SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0924/93 Received:01-OCT-93 Type:FULL

Name: Broadgate Builders (Spalding)
Broadgate House
Broadgate
Weston Hills
Spalding Lincs

Agent: Broadgate Builders (Spalding)
Broadgate House
Broadgate
Weston Hills
Spalding Lincs

Description: Residential development Daniels Acre Phase 3 revised layout (Plots 20 - 35)
Location : Daniels Gate Lilburn Drive Spalding Lincs

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

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

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

2 The 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.

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

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

4 Before any development is commenced the 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.

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

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

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.

5 The area(s) shown on the plan accompanying the application reserved for the parking of vehicles shall be used, or be available for use, for vehicle parking at all times when the premises are in use.

Reason: In the interests of the safety and convenience of traffic using the adjacent road.

6 The visibility splays shown on drawing number 92044/001E shall be provided and nothing shall be grown within them above 0.6 metre in height.

Reason: To ensure that drivers of vehicles have adequate vision distances when emerging from the access onto the public highway, in the interests of road safety.

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

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

8 All new and existing hedgerow planting along the Two Plank Lane frontage shall be allowed to attain a minimum height of 2 metres and shall be retained thereafter at not less than this height, and shall be retained as a continous frontage feature in accordance with the approved plans.

Reason: In the interests of visual amenity.

9 Notwithstanding the provisions of the Town and Country General Development Order there shall be no extensions to any of the dwellings hereby permitted

Reason: In the interests of maintaining the appearance and overall amenity of the development.

This permission is granted in accordance with the application submitted as revised by the amended plans received by the Local Planning Authority on the 9 November 1993.

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Director of Planning and Building Control Services
22-NOV-93 H16/0924/93

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

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

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

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H16/924/93

Date Registered 28 SEP 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

BROADGATE BUILDERS (SPALDING) LTD.
BROADGATE HOUSE
WESTON HILLS
SPALDING
LINCS. PE12 6DB

Tel. No (0406) 380532

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

—

Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

DANIELS GATE, LILBURN DRIVE, SPALDING, LINCS.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

RESIDENTIAL DEVELOPMENT - DANIELS ACRE PHASE 3.
REVISED LAYOUT (PLOTS 20-35)

Please complete

Signed. M Davis

I attach * Four copies of all plans
* an ownership certificate (see back page)
* a fee of £1560.00 If you consider no fee is payable include a written explanation instead.

Date 30.9.93

Previous application No. H16/0011/93

Please tick **one** box and answer the extra questions under that section.

2. **TYPE OF APPLICATION**

(✓)

This is a **full** application for change of use and/or new building works ✓ ➡ **Now complete Parts 3, 4 and 5 and an Ownership Certificates**

or This is an **outline** application ⬇

Please state Site Area (Hectares)

Please tick **any** box where you are including details which you wish to be considered as part of this application.

Siting ☐ Design ☐ External Appearance ☐

Means of Access ☐ Landscaping ☐

Now complete Parts 3 and 5 and an Ownership Certificate.

or This is a **reserved matters** application. ⬇

A. Please state Reference Number of outline permission.
B. Please state which reserved matters are dealt with in this application.
Now complete Part 4 only

or This is an application for **renewal** of temporary permission or **continuation** without complying with planning condition. ⬇

A. Please state reference Number of previous permission
B. Please state Condition Number referred to
Now complete an Ownership Certificate

or This is an application for **modification** of a condition on a planning permission which has not yet been implemented. ⬇

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

TYPE OF DEVELOPMENT

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

(i) New Dwellings	✓	If so, how many: THREE ADDITIONAL DWELLINGS TO ORIGINAL SCHEME.
(ii) Other new building(s)		
(iii) Alterations or extension		
(iv) Change of use		

4. A. Please state site area (in all cases)	0.28 hectares
B. If building works are proposed, please state extra floor space to be created:	— sq. metres
C. Please state size of any new structure:- (a) max. height:	PLEASE REFER TO INDIVIDUAL HOUSE TYPES metres
(b) max. length:	metres
(c) max. width:	metres
D. Please state type and colour of materials for facing external walls:	BUTTERLEY OLD SAXON NATURALS
E. Please state type and colour of roofing materials.	MARLEY MENDIP MOSBOROUGH RED
F. Has a survey of the site been undertaken? State Yes or No	YES

5. **GENERAL INFORMATION** Please complete each section

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

ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN) *Please tick one box*

A. There will be no new access to a public road and no alteration to any existing access to a public road	✓	
or		
B. There will be a new or altered access to a public road	➡	If so, name of road: Will there be— Individual access(es) / New estate road
C. What provision will be made for garages or parking within the site?	1½ SPACES PER 2 BED TERRACED	

TREES Please tick one box

A. The proposal does not involve the felling of any trees	✓	
B. The proposal does involve the felling of one or more trees		➡ If so, please show details on plans.

DRAINAGE Please complete

A. Please state how surface water will be disposed of	S.W. SEWER + SOAKAWAYS.
B. For estate developments, please state how highway surface water will be disposed of	S.W. SEWER
C. Please state whether a land drain will be affected	No
D. Foul sewerage will be disposed of to:	

Mains sewer ✓ Cesspool ☐ Septic tank ☐

PLEASE COMPLETE IN ALL CASES

	State Yes or No	
The proposal is in connection with agriculture	No	➡ If so, **please give details in Part 6**
The proposal affects a listed building	No	
The proposal affects a public right of way	NO	
The proposal is known to affect contaminated or filled land	No	
The proposal is for industrial, warehousing, offices, shopping or similar commercial purposes.	No	➡ If so, **please complete Part 7**
In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.	No	➡ Date: Consultee(s)
Is this application related to a previous submission?	YES	➡ Application No. H/16/0011/93

6. **ANY OTHER INFORMATION** Please add any details you wish in support of your application.
Continue on separate sheet if necessary. PLEASE REFER TO LETTER.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

1. **APPLICANT'S INTEREST**
Please state interest in site (e.g. owner, prosp. purchaser)
(Please remember to indicate on the location plan any other land under your control).

OWNER

2. **OWNERSHIP OF THE SITE**

This certificate is to make sure that the owners of land are aware of applications made on it.

If the applicant is the **sole owner of the whole site,** complete **Certificate A.**
In **any other case** (i.e. if the applicant is a prospective purchaser, or a tenant, or a joint owner, or the sole owner of only part of the site) then you must give notice to all other owners, and complete **Certificate B.** (An "owner" is a person having a freehold interest, or having a leasehold interest where seven years or more remains unexpired). If you are unable to trace the owner, please contact the Planning Office as a different certificate will be required.

Certificate A Nobody except the applicant was an owner of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

Signed M Davis (Applicant / ~~Agent~~) Date 30.9.93

Certificate B The applicant has given the required notice to everyone else who were owners of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.
Owner's Name:
Address of owner at which notice was served: State Date notice served:

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

3. **AGRICULTURAL HOLDINGS CERTIFICATE**

If the land is not in agricultural use complete Certificate 1.
If the land is agricultural, but farmed by the owner and there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to the tenant, and complete Certificate 2. If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

Certificate 1 None of the land to which the application relates is or is part of any agricultural holding.

Signed M Davis (Applicant / ~~Agent~~) Date 30.9.93

Certificate 2 The applicant has given the required notice to every other person who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates.
Tenant's Name:
Address of tenant at which notice was served: State Date notice served:

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

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

Central part of the 'outer' development U/C
not as 'nice' as previous scheme
but not really reasonable

Inspected by TR
Date 4/10

Site Notice posted by XZ - DR
Date
Expiry 8/10

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Case Officer Conclusions

RECOMMENDATION/DECISION

NON-DETERMINATION

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

Senior Officer confirmed .....

Withdrawn .....

DELEGATED DECISION

Case Officer Recommendation

Approve (or equiv) ✓ Refuse (or equiv)

Signed TR..... Date 17/11

COMMITTEE

Confirmed as agenda .....

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

Notes:

- [ ] Disabled
- [ ] Prev conditions
- [✓] Amended plans –

(K) Dwg no:
Received: 9/11/93.

Conditions/Reasons: (cont overleaf)

(1) TL 1
(2)→(6) Repeat H/W conds on 'pink' of 4/11
(7) SC 27

(9) Notwithstanding the provisions of the T&CPGDO. There shall be no extensions to any of the dwellings hereby permitted. (R. In the interests of maintaining the appearance and overall amenity of the development)

(8) All new and existing hedgerow planting along the Two Plank Lane frontage shall be allowed to attain a minimum height of 2m. and shall be retained thereafter at not less than this height, and shall be retained as a continuous frontage feature in accordance with the approved plans (R. In the interests of visual amenity)

DC INSTRUCTION SHEET

APPLICATION REF: M16/OC 24/93

Directions

Art 7 ☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

Reg 4 ☒

Scale dwg: Highway S/W: Agric appraisal:

LB ☐ Advt ☐

Non-std: Details needed: The application includes details for two garage blocks which are not within the site outlined in Red. Please submitted four amended "Site Concept Plans" showing the redline attached.

Other.....

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

Revalidation after Direction

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

Valid date:

Amended description

Reconsultations: All ☐ See below ☐

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

Precise details:

PDM 4-10

Additional Consultation/Publicity Required

RECONSULTS

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

Extra Consultations:

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

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

Press
PC
WM
Residents

Case Officer : DR

Senior Officer Confirmed DR Date 3/12 Recorded DC....

DC APPLICATION PROGRESS

STAGE	TO ADMIN	RETURNED ADMIN TO DC	MAX DAYS	CLEAR DAYS
REGISTRATION	Valid date:		+2	
CONSULTATIONS				
Standard Consults			+2	
			+2	
			+2	
			+2	
REPORTS				
Initial Draft				
DECISIONS				
Draft			+2	
Final			+1	

DMIN RECORD SHEET

Initial

Submitted Fee £ NIL

Receipt No

Date first Rec'd 28 SEP 1993

Registration

Reference H16/0924/93

Cross-Ref R

Date 29-SEP-93 JAC

Validation

TYPE FULL

Site area
No of dwellings
Floorspace

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

Description to be recorded

Invalid
Site plans
Certificate
Fee
Fee (not free)
Inaccurate
Incomplete
Unclear

Fees
Correct fee £ ~~NIL~~ 1560
Nil fee
Discounted
Previous app – ref:
Type of app
Reason:

Additional £ 1560
Refund £
Receipt No
Voucher No
Date
Date

Information

Index sheet 183
Grid ref 5 ~~F~~ 24150
Ward T
Inside IBD [illegible]
OS Plots 3 23850
Parish SPALDING
Inside LP area YES

Constraints:

CA Cons Area
LB Listed – Grade:
ARC Archaeology
AM Ancient Mon
SSI Special Int
TR Rural
BP TR proposed 67m
LC Level Cross
FP Footpath
TPO Tree Pres

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

Linked to site Ref 1697
Linked to property Ref

Dist Bound
Other:

Planning Records:
Earlier apps

11/93
731/89
759/89
1074/88
387/87
1325/91
902/91

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

Broadgate Homes
Broadgate House
Broadgate
Weston Mills
Spalding
Lincs

Mr D J Guy

P.D/LAC
B16/0924/95

15 February 1994

Dear Sir

Residential Development, Daniels Acre, Phase 3, Revised Layout (Plots 20-35).

I refer to the above development which I understand from the Building Control Section has begun.

I am advised that the terraced units for Plots 20, 21 and 22 are located closer to the boundary with Two Plank Lane than the approved plan shows.

I therefore advise that work should cease on the development and an amended plan should be submitted with the enclosed amendment forms to allow the Authority to assess the change.

I also advise that Section 173 of the Town and Country Planning Act 1990 empowers the Authority to take action against any breach of planning control. I look forward to receiving your amended plan within the next 28 days.

