



Broadgate Homes Limited

Broadgate Homes, Western Hills,
Spalding, Lincolnshire, PE11 8DE,
Telephone: 01408 280532 Fax: 01408 280014

PROJECT TITLE: Residential Development
off "The Hayfields"
Wygate Park
Spalding
Lincs

DRAWING:

- Condition Compliance Phase 3

REV	DESCRIPTION	DATE	BY

SCALE	DRAWN
1:1000	G.B.M.
	P.M.

DATE: OCT 2011
DRAWING No.: 0503/CC/Phase 3/01

SHDC
Planning & Development
21 OCT 2011
Ref: 0810-11

Condition 2 of H16.430.05 Brick & Roof Material Schedule for Phase 3 (only)		
Plot Numbers	Brick Type	Roof Tiles
171 and 172	Ibstock Leicester Multi Yellow	Stonewold Slate Grey with red Ridge.
173 and 174	Ibstock Leicester Multi Yellow	Stonewold Slate Grey with red Ridge.
171-174 Garages	Ibstock Leicester Multi Yellow	Stonewold Slate Grey with red Ridge.
175 and 176	Grovebury Purple + Leicester Red	Stonewold Slate Grey with red Ridge.
177 and 178	Ivanhoe Cottage Blend	Redland Grovebury Terracotta
179 and 180	Grovebury Purple + Leicester Red	Stonewold Slate Grey with red Ridge.
181 and 182	Ivanhoe Cottage Blend	Redland Grovebury Terracotta
183 and 184	Grovebury Purple + Leicester Red	Stonewold Slate Grey with red Ridge.
185	Ivanhoe Cottage Blend	Redland Grovebury Terracotta
186	Ibstock Leicester Multi Yellow	Redland Grovebury Terracotta
187	Ivanhoe Cottage Blend	Redland Grovebury Terracotta
188	Ibstock Leicester Multi Yellow	Redland Grovebury Terracotta
185-187+ 202 - 204+	Ivanhoe Cottage Blend	Redland Grovebury Terracotta
246 - 248 + 263 - 265	Ivanhoe Cottage Blend	Redland Grovebury Terracotta
Garages		
189 - 193	Ibstock Bradgate Red	Stonewold Slate Grey with red Ridge.
194	Ibstock Ivanhoe Cottage Blend	Redland Grovebury Terracotta
195 and 196	Ibstock Leicester Multi Yellow	Stonewold Slate Grey with red Ridge.
197 and 198	Ibstock Grosvenor Purple Multi	Stonewold Slate Grey with red Ridge.
199 - 201	Ibstock Bradgate Red	Stonewold Slate Grey with red Ridge.
202	Ibstock Ivanhoe Cottage Blend	Redland Grovebury Terracotta
203	Ibstock Leicester Multi Yellow	Redland Grovebury Terracotta
204	Ibstock Ivanhoe Cottage Blend	Redland Grovebury Terracotta
246	Ibstock Ivanhoe Cottage Blend	Redland Grovebury Terracotta
247	Ibstock Leicester Multi Yellow	Redland Grovebury Terracotta
248	Ibstock Ivanhoe Cottage Blend	Redland Grovebury Terracotta
249 - 252	Ibstock Grosvenor Purple Multi	Stonewold Slate Grey with red Ridge.
253 - 255	Ibstock Bradgate Red	Redland Grovebury Terracotta
256 - 258	Ibstock Grosvenor Purple Multi	Stonewold Slate Grey with red Ridge.
259 - 261	Ibstock Bradgate Red	Redland Grovebury Terracotta
262	Ibstock Leicester Multi Yellow	Redland Grovebury Terracotta
263	Ibstock Ivanhoe Cottage Blend	Redland Grovebury Terracotta
264	Ibstock Leicester Multi Yellow	Redland Grovebury Terracotta
265	Ibstock Ivanhoe Cottage Blend	Redland Grovebury Terracotta
266 - 267	Ibstock Grosvenor Purple Multi +	Stonewold Slate Grey with red Ridge.
268 - 269	Ibstock Leicester Red Stock	Redland Grovebury Terracotta
270 - 271	Ibstock Grosvenor Purple Multi +	Stonewold Slate Grey with red Ridge.
272 - 273	Ibstock Leicester Red Stock	Redland Grovebury Terracotta
274 - 275	Ibstock Grosvenor Purple Multi +	Stonewold Slate Grey with red Ridge.
276 - 278	Ibstock Leicester Red Stock	Stonewold Slate Grey with red Ridge.
279 - 281	Ibstock Bradgate Red	Stonewold Slate Grey with red Ridge.
282 - 283	Ibstock Grosvenor Purple Multi +	Stonewold Slate Grey with red Ridge.
282-283 + 285 Garages	Ibstock Leicester Red Stock	Redland Grovebury Terracotta
283 + 284 Garages	Ibstock Ivanhoe Cottage Blend	Redland Grovebury Terracotta
284 - 285	Ibstock Leicester Multi Yellow	Stonewold Slate Grey with red Ridge.
286 + Garage	Ibstock Ivanhoe Cottage Blend	Redland Grovebury Terracotta
287	Ibstock Leicester Red Stock +	Stonewold Slate Grey with red Ridge.
287 Garage	Ibstock Leicester Multi Yellow	Stonewold Slate Grey with red Ridge.
288	Ibstock Leicester Red Stock	Stonewold Slate Grey with red Ridge.
289	Ibstock Grosvenor Purple Multi	Stonewold Slate Grey with red Ridge.
290	Ibstock Bradgate Red	Redland Grovebury Terracotta
291	Ibstock Ivanhoe Cottage Blend	Redland Grovebury Terracotta
292	Ibstock Leicester Multi Yellow	Redland Grovebury Terracotta
293 + Garage	Ivanhoe Cottage Blend	Stonewold Slate Grey with red Ridge.
294 + Garage	Ibstock Grosvenor Purple Multi	Stonewold Slate Grey with red Ridge.
295 + Garage	Ibstock Bradgate Red	Stonewold Slate Grey with red Ridge.
	Ibstock Ivanhoe Cottage Blend	Redland Grovebury Terracotta

