Saunders Boston

RIBA
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Website
www.saundersboston.co.uk

Our ref: RJB/SEB/657.3

23 August 2001

SHDC
Planning
Received
APPROVED PLANS
Ref. A/3

David Roberts,
South Holland District Council,
Housing and Planning Services Department,
Council Office, Priory Road,
Spalding,
Lincolnshire PE11 2XE

Dear David,

23 HAWTHORN BANK, SPALDING - LONGHURST HOUSING ASSOCIATION PLANNING APPLICATION Ref: H16/1156/00

Further to our telephone conversation yesterday, I enclose 4 sets of the revised drawings for the above proposal. These should be substituted for the drawings currently on file. As agreed we formally withdraw the new application submitted under cover of our letter dated 27 July 2001.

Should any of the revisions need further discussion please make contact as soon as possible as our client wishes to make an early start on site.

Yours sincerely,

R. John Blair (Director)
SAUNDERS BOSTON LIMITED
johnb@saundersboston.co.uk

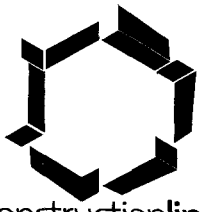
c.c. Martyn Trickett, Longhurst Housing Association
Colin Harrison, Davis Langdon & Everest, Peterborough
Paul Waldeck, Waldeck Associates.

Directors
R J C Boston BA
B.Sc (Econ) MRICS
RIBA FCIArb

C E Pickles
MRAIC RIBA

B J Bird
BA BArch (Arch) RIBA

Associate Director
J C Boston
BSc (Hons) MRICS



PLANNING AMENDMENT

For office use only

Application No. H16/1156/00/A3

Date Registered 28 AUG 2001

Case Officer DR

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Longhurst Housing
1 High Pavement
Nottingham

Tel. No.

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

Saunders Boston Ltd

Tel. No. (Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

23 Hawthorn Bank, Spalding

Please complete

APPLICATION No.

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

H16/1156/00

Building Regulation reference relating to same development (if any)

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. ☑

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 ..... Date .....

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

Residential Development

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.)

See plans

State drawing no's of the current submission

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

YES / NO

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

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

AMENDMENT RECORD SHEET - LIVE APPLICATION

Admin

Validation:

Inadequate/Inappropriate ☐

Clarification/Details required:

Appears valid ☑ KP

Registered 30/8

Terminal date/committee updated 5/9

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?

PC ✓ None ☐

WM ✓

Press

Residents

Other → ✓ ELSO

+ ✓ 29.31.33.35.37. (Hawthorn Bank)

Is it an amendment in principle? Yes/No

Is it the same character/description for fee purposes? Yes/No (Refer to Admin ?) *✓ 5/9

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: DE 4/9

Superseded details removed NO

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

✓ 1 5/9

Acceptance issued:

Public register updated:

DC Professional Assessment

NOTES:

SALLY WALTHAM
BA (Hons) F.C.I.H.
Director of Housing & Planning Services

Housing and Planning
Services Department,
Council Offices,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 710772

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Application no: H16/1156/00

Applicant: Longhurst Housing Assoc. Ltd.
226 - 28 High Pavement
Nottingham
NG1 1HN

Agent:
Saunders Boston Ltd.
33 Parkside
Cambridge
CB1 1JE

Description: Res. devel - 16 dwellings incl demolishing frontage dwellings & provision of open space & foul sewer pumping station.

Location: 23 Hawthorn Bank
Spalding
Lincs

Amendment: Revised dwelling types and new foul sewer pumping station.

05-SEP-01

Dear Sir/Madam

ACKNOWLEDGEMENT OF AMENDMENT

I acknowledge receipt of the amended details in respect of the above and confirm that the changes are able to be incorporated in the application which will now **only be considered in its amended form.**

As a result of the need for the Authority to repeat certain procedures because of the amendment, the period for determining the application has been extended to 23 OCT 2001

Your rights of appeal remain as explained on the original acknowledgement.
If you do not wish to agree to the extended time period and would rather have the application determined more quickly but on the basis of the application as originally submitted, please let me know in writing within the next 5 days.

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

Yours faithfully

Director of Housing and Planning Services

Saunders Boston

FACSIMILE TRANSMISSION SHEET		
Fax No. (01775) 761161	Date: 21.12.00	Job Ref: 657.3
To: D Roberts	Of: South Holland DC	
From: Bob Bowman	No. of Pages inc. this page: 4	
Subject: Hawthorn Bank, Spalding		
Copied to: Hard copy to RJB for information		

Message:

David,

Further to your fax today to John Blair, and our subsequent telephone conversation, please find following a further copy of our letter to yourselves dated 8 December 2000 as requested. Also an A4 extract from our drawing No. 657.01 revision C illustrating the area of open space.

Please contact me by phone if you require any further information.

Regards and season's greetings,

Bob Bowman

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Cambridge
CB1 1JE

Tel:
(01223) 367733

Fax:
(01223) 361940

E-Mail:
office@saundersboston.co.uk

x 420 x 4 m gsm

x needs 650 g m gsm.

* Jan Hayes - 27/12/00
Less no problems

Saunders Boston

Our Ref: RJB/657.3

8 December 2000

Director of Planning Services
South Holland District Council
Council Offices, Priory Road
Spalding
Lincolnshire PE11 2XE

COPY

Attention David Roberts

Dear Sirs

Proposed Housing Development at 23 Hawthorn Bank, Spalding

Following our recent telephone conversations about the issue of Open Space provision in connection with the above applications, I have discussed the position with my clients, who have also had direct communication from Sally Waltham. My clients are currently investigating the significant cost implications involved in reducing the number of houses in the proposal and also in creating the Open Space itself. As I am sure you will be aware, the cost per house of the whole development will increase sharply, not least because the extent of the new road and infrastructure will not reduce pro-rata with the number of houses. The cost of the land purchase per plot will obviously also increase the final cost to our clients.

