Architects Ltd
1-3 Town Gate
Guiseley
Leeds, LS20 9JB

AMENDMENT RECORD SHEET - POST DECISION

Admin

Validation:

Inadequate/Inappropriate ☐

Clarification/Details required:

Appears valid ✓ HP

Registered 17/7 3.2.04

DC Procedural Assessment

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

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

Confirmed: .....

DC 22/3/04

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

Acceptance issued:

* Discussed with Bob Woolf - 19/3/

- Re Ear bad discussions with applicant over related matters - confirms this can be issued

+ [illegible] Agree this can be issued

Application Amendments

Application: H16/0361/02

Location: Land at Springfields Gardens
Spalding

Postcode:

House Number:

Amendment: 5 Date: 30-01-2004

Type: POS Post-Decision

Sub-Type:

Description: Car parking amended
Dwg. no. 3729-1-EX-6B3B

Long Description:

Agent: Des'n:

Name: Thornfield Properties Plc

Address: 32 Park Square West
Leeds
LS1 2PF

Post Code: E-Mail:

Tel: 0113 2255050 Fax:

Ref:

Roberts, David

From: Roberts, David
Sent: 05 April 2004 15:13
To: Williams, Steve
Subject: Springfields car parking

Steve

Further to our recent discussion I can confirm that I am being pressed for a decision on the car park extension application (ref. H16/0143/04) by Mark Finch of Thornfields. Notwithstanding the possible variation to the section 106 agreement relating to the loss of the shuttle bus I am of the opinion that the appication can be issued under delegated powers. I would be grateful if you could confirm your agreement to this course of action.
We also discussed the amendment to the original car parking scheme. You confirmed your agreement for me to issue a formal consent for this.

Dave.

WATSON BATTY ARCHITECTS LTD

SB/FJM/PSC/3729-1

28th January 2004

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

re Sheet.
Re) No Plans

No Highways objection
J.P. for DHSP
10 March 04

1-3 TOWN GATE
GUISELEY
LEEDS
LS20 9JB

Telephone
01943 876 665
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BA (HONS) DIP ARCH RIBA

Practice Managers
Peter Powell
Stephen Bush
Steven Horsman
Mel Laycock

Associates
Peter White
Andrew Grindrod
Richard Merrills
Guy Taylor

REGISTERED IN ENGLAND
NUMBER 2913588

VAT REGISTRATION
NUMBER 607 2824 48

Dear Sir,

Re: **Springfield Festival Gardens & Retail Outlets**

Further to our recent meeting at your offices you will recall that one of the points discussed was re-using the car parking to a Pay on Foot system as a method of managing car parking to the development.

My client would now like to proceed with this which will involve minor changes to the car park entries to the North, South & West car park entries along with minor car park number reductions.

Enclosed are five copies of our drawing no. 3729-1-EX633B indicating the proposals for your information.

It was indicated at the meeting that this matter could be dealt with as a minor modification to the existing approval, and we would therefore be grateful if you could consider the above accordingly.

If you require any clarification or supplementary information on the above please do not hesitate to contact the writer.

Yours faithfully,

Watson & Batty

S. Bush
WATSON BATTY ARCHITECTS LTD.

(Email: stephen.bush@watsonbatty.com)

Enclosure. A5

cc. Mark Finch - Thornfield Leeds
Jamie Kerr - Thornfield London
John Clarke - Thornfield Leeds

SHDC
Planning & Development
30 JAN 2004
R 0361/02

BM TRADA CERTIFICATION
UKAS QUALITY MANAGEMENT
ISO 9001

H:\3729\1\Local Authority\37291L08SB.doc

PLANNING AMENDMENT

For office use only

Application No. H16/0361/02/AS

Date Registered 30-1-04

Case Officer DJR

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Thornfield Props
32 Park Square West
Leeds

Tel. No.

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

Watson Batty

Tel. No. (Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Springfields Gooders, Spalding

Please complete

APPLICATION No.

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

H16/0361/02

Building Regulation reference relating to same development (if any)

2. Please tick **one** box only

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

or

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

Please complete

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

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

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

Leisure, Hort + Food + Drink + Retail

State details of amendments proposed

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

Car Parking Amended

State drawing no's of the current submission

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

YES / NO

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

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

No highways objection. Proposal should ensure the car park is used as a free car park by those destined to the Town. DJS 9/2/04

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Terry Huggins
Acting Chief Executive
Andrew Petcher
Acting Director of Customer Services
Bob Atkins
Director of Corporate Services

Application no: H16/0361/02

Original Applicant
Thornfield Properties Plc
32 Park Square West
Leeds
LS1 2PF

Original Agent:
Thornfield Properties Plc
32 Park Square West
Leeds
LS1 2PF

Description: Redevelopment to include leisure, horticultural, food & drink, retail; craft workshop & related uses; associated landscaping; provision of car parking and highway works (Outline application H16/0569/9

Location: Land at Springfields Gardens
Spalding

Amendment: Revised elevations
Schedule (11 April 2003)

23-APR-03

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
NOTICE OF ACCEPTANCE OF AMENDMENT

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

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

Yours faithfully

Head of Planning & Development

The approved plans are as specified in the schedule dated 11 April 2003 with the exception of Dwg.No.M872.RM10.14 which will require a separate 'advertisement' application.

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

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

SOUTH HOLLAND DISTRICT COUNCIL

Terry Huggins
Acting Chief Executive
Andrew Petcher
Acting Director of Customer Services
Bob Atkins
Director of Corporate Services

DESTINATION NAME: [illegible]

FAX NO: 0113 2255660

YOUR REF/CONTACT: [illegible]

NO. OF PAGES 2
(Including this page)

OUR REF/CONTACT: [illegible]

DATE: 23/4/2003

SUBJECT: AMENDMENT TO [illegible]

FAX MESSAGE

[illegible]

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

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

MESSAGE

FOR: JAYS

FROM: IAN SAMPSON

ORGANISATION:

TEL. No: 0113 2225050 **EXT No:**

DATE: 23/4 **TIME:**

TELEPHONE		VISITS		
Telephoned	✓	Visit Required	Date:	
Returned Your Call			Time:	
Please Call		Will Visit You	Date:	
Will Call Again			Time:	
Needs to See You		Visited Your Office		

(Please Tick Where Applicable)

MESSAGE: AMENDMENT ACCEPTANCE — WAITS DECISION AS PREMISES — DJC

FAX: 0113 2255060

Taken By: JS Dept/Section:

thornfield
properties plc

11 April 2003

D Roberts Esq
Planning Department
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincolnshire
PE11 2XE

Our Ref: MF/JTH

Dear Mr Roberts

Planning Permission Ref: H16/0569/98
Land at Springfields Gardens, Camel Gate, Spalding

Further to our telephone conversation, please find enclosed 2 no copies of the revised landscape plan:

- General arrangement (landscape) ref no M872 RM03C

I have enclosed a revised schedule of drawings and look forward to receiving approval.

