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FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act 1990

Planning Permission

Reference: H16/1060/97 Received: 17-OCT-97 Type: FULL

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

Agent: Allott & Lomax
Consulting Engineers
Charnwood House
25 Gregory Boulevard
Nottingham NG7 6NX

Description: Highways associated with residential development

Location : Holland Park (Land between Horseshoe Road/Hawthorn Bank)
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 This permission does not extend to permit the 'T' road junction to land to the west shown on drawing no. 62351/A/02/Rev A.

Reason: To permit the detailed junction position in the absence of other details relating to estate layout and dwelling positions could result in an unacceptable development.
In the opinion of the Local Planning Authority, the positions of road junctions can only be satisfactorily fixed when viewed against the overall development proposal.

3 Before any development is commenced, a scheme of landscaping and tree planting for the site, to provide for substantial planting alonside the proposed road, including details of positions, height on planting and species of trees and shrubs, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenity.

4 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a

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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.

5 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.

6 The roundabout shall be laid out as shown on the amended drawing no. 62395/A/01B, received by the Local Planning Authority on 29 Jan 98.

Reason: To ensure the provision of adequate facilities for safe entry and exit of vehicle calling at the site in the interests of road safety.

7 No development, or groundworks, shall take place within the application site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation, which shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that archaeological remains on the site are preserved in situ/fully recorded prior to destruction, as appropriate.

This permission is granted in accordance with the application submitted as revised by the amended plans (Dwg. No. 62395/A/01B) received by the Local Planning Authority on 29th January 1998 and additional plans (Dwg. No. 92395/A/01E, 02C, 03, 04, 05B, 06A, 09, 10 and 11) received by the Local Planning Authority on 29th April 1999.

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SERVICES DEPARTMENT

Director of Housing and Planning Services
10 MAY 1999

H16/1060/97

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.

Town and Country Planning Act etc

DRAFT PERMISSION

Reference H16/1060/97 Received: 17-OCT-97 Type: FULL

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

Agent: Allott & Lomax
Consulting Engineers
Charnwood House
25 Gregory Boulevard
Nottingham NG7 6NX

Description: Highways associated with residential development

Location : Holland Park (Land between Horseshoe Road/Hawthorn Bank)
Spalding Lincs

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 This permission does not extend to permit the 'T' road junction to land to the west shown on drawing no. 62351/A/02/Rev A.

Reason: To permit the detailed junction position in the absence of other details relating to estate layout and dwelling positions could result in an unacceptable development.
In the opinion of the Local Planning Authority, the positions of road junctions can only be satisfactorily fixed when viewed against the overall development proposal.

3 Before any development is commenced, a scheme of landscaping and tree planting for the site, to provide for suibstantial planting alonside the proposed road, including details of positions, height on planting and species of trees and shrubs, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenity.

4 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.

5 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.

6 The roundabout shall be laid out as shown on the amended drawing no. 62395/A/018, received by the Local Planning Authority on 29 Jan 98.

Reason: To ensure the provision of adequate facilities for safe entry and exit of vehicle calling at the site in the interests of road safety.

7 No development, or groundworks, shall take place within the application site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation, which shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that archaeological remains on the site are preserved in situ/fully recorded prior to destruction, as appropriate.

SN1 Amended plans (dwg no 62395/A/018) rec'd by LPA on 29th Jan 98 and additional plans (dwg nos 92395/A/016, 02C, 03, 04, 05, 06A, 07, 10, and 11) rec'd by LPA on 29 Apr 99.

Director of Housing and Planning Services
29 APR 1999

H16/1060/97

TPC 4/5.