

Land Registry
Official copy of
title plan

Title number **LL307269**
Ordnance Survey map reference **TF2617NW**
Scale **1:1250** enlarged from 1:2500
Administrative area **Lincolnshire: South Holland**

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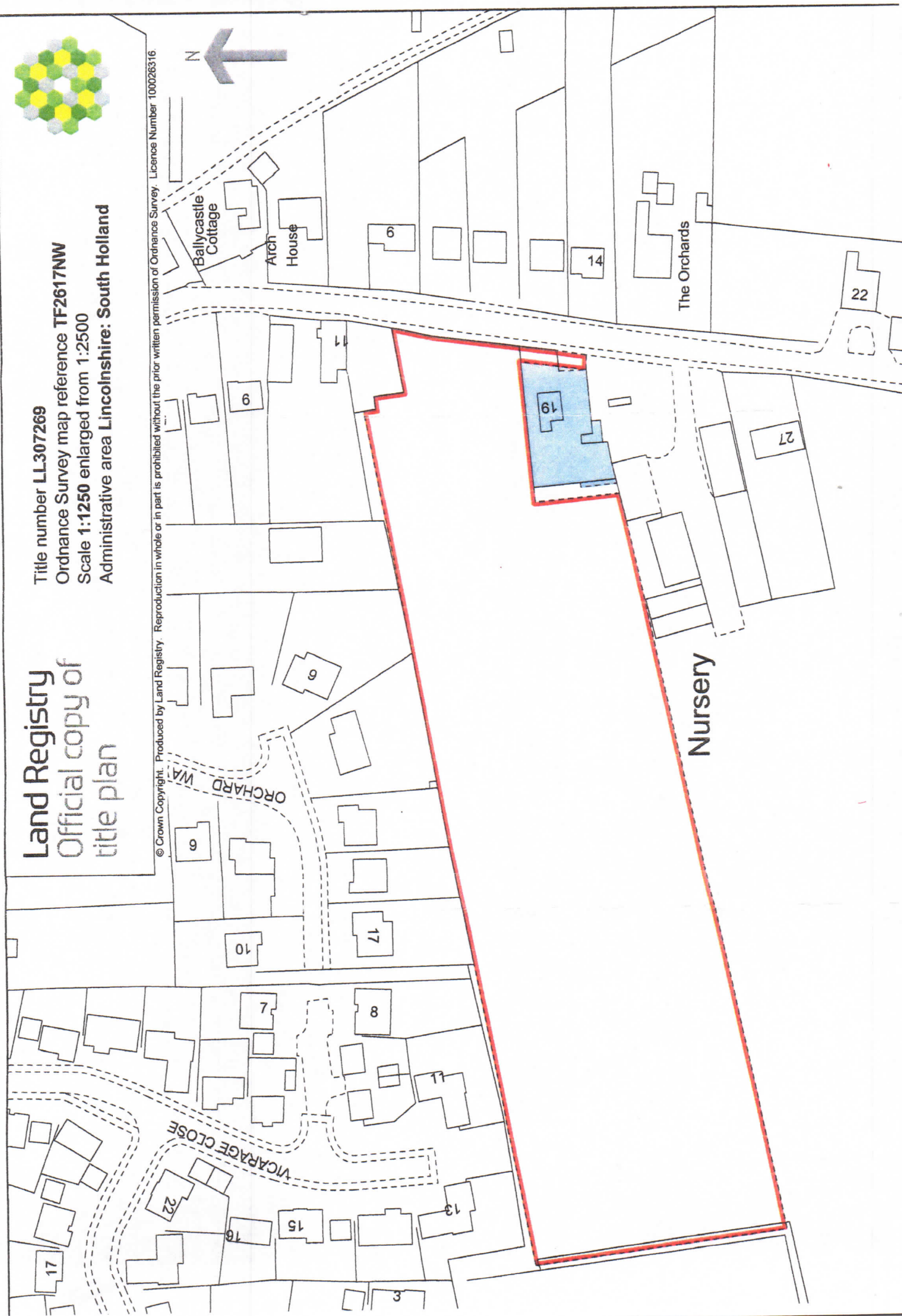


Ballycastle
Cottage

Arch
House

The Orchards

Nursery



Notes

1. No dimensions are to be scaled from this drawing.
2. Construction must comply with all relevant regulations at the time of construction. Any variation to the design must be approved by the relevant authorities.
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4. Site Location Plans are prepared from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. Crown Copyright Reserved.
5. Based on latest proposed work.