Until those investigations are complete, we are not in a position to formally submit an amended proposal including the requested Open Space but we thought it would be useful to let you see the enclosed drawing. The drawing illustrates the possible inclusion of an Amenity Area at the junction of Hawthorn Bank and the proposed new Estate Road. We envisage this area as providing soft landscaping, seating and a grass play space in the style of a small, fenced 'Urban Park'. The proposed location would mean the demolition of the two existing terraced cottages which our clients had intended to refurbish as part of the development, but has the benefit of providing an amenity for the wider community and not just for the residents of the new development. The space created complements and enhances the open space setting left around the mature tree retained on the opposite side of the junction of Hawthorn Bank and the new Estate Road. The combined effect should make a significant positive impact on the local area.

As already explained, our clients are investigating all the cost implications of this sort of proposal in order to establish the viability of the project should you insist on provision of Open Space. Whilst this is in progress, it would be useful if you

Continued.....

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C S Holmes
MIMgt ACIOB MBIAT

R J Blair
BA BArch (Nottm) RIBA

Associate Director
T J Brading
DipArch (Canterbury) RIBA

constructionline

COPY

8 December 2000 ...../2

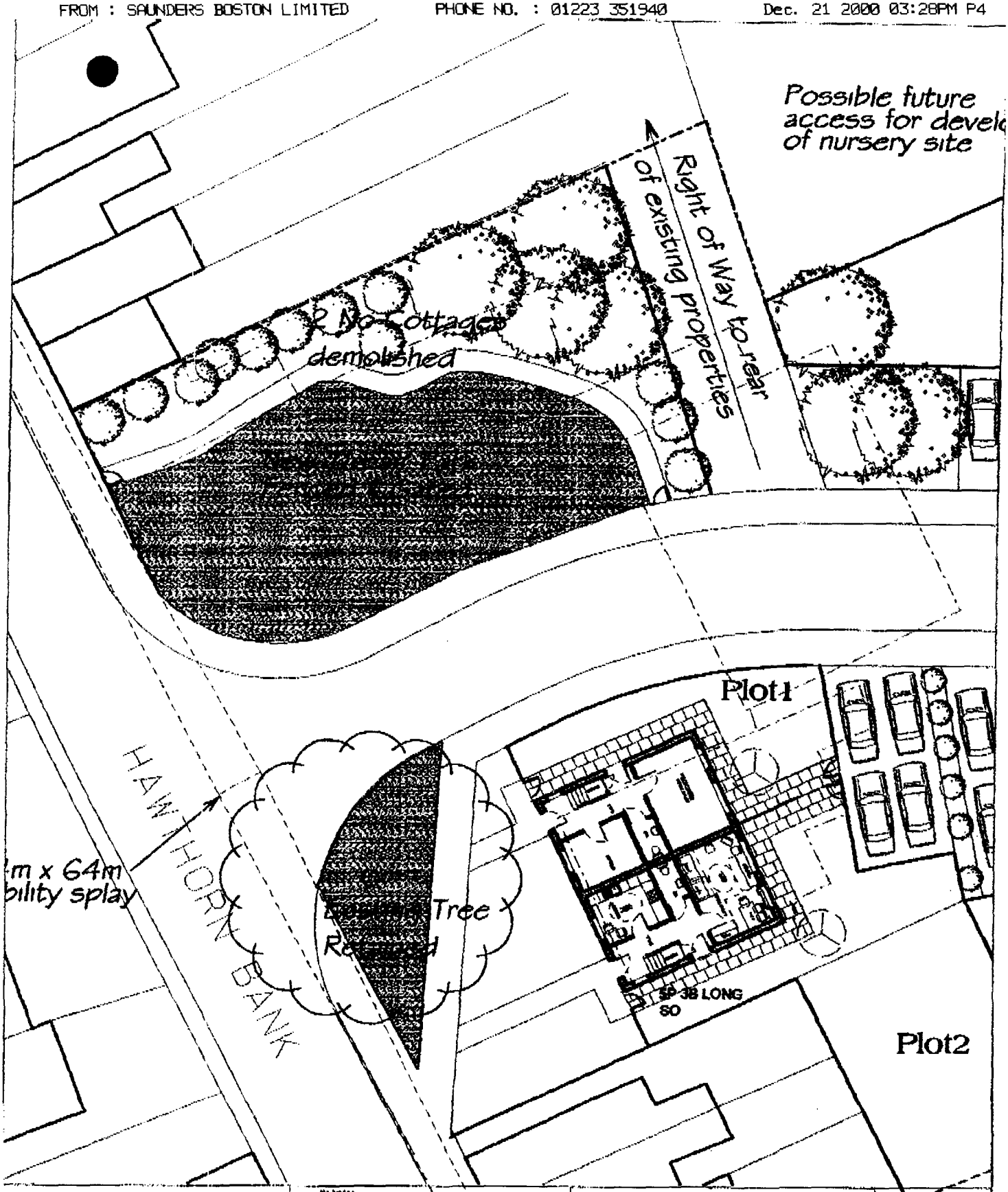
could comment on whether or not this proposal would satisfy your policy requirements and what, if any, landscaping and other treatment you would like included within the proposed open space. It would also help if you could confirm whether the council would adopt the area, which would be preferable to our clients particularly as the space would be specifically aimed at the whole of the local community and not just their residents.

