



Town and Country Planning Act 1990

Planning Permission

Reference: H16/0404/97

Received: 11-APR-97 Type: FULL

Name: Broadgate Homes Limited
Broadgate House
Weston Hills
Spalding
Lincs PE12 6DB

Agent: Broadgate Homes Limited
Broadgate House
Weston Hills
Spalding
Lincs PE12 6DB

Description: Residential development

Location : Land to North of Wygate Park Distributor Road
Wygate Park Spalding

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

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

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

- 2 No development shall take place until details of the materials to be used for external walls and roofs have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory development.

- 3 Notwithstanding the details shown on the submitted plans, no development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development.

Reason: To ensure a satisfactory development.

- 4 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority give written consent to any variation.

Reason: To ensure a satisfactory development.

- 5 No development shall take place until further details of the layout and

landscaping of the area of public open space have been submitted to and approved in writing by the Local Planning Authority, and the area shall be laid out and landscaped in accordance with those details prior to the occupation of the final dwelling.

Reason: To ensure a satisfactory development.

- 6 A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small privately owned domestic gardens, shall be submitted to and approved in writing by the Local Planning Authority before any dwelling is occupied. The landscape management plan shall be carried out as approved.

Reason: To ensure a satisfactory development.

- 7 The roads and footways shall be laid out and made up in accordance with the specification, programme and details to be approved and in any event shall be so constructed that, by not later than the time any dwelling erected on the land is occupied, there shall be direct connection from it (completed to the approved specification less the carriageway and footway wearing courses) to an existing highway; and the carriageway and footway wearing courses shall be completed within three months from the date upon which the erection is commenced of the penultimate dwelling to which this permission relates.

Reason: To ensure satisfactory access to each dwelling in the interests of residential amenity and convenience.

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

Reason: To ensure that satisfactory access is provided to each building plot, at all times that the development is in progress, in the interests of the proper development of the site.

- 9 Before any development is commenced the written approval of the Local Planning Authority is required to the detailed design of the scheme to provide for the satisfactory disposal of highway surface water run-off from the development; and such scheme as approved shall be carried out before any building is occupied.

Reason: To ensure that highway surface water run-off from the development will not adversely affect, by reason of flooding, the amenity of nearby land.

- 10 The landscaping to the boundary of the site with the proposed distributor road shall repeat the details of roadside planting approved with earlier phases of development to the east.

Reason: To ensure a satisfactory development.

This permission is granted in accordance with the application submitted as revised by the amended plans received by the Local Planning Authority on 20 June 1997.

Director of Housing and Planning Services
01-AUG-97 H16/0404/97

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

Town and Country Planning Act etc

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Description: Residential development

Location : Land to North of Wygate Park Distributor Road
Wygate Park Spalding

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

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

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

- 2 No development shall take place until details of the materials to be used for external walls and roofs have been submitted to and approved in writing by the Local Planning Authority.

✕ Reason: *To ensure a satisfactory development*

- 3 Notwithstanding the details shown on the submitted plans, no development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development.

✕ Reason: *As 2.*

- 4 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority give written consent to any variation.

✕ Reason: *As 2.*

- 5 No development shall take place until further details of the layout and

landscaping of the area of public open space have been submitted to and approved in writing by the Local Planning Authority, and the area shall be laid out and landscaped in accordance with those details prior to the occupation of the final dwelling.

Y Reason: *As 2,*

- 6 A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small privately owned domestic gardens, shall be submitted to and approved in writing by the Local Planning Authority before any dwelling is occupied. The landscape management plan shall be carried out as approved.

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- 7 The roads and footways shall be laid out and made up in accordance with the specification, programme and details to be approved and in any event shall be so constructed that, by not later than the time any dwelling erected on the land is occupied, there shall be direct connection from it (completed to the approved specification less the carriageway and footway wearing courses) to an existing highway; and the carriageway and footway wearing courses shall be completed within three months from the date upon which the erection is commenced of the penultimate dwelling to which this permission relates.

Reason: To ensure satisfactory access to each dwelling in the interests of residential amenity and convenience.

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

Reason: To ensure that satisfactory access is provided to each building plot, at all times that the development is in progress, in the interests of the proper development of the site.

- A 9 Before any development is commenced the ^{written} approval of the Local Planning Authority is required to the detailed design of the scheme to provide for the satisfactory disposal of highway surface water run-off from the development; and such scheme as approved shall be carried out before any building is occupied.

Reason: To ensure that highway surface water run-off from the development will not adversely affect, by reason of flooding, the amenity of nearby land.

- 10 The landscaping to the boundary of the site with the proposed distributor road shall repeat the details of roadside planting approved with earlier phases of development to the east.

Reason: To ensure a satisfactory development.

This permission is granted in accordance with the application submitted as revised by the amended plans received by the Local Planning Authority on 20 June 1997.

30-JUL-97

Checked ... *4 21/7* ...

Authorised to issue (inc Delegation) ... *P. 1/8* ...