No.	Revisions	By	Date
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Plot No.	House Type	No. of Beds	No. of Parking spaces
1	C	3	2
2	B	2	2
3	B	2	2
4	B	2	2
5	A	1	1
6	A	1	1
7	B	2	1
8	B	2	1
9	B	2	1
10	B	2	1
11	C	3	1
12	D	3	2
13	D	3	2
14	D	3	2
15	D	3	2
16	D	3	2
17	D	3	2
18	F	4	2
19	F	3	2
20	F	4	2
21	C1	3	2
22	B	2	2
23	B	2	2
24	B	2	2
25	C1	3	2
26	G	2	2
27	E	3	2
28	E	3	2
29	E	4	2
30	C1	3	2
31	C1	3	2
32	E	3	2
33	E	3	2
34	E	3	2
35	C1	3	2
36	C1	3	2
37	F	4	2

Open market property
Affordable property

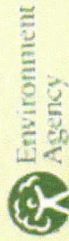
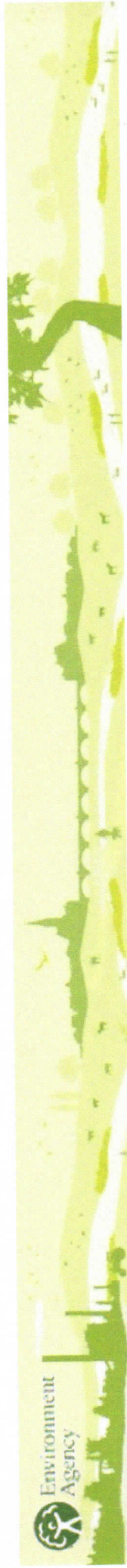
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Client
Ashley King Developments Ltd

Land west off Backgate
Cowbit
Lincolnshire

Drawing Title
Proposed site layout plan

Scale	1:500 @A1	Date	August 2014
Drawn By	JR	Approved By	AH
Drawing No.	228 / 564 / 00X	Job No.	CAUD 228564



Enter a postcode or place name:

Cowbit, Lincolnshire

Go

Other topics for this area...

Flood Map for Planning (Rivers and Sea)

Flood Map for Planning (Rivers and Sea)

Other maps Data search Text only version

X: 526,500; Y: 317,706 at scale 1:10,000

Map legend

Click on the map to see what Flood Zone (National Planning Policy Guidance definitions) the proposed development is in.

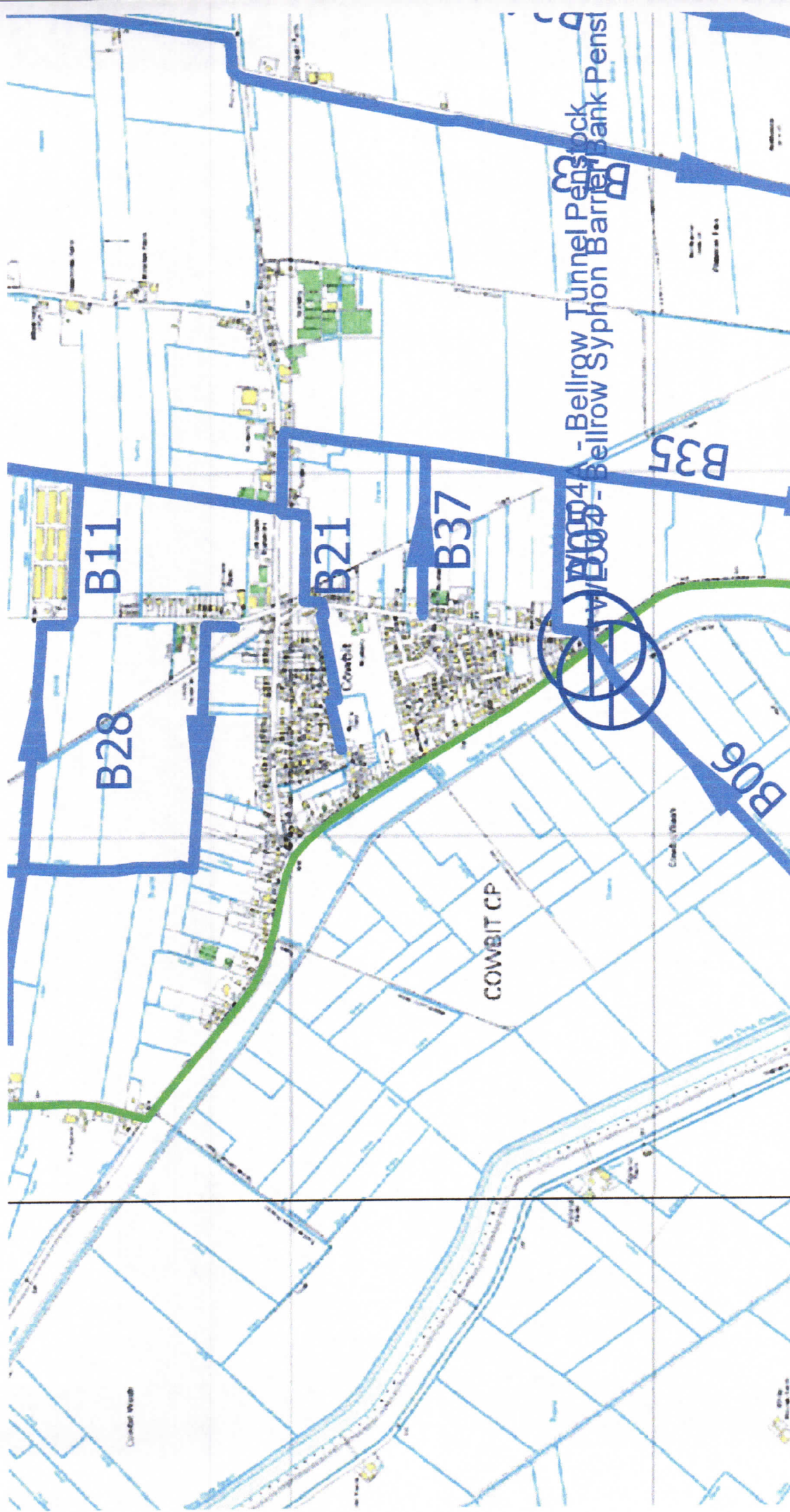
☒ Flood Map for Planning (Rivers and Sea)