If possible, we would still like the original applications to be discussed by the Planning Committee at the meeting on 20 December, but if during the debate it emerges that they will be refused we would ask that they be deferred until the January meeting. This would enable us to complete our financial evaluation of the inclusion of the open space and to incorporate your comments on the proposed open space. If the scheme is to proceed, it is important, because of the Housing Corporation funding arrangements for this proposal, that permission is granted no later than the January meeting. It is for this reason that we ask you retain the applications on the agenda for the December meeting. We assume that if all issues, other than the Open Space provision, can be resolved at the December meeting then, if it is necessary to defer to the January meeting, this will be in order to review the question of the open space and nothing else.

If you wish to discuss any of this please contact me to arrange a meeting.

Yours faithfully

R. John Blair (Director)
SAUNDERS BOSTON LIMITED
johnb@saundersboston.co.uk



Chartered Architects
Saunders Boston
Offley House
33 Parkside
Cambridge CB1 1JE
Tel: (01223) 367732
Fax: (01223) 351940
E-mail:
saundersboston@dial.pipex.com

No Notes.
1. All dimensions to be verified on site by GENERAL CONTRACTOR and any discrepancies to be brought to the attention of the Architects prior to commencing work or setting out or preparing shop drawings.
2. Dwelling not to be scaled. Work to figured dimensions only.
3. © Copyright SAUNDERS BOSTON LIMITED. All rights reserved. This drawing remains the property of SAUNDERS BOSTON LIMITED or all rights and may not be reproduced or copied in whole or in part without their prior written consent.
4. This drawing and related specifications are for use only in the stated location.

Job: Longhurst H.A. & Nene H.S.			Scales: 1:250
Drawing: Sketch Proposal - Site Plan			Drawn: RJB
Number: 657 / 01	Date:		Revision: C

SALLY WALTHAM
BA (Hons) F.C.I.H.
Director of Housing & Planning Services

Housing and Planning
Services Department,
Council Offices,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 710772

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING
SERVICES DEPARTMENT

Application no: H16/1156/00

Applicant: Longhurst Housing Assoc. Ltd.
23 - 28 High Pavement
Nottingham
NG1 1HN

Agent:
Saunders Boston Ltd.
33 Parkside
Cambridge
CB1 1JE

Description: Residential development - 16 dwellings incorporating demolishing frontage dwellings and provision of open space.

Location: 23 Hawthorn Bank
Spalding
Lincs

Amendment: Revised site layout
Dwg. no. 657/01 Rev D recd 7 Feb 01

09-FEB-01

Dear Sir/Madam

ACKNOWLEDGEMENT OF AMENDMENT

I acknowledge receipt of the amended details in respect of the above and confirm that the changes are able to be incorporated in the application which will now **only be considered in its amended form**.

As a result of the need for the Authority to repeat certain procedures because of the amendment, the period for determining the application has been extended to 22 MAR 2001

Your rights of appeal remain as explained on the original acknowledgement.
If you do not wish to agree to the extended time period and would rather have the application determined more quickly but on the basis of the application as originally submitted, please let me know in writing within the next 5 days.

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

Yours faithfully

Director of Housing and Planning Services

PLANNING AMENDMENT

For office use only
Application No. H16/1156/00
Date Registered 25 JAN 2001
Case Officer DJR

1. Please complete in block letters
NAME AND ADDRESS OF APPLICANT
Longhurst Housing

Tel. No.

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

Tel. No. (Contact)

Please complete in block letters
FULL POSTAL ADDRESS OF THE APPLICATION SITE
23 Hawthorn Bank, Spalding

Please complete
APPLICATION No.
This amendment **cannot be considered** unless the relevant reference is stated
H16/1156/00

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 ✓

OFFICE COPY

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 ..... Date .....

3. Please complete in block letters
FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION
Residential.

...to proposed
Revised Site Layout
and
anying plans.
nsidered.)
nission
by the Council?
application)
YES / NO
elopment
mendment,
bers

Description
Revised layout incorporating
terraced housing, dwellings
& provision of open space.

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

AMENDMENT RECORD SHEET – LIVE APPLICATION

Admin

Validation:

Inadequate/Inappropriate ☐

Clarification/Details required:

Appears valid ✓ HP

Registered MTS-2-01

Terminal date/committee updated ..... 22 Ma

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? PC None ☐
WM ✓
Press ✓
Residents → in respect of Revised description.
Other – → 17. Hawkhurst Band ✓

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: DR 6/2

Superseded details removed NO

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

Acceptance issued: ✓
Public register updated:

DC Professional Assessment

NOTES: Re-validate from date of amendment. Virtually new application CS. ✓ 1/2

Saunders Boston

RIBA
Registered Practice

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Project Managers
Space Planners
CAD Bureau

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33 Parkside,
Cambridge,
CB1 1JE

Tel:
(01223) 367733

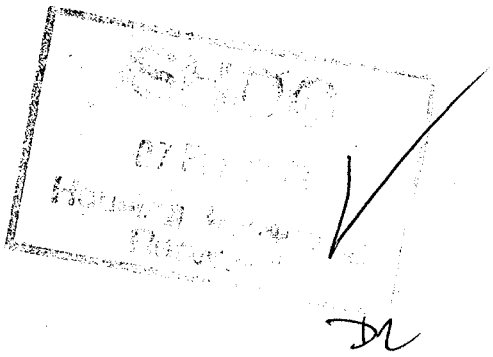
Fax:
(01223) 351940

E-Mail:
office@saundersboston.co.uk

Website:
www.saundersboston.co.uk

Our ref: RJB/ACL/657.3

6 February 2001



Director of Planning Services
South Holland District Council
Council Offices
Priory Road
Spalding
Lincolnshire PE11 2XE

For the attention of David Roberts

Dear Sirs,

PROPOSED HOUSING DEVELOPMENT AT
23 HAWTHORN BANK, SPALDING

Further to our meeting last week, when we discussed the above application, I enclose four copies of the latest revised site plan. As discussed I have redesigned the proposed 'Urban' Park in order to increase the area allocated to this use. This has resulted in relocation of the Right of Way to the rear of the existing properties.