CONDITION 13 OF H16.0650.01

AFFORDABLE HOUSING - Phase 3

RENT Plots 177,182,189,190,191,192,193, 268

LOW COST MARKET UNITS

Plots 183,249,250,251,252,256,278,279.

SHARED EQUITY

Plots

176,179,178,180,181,187,248,254,255,258,259,
260,263,267,269,274,276,277,280,281.

CONDITION 1 OF H16.430.05

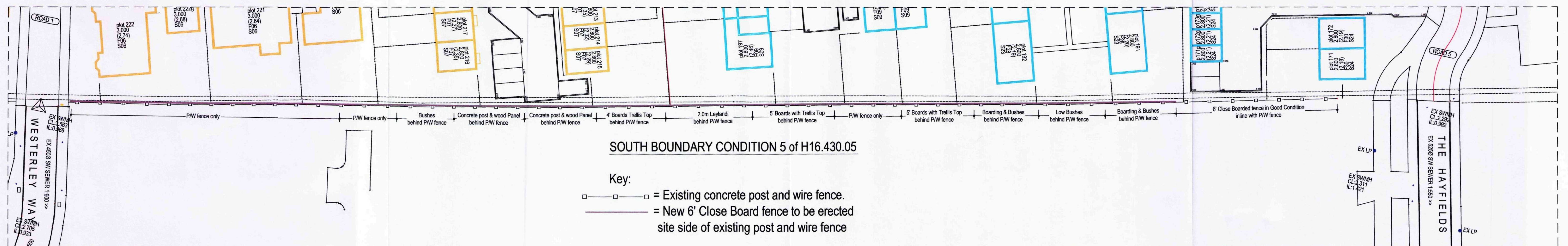
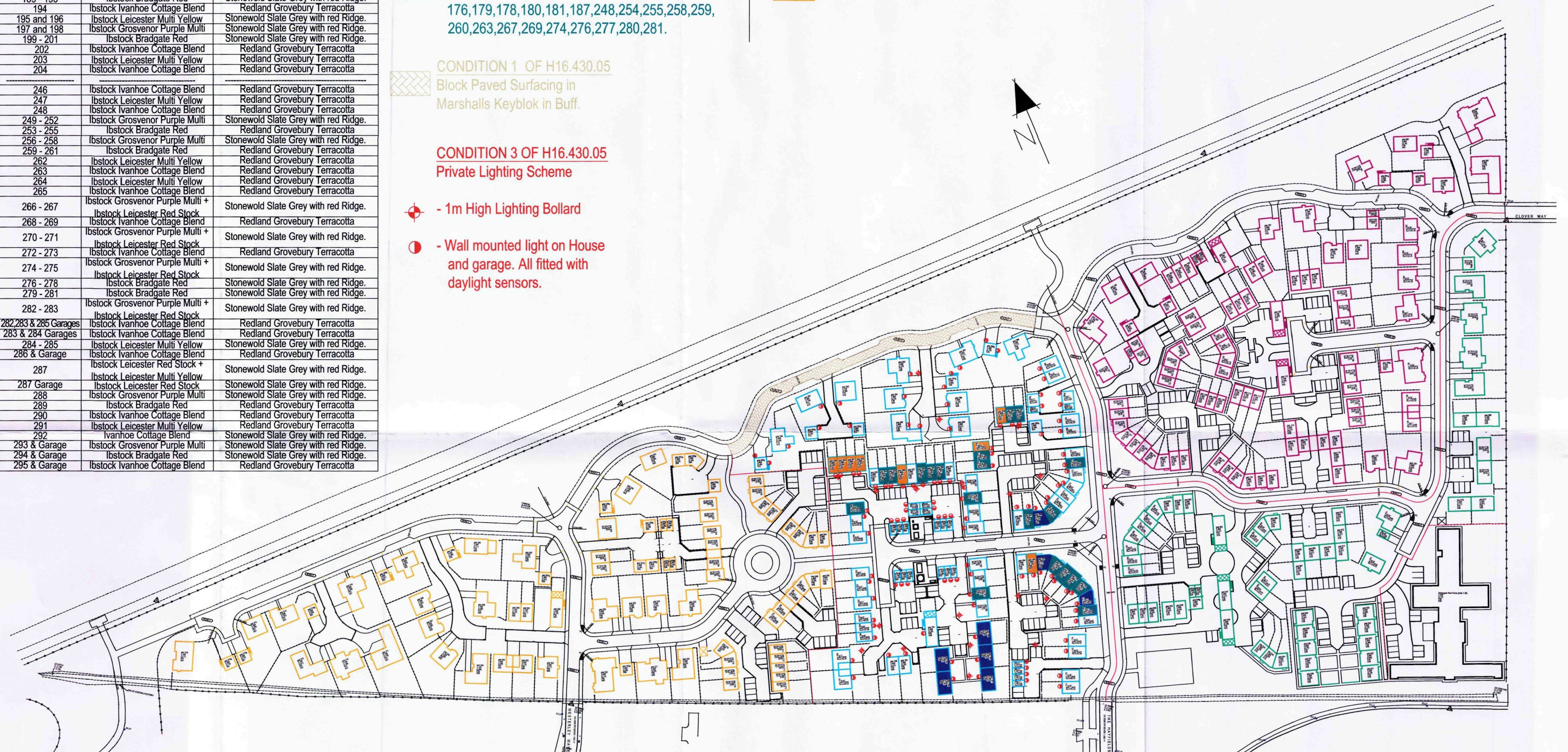
Block Paved Surfacing in
Marshall's Keyblok in Buff.