- Flood Zone 3
- Flood Zone 2
- Flood defences (Not all may be shown*)
- Areas benefiting from flood defences (Not all may be shown*)
- Main rivers

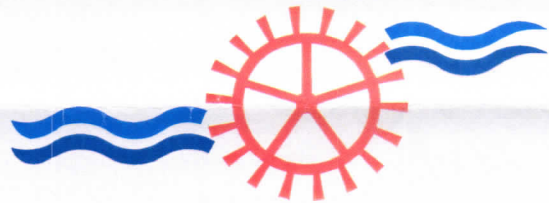


Customers in Wales - From 1 April 2013 Natural Resources Wales (NRW) has taken over the responsibilities of the Environment Agency in Wales.
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[illegible]



South Holland Internal Drainage Board



Marsh Reeves
Foxes Lowe Road
Holbeach
Spalding
Lincs
PE12 7PA

Our Ref. KLJV-SH285.250811-KLJV
Your Ref: GCB/AshleyKing

25 August 2011

Geoff Beel Consultancy
44 Queens Road
Wisbech
Cambs
PE13 2PE

Dear Geoff

PROPOSED RESIDENTIAL DEVELOPMENT – BACKGATE, COWBIT, SPALDING, Lincs

Further to our previous correspondence regarding the above site, I write to inform you of the decisions made by the Board at the meeting of 2 August 2011. The Board appreciated that the information being presented was at a very early stage and therefore likely to be subject to change, therefore no firm consents were granted, but rather views given to advise the applicant of what would be expected, from the Board's perspective, when a formal consent application is made at the appropriate time.

Therefore, as general guidance, the Board's observations and requirements at this time are as follows:

- A 9m wide access strip, measured from the centre line of the pipe, should be conveyed to the Board, at no cost, along the length of Mill Dyke pipeline adjacent to the site. This should be securely fenced at no cost to the Board and with no liability to the Board for future replacement.
- The site entrance layout as shown in your letter of 8 July 2011 will be acceptable so long as the estate road and footpath do not encroach any further in to the Byelaw zone than already shown, that entry on to the access strip can be gained directly from the public highway, and that the inspection chambers near Backgate remain out in the open and easily accessible. Gates should be provided at the ends of the access strip at no cost to the Board, in a location satisfactory to the Board's Operations Department.
- The Board will adopt the watercourse to the west of the site, and a fenced and gated access strip will be required in the same manner as above, and any access crossings within the dyke will have to be constructed to Board's specification. For this particular drain the width of the access strip on the development side could be reduced to 6m, with the understanding that legal agreements be set up with the adjoining households with regard to the 3m width of Bylaw area within their gardens.
- Any surface water outfalls in to Board's watercourses should be constructed to Board's specification with the relevant Byelaw consents and associated conditions.
- The Board strongly advises against the use of soakaways in the Cowbit triangle and recommends that all surface water from the impermeable areas on the site be positively drained to the Board's system, even if this means upgrading the current pipeline. The cost of this upgrade would have to be met by the

BOARD MEMBERS

S A R Markillie (Chairman) D R Worth (Vice-Chairman)
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J Perowne, P S Przyszlak, Mrs R M Rudkin, M D Seymour, Mrs E Sneath, D Sly, S Taylor, R C Thompson, P M Walls,
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Our Ref: KLJV-SH285.250811-KLJV

Your Ref: GCB/AshleyKing

25 August 2011

applicant, although the surface water development contribution fee, which will be payable to the Board by the applicant for all surface water discharging to the Boards system, will be put towards this.

- The neighbouring landowner to the south of the site has pointed out that there is a private surface water drain crossing the site, from his yard to the Board's pipeline, which was installed some time ago with the consent of the previous owner of the site. This drainage route must be preserved, either on its present route or diverted in to the new on site surface water drainage system so that the neighbour is left without detriment following the development.

If you wish to further discuss any of the above points, please do not hesitate in contacting me.

Yours sincerely



K L J Vines
District Engineer