For clarification, please note the following areas that I have calculated:

Site Area	7,250 sq metres
Open Space Requirement	544 sq metres (7.5%)
Open Space Provided	547 sq metres

Please note that, as discussed, I have not included the incidental open space around the large tree to be retained on the opposite side of the new estate road. Although not included in the calculation for the reasons you have cited I do believe it will complement the 'official' open space and hopefully will be considered as a bonus by your committee.

I confirm that the open space will be gated and fenced and that our client will be happy to accept a condition requiring details of the proposed landscaping and toddlers play equipment to be agreed at a later date.

Continued.....

Directors
R D Bowman
BSc BArch MIMgt
RIBA FRSA

C S Holmes
MIMgt ACIOB MBIAT

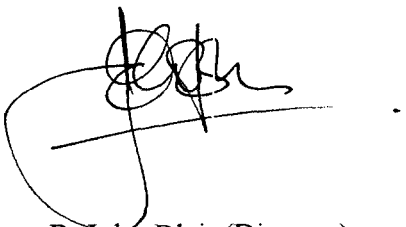
R J Blair
BA BArch (Nottm) RIBA

Associate Director
T J Brading
DipArch (Canterbury) RIBA

constructionline

I hope that this now enables the application to be put before the next committee but if there are any issues which we can help to resolve by further discussion please let us know.

Yours sincerely,



R. John Blair (Director)
SAUNDERS BOSTON LIMITED
johnb@saundersboston.co.uk

c.c. Martyn Trickett, Longhurst Housing Association
Adam Broadway, Nene Housing Society

Saunders Boston

RIBA
Registered Practice

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E-Mail:
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Website:
www.saundersboston.co.uk

Our ref: RJB/ACL/657.3

24 January 2001



Director of Planning Services
South Holland District Council
Council Offices
Priory Road
Spalding
Lincolnshire PE11 2XE

For the attention of David Roberts

Dear Sirs,

PROPOSED HOUSING DEVELOPMENT AT
23 HAWTHORN BANK, SPALDING

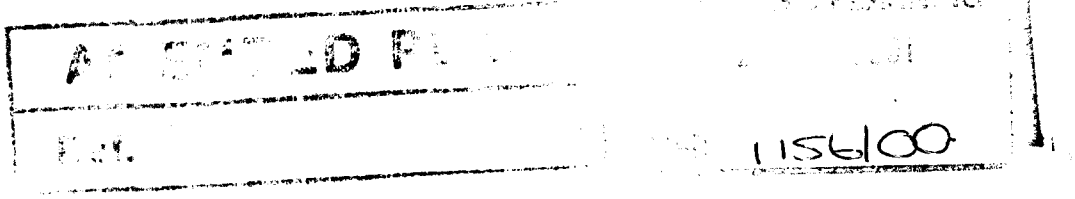
Further to our recent correspondence and telephone conversations, please find enclosed four copies of our revised site-layout. We would like this to be formally substituted for the original site plan, and considered by the Planning Committee as soon as possible.

If there are any issues which we can help to resolve by further discussion please let us know.

Yours sincerely,

R. John Blair (Director)
SAUNDERS BOSTON LIMITED
johnb@saundersboston.co.uk

c.c. Martyn Trickett, Longhurst Housing Association
Adam Broadway, Nene Housing Society



Directors
R D Bowman
BSc BArch MIMgt
RIBA FRSA

C S Holmes
MIMgt ACIOB MBIAT

R J Blair
BA BArch (Nottm) RIBA

Associate Director
T J Brading
DipArch (Canterbury) RIBA

constructionline

SALLY WALTHAM
BA (Hons) F.C.I.H.
Director of Housing & Planning Services

Housing and Planning
Services Department,
Council Offices,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 710772

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING
SERVICES DEPARTMENT

Application no: H15/1156/00

Applicant: Longhurst Housing Assoc. Ltd.
226 - 28 High Pavement
Nottingham
NG1 1HN

Agent:
Saunders Boston Ltd.
33 Parkside
Cambridge
CB1 1JE

Description: Residential development - 16 dwellings

Location: 23 Hawthorn Bank
Spalding
Lincs

Amendment: Site layout, breaking up parking areas, move some houses re-locate stores, elevation treatments

09-FEB-01

Dear Sir/Madam

ACKNOWLEDGEMENT OF AMENDMENT

I acknowledge receipt of the amended details in respect of the above and confirm that the changes are able to be incorporated in the application which will now **only be considered in its amended form**.

As a result of the need for the Authority to repeat certain procedures because of the amendment, the period for determining the application has been extended to 27 DEC 2000

Your rights of appeal remain as explained on the original acknowledgement.
If you do not wish to agree to the extended time period and would rather have the application determined more quickly but on the basis of the application as originally submitted, please let me know in writing within the next 5 days.