Yours faithfully

N A Midler
Principal Planning Officer
Development Control

Enc

Seen Simon Licoquish on site 18-2-94 Houses are 2 m closer to boundary than plan. Garages about right Amended plan requested

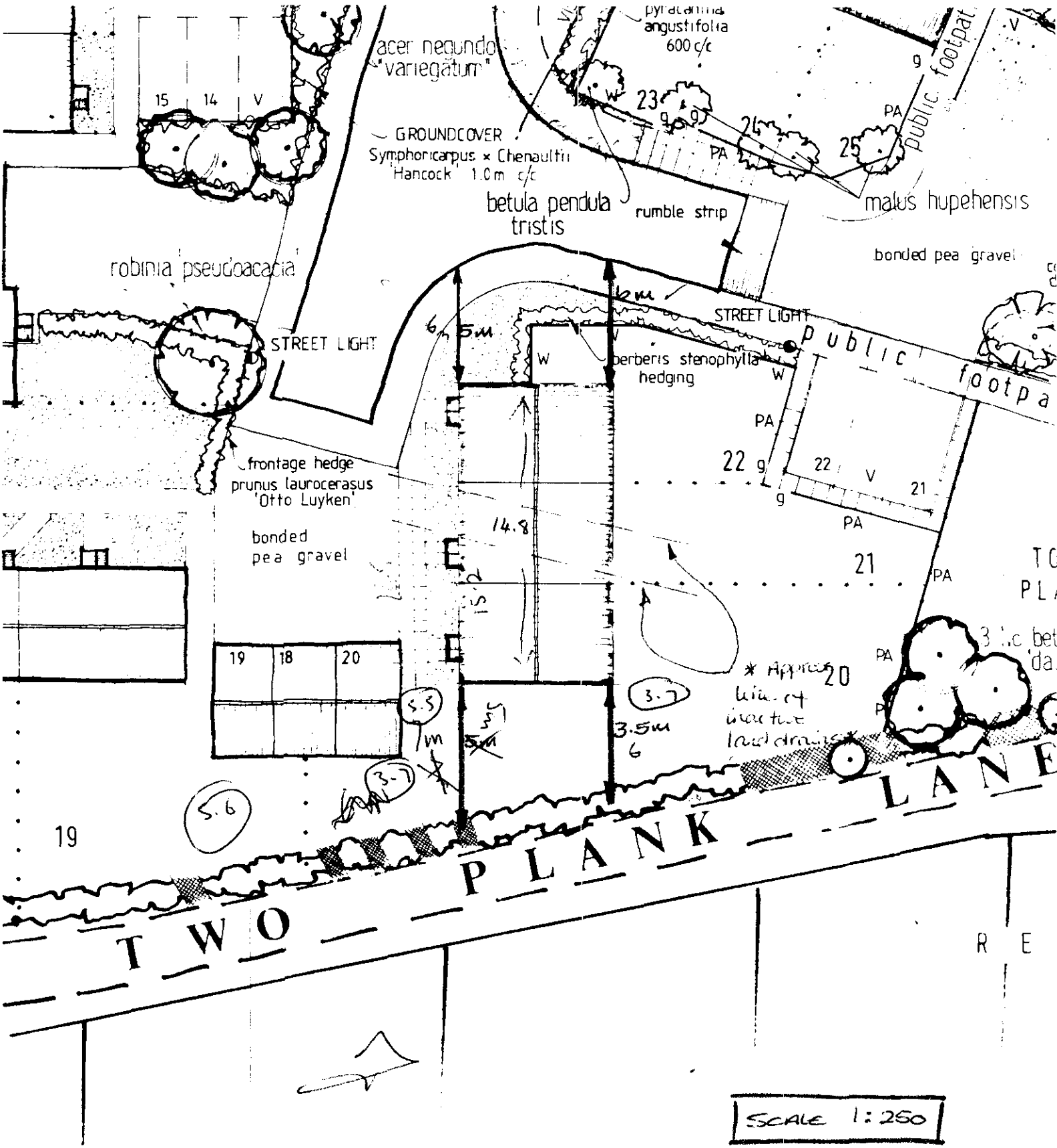
8.2.94

Plots 20, 21, 22
RESIDENTIAL DEVELOPMENT,
DANIELS ACRE,
PHASE 3,
SPALDING.

BROADGATE BUILDERS.
PLNG REF. NO. B16/0891/93.
TO P. UDY.
SETTING OUT, CHECKED AT
TIME OF COMMENCEMENT,
IS NOT STRICTLY IN
ACCORDANCE WITH THE
APPROVED SITE PLAN.
SEE ATTACHED PHOTO COPY
FOR APPROX. BOUNDARY
DISTANCES.

M. SMITH
HAND DELIVERED
8.2.94.

CAMBRIDGE



LAYOUT

THIS DRAWING MUST NOT BE REPRODUCE

Town and Country Planning Act etc

DRAFT DECISION

Reference: H16/0924/93 Received:01-OCT-93 Type:FULL

Name: Broadgate Builders (Spalding)
Broadgate House
Broadgate
Weston Hills
Spalding Lincs

Agent: Broadgate Builders (Spalding)
Broadgate House
Broadgate
Weston Hills
Spalding Lincs

Description: Residential development Daniels Acre Phase 3
revised layout (Plots 20 - 35)
Location : Daniels Gate Lilburn Drive
Spalding Lincs

South Holland District Council hereby give notice
that permission has been granted/~~refused~~ etc
on the following conditions/~~reasons~~:

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

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

2 The 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.

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

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

4 Before any development is commenced the 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.

5 The area(s) shown on the plan accompanying the application reserved for the parking of vehicles shall be used, or be available for use, for vehicle parking at all times when the premises are in use.

Reason: In the interests of the safety and convenience of traffic using the adjacent road.

6 The visibility splays shown on drawing number 92044/001E shall be provided and nothing shall be grown within them above 0.6 metre in height.

Reason: To ensure that drivers of vehicles have adequate vision distances when emerging from the access onto the public highway, in the interests of road safety.

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

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

8 All new and existing hedgerow planting along the Two Plank Lane frontage shall be allowed to attain a minimum height of 2 metres and shall be retained thereafter at not less than this height, and shall be retained as a continous frontage feature in accordance with the approved plans.

Reason: In the interests of visual amenity.

9 Notwithstanding the provisions of the Town and Country General Development Order there shall be no extensions to any of the dwellings hereby permitted

Reason: In the interests of maintaining the appearance and overall amenity of the development.

This permission is granted in accordance with the application submitted as revised by the amended plans received by the Local Planning Authority on the 9 November 1993.

17-NOV-93

AD check.....

Authorised to issue (inc Delegation).....

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

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

SOUTH HOLLAND DISTRICT COUNCIL

H16/0924/93
FULL

Applicant: Broadgate Builders (Spalding) Agent: Broadgate Builders (Spaldi
Tel: 0406 380532 0406 380532

Description: Residential development
Daniels Acre Phase 3
revised layout (Plots 20 - 35)
Location: Daniels Gate
Lilburn Drive
Spalding
Lincs

04 JAN 94

Valid date: 01-OCT-93
Target dates:
To case officer 08-OCT-93
Inspected by 15-OCT-93
Extra contacts 22-OCT-93
Report if not clear by 05-NOV-93

Terminal date: ~~26 NOV~~ 93
Target Committee: 17-NOV-93
Report deadline: 03-NOV-93
Agreed TD Ext:
Case Officer:
D J ROBERTS

DEVELOPMENT/CONSTRAINTS

Size: 13 DWE
Category: Newbuild
Listed building:
Conservation Area:

Other Constraints: TPO

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Site/Press Advert MAJ		12-OCT-93	02-NOV-93
Cllr C F Fisher	0775 725983	06-OCT-93	13-OCT-93
Cllr Mrs A M Newton	0775 762210	06-OCT-93	13-OCT-93
Cllr R C West	0775 760231 (Of	06-OCT-93	13-OCT-93

SITE RECORD

Grid ref: 524150 323850
OS Sheet: 183 Parcel:

i.c.c. Obs Attached [illegible] 4/11/93
~~See H/A/53 dated 7/10/93~~

AMENDMENT RECORD SHEET – LIVE APPLICATION

Admin

Validation:

Inadequate/Inappropriate ☐ ✓

Clarification/Details required:
Please complete forms so as to be clear as to your intentions.

Appears valid ☐ ✓ 09 NOV 1993

Registered .....

Terminal date/committee updated ..... ✓ 15/11

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? None ☐ ✓
PC
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: ..... DP 15/11

Superseded details removed ☐

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

Acceptance issued:
Public register updated:

DC Professional Assessment

NOTES:

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H16/0924/93

Form of notification by the County Director of Highways and Planning for DEVELOPMENT AFFECTING HIGHWAYS

With reference to the application dated
relating to the following proposed development:

1. National Grid Reference of a central point on site

horizontal				vertical		

2. Address or location

Daniels Acre, Phase 3, Spalding

3. Name, classification and number of road

UC

4. Date application referred 7-10-93

5. State whether outline, detailed application etc.

Full.

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

Revised Layout (Ref: 20-55)

7. Delete as appropriate

Notice is hereby given under the provisions of article 15 of the Town and Country Planning General Development Order, 1988, that the County Council as local highway authority:—

a. ~~Does not wish to restrict the grant of permission.~~

b. Requests that any permission given by the local planning authority shall include the conditions shown overleaf.

c. Requests that the local planning authority refuse the application (reason overleaf).

d. Requests the local planning authority to complete Form T.R. 108 para 10b ~~as shown overleaf~~.

Date: 4/11/93 Signed: [signature]
Director of Highways and Planning

CONDITIONS:—

Delete as appropriate

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

(ii) For other applications

(1) C2

(2) C2 (A)

(3) C3

(4) F4

(5) ~~B15 amended~~ ~~Before the dwellings a~~

(5) The visibility splays shown on drawing no 92044/001 E within them shall be provided and nothing shall be grown above 0.6m in height

Delete as appropriate

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

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

(1) C2

(2) C2 (A)

(3) C3

(4) F4

(5) B4

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

PLANNING AMENDMENT

For office use only
Application No. H16/0924/93
Date Registered
Case Officer 09 NOV 1993 DR

1. Please complete in block letters
NAME AND ADDRESS OF APPLICANT
BROADGATE HOMES
BROADGATE HOUSE
BROADGATE, WESTON HILLS, SPALDING
Tel. No. 0406 380532.

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
DANIELS GATE, LILBURN DRIVE, SPALDING.

Please complete
EARLIER APPLICATION No.
This application **cannot be considered** unless the relevant reference is stated
H16/0924/93.

Building Regulation reference relating to same development
—

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.

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

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.
Signed ..... Alan J. Finch ..... Date ..... 9.11.93 .....

3. Please complete in block letters
FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION
RESIDENTIAL DEVELOPMENT
DANIELS ACRE PHASE 3
(REVISED LAYOUT PLOTS 20-35)

State details of amendments proposed
(Give a full detailed list of the changes, and also mark those clearly on the accompanying plans)
ADDITIONAL TREE PLANTING TO LAYOUT
SCREEN WALLS PROVIDED ADJACENT
TO PLOTS 22,32 IN LIEU OF FENCING.
VISIBILITY SPLAY INDICATED TO PARKING COURT
WITH MINOR ALTERATIONS TO LANDSCAPING AND
PARKING SPACES ACCORDINGLY.

State drawing no's of the current submission
92044/001 REV F.

Has this amendment been requested by the Council? (If so, state Officer dealing with the application)
YES.
MR. D.J. ROBERTS.

Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers
NONE.

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/0924/93

Applicant: Broadgate Builders (Spalding)
Broadgate House
Broadgate
Weston Hills
Spalding Lincs

Agent: Broadgate Builders (Spaldin
Broadgate House
Broadgate
Weston Hills
Spalding Lincs

Description: Residential development
Daniels Acre Phase 3
revised layout (Plots 20 - 35)

Location: Daniels Gate
Lilburn Drive
Spalding
Lincs

Amendment: Additional tree planting, alterations to landscaping and parking spaces etc (drawing: 92044/001 REV F)

15-NOV-93

Dear Sir/Madam

ACKNOWLEDGEMENT OF AMENDMENT

I acknowledge receipt of the amended details in respect of the above proposal. These have been incorporated into the application which will now only be considered in its amended form.

The terminal date for dealing with the application has now been extended to 04-JAN-94, based on the date of receipt of the amendment, and your rights of appeal remain as explained on the original acknowledgement.

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

Yours faithfully

Director of Planning and Building Control Services

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/0924/93

Applicant: Broadgate Builders (Spalding)
Broadgate House
Broadgate
Weston Hills
Spalding Lincs

Agent: Broadgate Builders (Spaldin
Broadgate House
Broadgate
Weston Hills
Spalding Lincs

Description: Residential development Daniels Acre Phase 3 revised layout (Plots 20 - 35)

Location: Daniels Gate
Lilburn Drive
Spalding
Lincs

Amendment Submitted: Revised layout *

SOUTH HOLLAND D.C.
PLAN DEPT
09 NOV 1993
REF 0924/93

03-NOV-93

Dear Sir/Madam

AMENDMENT TO PROPOSAL

I acknowledge receipt of your proposed amendment to the above proposal. Unfortunately, it is not clear exactly what your intention is regarding the amendment.

Please complete forms so as to be clear as to your intentions.

Only when these details are provided can the Authority determine whether or not the changes can be accepted as an amendment, and a fresh application may still be required.

** Please return one copy of this letter with your reply.

Yours faithfully

B SMITH
Director of Planning and Building Control Services

* PLEASE NOTE - SUBMITTED DRAWING HELD ON FILE * HAS NOW BEEN SUPERCEDED BY THE ACCOMPANYING PLANNING AMENDMENT FORMS & PLAN OF DRG No. 92044/001 REV. F. (AS DISCUSSED WITH A. PICKERING 9/11/93)

Alan J. Finch.

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/0924/93

Applicant: Broadgate Builders (Spalding)
Broadgate House
Broadgate
Weston Hills
Spalding Lincs

Agent: Broadgate Builders (Spaldin
Broadgate House
Broadgate
Weston Hills
Spalding Lincs

Description: Residential development
Daniels Acre Phase 3
revised layout (Plots 20 - 35)

Location: Daniels Gate
Lilburn Drive
Spalding
Lincs

Amendment Submitted: Revised layout

03-NOV-93

Dear Sir/Madam

AMENDMENT TO PROPOSAL

I acknowledge receipt of your proposed amendment to the above proposal. Unfortunately, it is not clear exactly what your intention is regarding the amendment.

Please complete forms so as to be clear as to your intentions.

Only when these details are provided can the Authority determine whether or not the changes can be accepted as an amendment, and a fresh application may still be required.

** Please return one copy of this letter with your reply.

Yours faithfully

B SMITH
Director of Planning and Building Control Services

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

Ref.

Our Ref: MD/vdbc

Director of Planning & Building Control Services,
South Holland District Council,
Priory Road,
Spalding,
Lincs.
PE11 2XE

2nd November 1993

For the attention of Mr D. J. Roberts

Dear Sir,

RE: RESIDENTIAL DEVELOPMENT, DANIELS ACRE, PHASE 3, H16/0924/93

Thank you for your letter dated 25th October 1993.

Please find enclosed further copies as requested.