Yours sincerely
For and on behalf of Thornfield Properties plc

Mark R. Finch BA (Hons) MSc MRTPI
Director of Planning
e-mail: mark.finch@thornfield-leeds.co.uk

cc: *A Williamson Esq – Walker Morris*
S Bush Esq – Watson and Batty
I Sanderson Esq - Thornfield

SCHEDULE OF APPROVED AND AMENDED DRAWINGS (11 APRIL 2003)

PLANNING APPLICATION REF. H16/0569/98

LAND AT SPRINGFIELD GARDENS - SPALDING

Plan	Approved Drawings Ref. No.s	Amended Drawings Ref. No.s
Site Boundary	3397-GA-B1D	3397-GA-B1E
Site Layout	3397-GA-01L	3397-GA-01R
Proposed Ground Floor Layout	3397-GA-04L	3397-GA-04V
Proposed Windmill	3397-GA-7A	
Proposed Playbarn	3397-GA-8	3397-GA-8A
Southern Block – Rear Elevations	3397-GA-09C	3397-GA-09D
Northern Block – Rear Elevations	3397-GA-17C	3397-GA-17E
Glasshouse General Arrangement	3397-GA-28	
Proposed Elevations / Single Mid Level Canopy	3397-GA-29	3397-GA-29E
Roof Plan Canopy Plan	3397-GA-30	3397-GA-30A
Boundary Treatment		3397-GA-24
General Arrangement (landscape)	M872 RM02A	M872 RM02C
Hardworks Layout	M872 RM03A	M872 RM03B
Hardworks: Detail Areas	M872 RM03.01	M872 RM03.01A
Earthworks Layout	M872 RM04A	
Proposed Earthworks Sections	M872 RM05A	
Tree Removal and Enabling Works	M872 RM07A	
Planting Proposals	M872 RM08A	M872 RM08B
Car Park Planting Plan	M872 RM12C	M872 RM12D
Folly Elevation	M872 RM15A	
Entrance and Arrivals Area	M872 RM17	M872 RM17B
Path Edge Detail A: Tegula Kerb Edge and Fibredec	M872.RM10.01	M872.RM10.01A
Path Edge Detail B: Conservation Edging and	M872.RM10.02	
Path Edge Detail C: Timber Edge and Fibredec	M872.RM10.03	M872.RM10.03A
Edge Detail D: Pinetum Area	M872.RM10.04	
Edge Detail C: Existing Pool	M872.RM10.05	
Detail of Golden Gravel Pathway	M872.RM10.06	
Pool Detail E: Proposed 'Willow Pool'	M872.RM10.07	
Canal Section	M872.RM10.08	
3.0m Brick Wall with Buttress	M872.RM10.09	
2.3m Feather Edge Board Fencing	M872.RM10.10	
Stock Proof Fencing	M872.RM.10.11	
Dutch Bridge Plan and Elevations	M872.RM10.12	
Timber Bridge Plan and Elevations	M872.RM10.13	
~~Sign Plan and Elevations~~	M872.RM10.14	

New Advert Application Needed.

AMENDMENT RECORD SHEET – ~~LIVE APPLICATION~~

Admin

Validation:

Inadequate/Inappropriate ☐

Clarification/Details required:

Appears valid ☑

Registered .....

Terminal date/committee updated .....

DC Procedural Assessment

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

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

Who do you need to reconsult as a result of this amendment? PC None ☑
WM
Press
Residents
Other –

Is it an amendment in principle? Yes/No

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

If No, but Yes to (*) requested :–

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

REJECTED as an amendment – new application needed

Confirmed: .....

Notes/Advice/Rejection Reason:

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

AUTHORISED to treat as amendment

Confirmed: .....

Superseded details removed ☑

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

* [illegible]

Acceptance issued:
Public register updated:

DC Professional Assessment

NOTES:

A3

PLANNING AMENDMENT

For office use only

Application No. H16/0361/02/A3

Date Registered 19 FEB 2003

Case Officer DJR

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Thornfield Props
5 St Davids Ct
David St
Leeds

Tel. No.

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

Tel. No. (Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Springfields, Camelgate, Spalding

Please complete

APPLICATION No.

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

H16/361/02 ~~H16/0105~~

Building Regulation reference relating to same development (if any)

2. Please tick **one** box only

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

[ ]

or

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

[✓]

Please complete

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

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

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

Garden centre + Ass. Works

State details of amendments proposed

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

See plans
Revised elevations

State drawing no's of the current submission

5a 5c 6b

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

YES / NO

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

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

Roberts, David

From: Mark Finch [mark.finch@thornfield-leeds.co.uk]
Sent: 17 February 2003 11:50
To: Roberts, David; Saywood, Mike
Cc: Stephen Bush (E-mail); John Clarke; Nick Walker (E-mail); Ian Sanderson; Ruth Hair
Subject: Springfields Gardens - Spalding - minor amendments

19 FEB 2003
3b1/02

Springfields
mended Proposals.

A3

<<Springfields Amended Proposals Retail (thornfield comments).doc>>

David

Further to our telephone conversation, we have amended the plans to address your concerns. No doubt you will review and I trust that all the variation plans can be dealt with as minor amendments to the approved scheme. I have enclosed an updated note and will forward the plans in the post tomorrow (Tuesday).

Once this confirmation is received, I suggest I bundle a full set of all plans (unchanged and changed) with a covering letter and submit them formally to the authority.

In relation to the restaurant application, the plans remain unaltered and as you know, a reserved matters application has now been lodged for the garden centre application. I would appreciate an update on the progress of this application in due course.

Thanks

Mark

*** please note new office address ***

Mark R Finch
Director of Planning
Thornfield Properties plc
5 St David's Court
David Street
Leeds
LS11 5QA

Tel 0113 225 5050
Direct Line 0113 218 2377

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SPRINGFIELDS AMENDED PROPOSALS – RETAIL AND GARDEN ELEMENTS

Site Boundary 3397-GA-B1E
Accepted as an amendment.

Site Layout 3397-GA-01P
The information centre has been reinstated to the scheme entrance.

The glasshouse has reverted to its previous size (465 sq.m.). (We may seek a fresh application in due course to accommodate the full requirements of the Fenland Tourist Board Education Centre).

The floor areas are scheduled in the drawing.

Ground Floor Layout 3397-GA-04V

Unit floorspace figures have been added. Accepted as an amendment.

Windmill 3397-GA-7A

No change to approved plan.

Playbarn 3397-GA-8A

Accepted as an amendment.

Southern Block-Rear Elevations 3397-GA-09D

Accepted as an amendment.