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

Yours faithfully

Director of Housing and Planning Services

AMENDMENT RECORD SHEET – LIVE APPLICATION

Admin

Validation:

Inadequate/Inappropriate ☐

Clarification/Details required:

Appears valid ☑

Registered 6/2/11

27 Dec

Terminal date/committee updated .....

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? PC WM Press Residents Other – None ☑

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: RZ 6/2

Superseded details removed NO

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

Acceptance issued: ✓

Public register updated: 9/2

DC Professional Assessment

NOTES:

PLANNING AMENDMENT

For office use only

Application No. H/6/1156/00

Date Registered 01 NOV 2000

Case Officer DR

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

LONGHURST HOUSING ASSOC. LTD.

Tel. No.

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

SAUNDERS BOSTON LTD

Tel. No. Contact

OFFICE COPY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

23 HAWTHORN BANK, SPALDING

Please complete

APPLICATION No.

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

H/6/1156/00

Building Regulation reference relating to same development (if any)

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. [✓]

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 ..... Date .....

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

RESIDENTIAL DEVELOPMENT - 16 DWELLINGS

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.)

SITE LAYOUT
BREAKING UP PARKING AREAS
MOVE SOME HOUSES - SOUTH SIDE
RE-LOCATE STORES
ELEVATION TREATMENTS

State drawing no's of the current submission

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

YES / NO

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

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

Saunders Boston

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Registered Practice

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Project Managers
Space Planners
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(01223) 351940

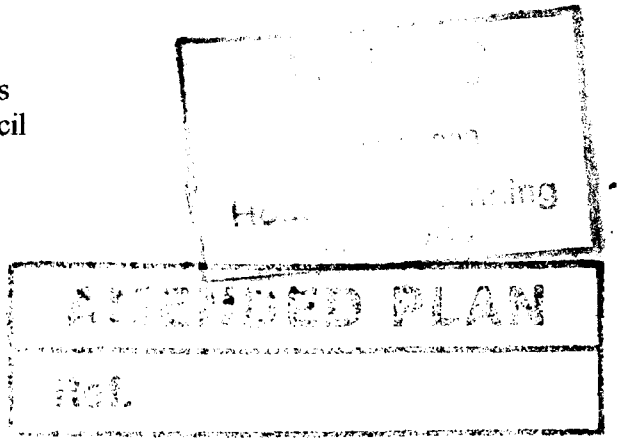
E-Mail:
office@saundersboston.co.uk

Website:
www.saundersboston.co.uk

Our ref: RJB/657.3

31 October 2000

Director of Planning Services
South Holland District Council
Council Offices
Priory Road
Spalding
Lincolnshire PE11 2XE



Attention: David Roberts

Dear Sirs,

**PROPOSED HOUSING DEVELOPMENT (16 DWELLINGS)
AT 23 HAWTHORN BANK, SPALDING (PART OF)
FOR LONGHURST HOUSING ASSOCIATION**

Further to our recent meeting, please find enclosed 2 copies of each of the drawings revised to take into account your comments. You will notice that we have made the suggested changes to the site layout, breaking up the parking areas and moving some of the houses on the south side of the new road further away from the boundary. We have also amended the proposed elevation treatment of the house types and relocated the stores, which were on the front elevation of some of the houses. As discussed, we looked at the possibility of moving the bathroom to the rear of the houses on the south side of the new road. Unfortunately this would carry a cost of approximately £500 per house because of the introduction of a completely new run of drainage (the kitchen is located to the front of the unit).

We note that you have received a letter direct from Martyn Trickett of Longhurst Housing Association on the issue you raised concerning provision of open space. We hope that that the application can now proceed without further amendment but if you require any further information, please let us know.

Yours faithfully,

R. John Blair (Director)
SAUNDERS BOSTON LIMITED
johnb@saundersboston.co.uk

c.c. Colin Harrison – Davis Langdon & Everest
Adam Broadway – Nene Housing Society
Martyn Trickett – Longhurst Housing Association

Directors
R D Bowman
BSc BArch MIMgt
RIBA FRSA

C S Holmes
MIMgt ACIOB MBIAT

R J Blair
BA BArch (Nottm) RIBA

Associate Director
T J Brading
DipArch (Canterbury) RIBA

constructionline

Saunders Boston

RIBA
Registered Practice

Architects
Project Managers
Space Planners
CAD Bureau

Offley House,
33 Parkside,
Cambridge,
CB1 1JE

Tel:
(01223) 367733

Fax:
(01223) 351940

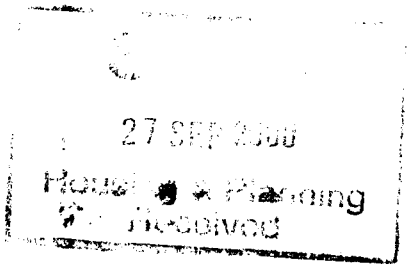
E-Mail:
office@saundersboston.co.uk

Website:
www.saundersboston.co.uk

Our ref: RJB/ACL/657.3

26 September 2000

Director of Planning Services
South Holland District Council
Council Offices
Priory Road
Spalding
Lincolnshire PE11 2XE



Dear Sirs,

PROPOSED HOUSING DEVELOPMENT AT 23 HAWTHORN BANK, FOR LONGHURST HOUSING ASSOCIATION (H16/1156/00)

Further to your letter of 25 September, please find enclosed four copies of a location plan @ 1:2500.

We apologise for any inconvenience caused by not enclosing this with the original application.

