

SOUTH HOLLAND DISTRICT COUNCIL

3

REPORT TO: THE STRATEGIC PLANNING COMMITTEE 5TH SEPTEMBER 1995

BY: THE DIRECTOR OF HOUSING AND PLANNING SERVICES

SUBJECT: WOOLRAM WYGATE DEVELOPMENT BRIEF

PURPOSE: To consider amendments to the approved Development Brief following consideration of the responses to the public consultation exercise (Minute 175/95 refers).

1. INTRODUCTION

- 1.1 The purpose of this meeting is to consider the responses to a public consultation exercise on possible amendments to the approved Development Brief and to effect the completion of the link road between Woolram Wygate and Monks House Lane, as soon as realistically possible. By doing so a rate of new housing development consistent with the targets envisaged by the County Structure Plan and the South Holland Local Plan can be achieved.
- 1.2 At the meeting of Planning Committee on 29th March 1995 Members were reminded that a Development Brief for the Woolram Wygate area had been adopted in August 1991 following a period of consultation with the Highway Authority, the providers of infrastructure facilities, landowners and the public. A fundamental requirement of the Development Brief had been the provision of a distributor road which would eventually link Woolram Wygate to Monks House Lane. Although planning permission H16/0469/91 for residential development at Woolram Wygate had been the subject of a planning obligation to ensure that no more than 80% of the site was to be developed prior to the construction to base course level of the distributor road to Monks House Lane, concern was expressed that this did not obligate the developers either to construct the remainder of the link road or to make the necessary improvements to Monks House Lane. The number of dwellings that could be served by the road before the link to Monks House Lane had to be made is 600 dwellings. An application had been received for a length of distributor road which differed in alignment to that shown in the Development Brief.
- 1.3 Additionally, under Minute 478(b)/94 the Planning Committee had agreed that the Development Brief should be re-examined particularly with regard to

identifying possible locations for retail, commercial and communal uses to serve the area, and that any amendments to the Brief should be the subject of a consultation exercise.

1.4 Accordingly it was resolved (Minute 17~~5~~95) that:-

- negotiations with the developers regarding the provision and completion of the link road be continued,
- that an additional location be identified within the Development Brief at the confluence of road, footways, cycleways and open space for the further provision of retail and communal facilities for use in the event that a demonstrable need can be shown, and,
- that these suggested amendments to the Development Brief be the subject of a public consultation exercise with local residents.
- In the meantime, it was also resolved that the Council seek to ensure the continuity of development of the site.

2. THE PUBLIC CONSULTATION EXERCISE

- 2.1 Following Committee's resolution, around 1900 copies of a consultation document containing a questionnaire were distributed to householders and businesses within the Woolram Wygate area, including addresses in Park Road and Pennygate at the end of May 1995. The consultation document invited response to the questionnaire dealing with the specific issues relating to the alignment of the distributor road and the location of shopping facilities to be returned to the Council using the FREEPOST facility, by no later than 30th June 1995 (a copy of the questionnaire and accompanying plan are attached to this report (Appendix A)). During the whole of the consultation period a public display was held in the atrium at the Council Offices. A press release invited comments from any individual who may be interested in the development of the town and an officer's name was given as point of contact in all of the publicity documents.
- 2.2 By the end of the consultation period, 270 responses were received, including a block response of 52 from employees of Allison Homes, overwhelmingly in the form of completed questionnaires, but a very small number (3) of written responses were also received. Although no head count was taken, it is estimated that your officers received around 40 visitors at the display in the Council Offices.
- 2.3 Responses to the consultation exercise are analysed firstly on the basis of the 228 responses from residents (the location of these respondents will be shown at Committee) and including a summary and comments. Secondly the responses from the developers including the block response of 52 employees of Allison Homes will then be dealt with, all leading onto a consideration of possible changes to the Development Brief and recommendations.

3. **RESIDENT REPRESENTATIONS**

3.1 **The Distributor Road**

3.2 Are you concerned about which route the distributor road follows?

- 190 residents expressed concern
- 28 residents said they were not concerned.

3.3 If 'yes', do you think that the local distributor road should remain more or less as originally planned? (Route 'A' on the map).

