



2003-2004
Supporting the Rural Economy



Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

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

FILE COPY

Town and Country Planning Act 1990 Planning Permission

Reference: H16/0940/02

Received: 13-AUG-02

Type: FULL

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

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

Description: Proposed residential development (32 dwellings)

Location : Plots 1-32 Off Horseshoe Road Spalding

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

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

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

1353103 ✓ Notwithstanding the details submitted, before any development is commenced a scheme of landscaping and tree planting for the eastern boundary of the site, including details of positions, heights on planting and species of trees shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of visual amenity and to protect the privacy of the occupants of adjoining dwellings.

- 3 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.



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- 4 ✓ 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.

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

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

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

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

- 7 Before any other part of the development hereby permitted is commenced, the junction of the estate road with the existing public highway shall be constructed for at least 60 metres into the site, to the satisfaction of the Local Planning Authority.

Reason: To ensure that the land required for the access, including the visibility splays, is not used or developed for purposes that would prejudice the development of the backland and to ensure that vehicles can park clear of the public highway, in the interests of amenity and road safety, while the development is being carried out.

- 8 ✓ Before any dwelling is commenced, all of that part of the estate road and associated footways that forms the junction with the main road and which will be constructed within the limits of the existing highway, shall be laid out and constructed to finished surface levels in accordance with details to be submitted to and approved in writing by the Local Planning Authority.



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Reason: To ensure safe and adequate provision for vehicles and pedestrians travelling along the existing public highway in the interests of highway safety and convenience.

- 9 ✓ Prior to the commencement of the development hereby permitted, details shall be submitted to the Local Planning Authority for the provision of a positive system for the disposal of surface water run-off from the carriageway of Horseshoe Road, the verge and the new footway for the full frontage of the site. The works as approved shall be completed prior to the occupation of any dwelling.

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

- 10 ✓ Before any development is commenced details of a programme for the implementation of the open space and toddlers play area shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved programme.

Reason: To ensure a satisfactory development in relation to the amenities of the locality and future occupants.

- 11 Before the development hereby permitted is commenced details of the type and colour of the materials to be used for external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.

- 12 ✓ A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscaped areas, other than small privately owned domestic gardens, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development. The landscape management plan shall be carried out as approved.

Reason: To ensure a satisfactory development in the interests of the visual amenities of the locality and to preserve the long term future of the perimeter landscaping and open space area.

Note(s):



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The determined plans are:

Development Appraisal, Artist's Impression and Dwg Nos. 0119/1-01; 0119/2-01; 0119/3-01; 0119/4-01; 0119/4,5-03; 0119/5-01; 0119/6-01; 0119/6-03; 0119/7,8,9-01; 0119/10,11; 12,13; 14,15; 23,24-01; 0119/25,26,27-01; 0119/28-01; 0119/29-01; 0119/30-01; 0119/31-01; 0119/32-01; 0119-SL received 13 August 2002.

Dwg nos. 0119/16,17,18,19,20,21,22-03 received 6 December 2002.

Your attention is drawn to the existence of a Section 106 Planning Obligation regulating the development hereby permitted.

The development should be carried out in accordance with the approved Flood Risk Assessment.

The development hereby permitted will require the provision of a new vehicular access crossing. Applicants are requested to contact the Local Highway Authority's Divisional Office at Pode Hole - (Tel: 01775 769091) prior to the commencement of any works within the public highway.

Head of Planning & Development

31 OCT 2003

H16/0940/02

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

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Town and Country Planning Act etc

DRAFT PERMISSION

Reference H16/0940/02

Received: 13-AUG-02 Type: FULL

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

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

Description: Proposed residential development (32 dwellings)

Location : Plots 1-32 Off Horseshoe Road Spalding

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

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

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

- 2 Notwithstanding the details submitted, before any development is commenced a scheme of landscaping and tree planting for the eastern boundary of the site, including details of positions, heights on planting and species of trees shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of visual amenity and to protect the privacy of the occupants of adjoining dwellings.

- ✓ 3 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.

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

- 4 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.

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

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

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

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

- 7 Before any other part of the development hereby permitted is commenced, the junction of the estate road with the existing public highway shall be constructed for at least 60 metres into the site, to the satisfaction of the Local Planning Authority.

Reason: To ensure that the land required for the access, including the visibility splays, is not used or developed for purposes that would prejudice the development of the backland and to ensure that vehicles can park clear of the public highway, in the interests of amenity and road safety, while the development is being carried out.

- 8 Before any dwelling is commenced, all of that part of the estate road and associated footways that

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forms the junction with the main road and which will be constructed within the limits of the existing highway, shall be laid out and constructed to finished surface levels in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure safe and adequate provision for vehicles and pedestrians travelling along the existing public highway in the interests of highway safety and convenience.