Yours faithfully

MARK DENNIS

SOUTH HOLLAND D.C.
PLAN DEPT
- 2 NOV 1993
REF 0924/93

[illegible]

[illegible]

[illegible]

Form No. H/A/3J

Lincolnshire

DEPARTMENT OF HIGHWAYS AND PLANNING

To D. ROBERTS SHDC

Planning Reference H16/0924/93

The following are my observations upon the enquiry under the reference quoted above: —

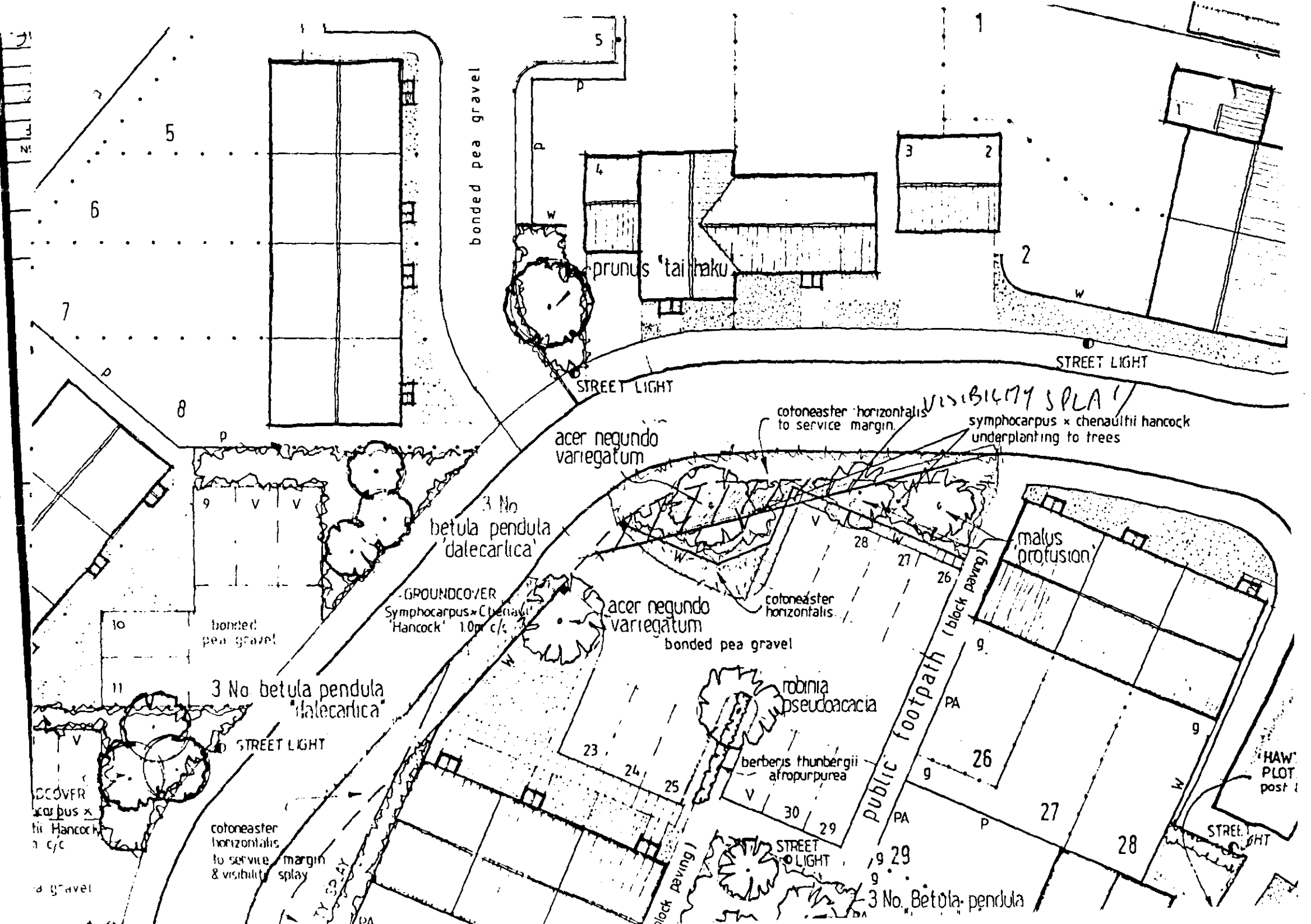
DAWSONS ACRE, PHASE 5, SPALDING

With regard to the revised layout I will require a visibility splay to be provided at the access to the shared parking area, as shown on the attached plan.

Date 7/10/93

Signed 7/10/93

Director of Highways and Planning


bonded pea gravel
prunus 'tai haku'
STREET LIGHT
STREET LIGHT
VISIBILITY SPLAY
cotoneaster horizontalis to service margin.
symphocarpus × chenaultii hancock underplanting to trees
acer negundo variegatum
3 No betula pendula 'dalecarlica'
GROUNDCOVER Symphocarpus × Chenaultii 'Hancock' 1.0m c/c
acer negundo variegatum
bonded pea gravel
cotoneaster horizontalis
malus 'profusion'
public footpath (block paving)
robinia pseudoacacia
berberis thunbergii atropurpurea
3 No betula pendula 'dalecarlica'
STREET LIGHT
cotoneaster horizontalis to service margin & visibility splay
STREET LIGHT
3 No. Betula pendula
bonded pea gravel

LFP

12/10/93

PUBLIC NOTICES

PLANNING APPLICATION

NOTICE IS HEREBY GIVEN that application has been made to the Council in respect of the following proposals:

H16/0924/93
Broadgate Builders (Spalding)
Residential development, Daniels Acre Phase 3
Revised layouts (Plots 20-35), Daniels Gate, Lilburn Drive, Spalding, Lincs
FULL

The following application(s) do not accord with the provisions of the relevant Development Plan.

H17/0931/93
Mr J. Goodley
Holiday apartments
3 Tuns Farm House, Marsh Drove, Surfleet Seas End, Spalding, Lincs
FULL

Applications and plans showing the above proposals can be inspected at the Planning Department, Priory Road, Spalding during normal office hours. Any comments should be sent to me within 21 days of this notice, quoting the relevant reference number.

SOUTH HOLLAND DISTRICT COUNCIL

B. Smith
Director of Planning and Building Control Services

12 October, 1993.

g4787

Public Notice

ROAD TRAFFIC REGULATION ACT 1984 - SECTION 14 THE A16 TRUNK ROAD (PINCHBECK ROAD, SPALDING) (TEMPORARY PROHIBITION AND RESTRICTION OF TRAFFIC) ORDER 19

NOTICE is hereby given that the Secretary of State for Transport intends to make an Order on the A16 Trunk Road at Spalding in the District of South Holland in the County of Lincolnshire.

The Order is being made to enable repairs to be carried out at the Park Road Junction and will have a maximum duration of 18 months. The works are expected to start on Monday 1 November 1993 and take about 3 weeks to complete.

The effect of the Order will be as indicated by traffic signs to-

a) close the trunk road to southbound traffic from a point 15 metres south of its junction with Sherwood Drive to a point 10 metres south of its junction with Park Road.

b) prohibit vehicles from turning left into Park Road.

Exemptions will be provided in the Order to enable vehicles to be used-

a) for police, fire brigade or ambulance purposes,

b) with the permission or at the direction of a police constable in uniform; or

c) in connection with the said works.

ALTERNATIVE ROUTES

Southbound traffic will be diverted along Wardentree Lane, West Marsh Road and West Elloe Avenue to rejoin the trunk road south of the closure.

Traffic wishing to enter Park Road will be diverted via Pinchbeck Road, New Road, Station Street and Winsover Road.

A QUAIL
A Higher Executive Officer in the Department of Transport

NOTICE OF API
PLANNING
ENVIRONMENT
PROPOSED DE
WELLAND BANI
SPAL

I GIVE NOTICE t
applying to the South
for planning permissio
raceway and that the ap
by an environmental st
Members of the pu
the application, the pl
statement and other do
the application at Prior
all reasonable hours un
Members of the pu
the environmental st
Coupland, Stonegate, C
so long as stocks last, a
Anyone who
representations about
write to the Council at
Lincs by November 2,
Sign
Dated: October 12, 19
©WVN g6705

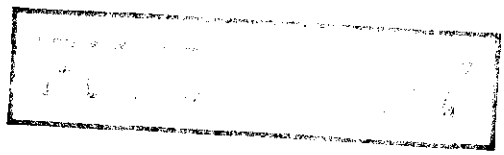
Public

ROAD T
THE A17 TI
(WASHW
LINCOL
(DE-REST
ORD

1. THE SECRETARY
TRANSPORT hereby g
made an Order under se
the Road Traffic Regula
Trunk Road known as W
Marsh in the District of
County of Lincolnshire.
11 October 1993.
2. The effect of the Orde
speed limit on a section
described in the Schedu
3. NOTICE of the Secre
make this Order was pu
number 824 on 4th May
Gazette. The effect of th
described in that notice.
4. Copies of the Order
offices of the Deputy D
Management and Const
Transport, East Midlan
House, Cranbrook Stree
the Chief Executive, Li
County Offices, New a
Holbeach Library, Cha
Lincolnshire, where the
charge, during normal
6 weeks from the date
5. Copies of the Order
application to the offic
Network Management
Department of Transpo
Room 805, Cranbrook
Nottingham NG1 1EY
5065/28/8/TR51/7.

R A
A Senior Ex
in the Departm
SCH
The A17 Trunk Road
the Parish of Moulton
Holland in the County
point 170 metres south
(B1357) Common Road
metres in a southerly di

PLANNING APPLICATION



Town and Country Planning General Development Order 1988

NOTICE UNDER ARTICLE 12B

Notice is hereby given that Broadgate Builders (Spalding)
is applying to the Council for planning permission for the following:

Reference No: H16/0924/93
Description: Residential development
Daniels Acre Phase 3
revised layout (Plots 20 -
35)
Location: Daniels Gate
Lilburn Drive
Spalding
Lincs

Members of the Public may inspect copies of the application, plans and any other documents submitted with it at the Department of Planning and Building Control Services, Council Offices, Priory Road, Spalding, during normal office hours until 02-NOV-93
Any observations should be sent to me by 02-NOV-93 quoting the above reference number.

B Smith
Director of Planning and Building Control Services

12-OCT-93

SOUTH HOLLAND DISTRICT COUNCIL

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

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

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P3327
Date received : 01-OCT-93

Received from

Broadgate Blds (Spalding) Ltd.

Address

Broadgate
Weston Hills
Spalding

Fee paid	£	1560.00
VAT	£	0.00
Total received	£	1560.00

Cash/Cheque : Cheque

Signed.....K. LOLOP.....
(Authorised Collector)

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/0924/93

Applicant: Broadgate Homes
Broadgate House
Broadgate
Weston Hills
Spalding Lincs

Agent: Broadgate Homes
Broadgate House
Broadgate
Weston Hills
Spalding Lincs

Description: Residential development
Daniels Acre Phase 3
revised layout (Plots 20 - 35)

Location: Daniels Gate
Lilburn Drive
Spalding

SOUTH HOLLAND D.C.
PLANNING DEPT
01 OCT 1993
REF Valid

Type: FULL

Date received: 28-SEP-93

29-SEP-93

Dear Sir/Madam

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

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

A new fee is required because the changes lead to a different character of development. A reduced site to include only the 13 plots would minimise the fee.

Please complete agricultural holdings certificate.

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

Yours faithfully

Principal Administrative Officer

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

Our Ref: AJF/at

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

0924/93

28th September 1993

Dear Sir

RESIDENTIAL DEVELOPMENT DANIELS GATE, SPALDING
REF: H16/0011/93 - REVISED LAYOUT

I submit a full planning application for a revised layout to the above scheme. The proposal is basically replacing ten semi-detached houses and garage blocks with thirteen terraced houses with parking facilities. This provides a more balanced housing mix to this phase without prejudicing the theme created by the original approval.

HOUSE TYPES AND EXT. MATERIALS

The house types proposed are identical to those under construction on the development. External materials are also as evident within the development.

ESTATE LAYOUT

Consideration has been given to the effect on both the dwellings within the phase and existing properties likely to be affected by this revision.

Therefore in orientation there is a great deal of similarity between original and revised layout e.g. Plots 20-22. Parking areas have been positioned to achieve minimum obtrusion with optimum convenience and surveillance by properties served.

Pedestrian access through the development has been increased and as a direct result both pedestrian and parking areas can benefit from street lighting.

The situation for existing properties has been improved. Properties in Farthingales whose rear gardens face the development have less overlooking than previous and should therefore benefit from this proposal.

Continued/.....

I trust that this application is suitable and look forward to your approval in the near future.

Yours faithfully

Alan J. Finch

ALAN J. FINCH

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/0924/93

Applicant: Broadgate Builders (Spalding)
Broadgate House
Broadgate
Weston Hills
Spalding Lincs

Agent: Broadgate Builders (Spaldin
Broadgate House
Broadgate
Weston Hills
Spalding Lincs

Description: Residential development
Daniels Acre Phase 3
revised layout (Plots 20 - 35)

Location: Daniels Gate
Lilburn Drive
Spalding
Lincs

Amendment: Hedge line adjacent Plot 20 re-plotted correctly.
(Drawing no: 92044/002)

22-MAR-94

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 Planning and Building Control Services

PLANNING AMENDMENT

For office use only

Application No. H16/0924/93/1

Date Registered 03 MAR 1994

Case Officer PU

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

BROADGATE BUILDERS (SPALDING) LTD
BROADGATE HOUSE
BROADGATE
WESTON HILLS, SPALDING, LINCS.
Tel. No. 0406 380532.