- of those who expressed a preference 94 respondents preferred route 'A'
- of those who gave a reason(s) for their choice of Route 'A' :-
 - a straight road encouraged speeding/use as a bypass/ encouraged extraneous traffic (22)
 - the disposition of open space and other facilities would be more central/better with route 'A' (7)
 - alternative route 'B' was unacceptable (2)
 - route 'A' is more achievable (2)
 - route 'A' provided more character (2)
 - route 'B' lacked character and was monotonous (1).

3.4 Do you agree to the alternative alignment of the distributor road? (Route 'B' on the map).

- Of those who expressed a preference 96 respondents preferred route 'B'.
- Of those who gave a reason(s) for their choice of route 'B':-
 - (construction) traffic would be taken away from the existing roads in the area (8)
 - route 'A' was too bendy, that route 'B' was straighter/safer/more convenient/had some merit or it was simply supported (5)
 - excellent and practical idea (1)
 - made sense to cover the drain with a permanent road (1)
 - development would be of a more consistent nature (1).

3.5 **Shopping**

3.6 Do you think that the plan should provide an opportunity for further local shopping development at a later stage?

- 144 of the respondents who expressed a view felt that the plan should provide for further local shopping
- 52 of the respondents who expressed a view felt that no further facilities

should be provided.

3.7 If 'yes', do you think that they should be where the estate road and footpaths cross?

- 133 thought they should be
- 14 respondents thought not

3.8 Should they go elsewhere?

A total of 28 respondents had a view on this:-

- shops should be in the town centre (10)
- local shops should be located further towards Monks House Lane (6)
- there should be a large supermarket at 'Friers Field' (1)
- each neighbourhood should have its own local shop (1)
- shops should be next to the open space (1)
- shops should be elsewhere in the town next to the bypass (1)

3.9 A number of respondents amplified their views by identifying reasons for locating shops in other locations or not wanting further shops quoting as reasons trouble/vandalism/litter/noise (3), dangerous to pedestrians/cyclists (2) and taking trade away from existing shops (1).

3.10 Other Views

3.11 Question 4 invited respondents to submit any other views they might have. 84 respondents gave a view or views in addition to any views relating to the specific issues raised by the questionnaire, on a wide range of issues, some of which were not directly relevant to the development of Woolram Wygate. The responses are summarised below.

- concern over unsatisfactory junction Woolram Wygate with Pinchbeck Road (32)
- concern over the amount/volume/type of vehicles in the area generally, in Woolram Wygate, in Pennygate (25)
- poor condition of or amount of construction traffic in new residential estate roads (16)
- open space concerns. Toddlers play areas not provided/not completed, more open space required, more open space for youth recreation, enlarge/make better use of Vernatts linear park, provide public toilets at Vernatts (16)
- social and community facilities. Doctors surgery needed, facilities for youngsters/old people, public house/club (12)
- need for public transport in the area (8)
- Primary School. Make provision for its enlargement (6) provide more parent parking (1)

- concerns over traffic calming generally (7)
- need for more/better footpaths/cycleways (5)
- concern over junction arrangements in or around Abbots Mead (3)
- more jobs needed to sustain a development of this scale (2)
- improvements to Monks House Lane/Bourne Road junction required (2)
- Wygate Park should be a cul-de-sac (2)
- better/more lighting (2)
- more sensitive landscaping (1)
- need public conveniences (1)
- need public seating (1)
- poor state of open space next to Baxter Gardens (1)
- Homes too large for small plots (1)
- post box (1)
- existing trees/hedgerows retained (1)
- additional access into area required (1)
- dog park (1)
- more individual access points onto distributor road (1)

3.12 Summary and Comments

- 3.13 Residents' views on the alternative route of the distributor road provides no clear guidance to the Committee as opinion was evenly divided. A majority of almost 3 - 1 supported the view that the plan should provide the opportunity for further local shopping development at a later stage, and an overwhelming majority of people who expressed a view agreed with Committee that the location should be where the estate road and footpaths cross.
- 3.14 From the general views received it is clear that traffic issues are high in people's minds, over half of all responses raising such concerns. Traffic generated by the development has always been a vital issue both by the District and the County Council in the planning of this area. On the question of the Woolram Wygate/Pinchbeck Road junction and others like Park Road/Winsover Road junctions, the County Council's attitude has always been to wait and see the effect of the opening of the bypass. A distributor road between Woolram Wygate and Monks House Lane is essential to cater for the traffic generated by a development of this scale to enable residents to drive directly to either Pinchbeck Road and beyond or to Bourne Road and beyond avoiding existing roads like Pennygate, Park Road or the southern section of Woolram Wygate. Traffic calming (and other restrictions like weight restrictions) are designed to mitigate it being used as a short cut.
- 3.15 The eventual completion of the link road between Woolram Wygate and Monks House Lane has always been seen as a fundamental requirement of the District Council and over the years your officers have been in, and are in continuing negotiations with landowners and developers over this prospect. Its realisation is influenced by market forces, the actions of landowners as well as

the enabling activities of the Council. At the present rate of development there is estimated to be a 5 year supply of building land.