Northern Block-Rear Elevations 3397-GA-17E

Revised design to the roof and elevations of units 24 and 25.

Glasshouse 3397-GA-28

Revert to original approved scheme.

Proposed Elevations/Single Mid Level Canopy 3397-GA-29E

Revised roof design.

Roof Plan Canopy Plan 3397-GA-30A

Accept as an amendment.

Boundary Treatment 3397-GA-34

Accept as an amendment.

General Arrangement Landscape M872 RM02C

Brick wall to Formal Gardens retained. Notation for walls in key added. Annotation to Queen Mother's tree added.

Hardworks Layout M872 RM03B
Hardworks Detail Areas M872 RM03.01A

Accepted as amendments.

Earthworks Layout M872 RM04A
Proposed Earthworks Sections M872 RM05A
Tree Removal and Enabling Works M872 RM07A

No change to approved plans.

Planting Proposals M872 RM08B

No buildings proposed for the triangular area at this stage. If proposed, to be reviewed separately as to need or otherwise for formal application. Comment noted that any buildings must be designed to form an integral part of landscape design.

Car Park Planting Plan M872 RM12D

Accepted as an amendment.

Folly Elevation M872 RM15A

No change to approved plan.

Entrance and Arrivals Area M872 RM17B

Amended to reflect information centre.

Path Edge Detail A M872. RM10.01A
Path Edge Detail C M872. RM10.03A

Accepted as amendments.

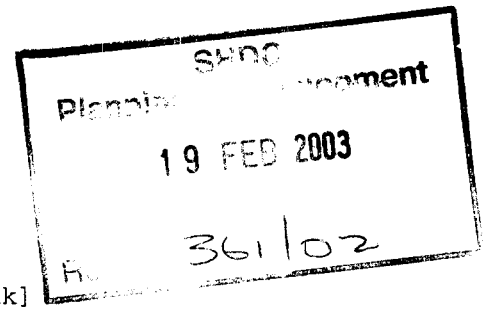
Remaining Plans on your Schedule (M872.RM10.02 plus M872.RM 10.04 to RM 10.14)

No changes from approved plans.

MRF
17/2/03

Saywood, Mike

From: Mark Finch [mark.finch@thornfield-leeds.co.uk]
Sent: 06 February 2003 14:46
To: Saywood, Mike
Subject: RE: Springfields - Spalding



Thanks

I will review and discuss in due course

Mark

-----Original Message-----
From: Saywood, Mike [mailto:msaywood@sholland.gov.uk]
Sent: 06 February 2003 13:38
To: Mark Finch
Subject: RE: Springfields - Spalding

A3

Mark
Dave Roberts and I have now completed our consideration of the changes proposed. A note is attached giving you the benefit of our comments. We have indicated where we would be able to deal with the proposed changes as amendments, and where, due to a significant degree of change, we would require (and members would indeed expect)a fresh application. Regards
Mike

-----Original Message-----
From: Mark Finch [mailto:mark.finch@thornfield-leeds.co.uk]
Sent: 06 February 2003 12:32
To: Saywood, Mike
Cc: Stephen Bush (E-mail)
Subject: Springfields - Spalding

Mike

Further to our discussion:

1. I have asked our architects to superimpose the red line boundaries of all three schemes on the one scheme plan, for your information.

2. The retail area lies wholly within the original red line (as shown on boundary plan B1D). This is still the case with the revised layout plans. The northern boundary follows the Springfields Gardens boundary.

3. The garden centre boundary overlaps the retail because it incorporates both Gardens and Restaurant ownerships.

4. The reserved matters garden centre application works wholly within the garden centre outline boundary.

5. I have asked the architects to include the floor areas of individual units on the varied retail layout which will confirm that the retail / food and drink floor areas have not changed from the original outline.

I look forward to receiving your note / comments on the retail variation scheme.

Mark

*** please note new office address ***

Mark R Finch
Director of Planning
Thornfield Properties plc

5 St David's Court
David Street
Leeds
LS11 5QA

Tel 0113 225 5050
Direct Line 0113 218 2377

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##

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by Mail Marshal at South Holland District Council

SPRINGFIELDS AMENDED PROPOSALS – RETAIL AND GARDEN ELEMENTS

Site Boundary (3397-GA-B1E):
The adjusted boundary now reflects the original outline. There are no significant implications from this.

Site Layout (3397-GA-01N):
The footprint of the outlet centre has been revised from that already approved. The alterations to the southern block are minor and can be dealt with as amendments, although it is noted that the Management Centre is to be located at the entrance in place of the Information Centre. No details are provided of the changes proposed to the first floor consequent to this change.

The principle of relocating the Information Centre and the loss of its formal entrance is most regrettable and we would urge re-consideration of this proposed alteration. We would not be able to accept this as an amendment – a fresh application would be required.

The north-east and north-west blocks contain more significant changes to the footprint, but as we have now received confirmation (RM) that the Garden Centre would not extend beyond the boundary of the outline permission, the changes to the retail units at the end of North Avenue and elsewhere can be dealt with as amendments. Comments on the altered design of Units 24 and 25 are given elsewhere.

The only other proposed change is to the footprint of the Glasshouse which is increased in size. This is not significant in itself, but inclusion of the Information Centre and other internal alterations have resulted in a re-design of the building which will attract a fresh application.

To demonstrate that the A1 and A3 floor areas remain the same, the layout drawings GA-01N and GA-04T(P1) should indicate the floorspace for each unit and a schedule should be provided for clarification.

The alterations to the service yard can be dealt with as an amendment as part of the revised layout.

Comments on the changes to the elevations are covered below.

Ground Floor Layout (3397-GA-04T(P1))

Unit floorspace figures to be added. Plan can then be accepted as an amendment.

Windmill (3397-GA-7A)

No change to approved plan.

Playbarn 3397-GA-8A

Accept as amendment.

Southern Block-Rear Elevations 3397-GA-09D

Accept as amendment.

Northern Block-Rear Elevations 3397-GA-17D

Elevations 2, 3, 4, 5 and 6 accept as amendments.
Significant changes to the roof design and elevations of units 24 and 25. This is a prominent building, hence the proposed changes will require a fresh application.

Glasshouse (3397-GA-27C)

Increase in size of building form 465 to 595 sq. m to include Information Centre and other internal alterations have resulted in a re-design of the building which will attract a fresh application.

Proposed Elevations/Single Mid Level Canopy (3397-GA-29C)

Terrace Elevations – Units 26 and 27 and Unit 1, can be dealt with as amendments, subject to clarification of the roof detail at the northern end of Unit 1. All other elevations shown on this drawing will require a fresh application as the proposed alterations are significant – Units 13 and 14 have been added to the North Avenue elevations; Units 24 and 25 have been substantially re-designed - this is one of the most prominent units on the development; and the roof lines have been altered on both sides of the West and East Avenues.