CONDITION 3 OF H16.430.05

Private Lighting Scheme

- 1m High Lighting Bollard

- Wall mounted light on House
and garage. All fitted with
daylight sensors.



SOUTH BOUNDARY CONDITION 5 of H16.430.05

Key:

- Existing concrete post and wire fence.
- New 6' Close Board fence to be erected
site side of existing post and wire fence

Simon Liquorish

From: "Ian" <bgate@oneservice.co.uk>
To: "Humphries, Vikki" <VHumphries@sholland.gov.uk>; "Berridge, Jacqui" <JBerridge@sholland.gov.uk>; <paul.jackson@breckland-sholland.gov.uk>
Cc: "Simon Liquorish" <simon.liquorish@broadgate-homes.com>; "Sam Ulyett" <sam.ulyett@broadgate-homes.com>
Sent: 07 October 2011 15:07
Subject: Affordable Phase 3 Wygate Park

Hi All

We are about to put in the condition compliance for the next phase of the affordable plots on Wygate Park. We have so far phased in 135 plots on the development and when these two phases are completed have delivered 48 affordable plots (35.56%) which of course is in line with the 35% required by the Planning Condition.

This next Phase consist of 84 plots, which will bring the total to 219 plots making the requirement at that point 77 plots. This would mean that 29 (77-48) of the 84 plots be affordable, however looking at the property profile of the remaining plots on the development I think it would be prudent to actually provide more plots against phase 3 as the nature of the properties in phase 4 will make it difficult to reach a 35% share in isolation. We are therefore proposing 36 of the 84 plots be affordable in phase 3 leaving 14 affordable plots required from Phase 4.

Simon will put in a condition compliance application shortly detailing the plots and tenure but I have listed these below to give you an initial idea:

Rented Properties:

5 two-bedroom bungalows & 3 two-bedroom houses.

Shared Equity:

11 two-bedroom houses, 3 three-bedroom houses & 6 three-bedroom, three storey houses.

Low Cost Market:

6 two-bedroom houses & 2 three-bedroom houses.

The revised totals to date after completion of all 3 phases will be:

Total properties	219
Rented	14
Shared Equity	36
Low Cost Market	22

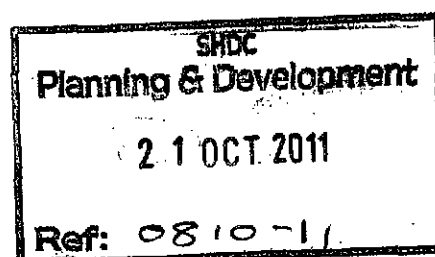
Whilst we are aware that the majority of the affordable at the time of grant of the permission was to be Low Cost Market, in view of the current difficulties in obtaining mortgage funding being experienced we have weighted the offer more towards shared equity at the time being. Whilst this is clearly more costly for us as developers to deliver than Low Cost Market properties we are finding them a more amenable product for those buyers in need of assistance.

Hopefully we can agree these details as soon as possible so we can clear the condition for the phase.

Regards

Ian

Ian Canham



07/10/2011