- 3.16 The non-completion of the residential estate roads and their continued use by construction traffic which applies to the development by Allison Homes, is an unsatisfactory state of affairs, a matter already been raised with the developer. It is felt that their attention should also be drawn to the concern of residents as expressed in their responses to the questionnaire.
- 3.17 A number of responses also raised the issue of the non-completion of the planned toddlers play areas in the Allison Homes development. This matter is being pursued with the developer and the Parks and Leisure Contracts Manager.

4. THE DEVELOPERS' RESPONSE

- 4.1 Both the involved developers, Allison Homes and Broadgate Builders, support alternative route 'B'. Allison Homes consider that route 'B' has the following advantages:-
- it makes the link more achievable since it reflects the land ownerships of the developers and also enables alternative means of securing the final connection to Monks House Lane
 - by this means continuity of development can be achieved to meet the planned needs of the town and also in providing continuing employment for local people in the building industry
 - it will allow an alternative access for construction traffic in the immediately forthcoming phases and this in turn will enable completion of the estate roads to adoptable standards
 - it will secure a greater degree of certainty for existing and prospective residents concerning the location of central facilities and open space, and enable the Council to proceed with the early determination of planning application now before it.
- 4.2 Allison Homes also suggest enhanced traffic calming measures so that through use of the distributor road and excessive speeds will be discouraged. They consider that careful design, coupled with the provision of a woodland belt along the distributor road will make it an attractive characteristic.
- 4.3 They also see the potential to provide a range of local shopping facilities and other local services such as a dentist and a crèche/nursery at the western end of the site where the road and footpaths/cycleway cross.
- 4.4 Allison Homes also included a 'block' response of 52 questionnaires completed by their employees or sub-contractors all supporting route 'B' as offering the best prospect of continuity of development and providing the better chance of

maintaining their livelihood.

- 4.5 Broadgate Builders also consider that route 'B' is achievable because of the pattern of land ownership and for that reason route 'A' is not achievable. They foresee potential difficulties in pursuing route 'A' as the line of the distributor road:-

- the public open space and cycleway crossing of the distributor road would be lost as a focal point
- the original concept of elevating properties towards the distributor road to produce an interesting street scene would be lost
- the 1:500 layout enclosed is insular and does not relate to or enhance the potential for adjacent development
- a satisfactory surface water drainage system can no longer be secured as an integral feature of the detailed design

4.6 **Summary and Comments**

- 4.7 Both developers are firmly in support of route 'B' which they claim is achievable. Potential difficulties are foreseen by the re-confirmation of route 'A'. Allison Homes identify a number of positive advantages with their preference for route 'B' whilst Broadgate Builders list the disadvantages of route 'A'. However, as Members are aware, the grant of any planning permission does not guarantee the proposal's construction and, whilst there appears to be agreement between the parties at the present time, this may not always be the case in the future. It is perfectly feasible that the parties involved could change over time.

5. **POSSIBLE CHANGES TO THE DEVELOPMENT BRIEF**

- 5.1 On the question of the possible re-alignment of the distributor road the residents' response gives Committee no guidance. However, both interested developers are firmly in support of route 'B' as offering the best prospect of progressing development to the eventual linking of Woolram Wygate with Monks House Lane, which is a fundamental requirement of the approved Development Brief. A variation in the line of the distributor road would not change other aspects of the development brief such as the landscaping along its route, the amount and type of open space and the provision of footpaths/cycleways. In view of this and the responses to the consultation exercise, it seems unlikely that a refusal on a planning application for route 'B', or indeed any variation inbetween, could be sustained. The view is held that the principle of realigning the distributor road to follow its straighter alternative route 'B' should be supported.
- 5.2 However, given the high level of concern over the amount of construction traffic in the existing estate roads, and their non-completion to adoptable

standards, it must be seen as an essential requirement that the next phase of construction of the distributor road must provide an alternative access for construction traffic associated with the next phase of housing development. The continuing use of the existing estate roads to secure further new housing construction is seen as unacceptable.