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

DANIELS GATE, LILBURN DRIVE, SPALDING.

Please complete

APPLICATION No.

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

H16/0924/93

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 A.V. Finch Date 23.1.3.94

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

RESIDENTIAL DEVELOPMENT
DANIELS ACRE PHASE 3, REVISED LAYOUT)
PLOTS 20-35

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.)

HEDGE LINE ADJACENT PLOT 20 RE-PLOTTED CORRECTLY

AS ABOVE.

State drawing no's of the current submission

92044/002 REV E

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

YES / ~~NO~~ MR. P.J. UDY

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

NONE.

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 ✓ KL

Registered .....

DC Procedural Assessment

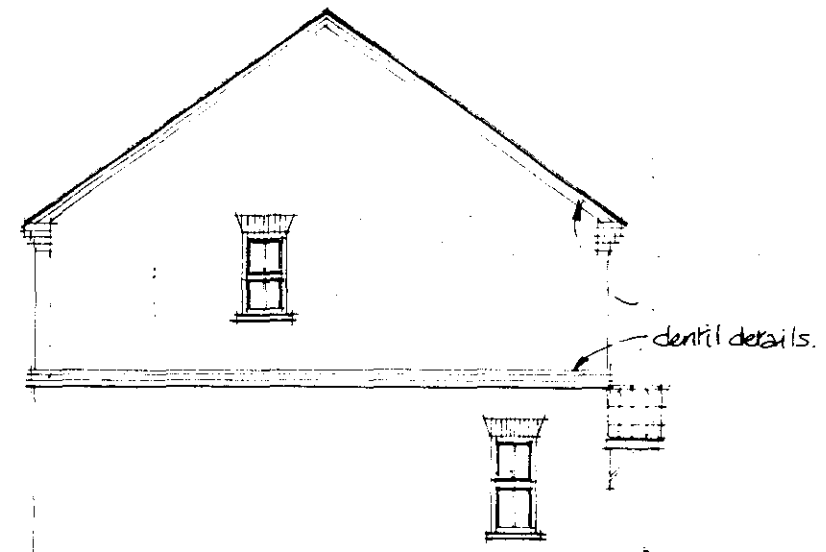
Is the information given correct? Yes/No (If No, state above what details are needed)

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

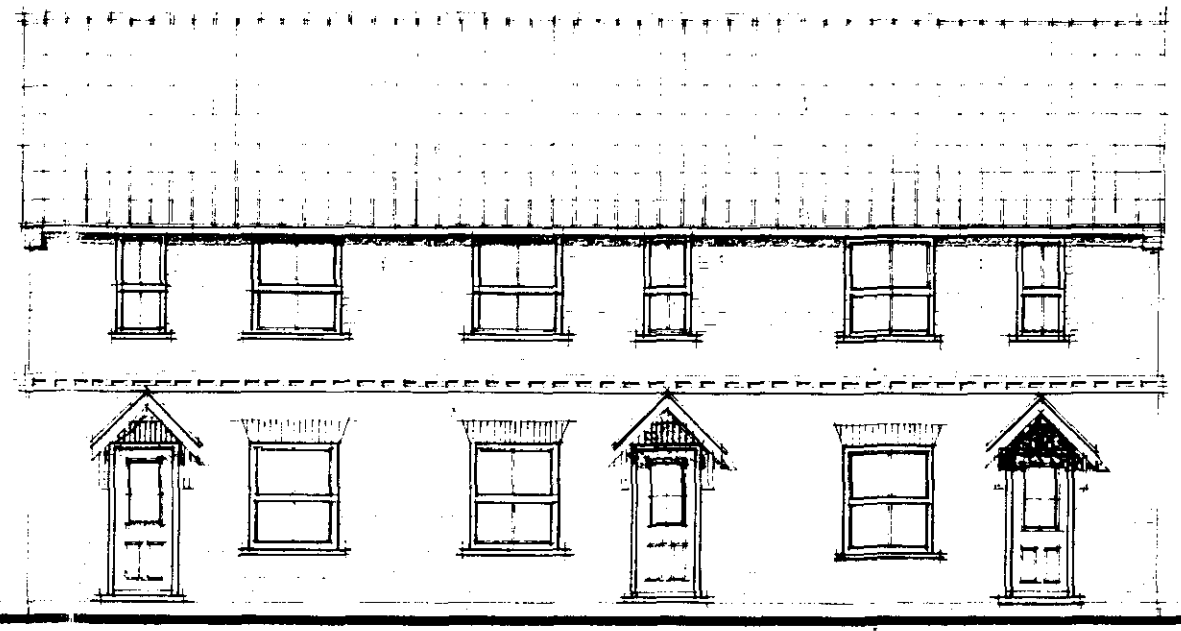
Confirmed: 23/3/94

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

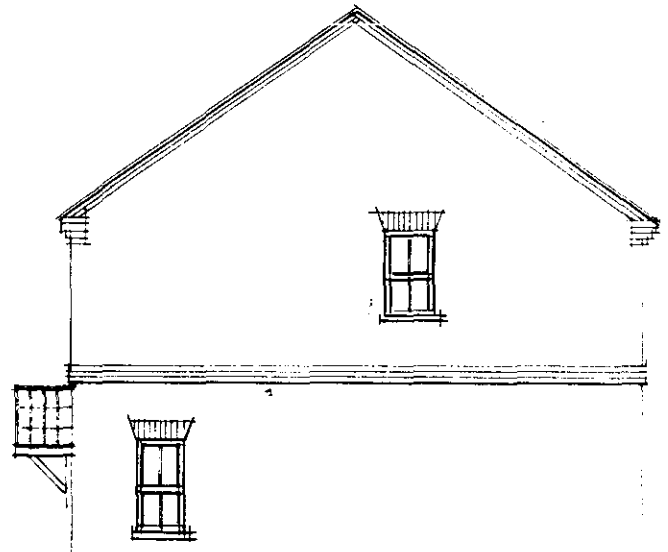
Acceptance issued:



SIDE



FRONT ELEVATION



SIDE



REAR

0924/93

DETERMINED PLAN

Broadgate Homes

Daniels Acre

Phase 3

Design: WINDSOR

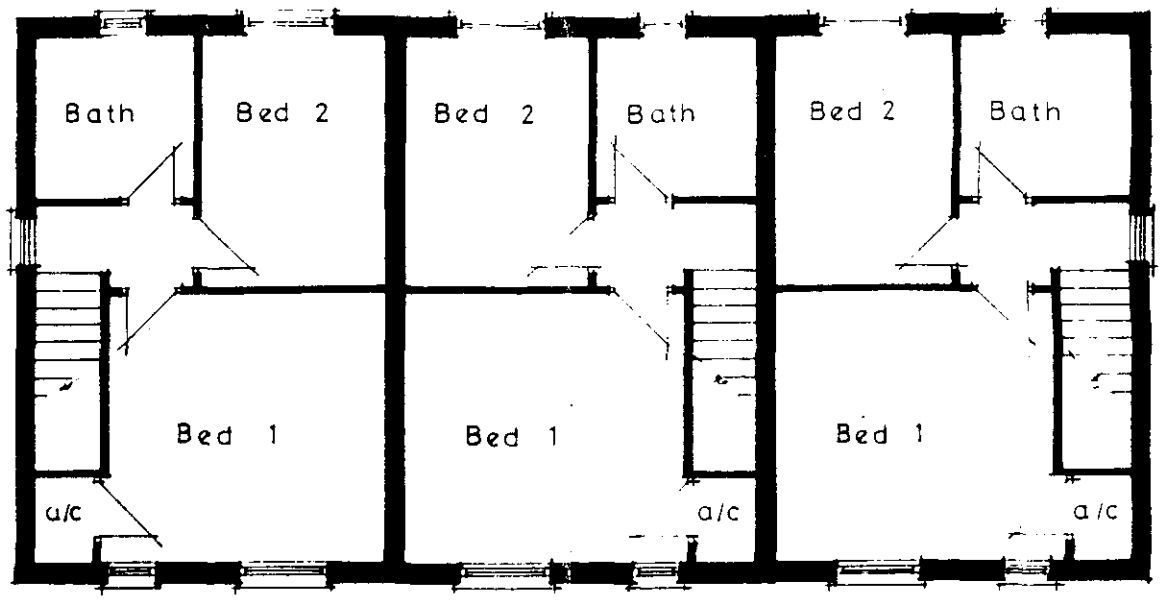
Plots: 20-22 23-25 26-28
REVISED LAYOUT

Drg no: 92044/20-28

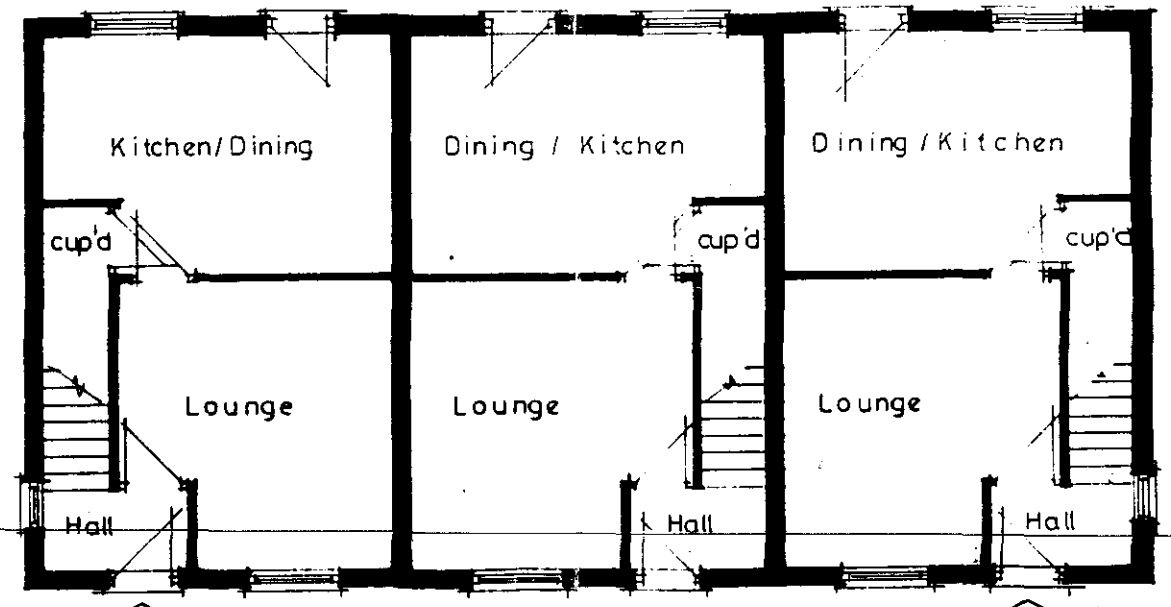
Date: 09/93

Scale: 1:100

Drawn: af.



First floor



22/25/28 Ground floor 20/23/26

0924/93

DETERMINED PLAN

Broadgate Homes

Daniels Acre

Phase 3

Design: Windsor

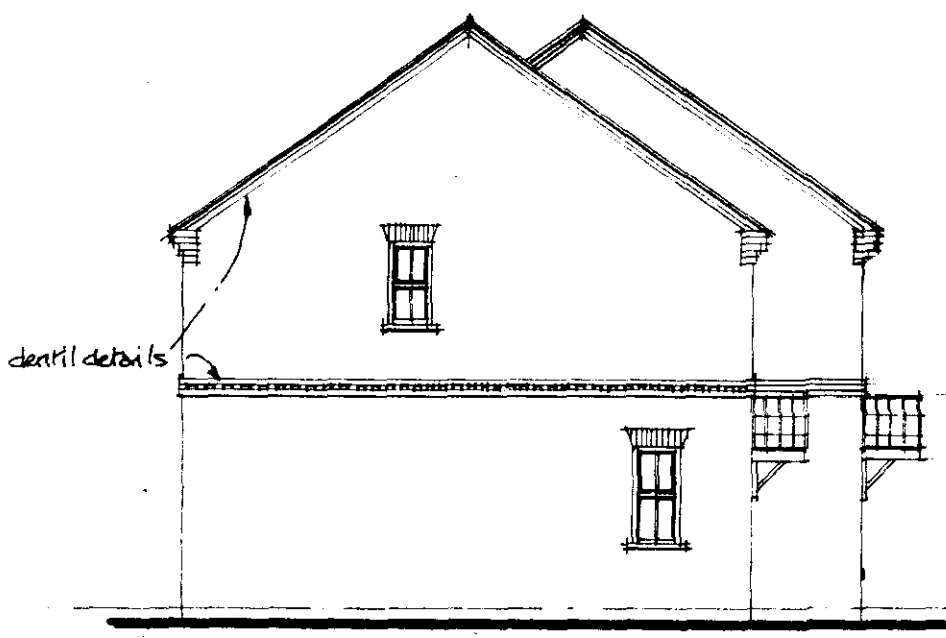
Plots: PLOTS 20-22 / 23-25 / 26-28 REVISED LAYOUT