It should be noted that reference is still made to the Information Centre at the end of West Avenue – this is shown on both the Southern Block and Western Elevations. A somewhat bland western elevation now results with the removal of the entrance canopy.

Roof Plan Canopy Plan (3397-GA-30A)

Accept as amendment, but see earlier comments on specific units and elevations.

General Arrangement Landscape (M872 RM02B)

Can be treated as an amendment but should retain brick wall to Formal Gardens; include notation for walls in key (for walls to service yard); and
Need to annotate Queen Mother's tree.

Hardworks Layout (M872 RM03B)
Hardworks Detail Areas (M872 RM03.01A)

Accept as amendments.

Earthworks Layout (M872 RM04A)
Proposed Earthworks Sections (M872 RM05A)
Tree Removal and Enabling Works (M872 RM07A)

No change to approved plans.

Planting Proposals (M872 RM08B)

Discuss with Ian Oliver detailed proposals for the northern triangular area. Buildings should sit as part of a co-ordinated landscaped area. Reserve judgement at this stage on whether a fresh application is required.

Car Park Planting Plan (M872 RM12D)

Can be dealt with as an amendment.

Folly Elevation (M872 RM15A)

No change to approved plan.

Entrance and Arrivals Area (M872 RM17A)

Can be dealt with as an amendment, but see comments relating to Information Centre.

Path Edge Detail A (M872. RM10.01A)
Path Edge Detail B (M872. RM10.02) 03A.

Can be dealt with as amendments.

Remaining Plans on your Schedule (M872.RM 10.04 to RM 10.14)

No changes from approved plans.

MJS
6/2/03

Saywood, Mike

From: Mark Finch [mark.finch@thornfield-leeds.co.uk]
Sent: 06 February 2003 12:32
To: Saywood, Mike
Cc: Stephen Bush (E-mail)
Subject: Springfields - Spalding

Mike

Further to our discussion:

1. I have asked our architects to superimpose the red line boundaries of all three schemes on the one scheme plan, for your information.

2. The retail area lies wholly within the original red line (as shown on boundary plan B1D). This is still the case with the revised layout plans. The northern boundary follows the Springfields Gardens boundary.

3. The garden centre boundary overlaps the retail because it incorporates both Gardens and Restaurant ownerships.

4. The reserved matters garden centre application works wholly within the garden centre outline boundary.

5. I have asked the architects to include the floor areas of individual units on the varied retail layout which will confirm that the retail / food and drink floor areas have not changed from the original outline.

I look forward to receiving your note / comments on the retail variation scheme.

Mark

*** please note new office address ***

Mark R Finch
Director of Planning
Thornfield Properties plc
5 St David's Court
David Street
Leeds
LS11 5QA

Tel 0113 225 5050
Direct Line 0113 218 2377

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Saywood, Mike

From: Mark Finch [mark.finch@thornfield-leeds.co.uk]
Sent: 28 January 2003 14:14
To: Saywood, Mike
Subject: Springfields Gardens - Spalding

Mike

1. main scheme - did you get chance to review the drawings with David yesterday?

2. garden centre - we are preparing a reserved matters application working within the outline application area. the decision notice states that all matters are reserved so we will subject siting, design, elevational treatment, means of access and landscaping details in one composite pack. the planning fee will relate to the floor area and I presume we should work on the building area and exclude the external open garden centre area.

3. restaurant - we are minded to keep to the current approved scheme although we may wish to split the unit internally which falls outside the ambit of planning control in this instance.

Mark

*** please note new office address ***

Mark R Finch
Director of Planning
Thornfield Properties plc
5 St David's Court
David Street
Leeds
LS11 5QA

Tel 0113 225 5050
Direct Line 0113 218 2377

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Saywood, Mike

From: Mark Finch [mark.finch@thornfield-leeds.co.uk]
Sent: 20 January 2003 15:05
To: Saywood, Mike
Subject: RE: Garden centre - Springfields Gardens, Spalding

if I got the full app. in by friday, when do you think it would go to committee?

-----Original Message-----
From: Saywood, Mike [mailto:msaywood@sholland.gov.uk]
Sent: 20 January 2003 14:40
To: Mark Finch
Subject: RE: Garden centre - Springfields Gardens, Spalding

Mark
Probably not, as the approval is in outline only. An alternative might be- 'Garden Centre with associated external facilities, car parking and access including minor variations to site approved under H16/0177/02'

-----Original Message-----
From: Mark Finch [mailto:mark.finch@thornfield-leeds.co.uk]
Sent: 20 January 2003 14:34
To: Saywood, Mike
Subject: Garden centre - Springfields Gardens, Spalding

Mike

Could you treat the garden centre plans as a full planning application described as 'variation to approved scheme' rather than as an entirely fresh application?

Mark

*** please note new office address ***

Mark R Finch
Director of Planning
Thornfield Properties plc
5 St David's Court
David Street
Leeds
LS11 5QA

Tel 0113 225 5050
Direct Line 0113 218 2377

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Saywood, Mike

From: Mark Finch [mark.finch@thornfield-leeds.co.uk]
Sent: 16 January 2003 09:41
To: Saywood, Mike
Subject: RE: Springfields Gardens

thanks

-----Original Message-----
From: Saywood, Mike [mailto:msaywood@sholland.gov.uk]
Sent: 15 January 2003 17:42
To: Mark Finch
Subject: Springfields Gardens

Mark
I refer to your letter dated 14 November 2002 and apologise for the delay in responding.

As previously discussed I can confirm that the approved floor areas should be treated as gross internal areas. The schedule set out in your letter differs slightly from that contained in paragraph 1.2 of the Inspectors report to the Secretary of State namely:-

Information centre	280 sq m
Outlet retail (A1)	6,970 sq m
Café/Restaurants	558 sq m
Associated uses	836 sq m
Total	8,644 sq m (corrected)

However, the same consideration applies. I will let you have a hard copy in the post as formal confirmation.

Mike Saywood

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Our Ref: H16/0361/02
DJR/MJT
Your Ref: MF/JTH

Contact: David Roberts

19 FEB 2003
361/02

Thornfield Properties
5 St Davids Court
David Street
Leeds
LS11 5QA

14 April 2003

Dear Mr Finch

A3

Reserved Matters Approval, Springfields Gardens, Spalding

I write further to your letter dated 27 March 2003 and attached amended plans. The plans appear to be acceptable with the exception of:

- M872.RM02B, Landscape. This plan does not address the issue of walls as previously discussed.
- M872.RM10.14, Sign. Separate advertisement consent will be required; cannot be authorised under a planning application.

If you could clarify and amend M872.RM02B (Landscape) to reinstate walls and correct the key where it relates to walls and fences, I should be in a position to approve the amendments.

I look forward to hearing from you.

