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

Approval required by Condition of Permission

Reference: H16/1202/02 Received: 05-NOV-02 Type: CONDITION COMPLIANCE

Name: Persimmon Homes
Napier Place
Orton Wistow
Peterborough

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

Description: Specification for Archaeological Excavation (Areas 1, 2 & 3) (Condition 8 of H16/1099/01)

Location : Land at Low Road, Queens Road and Lowfields Avenue
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:

The determined plans are:
Specification for Archaeological Excavations Area 1 received 5 November 2002.
Specification for Archaeological Excavations Areas 2 and 3 received 15 November 2002.
Project Brief for Archaeological Excavations received 11 November 2002.

Head of Planning & Development
10 DEC 2002

H16/1202/02

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.

Council Offices
Friory Road
Spalding
Lincolnshire
PE11 2XE
Telephone: (01775) 761161
Fax: (01775) 711253
Email: info@sholland.gov.uk

Town and Country Planning Act etc

DRAFT PERMISSION

Reference H16/1202/02 Received: 05-NOV-02 Type: CONDITION COMPLIANCE

Name: Persimmon Homes
Napier Place
Orton Wistow
Peterborough

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

Description: Specification for Archaeological Excavation (Areas 1, 2 & 3) (Condition 8 of H16/1099/01)

Location : Land at Low Road, Queens Road and Lowfields Avenue
Spalding

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

The determined plans are:
Specification for Archaeological Excavations Area 1 received 5 November 2002.
Specification for Archaeological Excavations Areas 2 and 3 received 15 November 2002.
Project Brief for Archaeological Excavations received 11 November 2002.

Head of Planning & Development
02 DEC 2002

H16/1202/02

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Town and Country Planning Act 1990

Outline Planning Permission

Reference: H16/1099/01 Received: 12-SEP-01 Type: OUTLINE

Name: Findel plc
Burley House
Bradford Road
Burley in Wharfedale
West Yorkshire

Agent: Knight Frank
10 Park Place
Leeds
LS1 2RU

Description: Outline application for residential development (all matters reserved)

Location : Land at Low Road, Queens Road and Lowfields Avenue
Spalding

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:

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 written approval by the Local Planning Authority and shall be submitted for such approval simultaneously 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.
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.

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Spalding
Lincolnshire
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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 five years beginning with the date of 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 in writing 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 Before any development is commenced the written 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

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Lincolnshire
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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.

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 Prior to the commencement of any part of the development hereby permitted details shall be submitted to and approved in writing by the Local Planning Authority for the provision of a formal pedestrian crossing at Low Road. The crossing, as approved, shall be provided prior to the occupation of any dwelling on the application site.

Reason: To ensure the provision of safe and adequate means for pedestrians from the permitted development and from elsewhere to cross Low Road in order to access the enhanced cycle/pedestrian facilities in Halmer Gate.

6 There shall be no means of vehicular access to the permitted development from Queens Road.

Reason: In the interests of road safety.

7 Construction traffic shall not enter and leave the site via Lowfields Avenue.

Reason: To avoid unnecessary disturbance to the residents of Lowfields Avenue.

8 Prior to the submission of any application for the approval of reserved matters the applicants shall

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Lincolnshire
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secure the implementation of an archaeological mitigation strategy in accordance with a written scheme which has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that matters of archaeological interest are properly taken into account.

9 Prior to the commencement of development a contaminated land risk assessment in accordance with the Environmental Protection Act, Part 2A, shall be undertaken to ascertain whether or not there is a pollutant linkage associated with the land use. Such results shall be submitted to and approved in writing by the Local Planning Authority, and any recommendations implemented as part of the development of the site.

Reason: To assess whether the site is polluted and to address any pollution to ensure a satisfactory development.

10 Prior to the commencement of development a programme for the timing and implementation of open space and play areas shall be submitted to and approved in writing by the Local Planning Authority. The approved programme shall be implemented concurrently with the development.

Reason: To ensure satisfactory development

11 Prior to the commencement of any development, a scheme for the provision and implementation of surface water drainage, in accordance with the terms of the Flood Risk Assessment, shall be submitted to and approved in writing by the Local Planning Authority. The works/scheme shall be constructed and completed in accordance with the approved plans.

Reason: To prevent the increased risk of flooding.

The determined plans are:
Location Plan received 12 September 2001.

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

You are advised that the Council's policy for open space in new residential developments requires 14% of gross site area to be so provided.

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The presence of archaeological remains is a material consideration to be taken into account in the determination of applications. Any submission of reserved matters relating to the siting and design of the development hereby permitted should be in accordance with the strategy required by condition 8 and based upon the findings of an appropriate archaeological evaluation.

Head of Planning & Development
20 MAR 2002

H16/1099/01

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