- 9 Prior to the commencement of the development hereby permitted, details shall be submitted to the Local Planning Authority for the provision of a positive system for the disposal of surface water run-off from the carriageway of Horseshoe Road, the verge and the new footway for the full frontage of the site. The works as approved shall be completed prior to the occupation of any dwelling.

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

- 10 Before any development is commenced details of a programme for the implementation of the open space and toddlers play area shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved programme.

Reason: To ensure a satisfactory development in relation to the amenities of the locality and future occupants.

- 11 Before the development hereby permitted is commenced details of the type and colour of the materials to be used for external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.

- 12 A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscaped areas, other than small privately owned domestic gardens, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development. The landscape management plan shall be carried out as approved.

Reason: To ensure a satisfactory development in the interests of the visual amenities of the locality and to preserve the long term future of the perimeter landscaping and open space area.

Note(s):

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The determined plans are:

Development Appraisal, Artist's Impression and Dwg Nos. 0119/1-01; 0119/2-01; 0119/3-01; 0119/4-01; 0119/4,5-03; 0119/5-01; 0119/6-01; 0119/6-03; 0119/7,8,9-01; 0119/10,11;12,13;14,15;23,24-01; 0119/25,26,27-01; 0119/28-01; 0119/29-01; 0119/30-01; 0119/31-01; 0119/32-01; 0119-SL received 13 August 2002.

Dwg nos. 0119/16,17,18,19,20,21,22-03 received 6 December 2002.

Your attention is drawn to the existence of a Section 106 Planning Obligation regulating the development hereby permitted.

Head of Planning & Development
22 OCT 2003

H16/0940/02

AW



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Town and Country Planning Act 1990

Approval required by Condition of Permission

COPY *Earlier App*

Reference: H16/0286/04

Received: 03-MAR-04 Type: CONDITION COMPLIANCE

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

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

Description: Details of tree planting and landscaping for eastern boundary (Condition 2 of H16/0940/02)

Location : Plots 1-32, Off Horseshoe Road Spalding

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the details submitted for the purpose of conditions attached to the planning permission, subject to any conditions below:

Note(s):

The determined plans are:

Dwg no. 0119-SL-D received 3 March 2004.

Head of Planning & Development
18-MAY-04

H16/0286/04

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



2003-2004
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Town and Country Planning Act 1990

Approval required by Condition of Permission

COPY Earlier App

Reference: H16/1353/03

Received: 10-NOV-03 Type: CONDITION COMPLIANCE

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

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

Description: Details of roads & footways, surface water, tech. information on junctions to highways, surface water run-off, public open space, external materials, landscape

Location : Plots 1-32 Off Horseshoe Road
Spalding

*mainline plans conditions 4, 6
8, 9, 10, 11 & 12 of H16/0940/02*

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the details submitted for the purpose of conditions attached to the planning permission, subject to any conditions below:

Note(s):

The determined plans are:

Dwg nos. 0119/DRAINAGE PLAN, E02/BH/HRS/02A, E99/ENG.DET./1, E03/BH/HRS/01A and E03/BH/HRS/03 received 10 November 2003.

The applicant is advised that further planting along the eastern boundary is required to satisfy the requirements of Condition 2 of H16/0940/02.

Head of Planning & Development

29-DEC-03

H16/1353/03

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

PLANNING PERMISSION

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H16/1196/94

Received: 10-MAR-95 Type: OUTLINE

Name: Broadgate Builders (Spalding)
Broadgate House
Weston Hills
Spalding
Lincs, PE12 6DB

Agent: Broadgate Builders (Spalding)
Broadgate House
Weston Hills
Spalding
Lincs, PE12 6DB

