FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Terry Huggins
Acting Chief Executive
Andrew Petcher
Acting Director of Customer Services
Bob Atkins
Director of Corporate Services

Town and Country Planning Act 1990

Approval required by Condition of Permission

Reference: H16/1195/02 Received: 04-NOV-02 Type: CONDITION COMPLIANCE

Name: Allison Homes
West Elloe Avenue
Spalding
Lincs

Agent: Archaeological Project Svcs
The Old School
Cameron Street
Heckington, Lincs. NG34 9RW

Description: Details of archaeological report (Condition 9 of H16/0525/01)

Location : Site between Wygate Park and Monks Lane 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:
Scheme of works for archaeological investigations received 4 April 2003.

Head of Planning & Development
13 MAY 2003

H16/1195/02

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 H16/1195/02 Received: 04-NOV-02 Type: CONDITION COMPLIANCE

Name: Allison Homes
West Elloe Avenue
Spalding
Lincs

Agent: Archaeological Project Svcs
The Old School
Cameron Street
Heckington, Lincs. NG34 9RW

Description: Details of archaeological report (Condition 9 of H16/0525/01)

Location : Site between Wygate Park and Monks Lane Spalding

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

Note(s):

The determined plans are:
Scheme of works for archaeological investigations received 4 April 2003.

Head of Planning & Development
07 MAY 2003

H16/1195/02

SOUTH HOLLAND DISTRICT COUNCIL

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

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0525/01 Received: 01-MAY-01 Type: FULL

Name: Broadgate Bldrs/Swallow Homes
c/o Broadgate House
Broadgate
Weston Hills
Spalding, Lincs PE12 6DB

Agent: Broadgate Builders (S) Ltd and
Swallow Homes Limited
c/o Broadgate House
Broadgate
Weston Hills, Spalding, Lincs

Description: Construction of distributor road

Location : Site between Wygate Park and Monks House Lane
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 Before any development is commenced, a scheme of landscaping and tree planting for the site, including details of positions, heights 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.

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

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satisfactorily.

4 No part of the development hereby permitted shall be commenced until such time as a scheme has been submitted to and approved in writing by the Local Planning Authority for improvements to Monks House Lane (which shall include, but not exclusively, structural repair and resurfacing to the carriageway and a new 1.8 metre wide footway on the eastern side). The work as approved shall be completed prior to the commencement of use of the permitted development.

Reason: To ensure that Monks House Lane is suitable to serve as a vehicular and pedestrian thoroughfare.

5 Prior to the commencement of use of the permitted development the additional horizontal deflection (build-out) traffic calming features on Wygate Park shall be completed in accordance with details which have previously been approved in writing by the Local Planning Authority.

Reason: To ensure that traffic on the through route between Bourne Road and Pinchbeck Road created by the permitted development travels at speeds appropriate to a residential area.

6 The roads and footways shall be laid out and constructed in accordance with a specification, programme and details to be submitted to and approved in writing by the Local Planning Authority, and in any event, shall be so constructed that, by not later than the time any dwelling erected on land, which fronts onto the road or is served from the road, is occupied there shall be a direct connection to that dwelling (completed to the approved specification, less the carriageway and footway wearing courses) to an existing highway.

Reason: To ensure the provision of safe and satisfactory access to the new residential development served from the permitted development.

7 No dwelling served from the permitted development shall be commenced until such time as the carriageway basecourse and kerbing hs been completed.

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

8 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

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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.

9 Arrangements shall be made for an archaeologist recognised by the Local Planning Authority to monitor all stages of the development involving ground disturbance in accordance with a scheme to be submitted to and approved in writing by that authority before development is commenced. A report of the archaeologist's findings shall be submitted to and approved in writing by the Local Planning Authority within one month of the last day of the watching brief, and shall include arrangements for the conservation of artefacts removed from the site.

Reason: The site is of archaeological interest.

The determined plans are:
Dwg no. E1350/1/B received 29 May 2001.

The works required by Conditions 4 and 5 will be the subject of a Section 278 Agreement to be completed with the County Highways Authority.

Head of Planning & Development
19 DEC 2001 H16/0525/01

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