- 5.3 After this requirement has been satisfied, the precise line of distributor could then be determined by overriding necessity to make the link between Woolram Wygate and Monks House Lane happen. It is felt to be inadvisable to adhere to a rigid road line which may give an individual or body with either a ransom strip or a block on further development. Accordingly, it may be better to indicate a 'corridor' in which the distributor road could be accommodated as future events dictate. A plan is appended to this report (Appendix B).
- 5.4 The provision and location of shopping should present no difficulty as both residents and developers support the principle of further shopping should the need arise. They also agree with the Committee's choice of location at the western end of the development where the distributor road and footpaths/cycleways meet.
- 5.5 The consultation document sought the view specifically on the issues of the distributor road and shopping provision, but a general question invited other comments. None of the general comments received lead to the conclusion that there are any other aspects of the Development Brief which need consideration.

6. RECOMMENDATIONS

- (a) The alternative line of the distributor road, route 'B' be supported in principle and the Development Control Committee be advised accordingly.
- (b) The linking of the distributor road to Monks House Lane be accommodated within a corridor.
- (c) The support for the plan providing the opportunity for further local shopping development at a later stage, and support for its location where the estate road and footpaths cross, be noted.
- (d) The Development Brief be amended in respect of (a) - (c) and published as an amendment to the approved Development Brief.
- (e) Negotiations with developers, landowners, the Highway Authority and any other interested parties to secure the connection between Woolram Wygate and Monks House Lane continue.

- (f) The Development Control Committee be informed that this Committee consider it an essential requirement that the next phase of construction of the distributor road must provide an alternative access for construction traffic associated with the next phase of housing development and that the continuing use of existing estate roads is seen as unacceptable.
- (g) The attention of Allison Homes be drawn to the high level of complaints about construction traffic and the non-completion of the estate roads to adoptable standards.

f/h) CC be requested to monitor on a continuing basis all development proposals in this area the Woolram Wygate/Pillbrook

Background Papers:-

Woolram Wygate Consultation Responses.
F. 1710.11

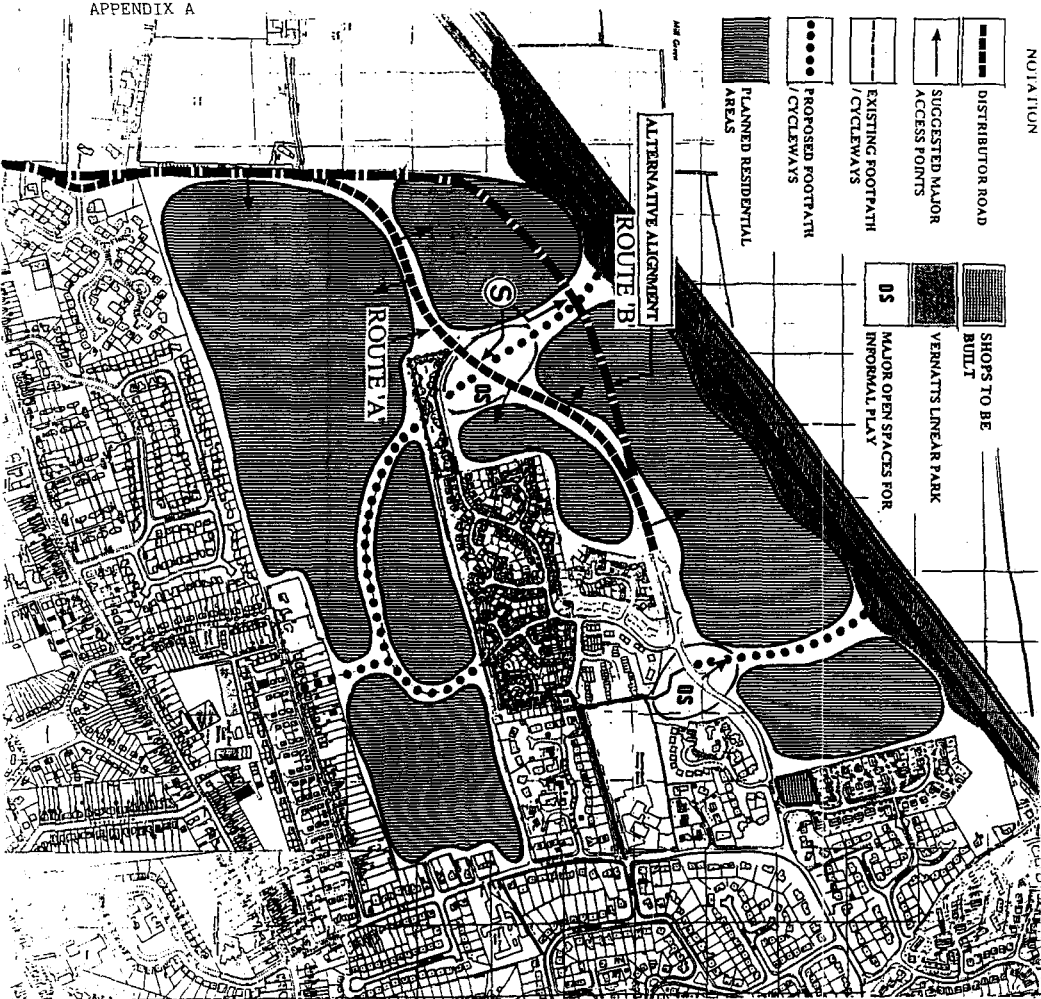
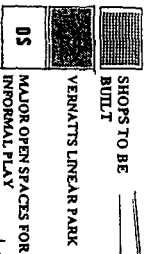
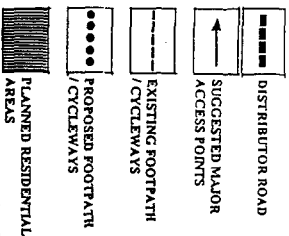
w/w, Pennygate - Pennygate/Pauls, & MHH/Borne Rd junction with a view to ensuring whether any improvements are required in view of the increasing volume of traffic within the area.