Drg no: 92044/ 20-28

Date: 09/93

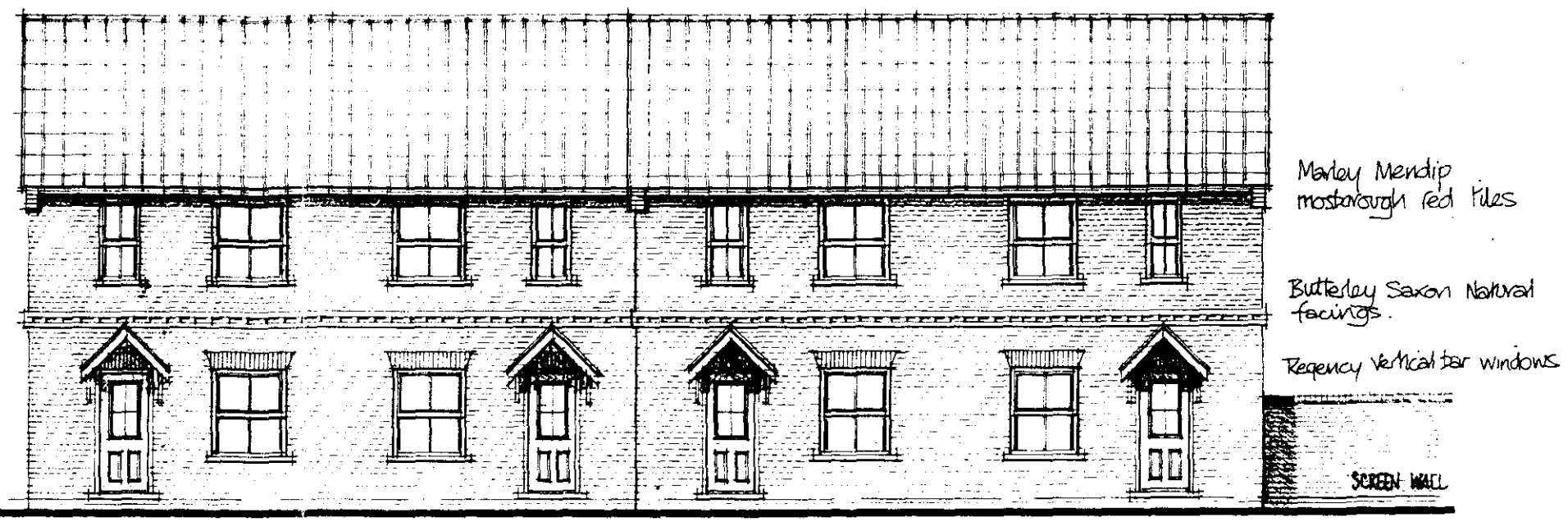
Scale: 1:100

Drawn: m.d.



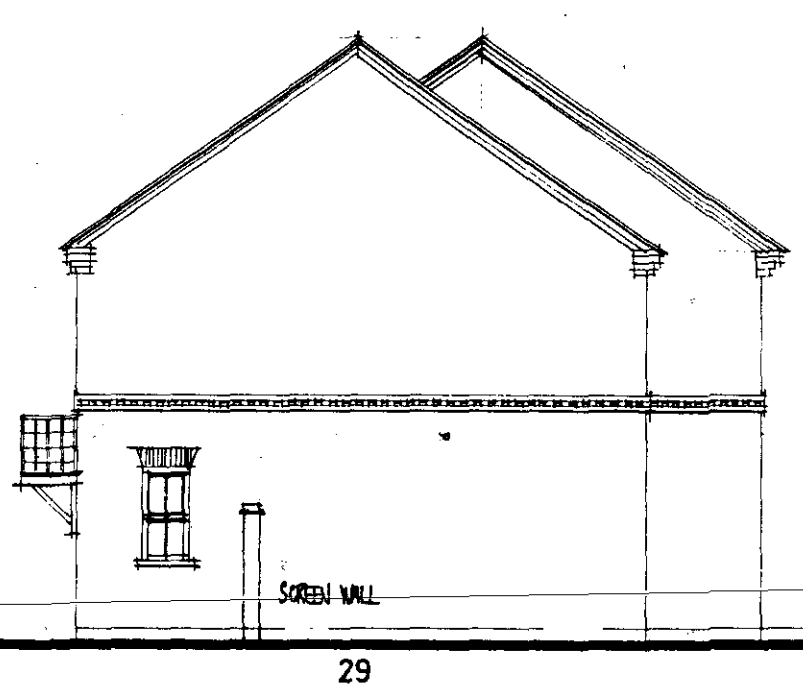
32

SIDE



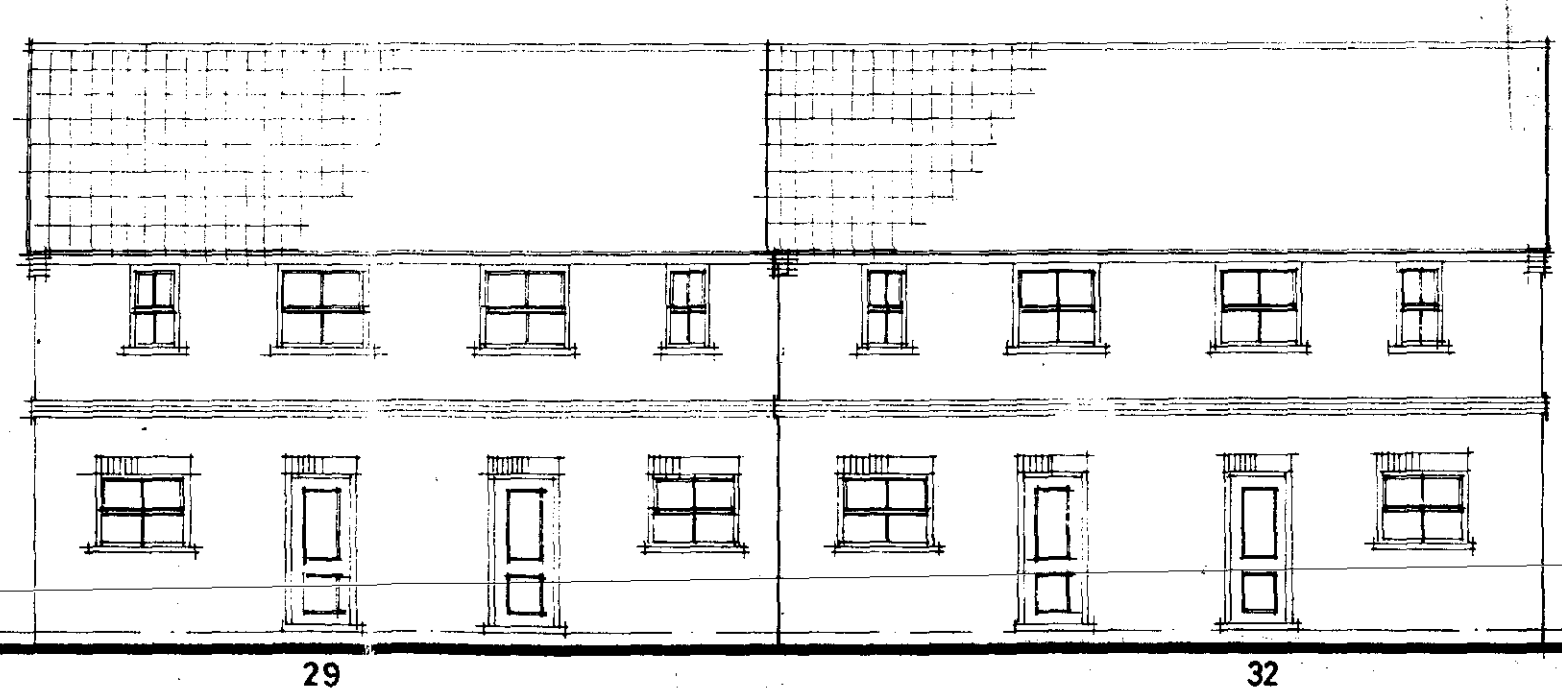
32 32 29

FRONT ELEVATION



29

SIDE



29 29 32

REAR ELEVATION

0924/93

DETERMINED
PLAN

Broadgate Homes

Daniels Acre

Phase 3

Design: WINDSOR

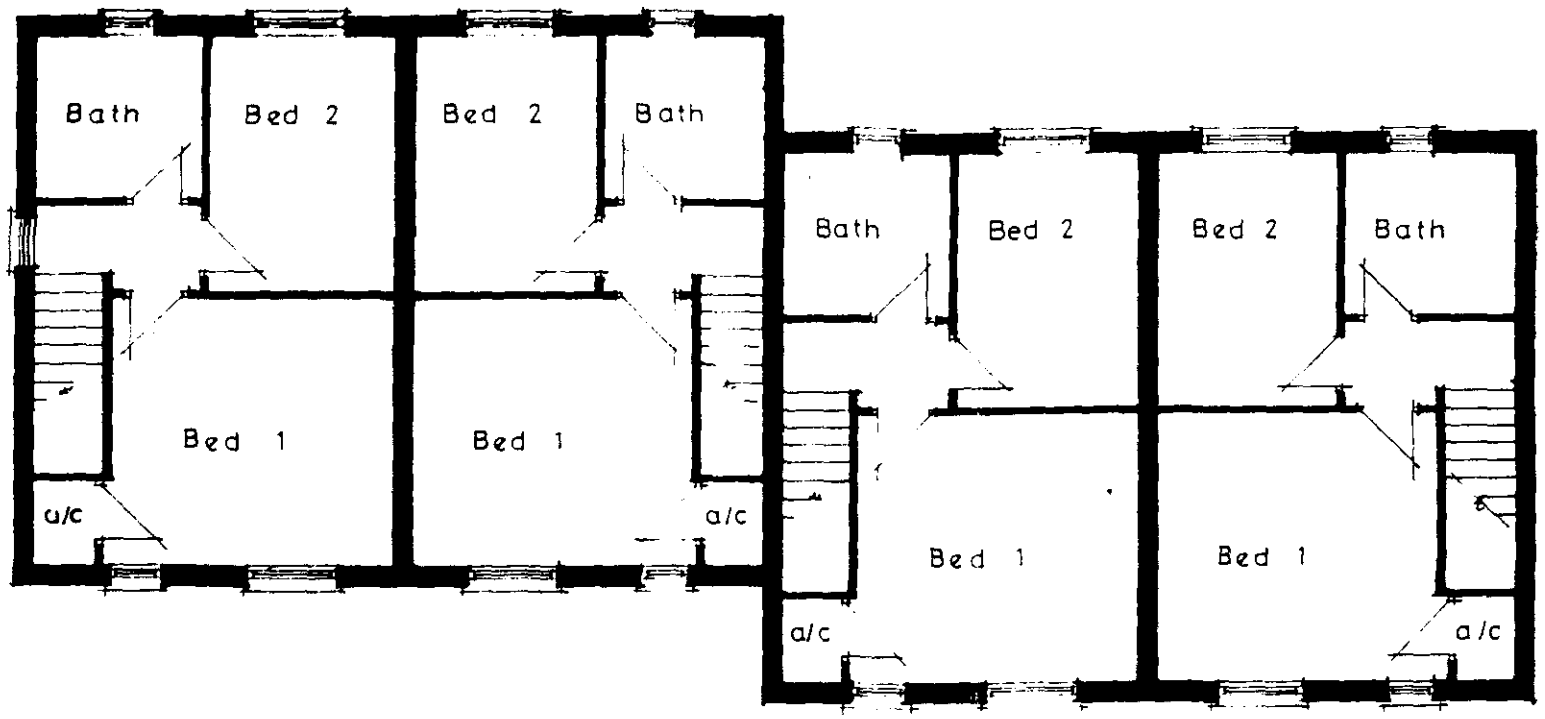
Plots: 29 - 32
REVISED LAYOUT

Drg no: 92044/29-32

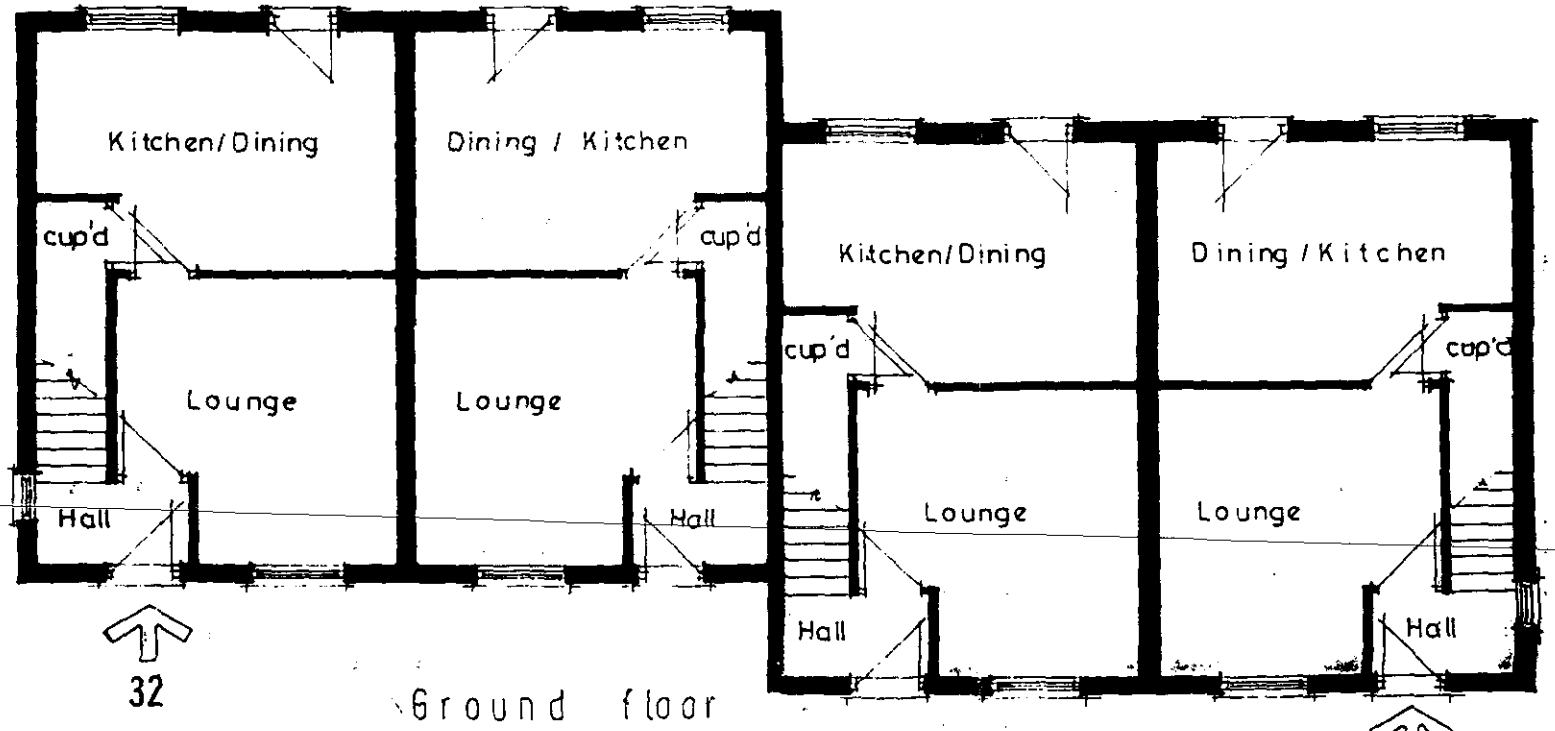
Date: 09/93

Scale: 1:100

Drawn: af.



First floor



Ground floor

0924/93

DETERMINED PLAN

Broadgate Homes

Daniels Acre

Phase 3

Design: Windsor

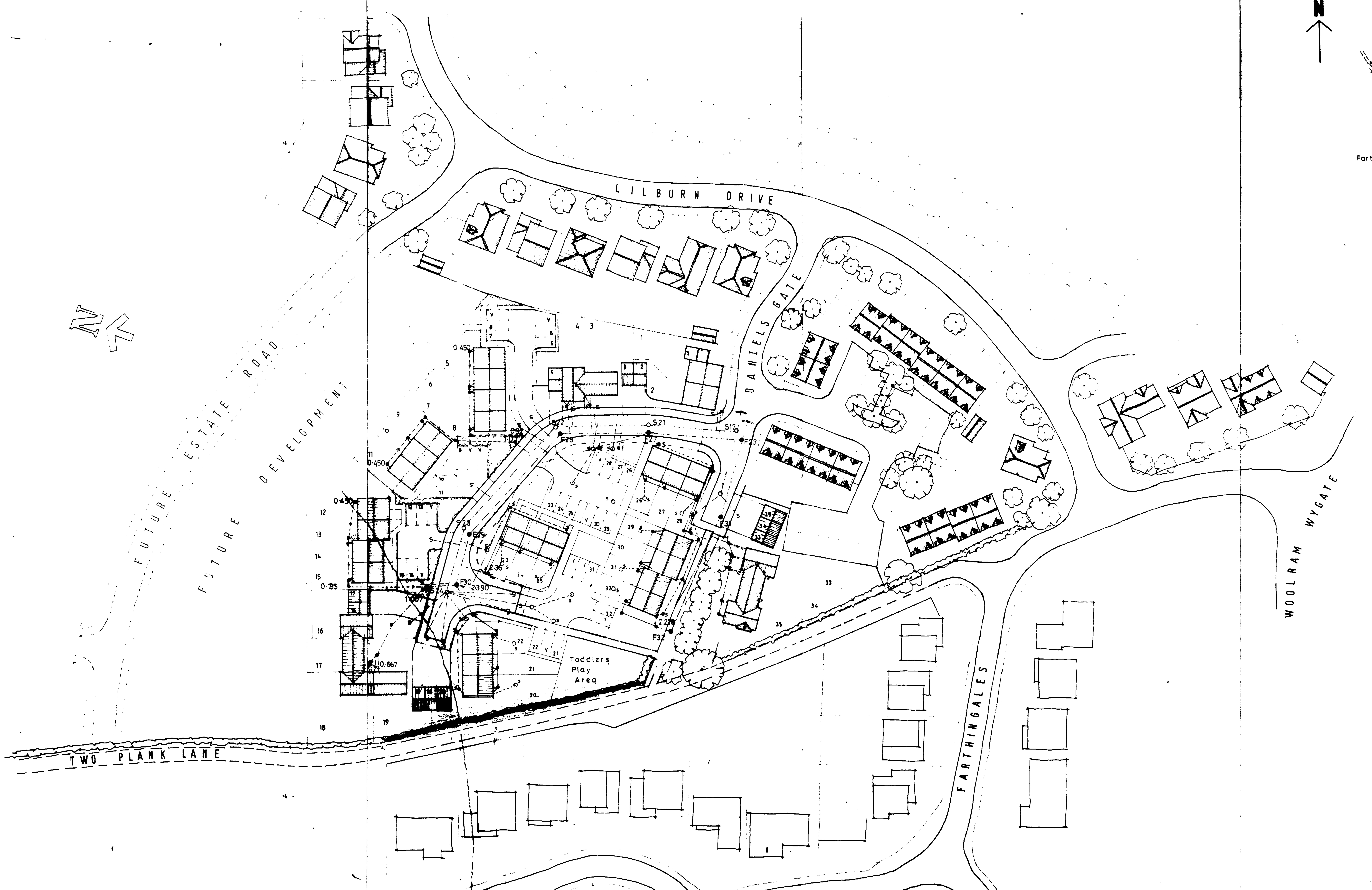
Plots: PLOTS 29-32 REVISED LAYOUT

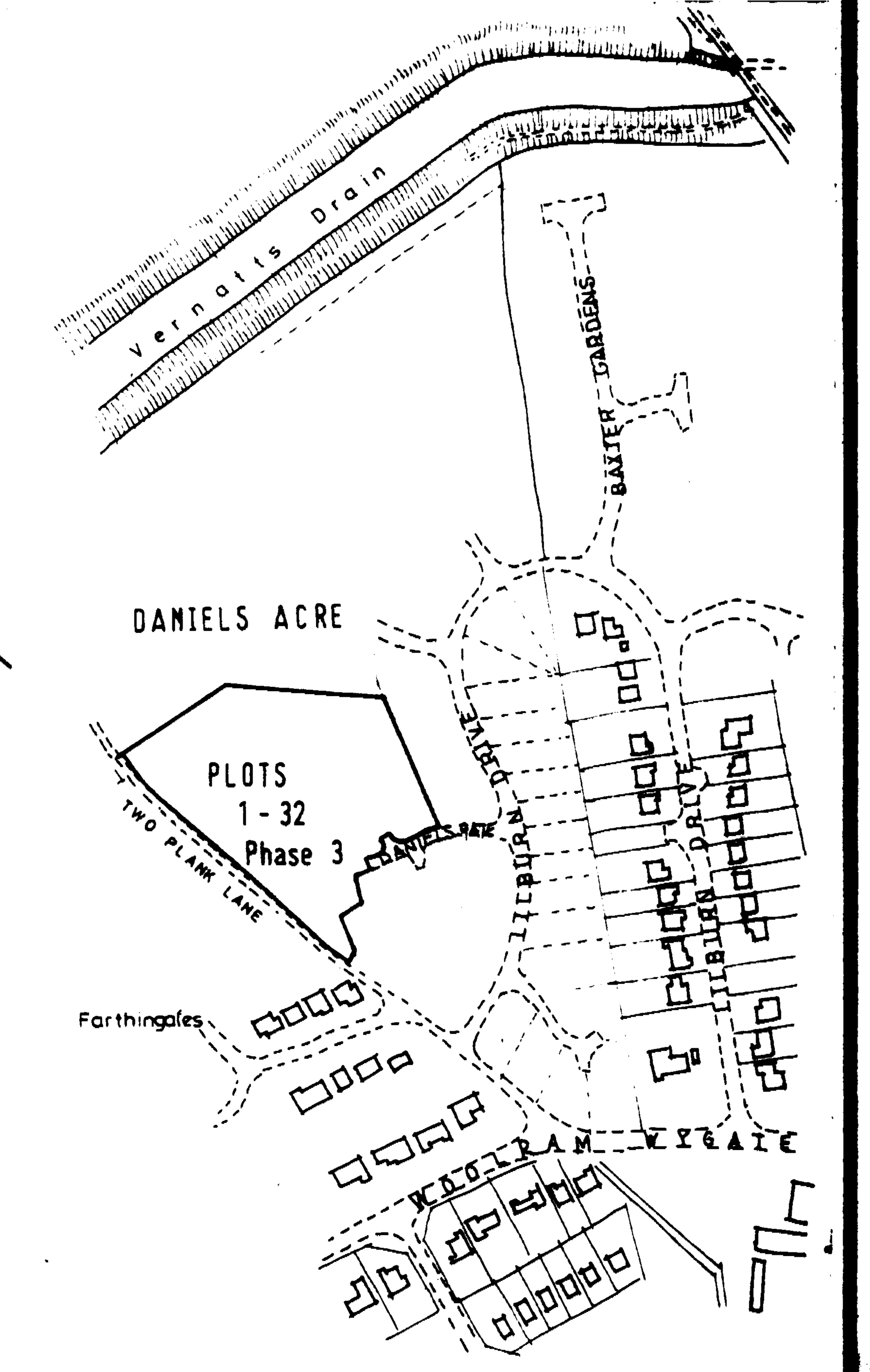
Drg no: 92044/29-32

Date: 09/93

Scale: 1:100

Drawn: m.d.





LOCATION PLAN 1:2500

AMENDED PLAN

Ref. A

SOUTH HOLLAND D.C.
PLAN DEPT.
03 MAR 1994
REF. H16/0924/93

Broadgate Builders

Broadgate Builders (Spalding) Limited

Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DB.

Telephone: Holbeach (0406) 380532.

TITLE

Residential Development
Daniels Acre Phase 3

Plots 1- 35 Daniels Gate

REVISED LAYOUT inc. F.W. DRAINS.

DATE	January - 1993	DRAWN	A. J. F.
DRWG. No.	92044 / 002	SCALE	1:500, 1:2500

REVISIONS	DES	DATE	SIGN
A	INVERT LEVELS TO PLOTS 3-15	10-5-93	M.D.
B	INVERT LEVELS PLOTS 26-29	30-6-93	M.D.
C	REVISED LAYOUT inc. F.W. DRAINS.	8-11-93	M.D.
D	Surface water • soakaways to plots 20-32	30-11-93	M.D.
E	Hedge line re-plotted adj. 18-20 to indicate verge adj. Two Plank Lane.	2.3.94.	ajf.

PLANNING	BUILDING REGS.
CHECK BY	

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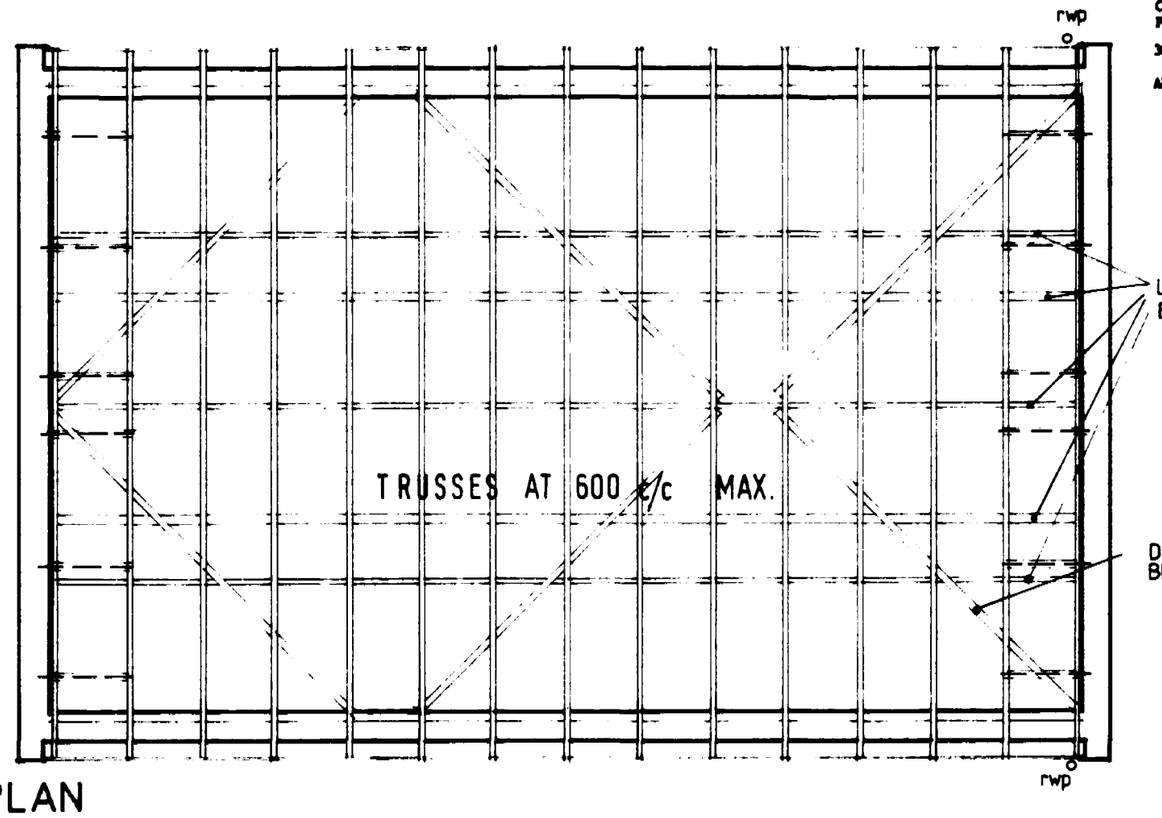
DRAINAGE - SURFACE WATER

100MM HALF ROUND U.P.V.C. GUTTERS TO DISCHARGE INTO 68MM ROANPIPES.