Yours sincerely

David Roberts
Senior Planning Officer

thornfield
properties plc

27 March 2003

2 8 MAR 2003

D Roberts Esq
Planning Department
South Holland District Council
Council Offices
Priory Road
SPALDING
PE11 2XE

Our Ref: MF/JTH

A3

Plann 19 2003

361/02

Dear Mr Roberts

~~361/02~~

Planning Application Ref No. H16/0569/98
Reserved Matters Approvals
Land at Springfields Gardens, Spalding

Further to our recent discussions, please find enclosed a full set of drawings relating to the above development. A number of drawings have been amended since reserved matters approvals were granted as can be identified on the schedule attached. We have enclosed both amended and non-amended drawings so that you have a full and complete set for your file.

We have previously supplied you with copies of the amended drawings and you have confirmed that you can accept them formally as minor variations to the approved scheme.

We confirm the gross internal floor areas of the development elements as follows:

• A1 retail	6968 sq.m.
• Information centre	48 sq.m.
• Education suite	232 sq.m.
• A3 food and drink	558 sq.m.
• Management suite	217 sq.m.
• Windmill	154 sq.m.
• Glasshouse	465 sq.m.
TOTAL	8642 SQ.M.

Thornfield Properties Plc
5 St David's Court
David Street
Leeds LS11 5QA

Tel: 0113 225 5050
Fax: 0113 225 5060
www.thornfield.co.uk

Registered Office:
6 Cork Street, London W1S 3NX
Registered in England Number 03516056
All correspondence is subject to contract

We would be grateful to receive your written confirmation that this set of drawings is approved.

In the light of our previous discussions and meetings with you and your colleagues over the content of the amendments, we trust that you will able to confirm this shortly and we thank you for your anticipation of your assistance in this matter.

I look forward to hearing from you.

Yours sincerely
For and on behalf of Thornfield Properties plc

Mark R. Finch BA (Hons) MSc MRTPI
Director of Planning

cc: *Ian Sanderson Esq*
John Clarke Esq
Ms P Meggison – Beechcroft Wansbrough
A Williamson Esq – Walker Morris
S Bush Esq – Watson & Batty
R Chappell Esq – EC Harris
N Walker Esq – Barnes Walker

All correspondence is subject to contract

SCHEDULE OF APPROVED AND AMENDED DRAWINGS (27 MARCH 2003)

PLANNING APPLICATION REF. H16/0569/98

LAND AT SPRINGFIELD GARDENS - SPALDING

Plan	Approved Drawings Ref. No.s	Amended Drawings Ref. No.s
Site Boundary	3397-GA-B1D	3397-GA-B1E
Site Layout	3397-GA-01L	3397-GA-01R
Proposed Ground Floor Layout	3397-GA-04L	3397-GA-04V
Proposed Windmill	3397-GA-7A	
Proposed Playbarn	3397-GA-8	3397-GA-8A
Southern Block - Rear Elevations	3397-GA-09C	3397-GA-09D
Northern Block - Rear Elevations	3397-GA-17C	3397-GA-17E
Glasshouse General Arrangement	3397-GA-28	
Proposed Elevations / Single Mid Level Canopy	3397-GA-29	3397-GA-29E
Roof Plan Canopy Plan	3397-GA-30	3397-GA-30A
Boundary Treatment		3397-GA-24
General Arrangement (landscape)	M872 RM02A	M872 RM02B
Hardworks Layout	M872 RM03A	M872 RM03B
Hardworks: Detail Areas	M872 RM03.01	M872 RM03.01A
Earthworks Layout	M872 RM04A	
Proposed Earthworks Sections	M872 RM05A	
Tree Removal and Enabling Works	M872 RM07A	
Planting Proposals	M872 RM08A	M872 RM08B
Car Park Planting Plan	M872 RM12C	M872 RM12D
Folly Elevation	M872 RM15A	
Entrance and Arrivals Area	M872 RM17	M872 RM17B
Path Edge Detail A: Tegula Kerb Edge and Fibredec	M872.RM10.01	M872.RM10.01A
Path Edge Detail B: Conservation Edging and	M872.RM10.02	
Path Edge Detail C: Timber Edge and Fibredec	M872.RM10.03	M872.RM10.03A
Edge Detail D: Pinetum Area	M872.RM10.04	
Edge Detail C: Existing Pool	M872.RM10.05	
Detail of Golden Gravel Pathway	M872.RM10.06	
Pool Detail E: Proposed 'Willow Pool'	M872.RM10.07	
Canal Section	M872.RM10.08	
3.0m Brick Wall with Buttress	M872.RM10.09	
2.3m Feather Edge Board Fencing	M872.RM10.10	
Stock Proof Fencing	M872.RM.10.11	
Dutch Bridge Plan and Elevations	M872.RM10.12	
Timber Bridge Plan and Elevations	M872.RM10.13	
Sign Plan and Elevations	M872.RM10.14	

19 FEB 2003
361/02

thornfield
properties plc

18 February 2003

19 FEB 2003

D Roberts Esq
South Holland District Council
Council Offices
Priory Road
SPALDING
PE11 2XE

Our Ref: MF/JTH

Dear David

A3

Land at Springfields Gardens, Spalding

Further to my email, and attachment, I have enclosed a set of the revised variation drawings for your comments:

- Site layout (now 3397-GA-01R).
- Ground floor layout (397-GA-04V).
- Northern block – rear elevations (3397-GA-17E).
- Proposed elevations (3397-GA-29E).
- General arrangement landscape (M872 RM02C).
- Entrance and arrivals area (M872 RM17B).

I look forward to hearing from you.

Yours sincerely
For and on behalf of Thornfield Properties plc

Mark R. Finch BA (Hons) MSc MRTPI
Director of Planning

cc: *Ian Sanderson Esq*
John Clarke Esq

Thornfield Properties Plc
5 St David's Court
David Street
Leeds LS11 5QA
Tel: 0113 225 5050
Fax: 0113 225 5060
www.thornfield.co.uk

Registered Office:
6 Cork Street, London W1S 3NX
Registered in England Number 03516056
All correspondence is subject to contract

PLANNING AMENDMENT

For office use only

Application No. H16/0361/02/A4

Date Registered -2 SEP 2002

Case Officer DJR

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Thornfield Props.

Tel. No.

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

Watson Batty

Tel. No. (Contact)

OFFICE COPY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Springfields, Camel Gate, Spalding

Please complete

APPLICATION No.

