SALLY WALTHAM
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FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act 1990

Planning Permission

Reference: H16/1082/99 Received: 27-OCT-99 Type: FULL

Name: Broadgate Homes Ltd
Broadgate House
Weston Hills
Spalding
Lincolnshire

Agent: Broadgate Homes Ltd
Broadgate House
Weston Hills
Spalding
Lincolnshire

Description: Residential development

Location : Plots 1-19, Phase 1 Broadway Holland Park
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 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.

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SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING
SERVICES DEPARTMENT

4 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.

5 The private driveways shall be provided with a scheme of illumination in accordance with details to be submitted to and approved in writing by the Local Planning Authority, prior to the occupation of any dwelling served by such driveways.

Reason: In the interests of the amenities of future developments.

6 Before any development is commenced the applicants shall submit to and have had approved in writing by the Local Planning Authority, revised landscaping proposals for the site.

Reason: In the interests of the visual amenities of the locality.

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 The walls and fences shown on the approved plans shall be provided prior to the occupation of any dwellings served by such walls and fences.

Reason: In the interests of visual and residential amenity.

The applicant is advised that public open space to serve this development shall be provided in succeeding phases of development.

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SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

The determined plans are:-
99019/SL, 99019/1-01, 99019/2,17-01, 99019/3-01, 99019/4-01, 99019/5,14-01, 99019/6-01, 99019/7-01, 99019/8-01, Poplargate house type, 99019/10-01, 99019/12-01, 99019/13-01, 99019/15-01, 99019/16-01, 99019/18-01, 99019/19-01, 99019/1,4 19-03, 99019/16-03, 99019/5,7,14-03, 99019/2,3,17-03, P/DR.SOUTH/L/05, HP/DR.SOUTH/L/06, HP/DR.SOUTH/L/07, HP/DR.SOUTH/L/08 & 1/2500 location plan. All plans received on 27th October 1999.

Director of Housing and Planning Services
07 FEB 2000

H16/1082/99

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 H16/1082/99 Received: 27-OCT-99 Type: FULL

Name: Broadgate Homes Ltd
Broadgate House
Weston Hills
Spalding
Lincolnshire

Agent: Broadgate Homes Ltd
Broadgate House
Weston Hills
Spalding
Lincolnshire

Description: Residential development

Location : Plots 1-19, Phase 1 Broadway Holland Park
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 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 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.

4 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.

5 The private driveways shall be provided with a scheme of illumination in accordance with details to be submitted to and approved in writing by the Local Planning Authority, prior to the occupation of any dwelling served by such driveways.

Reason: In the interests of the amenities of future developments.

6 Before any development is commenced the applicants shall submit to and have had approved in writing by the Local Planning Authority, revised landscaping proposals for the site.

Reason: In the interests of the visual amenities of the locality.

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 The walls and fences shown on the approved plans shall be provided prior to the occupation of any dwellings served by such walls and fences.

Reason: In the interests of visual and residential amenity.

The applicant is advised that public open space to serve this development shall be provided in Swaveley Phase of development.

The determined plans are:-
99019/SL, 99019/1-01, 99019/2,17-01, 99019/3-01, 99019/4-01, 99019/5,14-01, 99019/6-01, 99019/7-01, 99019/8-01 POPLAR/2F type, 99019/10-01, 99019/12-01, 99019/13-01, 99019/15-01, 99019/16-01, 99019/18-01, 99019/19-01, 99019/1,4 19-03, 99019/16-03, 99019/5,7,14-03, 99019/2,3,17-03, P/DR.SOUTH/L/05, HP/DR.SOUTH/L/06, HP/DR.SOUTH/L/07, HP/DR.SOUTH/L/08 & 1/2500 location plan. All plans received on 27th October 1999.

Director of Housing and Planning Services
04 FEB 2000

H16/1082/99