Description: Residential development

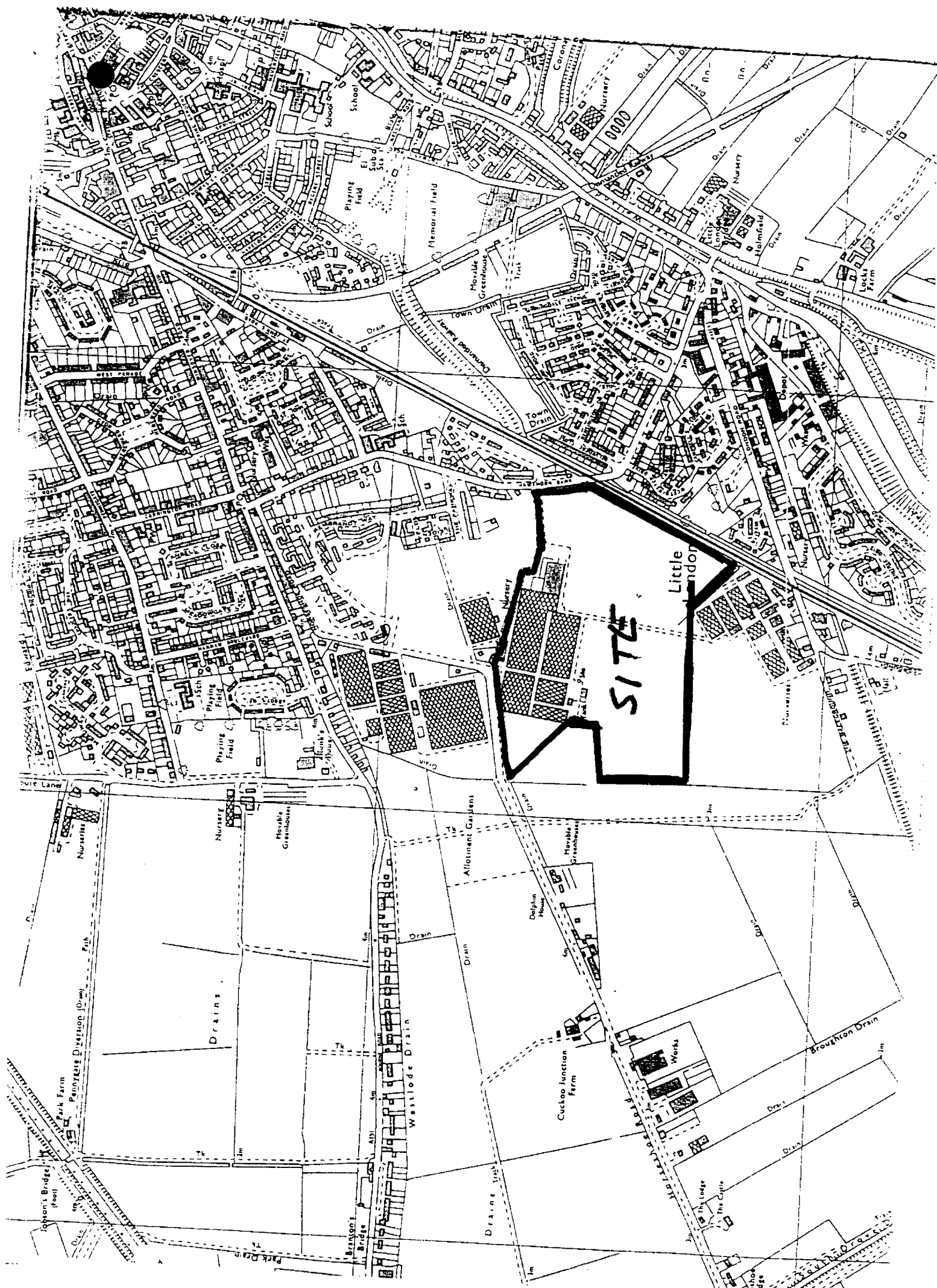
Location : Land between Horseshoe Road/ Hawthorn Bank
Spalding Lincs

South Holland District Council hereby give notice that OUTLINE PLANNING PERMISSION HAS BEEN GRANTED for the development in accordance with the application submitted, subject to the following condition(s):

- 1 Application for approval of reserved matters must be made not later than three years beginning with the date of this permission, and the development must be begun not later than whichever is the later of the following dates:
 - (a) the expiration of five years from the date of this permission,
 - (b) the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by Section 92 of the Town and Country Planning Act 1990.

- 2 The following matters are reserved for subsequent approval by the Local Planning Authority and shall be submitted for such approval simultaneously for each phase, and no development to which they relate shall be carried out until these matters have been approved viz:
 - 1) Detailed drawings of the estate layout to a scale of not less than 1/500 including road and plot layouts, and cycleways.
 - 2) Detailed drawings to a scale of not less than 1/100 showing the siting, design, and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs.
 - 3) The siting and design of any vehicular access to a highway or estate road.
 - 4) Detailed drawings to a scale of not less than 1/500 of a landscaping scheme showing the following details:
 - (i) the positions, heights and species of existing trees;
 - (ii) proposals for felling or retention of existing trees;
 - (iii) proposals for tree planting, including the number, species, heights on planting and positions of all trees, shrubs and hedgerows;
 - (iv) proposals for the provision of incidental grass areas or other open spaces, including particulars of the treatment of hard surfaces, and any other features intended to enhance the



attractiveness of the environment;

(v) proposals for the provision of screen walls or fences, including details of heights, positions, designs and types of construction. Such a landscaping scheme as may be approved by the Local Planning Authority 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. Screen walls and fences included in the approved scheme, together with trees, shrubs and hedgerows which it is proposed to plant within the curtilages of individual dwellings, shall be provided before occupation of the respective dwellings. Trees, shrubs, bushes and hedgerows 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 completion of the scheme, and all losses shall be made good during that period. All walls and fences shall be retained in their approved position. Details of the position and design of any walls or fences to be erected nearer to any highway, public footway or amenity area than the nearest part of each building, other than those shown as part of the approved scheme, shall be submitted to and approved by the Local Planning Authority, and no such walls or fences shall be erected until such details have been approved.