BELOW GROUND PIPEWORK TO BE 68MM U.P.V.C. FLEXIBLE JOINTED WITH 10MM MIN. PEA GRAVEL BED AND SURROUND. PIPES TO BE LAID TO 1 : 70 FALL TO 01.2M SOAKAWAYS AT 5.0M MIN. FROM ANY BUILDING OR DISCHARGE TO SURFACE WATER SEWER WHERE APPROPRIATE.



ROOF PLAN

ROOF CONSTRUCTION

FOR DETAILS OF ROOF MEMBERS PLEASE REFER TO ROOF PLAN.

CONCRETE INTERLOCKING TILES TO LOCAL AUTHORITY APPROVAL TO BE OF SUITABLE TYPE FOR PITCH AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATION.

INSTALLATION TO BE TO BS 5534 PART 1 : 1978 WITH TILES LAID TO 75MM MIN. HEAD LAP.

38 X 25MM PRESERVATIVE TREATED S.W. BATTENS ON UNDERFELT TO BS 747 FELT TO BE LAPPED 150MM MIN.

TRUSSED RAFTER ROOF TO BE SPECIALIST DESIGNED AND SUPPLIED BY TYRHAPLATE LTD. IN ACCORDANCE WITH BS 5268 PART 3 : 1985.

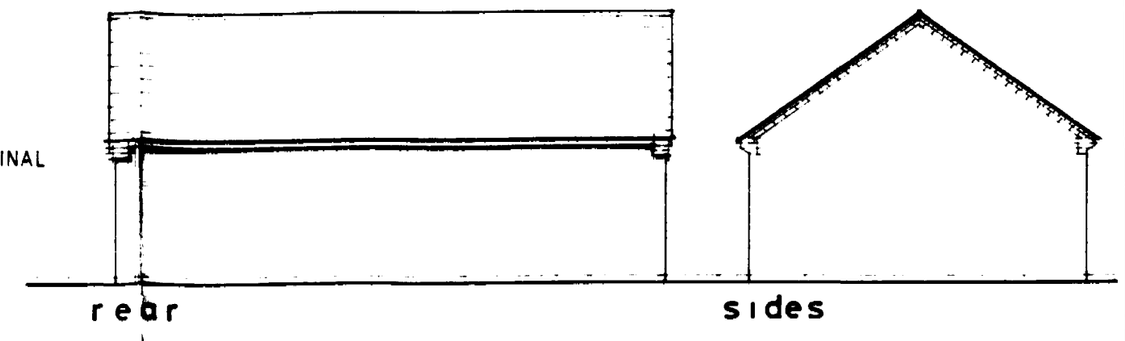
TRUSSES TO BE INSTALLED AT 400MM C/C UNLESS INDICATED OTHERWISE ON ROOF PLAN.

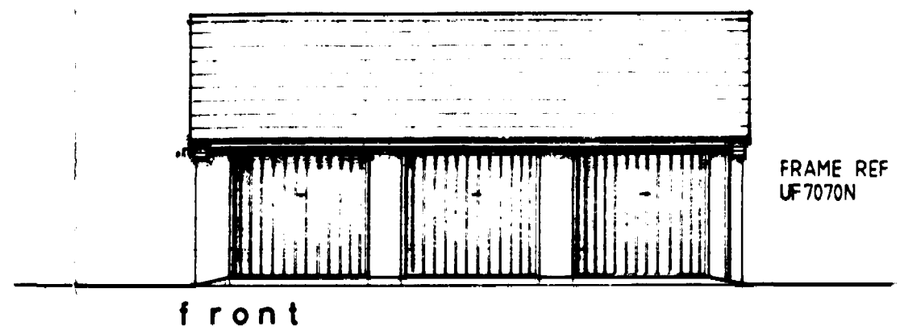
100 X 75MM WALL PLATE STRAPPED TO WALLS AT 1.2M C/C MAX. USING 30 X 5MM GALVANISED STEEL STRAPS.

PROVIDE 30 X 5MM GALVANISED STEEL STRAPS AT 2.0M C/C MAX. FROM RAFTER AND CEILING CROSS MEMBERS TO GABLE WALLS. SPAN 2 NO. TRUSSES WITH NOGGINGS AND PACE B.L.T. 38MM THICK AND B.L.T. ½ DEPTH OF ROOF TRUSS MEMBER RESTRAINED.

38 X 175MM P.S.E. FASCIA AND BARGEBOARDS (WHERE APPLICABLE) WITH 6MM PLY SOFFIT.

ALL TIMBER TO BE SC3 STRUCTURAL GRADE MINIMUM.





EXTERNAL WALLS

260MM CAVITY WALL CONSTRUCTION TO COMPRISE:- 100MM FACING BRICK (TO BS 3921: 1974 FOR CLAY BRICK, BS 187: 1978 FOR CALCIUM SILICATE BRICK).

60MM CAVITY INSULATION TO BE INSTALLED BY TERRAY OF NOTTINGHAM IN ACCORDANCE WITH AGREEMENT BOARD CERTIFICATE NO. 86/1606. INNER LEAF TO BE 100MM 'HEMELITE' OR SIMILAR APPROVED INSULATING BLOCKWORK.

PROVIDE GALVANISED OR STAINLESS STEEL WALL TIES TO BS 1243 : 1978 INSTALLED AT 900MM C/C MAX. HORIZONTALLY, 450MM C/C VERTICALLY. TIES AT 300MM C/C MAX. VERTICALLY AT UNBONDED JAMBS TO ALL OPENINGS.

CAVITY TO BE CLOSED AT ALL OPENINGS AND IN ROOF SPACE INCORPORATING HORIZONTAL AND VERTICAL D.P.C.'s.

WALLING BELOW D.P.C.

CLASS A BLOCKWORK TO BE USED BELOW D.P.C.

PROVIDE LINTELS TO WALLS WHERE PENETRATED BY SERVICES.

PROVIDE HORIZONTAL D.P.C. AT 150MM MIN. ABOVE FINISHED GROUND LEVEL.

D.P.C. TO BE CONTINUOUS AND LAPPED WITH D.P.M.

LEAN MIX TO CAVITY TO TERMINATE 225MM BELOW LOWEST D.P.C. LEVEL.

FOUNDATIONS

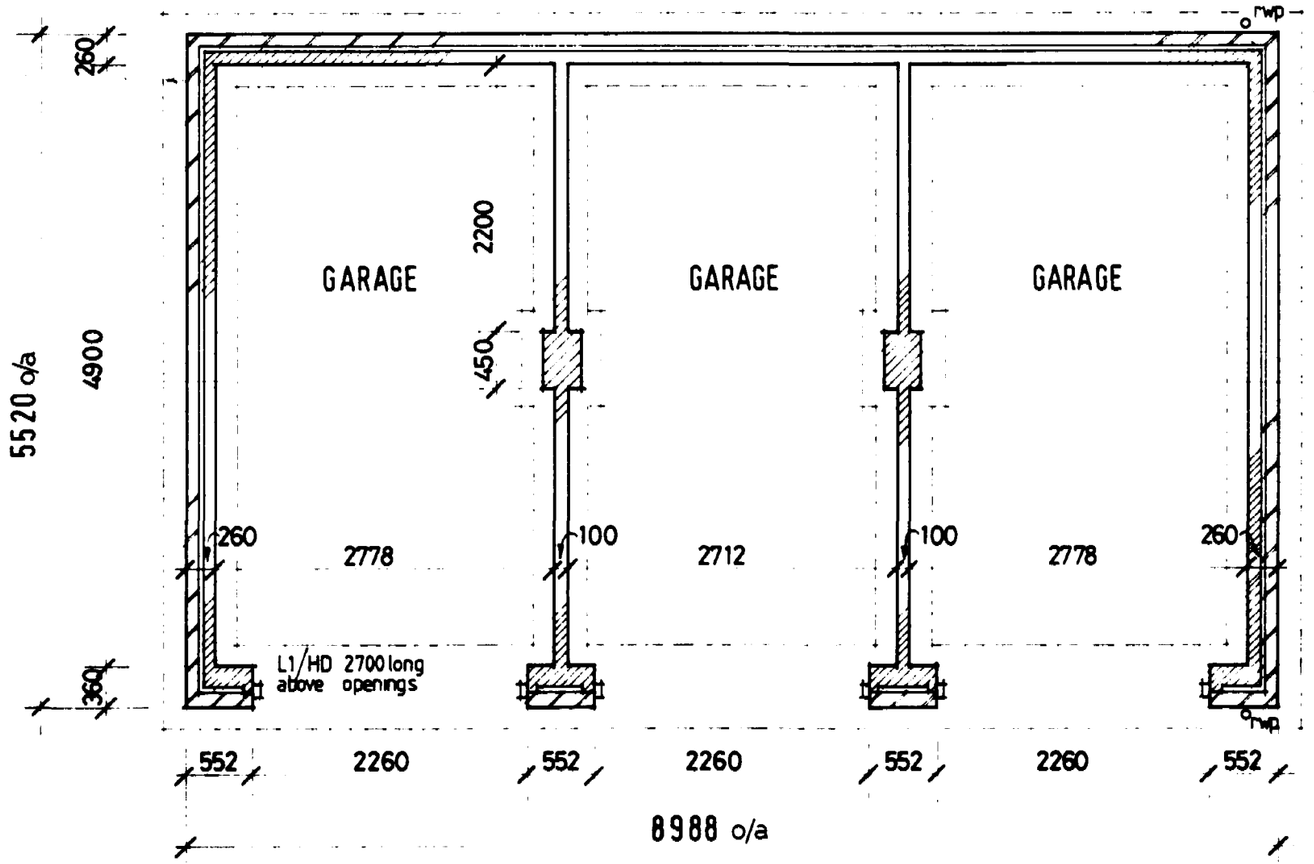
PROVIDE CONCRETE STRIP FOUNDATIONS TO WALLS AS INDICATED ON PLAN TO THE FOLLOWING SIZES:- 700 X 225MM DEEP TO 260MM WALLS, 450 X 225MM DEEP TO 100MM LOADBEARING WALLS.

FOUNDATIONS TAKEN DOWN TO A SUITABLE LOADBEARING SUB-STRATA AT MIN. DEPTH 450MM. IF SUITABLE SUB-SOIL IS ENCOUNTERED, FOUNDATIONS TO BE TAKEN DOWN TO DEPTH OF 1.0M BELOW FINISHED GROUND LEVEL.

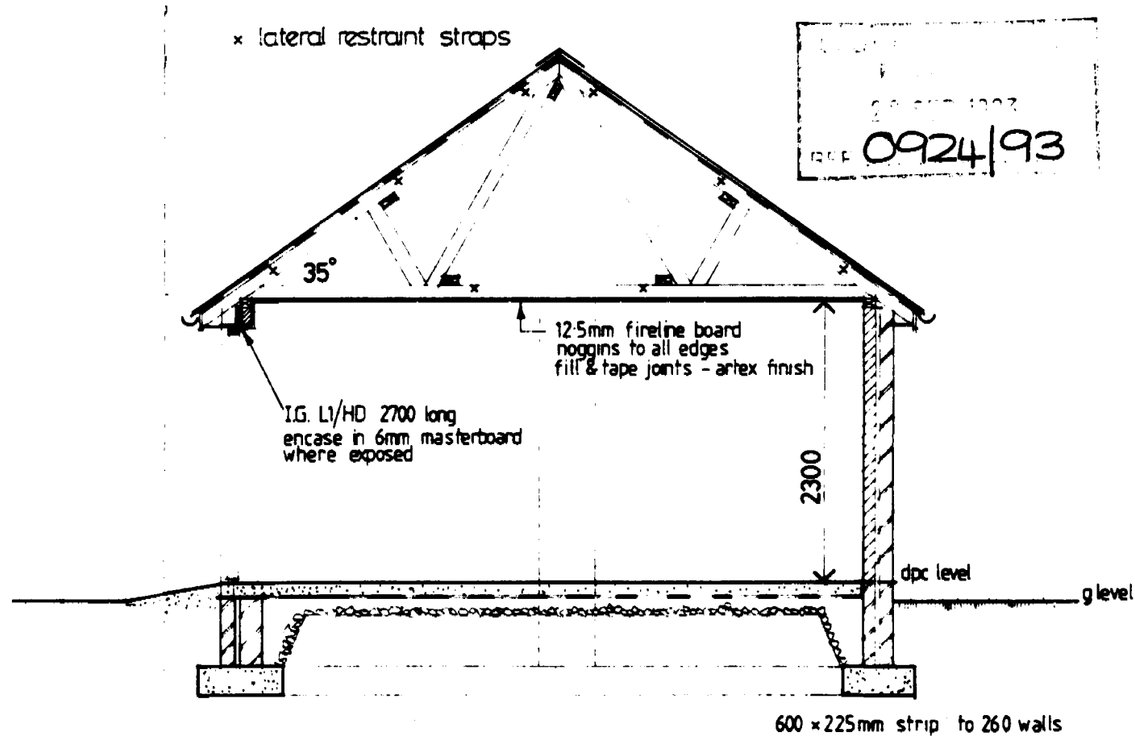
FLOOR CONSTRUCTION

150MM WELL CONSOLIDATED HARDCORE 25MM SAND BLINDING, 300GG POLY D.P.M. LAPPED WITH D.P.C. 100MM CONCRETE OVERSITE TO C15P MIX LAID TO MAIN CENTRE.