Yours faithfully,

R. John Blair (Director)
SAUNDERS BOSTON LIMITED
johnb@saundersboston.co.uk

Directors
R D Bowman
BSc BArch MIMgt
RIBA FRSA

C S Holmes
MIMgt ACIOB MBIAT

R J Blair
BA BArch (Nottm) RIBA

Associate Director
T J Brading
DipArch (Canterbury) RIBA

constructionline

MESSAGE

FOR: [illegible]

FROM: [illegible]

ORGANISATION:

TEL. NO: [illegible] EXT. NO:

DATE: [illegible] TIME: [illegible]

TELEPHONE			VISITS	
Telephoned			Visit Required	Date
Returned your call				Time
Please call			Will Visit You	Date
Will call again				Time
Needs to see you			Visited your office	

(Please tick where applicable)

MESSAGE: [illegible]

Taken By: [illegible] Dept./Section:

LINCOLNSHIRE COUNTY COUNCIL Further amended plan

HIGHWAYS and PLANNING DIRECTORATE

INTERIM FINAL

To: SHD ..... Council Application Ref H16/1156/00 DR

With reference to this application dated 25 Jan 2001, relating to the following proposed development

Address or location: LAND AT 23 HAWTHORN BANK SPALDING

National Grid ref: Horizontal 2 3 7 2 2 / Vertical 2 2

Classification/Number of road to which the site gains access.

Date application referred by LPA 21 Feb 2001 Type of application: Outline/(Full)/RM/.....

Description of development

RES: DEST. 16 DWELLINGS INCORPORATING DEMOLISHING FRONTAGE DWELLINGS AND PROVISION OF OPEN SPACE (PLOTS 1-10 & 23-28) (LONGHURST HOUSING ASSOCIATION LTD.)

Notice is hereby given under the provisions of article 15 of the Town and Country Planning (General Development Procedure) Order 1995, that the County Council as local highway authority:-

- ~~Does not wish to restrict the grant of permission.~~
- ☑ Requests that any permission given by the local planning authority shall include the conditions below.
- ~~Requests that the local planning authority refuses the application for the reasons set out below.~~
- ~~Requests that the local planning authority request the applicants to provide additional information as set out below.~~

CONDITIONS (INCLUDING REASONS) / ~~ADDITIONAL INFORMATION REQUIRED / REASONS FOR REFUSAL~~

1. C2 Reason C2
2. C2a Reason C2a
3. C3 Reason C3
4. C4. Reason C4
5. C5 Reason C5

Note: demolition of frontage cottages will improve visibility for drivers emerging from the site.

Date: 21 Feb 2001 Signed: R. Wells pp CBS

Continuation ...Yes / No

on behalf of Director of Highways and Planning

Form No HPD/1

AMENDED DESCRIPTION

PLANNING APPLICATION

Longhurst Housing Assoc. Ltd.
is applying to the Council for planning permission for the following:

Reference No: H16/1156/00
Description: Residential development - 16 dwellings incorporating demolishing frontage dwellings and provision of open space.
Location: 23 Hawthorn Bank
Spalding
Lincs

You can inspect copies of the application, plans and any other documents submitted with it at Planning Reception, Council Offices, Priory Road, Spalding and also at Spalding Library. They are available during normal opening hours until

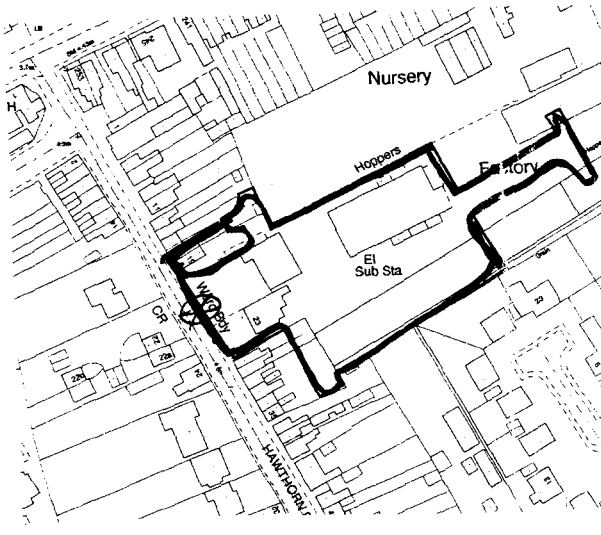
13 MAR 2001

Please send any comments to me by that date quoting the above application reference number.

Mrs S A Waltham
Director of Housing and Planning Services

20-FEB-01

(X) = notice



SOUTH HOLLAND DISTRICT COUNCIL

Roberts, David

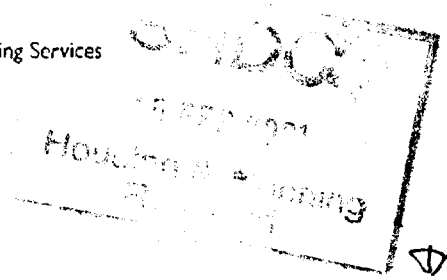
From: Roberts, David
Sent: Wednesday, January 31, 2001 4:55 PM
To: Smith, Roger
Subject: Hawthorn Bank. Longhurst/Nene Schemes.

Roger. (for info.)
I have today met with the architect for the above schemes.
It is looking as though he may be able to obtain the minimum open space requirements-just.
I have asked him to re-work the calculations+fine tune the plans and get back to me. I am optimistic that we might now be able to support the proposals,subject to there being no overriding objections resulting from re-consults on the amended plans.
Dave.

SALLY WALTHAM
BA (Hons) F.C.I.H.
Director of Housing & Planning Services

Housing and Planning
Services Department,
Council Offices,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 710772



SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

WARD MEMBER RESPONSE FORM

Application no: H16/1156/00 Applicant: Longhurst Housing Assoc. Ltd.