Local Government (Access to Information) Act 1985

The officer to whom reference should be made concerning inspection of the background papers is the Director of Housing and Planning Services
Council Offices, Priory Road, Spalding,
Lincs. Tel: (01775) 761161

+ to be confirmed at Council on 20/9/95.

NOTATION



**S O U T H
H O L L A N D
D I S T R I C T C O U N C I L**

The plan shows what has already been agreed and what has already been built or about to be built.

The estate road, Wygate Park, is shown linking to Monks House lane in a curving fashion. Developers would like it to follow the Pennygate Drain, making it straight for a longer distance.

The site for new shops, granted on appeal by the Secretary of State for the Environment, opposite Martlet Way is shown. If there is a demand for additional shops the District Council think they should be located where the estate road and major footpath / cycleways cross (as shown by ⑤ On the plan).

0 100 200 300 400 500
SCALE METRES

CURRENT APPLICATION

EXTENT OF EXISTING
DISTRIBUTOR ROAD

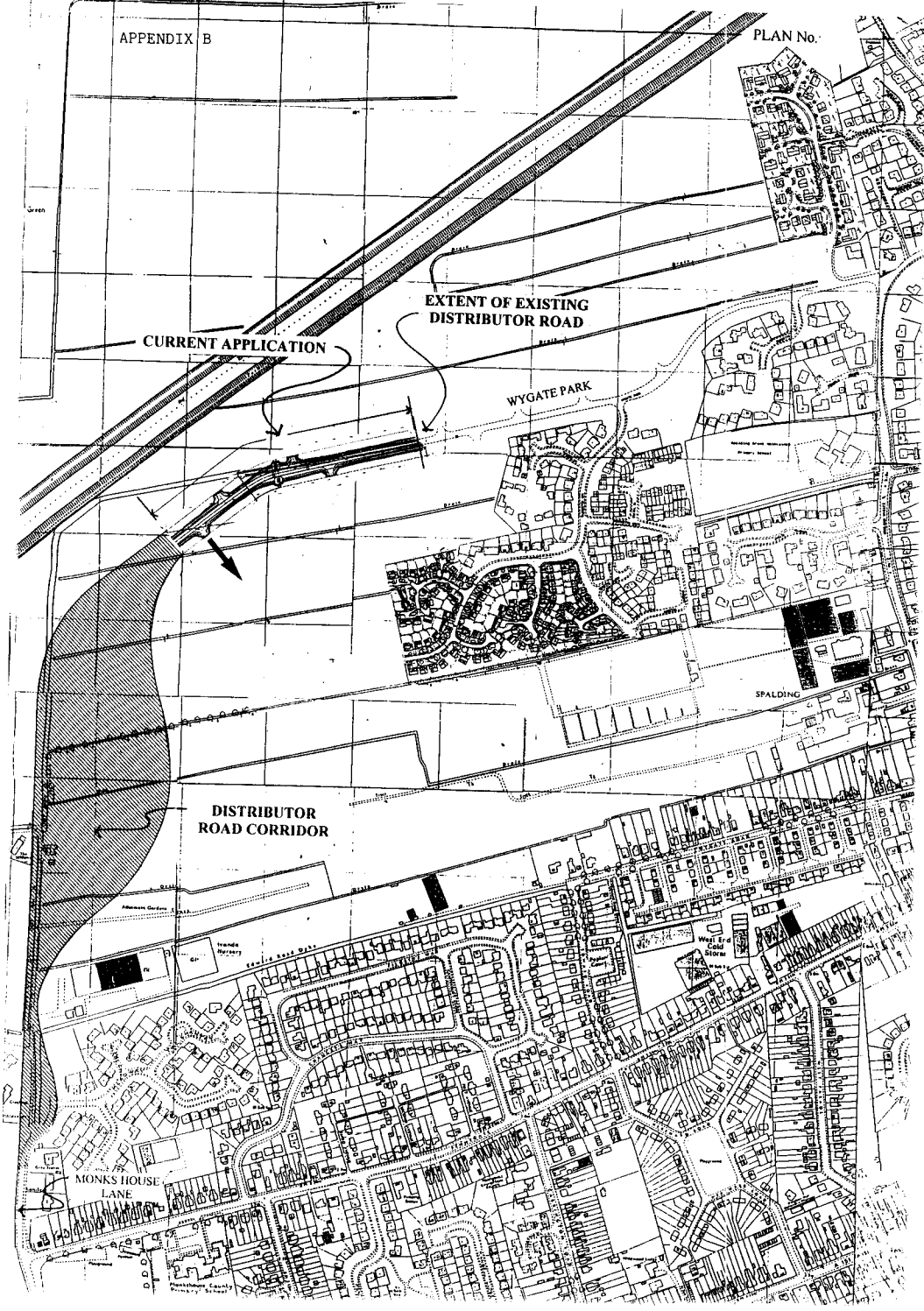
WYGATE PARK

DISTRIBUTOR
ROAD CORRIDOR

SPALDING

MONKS HOUSE
LANE

Northshire County



ppm

SOUTH HOLLAND DISTRICT COUNCIL

K. Padgett, IPFA

Director of Finance and Resources

Tel: Spalding 761161

Council Offices

Priory Road

SPALDING

Lincs

PE11 2XE

30 August 1995

Dear Councillor,

A special meeting of the **STRATEGIC PLANNING COMMITTEE** will be held in the Council Chamber, Council Offices, Priory Road, Spalding on Tuesday, 5 September, 1995 commencing at 6.30 p.m. at which your attendance is requested.

Yours faithfully,

K. PADGETT

Director of Finance and Resources

AGENDA

1. Apologies for absence.
2. Minutes - To confirm as a correct record the Minutes of the meeting held on 4 July 1995.
3. Woolram Wygate Development Brief - To consider amendments to the approved Development Brief following consideration of the responses to the public consultation exercise [Minute 175/95 refers] (Report of the Director of Housing and Planning Services enclosed.)

PLANNING AMENDMENT

For office use only

Application No. **H16/0439/95**
 Date Registered **15 SEP 1995**
 Case Officer **DR**

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Allison Homes
West Elloe Avenue
Spalding

Tel. No.

DATE OBS: Offr..... Date.....

Salient points highlighted 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

Phase 7 Wygate Park, Spalding

Please complete

APPLICATION No.

This amendment cannot be considered
 unless the relevant reference is stated

H16/0439/95

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

Residential Development

State details of amendments proposed

Layout Details

(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.)

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 - LIVE APPLICATION

Admin

Validation:

Inadequate/Inappropriate

Clarification/Details required:

Appears valid

Registered

Terminal date/committee
updated

☒

15/10/95

10/11/95

21/9

DC Procedural Assessment

Is the information given correct?

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

Has this amendment been requested?
If Yes, is it what was asked for?