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

H16/0361/02

Building Regulation reference relating to same development (if any)

2. Please tick **one** box only

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

or

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

Please complete

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

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

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

Retail + DEV. Leisure

State details of amendments proposed

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

See Plans

State drawing no's of the current submission

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

YES / NO

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

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

Application no: H16/0361/02

Original Applicant: Thornfield Properties Plc
32 Park Square West
Leeds
LS1 2PF

Original Agent: Thornfield Properties Plc
32 Park Square West
Leeds
LS1 2PF

FILE COPY

Beacon Council 2003-2004 *Supporting the Rural Economy*

SOUTH HOLLAND DISTRICT COUNCIL

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

tel: 01775 761161
fax: 01775 710772
web: www.sholland.gov.uk

Description: Redevelopment to include leisure, horticultural, food & drink, retail; craft workshop & related uses; associated landscaping; provision of car parking and highway works (Outline application H16/0569/9

Location: Land at Springfields Gardens
Spalding

Amendment: Minor amendments to details

Letter Sent: 23-SEP-03

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
NOTICE OF ACCEPTANCE OF AMENDMENT

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

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

Yours faithfully

Head of Planning & Development

Watson Batty Architects Ltd
1-3 Town Gate
Guiseley
Leeds
LS20 9JB

AMENDMENT RECORD SHEET - POST DECISION

Admin

Validation:

Inadequate/Inappropriate ☐

Clarification/Details required:

Appears valid ☑ KP

Registered 18903

DC Procedural Assessment

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

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

Confirmed: DR 22/9/03

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

Acceptance issued: 23/9/03

Application Amendments

Application: H16/0361/02

Location: Land at Springfields Gardens
Spalding

Postcode: House Number:

Amendment: 4 Date: 02-09-2003

Type: POS Post-Decision

Sub-Type:

Description: Minor amendments to details

Long Description:

Agent: Des'n:

Name: Thornfield Properties Plc

Address: 32 Park Square West
Leeds
LS1 2PF

Post Code: E-Mail:

Tel: 0113 2255050 Fax:

Ref:

barnes.walker

Ref : M872.030903ZR

3rd September 2003

0 4 SEP 2003

South Holland District Council
Priory Road
Spalding
Lincolnshire
PE11 2XE

For the attention of Peter Udy

A4

Dear Sir,

Re : Springfields Factory Outlet Centre and Festival Gardens, Spalding
Reserved Matters Application ref: H16/0361/02

Please find enclosed a full set of drawings which we are submitting on behalf of Thornfield Properties Plc as amendments to the application listed above. Some of the drawings have remained unchanged and for clarification I have listed the following drawings which have been amended in accordance with our last meeting:

M872.RM02E
M872.RM03D
M872.RM04B
M872.RM05C
M872.RM08D
M872.RM10.09B

These are amended plans - other duplicated.

I trust this is of assistance and should you req
please do not hesitate to contact me.

Yours sincerely

P. G. Gray

Paul Gray

enc.
cc. Mark Finch – Thornfield Plc
Steve Bush -Watson & Batty

landscape architecture | urban design

directors C H Williams Barnes FC F A M
company secretary Doreen Law associate directc
Barnes Walker Limited northen house ford lane no
t. +44 (0)16 946 0808 f. +44 (0)161 946 713 e. design@barne
reg. stered Office Hallidays 127-129 portland street manche

Drawing/Document Issue Sheet

Springfields Festival Gardens
Factory Outlet Centre, Spalding

For: Thornfield Properties plc

(Sheet Number 3)
Job ref: **M872**

Barnes Walker

Drawing issue: ISSUE FOR RESERVED MATTERS APPLICATION

Dwg. No.	Drawing Title	*Scale*	Size	Revision/issue											
01	Masterplan Colour	NTS	A0	/	A	B									
02	**General Arrangement**	**1:500**	**A0**	A			B	C		B	B	C	D	E	**E**
03	**Hardworks Layout**	**1:500**	**A0**	A			B		C	B			C	D	**D**
03.01	Hardworks - Detail Areas	1:200	A1	/			A			A			A		**A**
04	Earthworks Layout	1:500	A0	A			A			A					**B**
05	Earthworks Sections	1:200	A3	A			A			A			B		**C**
06	Water Bodies	1:100	A2												
07	Tree Works	1:500	A0	A			A			A			A		**A**
08	**Planting Plan**	**1:500**	**A0**	A			B			B			C	D	**D**
09	Topographical Survey	1:500	A0										/		
10.01	Path Edge Detail Type 1	1:10	A3	/			A			A			A		**A**
10.02	Path Edge Detail B	1:10	A3	/						/			/		/
10.03	Path Edge Detail Type 3	var	A3	/			/			A			A		**A**
10.04	Path Edge Detail D	var	A2	/			/			/			/		/
10.05	Fountain Pool Edge Detail	var	A3	/			/			/			/		/
10.06	Golden Gravel Pathway	1:10	A3	/			/			/			/		/
10.07	Pool Detail – Willow Pool	1:10	A3	/			/			/			/		/
10.08	Canal Section	1:15	A3	/			/			/			/		/
10.09	2.5m High Brick Wall	1:20	A3	/						/			/		**B**
10.10	2.3m High Fence	1:20	A3	/			/			/			/		/
10.11	Stock Proof Fencing	1:10	A3	/			/			/			/		/
10.12	Dutch Bridge	1:100	A3	/			/			/			/		/
10.13	Timber Bridge	1:50	A3	/			/			/			/		/
10.14	Sign	1:100	A3	/			/			/			/		
12	Car Park Planting Plan	1:500	A0	A	B	C	D			D			D		**D**
15	Folly	1:50	A3	A			A			A					
17	Entrance and Arrivals Area	1:200	A2	/			A	B		B			B		**B**
23	Additional Trees to be Retained (Main)	1:500	A0										/		
24	Additional Trees to be Retained (Main)	1:100	A1										A		
Doc	Design Statement	-	A4	/			rev								
Doc	Management Plan	-	A4	/			rev								

Date of issue	01	23	29	29	17	19	12	03	10	08	21	**03**
	07	07	07	11	02	02	03	04	04	07	08	**08**
	02	02	02	02	03	03	03	03	03	03	03	**03**
Method of issue Post/Fax/Email/Courier	P	P	P	C	P	P	P	P	P	P	P	**P**
Status of issue Comment/Approval/Info/Planning/Tender/Build	P	P	P	P	P	I	P	P	P	P	P	**P**

SEP 2003
036102

A4

Distribution	Number of copies											
Thornfield Properties: Ian Sanderson												
Thornfield Properties: Mark Finch	7	6	6	2	1		3		4	**2**	**3**	**1**
Springfields: David Norton												
Silcock Leedham: Michael Silcock												
Interserve – Chris Hall						1		1				
South Holland district Council: Peter Udy												**2**
Gifford Consultant Engineers : Anthony Martin												
Watson & Batty Architects: Frank McAleer, Steve Bush												
Sanderson Associates: David Cunliffe												
Donaldson – Cliff Rowe												
3E Engineering – Melvyn Risbin												

PLANNING AMENDMENT

For office use only

Application No. [redacted]

Date Registered 13 AUG 2004

Case Officer DJR

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Thornfields Springfields
5 St Davids Court
David St
Leeds

Tel. No.

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

Watson Batty

Tel. No. (Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Camelgate, Spalding

COPY

Please complete

APPLICATION No.

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

1/16/0361/02

Building Regulation reference relating to same development (if any)

2. Please tick **one** box only

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

or

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

Please complete

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

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

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

A3 Units

State details of amendments proposed

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

See Plans

State drawing no's of the current submission

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

YES / NO

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

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

AMENDMENT RECORD SHEET - POST DECISION

Admin

Validation:

Inadequate/Inappropriate ☐

Clarification/Details required:

Appears valid ☑ MP

Registered ✓ 19/4/05

DC Procedural Assessment

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

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

Confirmed: .....

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

Acceptance issued:

15/11/04

Application Amendments

Application: H16/0361/02

Location: Land at Springfields Gardens
Spalding

Postcode: House Number:

Amendment: 5 Date: 16-04-2004

Type: POS Post-Decision
Sub-Type:

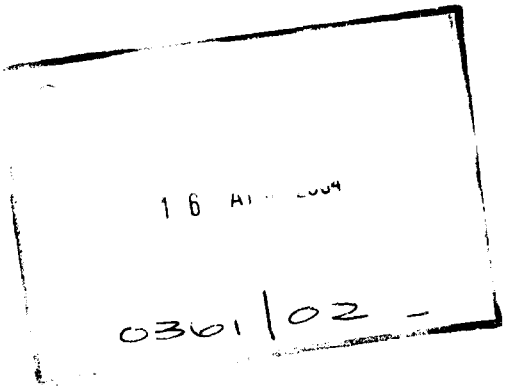
Description: (dwg. no.)

Long Description:

Decision: Date:

Agent: Des'n:
Name: Thornfield Properties Plc
Address: 32 Park Square West
Leeds
LS1 2PF

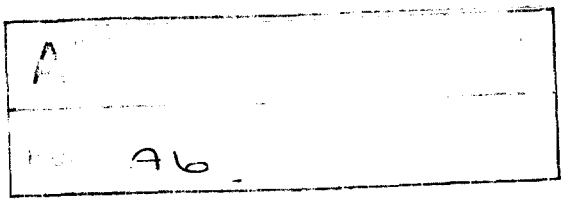
Post Code: E-Mail:
Tel: 0113 2255050 Fax:
Ref:



SG/FJM/PSC/3729-1

15th April 2004

Ms Karen Porter
South Holland District Council
Planning and Development Services
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE



Dear Sir,

Re: Springfield Festival Gardens & Retail Outlet

Further to our recent telephone conversation regarding the above project please find enclosed as requested 1No. further copy of the following drawings:

1. Main body of building.

Drawing No. 3729-1-GA-100AN	Ground Floor Plan
Drawing No. 3729-1-GA-105AD	Elevations
Drawing No. 3729-1-GA-106G	South Block Rear Elevations
Drawing No. 3729-1-GA-107F	Rear Elevations North Block

2. Garden Centre

Drawing No. 3729-1-GC-1004G	Garden Centre Elevation
Drawing No. 3729-1-GC-1007D	Garden Centre Plan

3. A3 Units

Drawing No. 3729-1-REST2001H	A3 Unit Plan
Drawing No. 3729-1-REST2002D	A3 Unit Elevations

WATSON BATTY ARCHITECTS LTD

1-3 TOWN GATE
GUISELEY
LEEDS
LS20 9JB

Telephone
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BA (HONS) DIP ARCH RIBA

Practice Managers
Peter Powell
Stephen Bush
Steven Horsman
Mel Laycock

Associates
Peter White
Andrew Grindrod
Richard Merrills
Guy Taylor

REGISTERED IN ENGLAND
NUMBER 2913588

VAT REGISTRATION
NUMBER 607 2824 48

INVESTOR IN PEOPLE

BM TRADA CERTIFICATION
ISO 9001:2000
UKAS
012

Fens Discovery Centre

Drawing No. 3729-1-3002D	Elevations
Drawing No. 3729-1-3001X	Fen Centre Plan

4. Education Building (Play Barn)

Drawing No. 3729-1-4001E	Plans, Elevations, Sections

Also enclosed is a copy of the site plan 3729-1-629 showing the whole of the development.

We trust the above to be in order.
Yours faithfully

Watson Batty Ltd

S. Geering
WATSON BATTY ARCHITECTS LTD.

Enclosures.

SB/FJM/AMR/3729-1

1st September 2003

SHDC
Planning & Development
- 2 SEP 2003
Ref 0361/02

South Holland District Council
Planning & Development Services
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE

A4

For the attention of Mr P Udy

Dear Sirs

Re: Springfields Festival Gardens and Retail Outlet Devt

Further to our recent meeting in your offices on 8th July 2003 and your subsequent e-mail to Mark Finch of Thornfield Properties Plc, we should now like to finalise the submissions for the various amendments to the main scheme as discussed. Enclosed are 3 copies of our drawing number 3397-GA-01U4X, 17F, 24A, 29G and 8B for your information and also enclosed is a Schedule of the drawings with the various amendments listed for clarity. Also enclosed is our Client's list of previous approved drawings as opposed to the new numbers, again, for clarity.

There are a couple of Barnes Walker drawings that are listed also and they will be forwarded to you under separate cover.

We trust the above to be in order but if you have any queries or if you require further clarification please do not hesitate to contact the writer.

Yours faithfully

Stephen Bush
WATSON BATTY ARCHITECTS LTD

e.mail: stephen.bush@watsonbatty.com

c.c. M Finch - Thornfield Properties Plc
I Sanderson - Thornfield Properties Plc
R Chappell - E C Harris

H:\37291\Local Authority\37291L03SB.doc

WATSON BATTY ARCHITECTS LTD

1-3 TOWN GATE
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LS20 9JB

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Associates
Peter White
Andrew Grindrod
Richard Merrills
Guy Taylor

REGISTERED IN ENGLAND
NUMBER 2913588

VAT REGISTRATION
NUMBER 607 2824 48

BM TRADA CERTIFICATION
ISO 9001
UKAS QUALITY MANAGEMENT

Thornfield Properties Plc
Proposed Festival Gardens & Retail Park
Springfields , Spalding.