Description: Residential development - 16 dwellings incorporating demolishing frontage dwellings and provision of open space.

Location: 23 Hawthorn Bank Spalding
Lincs

1 **I have no observations to make at this stage, *or***

2 **I have some concerns about the application** ✓

My concerns at this stage are:

Do you want this application to be dealt with by the Development Control Committee?

No, if my concerns are satisfactorily resolved

Yes ✓

Any other comments or information (Continue over if necessary)

Signed: ..... Date: 15/2/01

Cllr J W Johnson

Roberts, David

From: Smith, Roger
Sent: Tuesday, January 30, 2001 9:26 AM
To: Roberts, David
Subject: Hawthorn Bank

I have spoken to Alan Whyte (Longhurst) and assured him of our consistency re open space requirements. I think he accepts that.

He asks that when you have assessed the amended plan which has just been submitted, please will you let the architect know whether or not you are sufficiently happy with it to be able to recommend permission.

To avoid the possibility of a communication problem between architect and client, would you copy Alan into any communication you have with the architect.

Roger

1156/00

SALLY WALTHAM
BA (Hons) F.C.I.H.
Director of Housing & Planning Services

Housing and Planning
Services Department,
Council Offices,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 710772

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

* Faxed 2-35 pm

Destination: SAUNDERS BOSTON

Fax Number: 01223-351940

Your Ref/Contact: J. BLAIR **No of Pages:** 1

Our Ref/contact: D. ROBERTS **Date:** 21/12/00

Subject: PLANNING APPLICATIONS: HAWTHORN BANK: SPALDING. FOR LONGHURST & NENE HOUSING.

FAX MESSAGE

Dear Mr. Blair

Further to yesterdays phone call.
Unfortunately I have been unable to track down your letter dated and suggested amendment.

The Director is presently on sick leave - she may still have letter & plans. - she will not be back until the new year.

Could you please send me a copy so I can respond ASAP.

YS.

D Roberts.

PLEASE INFORM US IMMEDIATELY IF THE MESSAGE IS INCOMPLETE OR UNCLEAR

1156/00 ✓
1153/00

Mr M C Trickett
Senior Project Officer
Longhurst Housing Association Ltd
26-28 High Pavement
Nottingham
NG1 1HN

Sally Waltham

SAW/CMT

MCT/SHDC NoAd01

24 November 2000.

Dear Mr. Trickett

Residential Planning Application at 23 Hawthorn Bank, Spalding

I apologise for my oversight in not replying earlier to your letter dated 27 October 2000. Whilst I appreciate the reasoning behind your request that you should not have to provide public open space, I must reiterate that the Council feels equally strongly about the need for such areas of public amenity. Your agreement seems to rest particularly on the issues of estate management. This surprises me somewhat since at a meeting with Alan Whyte and Diane Raphael on 29 September 2000 I did not accept that line of argument.

I think the essence of the situation that now faces us emanates from the failure of your agents, Saunders, to have detailed early discussion with Development Control prior to the submission of the planning applications. Unless the applications are amended to meet public open space requirements, they will attract a recommendation of refusal to the Development Control Committee. The Committee will also be made aware of the Housing Services' position on this issue. Such a situation potentially affects our support of the schemes when responding to the Housing Corporation.

I am sure that you will appreciate that this is a situation that is not desirable either for the Department or Longhurst and Nene.

I look forward to you reconsidering your decision as a matter of urgency and resuming discussions with Development Control. Please advise me soon of your position.

Yours sincerely,

Sally Waltham
Director of Housing & Planning Services

Copy: Adam Broadway, Nene Housing Society
Mike Hardy, Longhurst Housing Association
Alan Whyte, Longhurst Housing Association

Amended drawing 657/01 Rev B

LINCOLNSHIRE COUNTY COUNCIL

HIGHWAYS and PLANNING DIRECTORATE

INTERIM
FINAL

To: SHD Council Application Ref H16/1156/00

With reference to this application dated 27 Sept 2000, relating to the following proposed development DR

Address or location

23 HAWTHORN BANK
SKELDS

National Grid ref:

	Horizontal			Vertical		
	2	3	7	2	2	2

Classification/Number of road to which the site gains access. UC

Date application referred by LPA 11 October 2000 Type of application: Outline/Full/RM/.....

Description of development

RESIDENTIAL DEVELOPMENT 16 DWELLINGS

Notice is hereby given under the provisions of article 15 of the Town and Country Planning (General Development Procedure) Order 1995, that the County Council as local highway authority:-

- ☐ ~~Does not wish to restrict the grant of permission.~~
- ☑ Requests that any permission given by the local planning authority shall include the conditions below.
- ☐ ~~Requests that the local planning authority refuses the application for the reasons set out below.~~
- ☐ ~~Requests that the local planning authority request the applicants to provide additional information as set out below.~~

CONDITIONS (INCLUDING REASONS) / ~~ADDITIONAL INFORMATION REQUIRED / REASONS FOR REFUSAL~~

1. C2a
   Reason C2
2. C2a
   Reason C2a
3. C3
   Reason C3
4. C4
   Reason C4
5. C5
   Reason C5

Date: 8 November 2000 Signed: R. Wilkinson pp CS

Continuation ...Yes / No

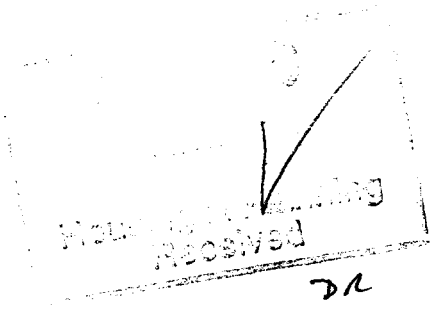
on behalf of Director of Highways and Planning
Form No HPD/

BROWN & CO

Our Ref: AJB/lh/4491

Holland House 16 High Street
Spalding Lincolnshire PE11 1TW
Tel: 01775 722321
Fax: 01775 711222
DX: 26719 Spalding 1
e-mail: spalding@brown-co.com
www.brown-co.com

1st November, 2000



D. Roberts Esq.
Planning Department,
South Holland District Council,
Council Offices,
Priory Road,
Spalding,
Lincs. PE11 2XE

Dear David,

Hawthorn Bank, Spalding
Applications by Nene & Longhurst Housing Associations

Brown & Co. act for the current owner of this site, and negotiated the sale of the property to the two Housing Associations.

I understand from you that the lack of Public Open Space within the proposed scheme has become a planning issue. I also understand that the Association's architects have indicated that the scheme will become financially unviable if you insist upon POS being included.

I write to support this argument. Brown & Co. have been involved in the disposal of the site for its current owner. There was a strong under-bidder to the Housing Associations at the time terms were agreed. If the inclusion of POS within the scheme forced the Housing Associations to reduce their bid, there is a real possibility that they may lose out to a private sector developer. I hope this is of some help to you in considering the application.

Yours sincerely,

Andrew J. Butt
Brown & Co.

d:\home\ajb\client\guttridge\letters\d.roberts.01.11.00

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
Director of Corporate Services

Application no: H16/1156/00

Original Applicant
Longhurst Housing Assoc. Ltd.
226 - 28 High Pavement
Nottingham
NG1 1HN

Original Agent:
Saunders Boston Ltd.
33 Parkside
Cambridge
CB1 1JE

Description: Res. devel - 16 dwellings incl demolishing frontage dwellings & provision of open space & foul sewer pumping station.

Location: 23 Hawthorn Bank
Spalding
Lincs

Amendment: Retention of one existing frontage dwelling, revised open space layout and change driveway and garden of Plot 28

07-AUG-02

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 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

Head of Planning & Development

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 711253
Email: Info@sholland.gov.uk

) SHEET – POST DECISION

Appears valid ✓ 8

Registered 30/7

nent

:orrect? Yes/No (If No, state above what details are needed)

No highways objection
7 Aug '02

nciple? Immaterial/Needs new app

..... 7/8/02

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

Acceptance issued: ✓ 9/8

PLANNING AMENDMENT

For office use only

Application No. H16/1156/00/A4

Date Registered 11 JUL 2002

Case Officer DSL

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

LONGHURST HOUSING ASSOCIATION
FRIARS HOUSE, QUAKER LANE
BOSTON, SPALDING. PE21 6DZ

Tel. No. 01205 354477.

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

SAUNDERS BOSTON LTD
33 PARKSIDE
CAMBRIDGE

Tel. No. 01223 367735 (Contact) JOHN BLAIR

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

21 & 23 HAWTHORN BANK, SPALDING.

Please complete **APPLICATION No.** This amendment **cannot be considered** unless the relevant reference is stated	H16/1156/00
Building Regulation reference relating to same development (if any)	N/A.

2. Please tick **one** box only

	A	or		B
Amendment is proposed where permission already granted If yes, submit two forms and two plans.	✓		Amendment is to a proposal currently being considered If yes, submit four forms and four plans.	

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 ..... Date 10/7/02

3. Please complete in block letters **FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION**	16 DWELLINGS INCL DEMOLISHING FRONTAGE DWELLINGS & PROVISION OF OPEN SPACE.
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.)	RETENTION OF ONE OF EXISTING FRONTAGE DWELLINGS AND CHANGE TO LAYOUT OF OPEN SPACE AND CHANGE TO DRIVEWAY & GARDEN OF PLOT 28.
State drawing no's of the current submission	657/01J, 12A, 13A, & 18
Has this amendment been requested by the Council? (If so, state Officer dealing with the application)	~~YES~~ / NO
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

Saunders Boston

Our ref: RJB/657.3

10 July 2002

SHDC
Planning & Development
11 JUL 2002
Ref 1156/00

David Roberts
South Holland District Council
Council Offices
Priory Road
Spalding
Lincolnshire PE11 2XE

Dear David

PLANNING APPLICATIONS FOR LONGHURST HOUSING ASSOCIATION 23 HAWTHORN BANK, SPALDING

Further to the recent informal discussions concerning a proposed change to the Urban Park, please find enclosed two copies of a completed Planning Amendment Form and two copies of the revised site plan, Drawing No 657/51 RevD. I also enclose, for information only, one copy of drawing 657/71 illustrating the proposed changes 'before' and 'after'. The area of the Urban Park has been increased by approximately 10 sq M.

I trust this is in order but please contact if you wish to discuss any aspect of the proposal.

Yours sincerely

R.John Blair (Director)
SAUNDERS BOSTON LIMITED
johnb@saundersboston.co.uk

A/4

Cc: Clive Urry, Davis Langdon & Everest
Jeff Gunthorpe, Longhurst Housing Association

RIBA
Registered Practice

Architects
Project Managers
Space Planners
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Offley House,
33 Parkside,
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Tel:
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Directors
R D Bowman
BSc BArch MIMgt
RIBA FRSA

C S Hodges
MIMgt ACCP MInst

R J Blair
BA BArch MA RIBA

Associate Director
T J Bowman
DipArch RIBA

constructionline