Reason: The application was submitted in outline only, and the above details are required to enable the Local Planning Authority to assess the standard and overall design concept of the proposed development. Implementation of such landscaping scheme as may be approved and restriction of intrusion into open areas is required in the interests of the visual amenities of the estate.

- 3 A Traffic Impact Assessment shall be carried out by the applicant and the proposed junctions to the site (including any road improvements recommended) shall be designed in accordance with details to be approved by the Local Planning Authority.

Reason: To ensure satisfactory accesses are provided in the interests of highway safety.

- 4 Before any development is commenced the approval of the Local Planning Authority is required to:
- (i) a specification of the type of construction proposed for roads and/or footways;
 - (ii) a programme for the making up of the roads and/or footways;
 - (iii) details of the method and means of disposal of surface water;
 - (iv) detailed plans to a scale of 1/500 showing the layout of the roads and footways together with longitudinal sections to a scale of 1/500 horizontal and not less than 1/100 vertical showing the gradients of carriageways and full details of surface water drainage proposals. (Cross-sections taken at not more than 30 metres intervals normal to the proposed carriageway plotted to a scale of 1/100 natural will also be required where the adjoining ground levels will vary 0.5 metres plus from the proposed finished footway levels of the estate road);
 - (v) details of all proposed services showing location within the highway in accordance with the Report of the Joint Committee on the location of underground services published by the Institute of Civil

Engineers in 1963.

Reason: To ensure an adequate standard of access to the estate in the interests of local amenity and convenience.

- 5 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.

- 6 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.

- 7 When the application is made for the approval of Reserved Matters, that application shall be accompanied by the following:
- (i) Plans showing the phasing of the development.
 - (ii) Plans showing provision for a link road between Horseshoe Road and the southern boundary of the site.
 - (iii) A programme relating to the construction of the link road as each phase of the development is carried out.

No development shall commence until the above details have been approved by the Local Planning Authority and the development shall, thereafter, be carried out in accordance with the approved details.

Reason: To ensure a satisfactory development, in accordance with the Council's development aims for this part of Spalding.

- 8 The building envelope of all dwellings shall be constructed so as to provide sound attenuation against external noise from the commercial site to the north currently operated by FESA UK Ltd, such as will ensure a maximum internal noise standard of 35 dB LAeq 5 minute for bedrooms and 40 dB LAeq 1 hour for living rooms with windows open or other means of ventilation provided.

Reason: To ensure a satisfactory residential environment for future occupants.

- 9 Before the development hereby permitted commences a noise attenuation scheme shall be submitted to and approved by the Local Planning Authority, which provides for protection of garden areas serving individual dwellings against noise from the commercial site to the north currently operated by FESA UK Ltd, such as will ensure a maximum noise rating level (LAet) of La90 +5dB. The noise levels shall be determined at points to be agreed with

the Local Planning Authority. The measurements and assessment shall be made according to BS 4142:1990.

Reason: To ensure a satisfactory residential environment for future occupiers.

- 10 Before any development is commenced, the works contained at paragraph 6.4 of the Noise Assessment accompanying this application shall be carried out in accordance with details which shall have been submitted to and approved by the Local Planning Authority.

Reason: To ensure a satisfactory level of residential amenity for future occupants.

- 11 The development shall comply with the Council's approved policy relating to the provision of open space, and shall comply with the requirements of the approved development brief.

Reason: To ensure a satisfactory development.

- 12 No dwellings shall be erected within the area contained within the 52dB(A) contour as shown on the approved plans until the year 2002 at the earliest, and plans for the treatment of this area of land shall be submitted to and approved by the Local Planning Authority before the commencement of development. The land shall thereafter be treated in accordance with the approved plans prior to the occupation of any dwellings on the site.

Reason: The site includes land situated beyond the present boundary of development and permission has been granted only in view of the exceptional circumstances of this case. This condition has been imposed in recognition of those circumstances and to ensure a satisfactory development in terms of the amenities of the locality and the occupants of future dwellings.

- 13 The landscaping scheme to be submitted as part of the reserved matters application shall make provision for substantial planting at the boundaries of the site.

Reason: To ensure a satisfactory development and in the interests of the visual amenities of the locality.

The applicants are advised to liaise with Railtrack during the preparation of Highways and junction details.

Director of Housing and Planning Services
08-SEP-95 H16/1196/94

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.