WATSON BATTY ARCHITECTS LTD

The following list of drawings with ammendments are based on those tabled for comment at a meeting at South Holland District council offices on the 8th July & have been revised to reflect subsequent comments by mr Peter Udy

Drawing No	Revisions
Main application Areas to be treated as amendment to approval	
3397-GA01U ✓	Site Plan Update of retail footprint as follows generally as a result of lettings, generally resulting in a more uniform plan. Indicate the revised Garden Centre footprint Indicate the Fens discovery Centre in lieu of the Glasshouse Indicate revised fence & wall Indicate indicative Festival Garden Layout (See Barnes Walker Drawings for detail)
3397-GA04X ✓	GF plan !:200 Revised to Indicate latest retail requirements Relocate wall between 18 & 19 o\a areas the same Combine units 14 & 15 Replan front management suite, reinstate Information Centre Add First Floor Management offices (200m2 increase in area)
3397-GA17E ✓	Rear Elevations North Update to include outline of Garden Centre
3397-GA29G ✓	Avenue Elevations Update to retail plan Reinstate Information Centre
3397-GA24A ✓	Boundary Treatment Fence & wall detail substituted for wall only, gates detailed.
3397-GA8B ✓	Playbarn \ Education suite Omit North Gable, Reduce glazed areas Introduce increased brick area to side elevations
Garden Centre	Amendment to approval
3397-GA16E	Site Plan Update to retail revisions including the nominally revised garden centre footprint NOTE nett area remains the same for both internal & external centres as original application
3397-GA-30D	Plan Indicates revised Footprint
3397-GA-118D	Elevations Indicates revised elevation to reduced eaves height

Three separate amendments

A4

Barnes Walker Landscape Drawings amendment to approval
Forwarded under separate cover

M872 RM 02E & 03D	Revised to indicate 5 cone embankment

See separate Bundle.

Pl... ...nt
- 2 SEP 2...
Re: 0361/02

Superceded by 5C.

M872 RM 05B	Revised earth work sections
M872 RM 08D	Revised to indicate 5 cone embankment See separate bundle
M872 RM 10.09A	revised & reduced in height garden wall

Superceded by 9B

Fens Discovery Centre (new Planning application)

This unit formally Glasshouse

3632-GA-28D	Replan to accommodate the Fens discovery Centre & Public Toilet facilities First floor offices introduced Increase in o\a area to 652 m2
3632-GA-B04	Boundary Red line Drawing

Watson & Batty Architects
Tel 01943 876665
Fax 882300

SB 22-8-03

26 August 2003

SPRINGFIELDS GARDENS, SPALDING
SCHEDULE OF PLANNING DRAWINGS

MAIN SCHEME

OUTLINE PLANNING PERMISSION (ref H16/0569/98)

Conditions

6. Drainage details – Approved drawings: ref. nos. 1014/C0001/F and 1014/C0002/E.

12. Highway improvements – Approved drawing: ref 1196/100B

RESERVED MATTERS (REFERENCE NO H16/0361/02)

Conditions

1. Samples – Approved drawing: ref H16/0504/03

2. Roof parapet design / external hardsurfacing materials – Approved drawing: ref H16/0504/03

Drawings

The following set of plans were submitted for minor variation approval to SHDC on 27 March 2003. A further revision was submitted on 11 April 2003 seeking approval to drawing ref. M872 RM02C. Notice of acceptance of amendment was given on 23 April 2003.

Plan	Approved Drawings (23 April 2003)	Current Drawings	Comment
Site Boundary	3397-GA-B1E		
Site Layout	3397-GA-01R	3397-GA-01U	Revised to reflect all changes
Proposed Ground Floor Layout	3397-GA-04V	3397-GA-04X	Retain tourist information centre; include management suite at first floor (extra 200 sq.m.), increase toilet provision; repositioning of internal walls
Proposed Windmill	3397-GA-7A		
Proposed Playbarn	3397-GA-8A	3397-GA-8B	Revised elevational details
Southern Block – Rear Elevations	3397-GA-09D		
Northern Block – Rear Elevations	3397-GA-17E	3397-GA-17F	Add profile of adjacent garden centre scheme
Glasshouse General Arrangement	3397-GA-28		New planning application to lodge for Fens Tourism Centre
Proposed Elevations / Single Mid Level Canopy	3397-GA-29E	3397-GA-29F	Revised management suite arrangements
Roof Plan Canopy Plan	3397-GA-30A		
Boundary Treatment	3397-GA-24	3397-GA-24A	Alterations to wall
General Arrangement (landscape)	M872 RM02C	M872 RM02E	Landscape amendments including reduction in landscape mounds from 6 to 5
Hardworks Layout	M872 RM03B	M872 RM03D	Landscape amendments including reduction in landscape mounds from 6 to 5
Hardworks: Detail Areas	M872 RM03.01A		
Earthworks Layout	M872 RM04A		
Proposed Earthworks Sections	M872 RM05A	M872 RM05B	Landscape amendments including reduction in landscape mounds from 6 to 5
Tree Removal and Enabling Works	M872 RM07A		
Planting Proposals	M872 RM08B	M872 RM08D	Landscape amendments including reduction in

			landscape mounds from 6 to 5
Car Park Planting Plan	M872 RM12D		
Folly Elevation	M872 RM15A		
Entrance and Arrivals Area	M872 RM17B		
Path Edge Detail A: Tegula Kerb Edge and Fibredec Surface	M872.RM10.01A		
Path Edge Detail B: Conservation Edging and Fibredec Surface	M872.RM10.02		
Path Edge Detail C: Timber Edge and Fibredec Surface	M872.RM10.03A		
Edge Detail D: Pinetum Area	M872.RM10.04		
Edge Detail C: Existing Pool	M872.RM10.05		
Detail of Golden Gravel Pathway	M872.RM10.06		
Pool Detail E: Proposed 'Willow Pool'	M872.RM10.07		
Canal Section	M872.RM10.08		
3.0m Brick Wall with Buttress	M872.RM10.09	M872.RM10.09A	Reduction in height of wall
2.3m Feather Edge Board Fencing	M872.RM10.10		
Stock Proof Fencing	M872.RM.10.11		
Dutch Bridge Plan and Elevations	M872.RM10.12		
Timber Bridge Plan and Elevations	M872.RM10.13		

26 August 2003

RESTAURANT SCHEME (REFERENCE NO H16/0360/02)

Approved plans are as follows:

Plan	Reference No
Boundary Drawing	3397-1-B2D
Site Plan	3397-GA-15B
Building Details	3397-GA-10A-1

26 August 2003

GARDEN CENTRE SCHEME (REFERENCE H16/0177/02)

Approved plans are as follows:

Plan	Approved Drawings (23 April 2003)	Current Drawings	Comment
Boundary Drawing	3397-1-B3F		
Proposed site layout	3397-GA-016D	3397-GA-016E	Revised shape to garden centre building
Garden centre general arrangement	3397-GA-30D	3397-GA-30D	Revised shape and height of garden centre building
Proposed garden centre elevations	3397-GA-118A	3397-GA-118D	Revised to new height & elevational treatment
Garden centre planting plan and schedule	M872.GC01A		
Stock proof fencing	M872.GC02		