DETERMINED PLAN



FLOOR LAYOUT



LATERAL SECTION

Broadgate Builders

Broadgate Builders (Spalding) Limited

Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DB.

Telephone: Holbeach (0406) 380532.

TITLE

Residential Development
DANIELS GATE SPALDING

PROPOSED TRIPLE GARAGE BLOCK
PLOTS 18,19,20 & 33,34,35.

DATE april 1993	DRAWN stan j.finch.
DRWG. No. 92044/TGB	SCALE 1:50/1:100

REVISIONS	DES.	DATE	SIGN
A.	Plot Numbers changed (33,34,35) due to estate re-design.	23.9.93	af.

PLANNING H16/0011/93 | BUILDING REGS.

CHECK BY

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SUMMIT

Broadgate Homes

SITE LAYOUT ~ DANIELS GATE

screen wall & fencing proposals

- 1.8m screen wall - PLOTS 2,4, 28 / 0.9m wall to parking court adj. 29-26.
- P — 1.8m HIGH PANEL FENCE
- T — 1.8m HIGH TRELLIS TOP PANEL FENCE
- 0.45m HIGH CONC. POST & WIRE
- PA — 1.8m HIGH TIMBER PALISADE FENCE
- 0.9m HIGH CHAIN LINK (green pvc coated)
- 0.45m HIGH TIMBER NOTCHED POST & RAIL
- PAVING SLABS TO PRIVATE PATHS

landscaping proposals

TREE PLANTING AS SPECIFIED ON PLAN
STANDARDS WITH SUITABLE STAKES & TIES

GROUNDCOVER AS SPECIFIED ON PLAN

HEDGE PLANTING AS SPECIFIED ON PLAN
0.9m planting ht. @ 0.6m c/c

Two Plank Lane Hedgerow

- Identifies existing gaps to hedgerow which are to be infill planted with "Crataegus Monogyna" (COMMON HAWTHORN) 60-90cm staggered in 2 rows @ 300c/c
- sycamore — Identifies existing trees which are to be allowed to grow above hedgerow* some cutting/shaping of trees is required to encourage satisfactory stable growth.

NOTE: ALL NEW & EXISTING HEDGEROW PLANTING IS TO BE ALLOWED TO ATTAIN MIN. 2M HEIGHT AND MAINTAINED AT N.L.T THIS HEIGHT THEREAFTER.

* trees considered unsuitable for retention due to poor condition / close proximity to other specimens are also identified.

SUPERSEDED

Broadgate Builders

SOUTH HOLLAND D.C. PLANNING 01 OCT 1993 REF 92/P

Broadgate Builders (Spalding) Limited

Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DB.

Telephone: Holbeach (0406) 380532.

TITLE

RESIDENTIAL DEVELOPMENT
DANIELS ACRE Phase 3

PLOTS 1-35 DANIELS GATE
REVISED LAYOUT
SITE LAYOUT INC. LANDSCAPING & FENCING

DATE january 1993	DRAWN stan j finch.
DRWG No 92044/001	SCALE 1:250

REVISIONS	DES	DATE	BY
A	Amendments to highways / line of footpath link	2.2.93	AJF
B	Additional bollards provided to parking bays adjacent Plot 4	25.3.93	AJF
C	Hedgerow scheme - TWO PLANK LANE	22.4.93	AJF
D	REVISED LAYOUT PLOTS 20 → 35 inc. - dwellings of plots as attached.	22.9.93	AJF

PLANNING H16/0011/93

BUILDING REGS.

CHECK BY

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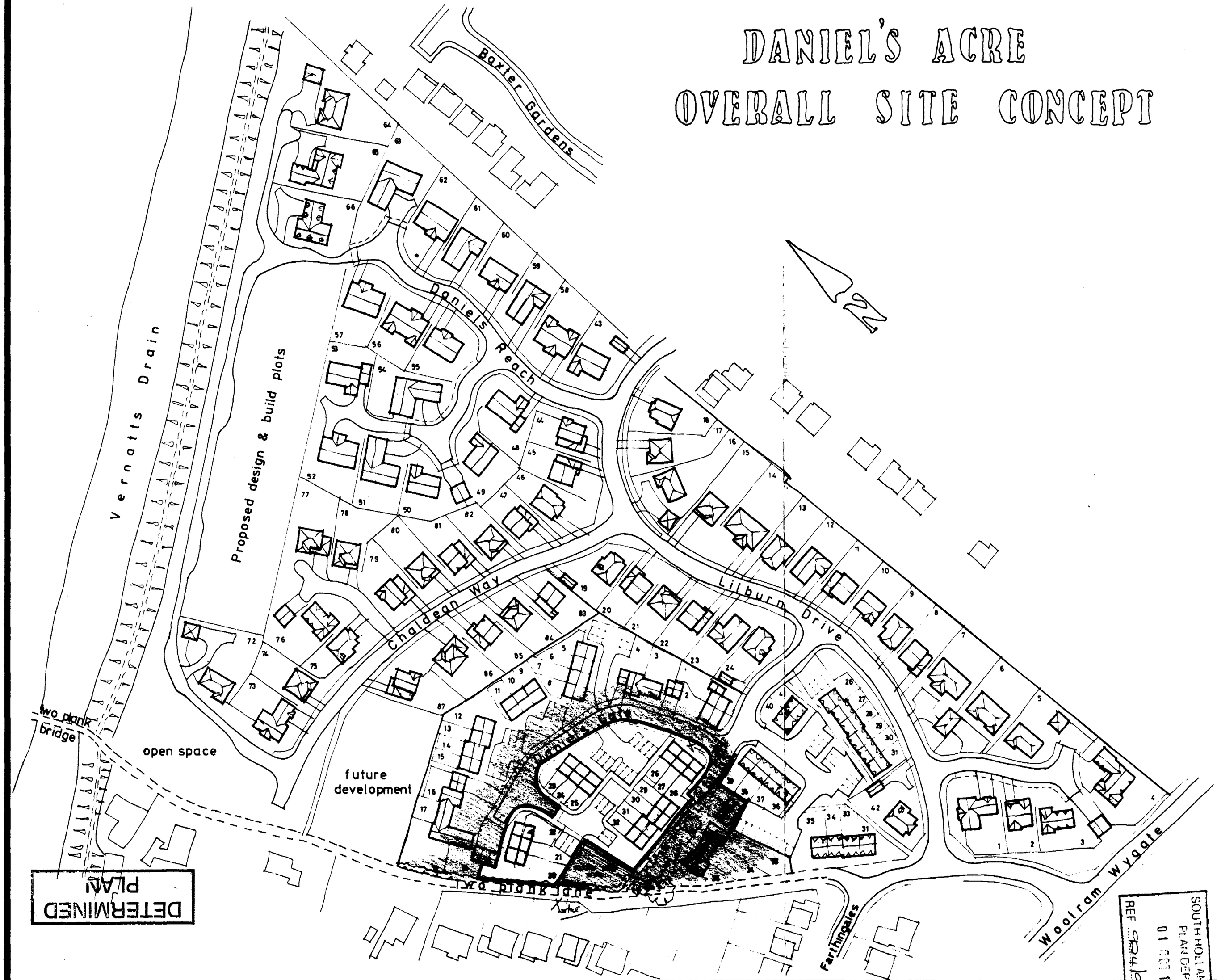
DANIEL'S ACRE
OVERALL SITE CONCEPT



DETERMINED PLAN

SOUTH HOLLAND D.C.
PLAN DEPT
01 OCT 1993
REF 924/93

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Broadgate Builders

Broadgate Builders (Spalding) Limited

Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DB.

Telephone: Holbeach (0406) 380532

TITLE

Residential Development,
Daniels Acre,
Spalding.

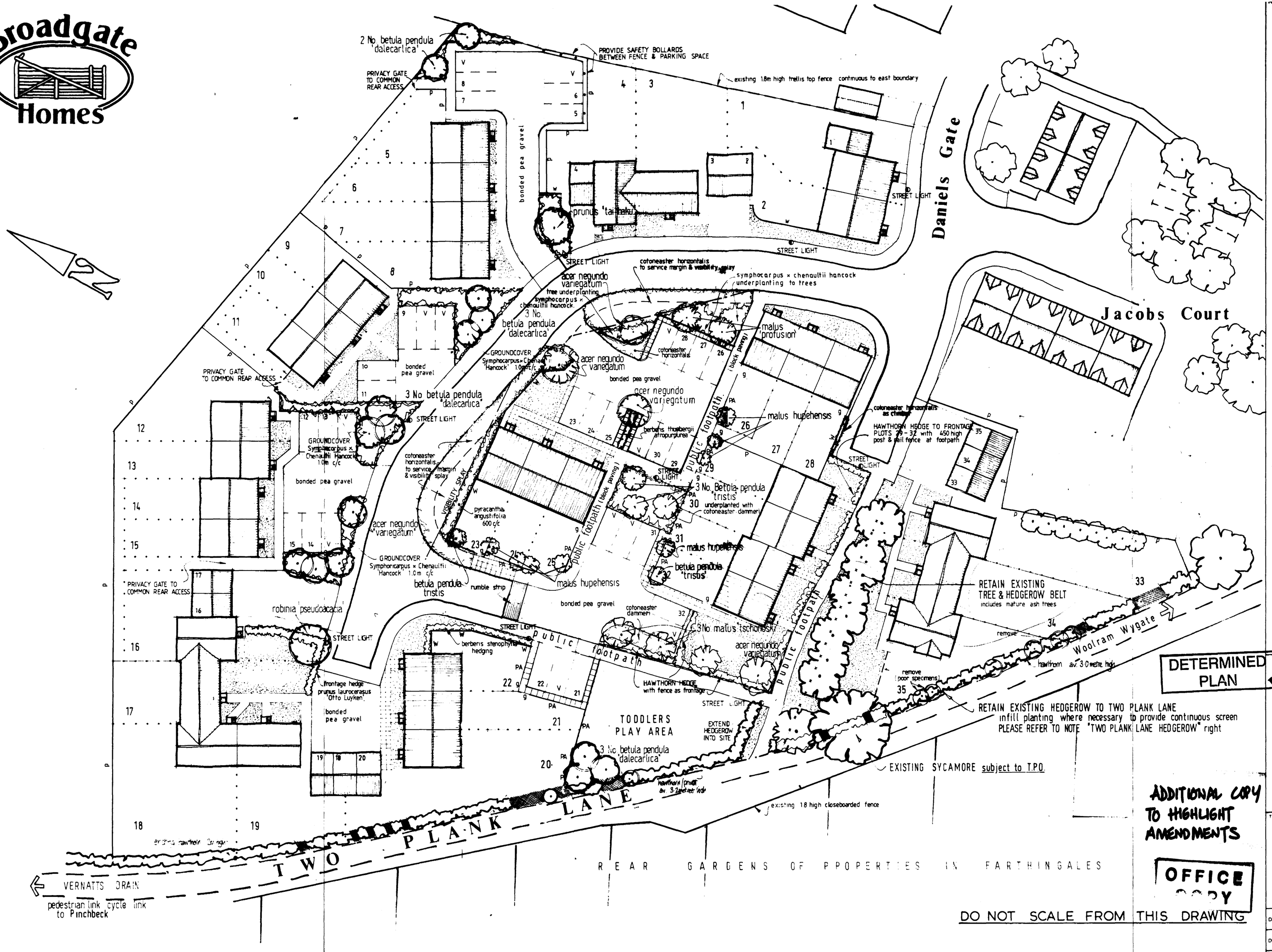
SITE CONCEPT PLAN

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

REVISIONS	DES.	DATE	SIGN
A.	Revised layout - Daniels Gate plots 20-35	9/93	af

PLANNING	BUILDING REGS.
CHECK BY	

Broadgate Homes



screen wall & fencing proposals

- W — 1.8m screen wall PLOTS 2,4, 28; 0.9m wall to parking court adj. 23-26.
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HEDGE PLANTING AS SPECIFIED ON PLAN 0.9m planting ht. @ 0.6m c/c

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A ... N

Ref.

DETERMINED PLAN

Broadgate Builders

SOUTH HOLLAND D.C. PLAN DEPT. 09 NOV 1993 REF 0924/93

Broadgate Builders (Spalding) Limited

Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DB.

Telephone Holbeach (0406) 380532

ADDITIONAL COPY TO HIGHLIGHT AMENDMENTS

OFFICE COPY

DO NOT SCALE FROM THIS DRAWING

TITLE

RESIDENTIAL DEVELOPMENT
DANIELS ACRE Phase 3

PLOTS 1-35 DANIELS GATE
REVISED LAYOUT
SITE LAYOUT INC. LANDSCAPING & FENCING

DATE january 1993	DRAWN alan j. finch.
DRWG No 92044/001	SCALE 1:250

REVISIONS	DES	DATE	SIGN
A	Amendments to highways / line of footpath link	2 2 93	AJF
B	Additional bollards provided to parking area adjacent Plot 4.	25 3 93	AJF
C	hedgerow scheme - TWO PLANK LANE	22-4-93	AJF
D	REVISED LAYOUT PLOTS 20 → 35 inc. renumbering of plots as affected.	22-9-93	AJF
E	Visibility splay to parking court. Amended layout and landscaping.	2-11-93	A.J.F.

PLANNING H16/0011/93 — BUILDING REGS

CHECK BY H16/0924/93 Revised PLOTS 20-31

SITE LAYOUT ~ DANIELS GATE

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