Yes/No *
Yes/No *

Who do you need to reconult as a
result of this amendment?

PC
WM
Press
Residents
Other -

None

☒

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: 22-18/19

Superseded details removed

☒

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

Acceptance issued:
Public register updated:

✓ 21/9

DC Professional Assessment

NOTES:

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?
If Yes, is it what was asked for?

☒ Yes/No *
☒ Yes/No *

Who do you need to reconult as a
result of this amendment?

PC
WM
Press
Residents
Other -

None ☒

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: 22/26/16

Superseded details removed ☒

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

Acceptance issued: ☒
Public register updated: 28/6

DC Professional Assessment

NOTES:

PLANNING AMENDMENT

For office use only

Application No. **H16/0439/95**
 Date Registered **11 SEP 1995**
 Case Officer **DR**

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

A Wilson Homes
West Elloe Avenue
Spalding

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

Phase 7 Wygate Park, Spalding

**OFFICE
COPY**

Please complete

APPLICATION No.

This amendment cannot be considered
 unless the relevant reference is stated

H16/0439/95

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

Residential Development

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.)

Site Layout

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

PLANNING AMENDMENT

For office use only

Application No. *H16/0439/95*
 Date Registered
 Case Officer *DR* **19 JUN 1995**

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

*Swallow Homes
 West Elloe Avenue
 Spalding*

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 west of Woodram Wygate, Spalding

Please complete

APPLICATION No.

This amendment cannot be considered
 unless the relevant reference is stated

H16/0439/95

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

Residential

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.)

*Revisions to
 Layout*

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

DJR

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

PLANNING AMENDMENT

For office use only

Application No. *H16/0439/95*
 Date Registered *10/11/95*
 Case Officer *DR*

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Swallow Homes Ltd. (Allison Homes)
 Banbury Close,
 West Elloe Avenue,
 Spalding,
 Lincs. PE11 2BS
 Tel. No. 01775 724701

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 to west of Woolram Wygate, known as Phase 7, Wygate Park

**OFFICE
COPY**

Please complete

APPLICATION No.

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

H16/0439/95

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 *M. J. Shuley* Date *11/11/95*

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

Residential Development of 59 No
 Dwellings

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.)

Amendments to elevational treatment
 of plots 68

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

All other than those listed above.

Has a similar amendment been submitted under Building Regulations?

☐ Yes ☐ No

Housing & Planning Services Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 710772



Application no: H16/0439/95

Applicant: Allison Homes
T/A Swallow Homes Ltd
Banbury Close
West Elloe Avenue
Spalding, Lincs, PE11 2BS

Agent: Allison Homes
T/A Swallow Homes Ltd
Banbury Close
West Elloe Avenue
Spalding, Lincs, PE11 2BS

Description: Residential development - 60
dwellings, a mix of 3 & 4 bed
detached houses & 2 bed
terraced houses & roads

Location: Land west of Woolram Wygate
(Wygate Park - Phase 7)
Spalding
Lincs

Amendment: Amendments to elevational treatment of plots 68.

24-JAN-96

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 I am able to inform you that 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

Director of Housing and Planning Services



ALLISON
HOMES

Ref: MS/ZP/2015

11 January 1996

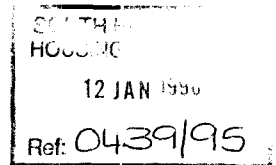
South Holland District Council
Planning Dept
Council Offices
Priory Road
SPALDING
Lincs PE11 2XE



Swallow House,
Banbury Close,
West Elloe Avenue,
Spalding, Lincs. PE11 2BS

Tel: (01775) 724701
Fax: (01775) 762153

F.A.O. Mr D Roberts



Dear Sir

Re: H16/0439/95, Plot 68, Wygate Park, Spalding.

Please find enclosed copies of the relevant design drawings for the above plots, as we have amended the elevational treatment of these dwellings,

We trust this can be treated as an amendment to the previous planning approval.

I hope all the above and enclosed is to your satisfaction, but if you require any further information, please do not hesitate to contact this office.

Yours faithfully

M Shirley
Architectural Technician

Encs

AMENDMENT RECORD SHEET - POST DECISION

H16/0439/C15

Admin

Validation:

Inadequate/Inappropriate

☐

Clarification/Details required:

Appears valid

☒

Registered 15 JAN 1996

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:

22 23/1/96

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

Acceptance issued: