APPLICATION NO. : H02/1166/93

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SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

# Outline Planning Permission

Reference: H02/1166/93 Received:08-DEC-93 Type:OUTLINE

Name: Mr & Mrs T B Foreman
23 Kemp Street
Crowland
Peterborough
PE6 0HE

Agent: Chapman Warren
Cromwell House
3 The Meadow
St Ives
Cambs PE17 4LG

Description: Residential development

Location : Land adjacent 23 Kemp Street
Crowland Peterborough

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 condition(s):

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 approval by the Local Planning Authority, and no development to which they relate shall be carried out until these matters have been approved, viz:
(1) 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;
(2) The siting and design of any vehicular access to a road;
(3) Landscaping of the site, including details of positions, heights on planting and species of trees and shrubs.

Reason: The application was submitted in outline only.

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 satisfactorily.

4 Details of the access arrangements including visibility splays shall be reserved for subsequent approval and shall be submitted to the Local Planning Authority before any development is commenced on site.

Reason: To ensure the provision of adequate facilities for safe ingress and egress of vehicles calling at the site in the interests of road safety.

5 Before the building is commenced to be used adequate motor vehicle turning space shall be provided on the site to the satisfaction of the Local Planning Authority.

Reason: To enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

6 Before any development is commenced the 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 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.
*This specification shall be such as to enable the Local Highway Authority in due course to take over the roads and/or footways as highways maintainable at the public expense

Reason: To ensure an adequate standard of access to the estate in the interests of local amenity and convenience.

7 When application is made for approval of the "reserved matters", that application shall show adequate land within the site reserved for the parking of all vehicles expected to call at the permitted building(s) at any one time. Such parking provision as approved by the Local Planning Authority shall thereafter be used for or be available for use for vehicle parking at all times when the premises are in use.

Reason: So that adequate on-site motor vehicle parking facilities are provided, in the interests of the safety and convenience of traffic using Kemp Street.

8 Before development is commenced details of the arrangements made for an

**BRIAN SMITH** Dip TP MRTPI Director of Planning & Building Control Services

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire, PE11 2XE (Tel: 0775 761161)

SOUTH HOLLAND DISTRICT COUNCIL

Archaeologist recognised by the Local Planning Authority to monitor all stages of the development involving ground disturbance shall be submitted to and approved by the Local Planning Authority. The approved arrangements shall be carried out during site operation. A report of the archaeologists findings shall be submitted to the Local Planning Authority within one month of the completion of site operation, and shall include arrangements for the conservation of artefacts removed from the site.

Reason: The proposed development is in an area of archaeological significance.

9 The development shall comprise single storey dwellings only.

Reason: To safeguard the amenities of nearby dwellings.

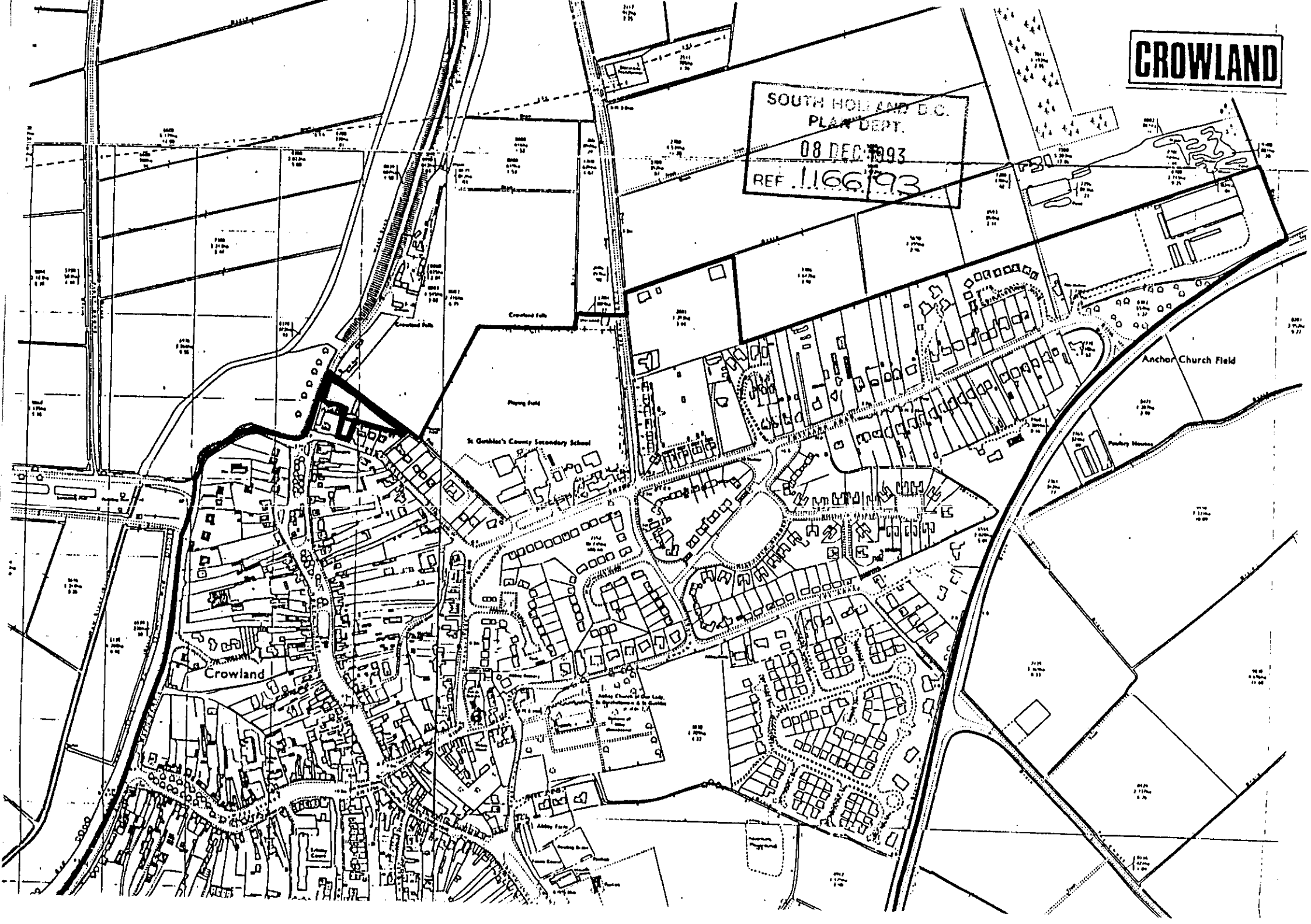
This permission does not infer that approval will be forthcoming for the development shown on the indicative layout plan accompanying this application.

Director of Planning and Building Control Services
15-MAR-94 H02/1166/93

This decision refers only to that required for the purposes of the Town and Country Planning Act and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

**BRIAN SMITH** Dip TP MRTPI Director of Planning & Building Control Services

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire, PE11 2XE (Tel: 0775 761161)


CROWLAND
SOUTH HOLLAND D.C.
PLAN DEPT.
08 DEC 1993
REF. 1166/93
Anchor Church Field
St Guthlac's County Secondary School
Crowland

FOUR COPIES REQUIRED

# PLANNING APPLICATION

**For office use only**

Application No. H02/1166/93

Date Registered 08 DEC 1993

1. Please complete in block letters

**NAME AND ADDRESS OF APPLICANT**

Mr and Mrs T B Foreman
23 Kemp Street
Crowland
Peterborough
PE6 0HE

Tel. No.

**NAME AND ADDRESS OF AGENT**

(if form completed by agent)

Chapman Warren
Cromwell House
3 The Meadow
St Ives, Cambs PE17 4LG

Tel. No. 0480 - 496966

(Personal contact name) Mr R Sargent

Please complete in block letters

**FULL POSTAL ADDRESS OF THE APPLICATION SITE**

LAND ADJACENT 23 KEMP STREET, CROWLAND, PETERBOROUGH, PE6 0HE

OFFICE COPY

Please complete in block letters

**DESCRIPTION OF PROPOSED DEVELOPMENT**

RESIDENTIAL DEVELOPMENT

Please complete

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £480.00 ... If you consider no fee is payable include a written explanation instead.

Signed ..... (Chapman Warren) Date 7th December 1993 ..... Previous application No.

Please tick **one** box and answer the extra questions under that section.

2. **TYPE OF APPLICATION**

(✓)

This is a **full** application for change of use and/or new building works [ ] ➡ Now complete Parts 3, 4 and 5 and an Ownership Certificates

**or** This is an **outline** application [✓] ⬇

Please state Site Area [0.37] (Hectares)

Please tick **any** box where you are including details which you wish to be considered as part of this application.

Siting [ ] Design [ ] External Appearance [ ]

Means of Access [ ] Landscaping [ ]

**Now complete Parts 3 and 5 and an Ownership Certificate.**

**or** This is a **reserved matters** application. [ ] ⬇

| | |
|---|---|
| A. Please state Reference Number of outline permission.<br>B. Please state which reserved matters are dealt with in this application.<br>**Now complete Part 4 only** | |

**or** This is an application for **renewal** of temporary permission or **continuation** without complying with planning condition. [ ] ⬇

| | |
|---|---|
| A. Please state reference Number of previous permission<br>B. Please state Condition Number referred to<br>**Now complete an Ownership Certificate** | |

**or** This is an application for **modification** of a condition on a planning permission which has not yet been implemented. [ ] ⬇

| | |
|---|---|
| A. Please state Reference Number of pervious permission<br>B. Please state Condition Number referred to<br>C. Please state variation required<br>**Now complete an Ownership Certificate.** | |

## TYPE OF DEVELOPMENT

3. A. Please state whether the proposal involves:- (Tick one or more boxes)

| | | |
|---|---|---|
| (i) New Dwellings | ✓ | If so, how many: |
| (ii) Other new building(s) | | |
| (iii) Alterations or extension | | |
| (iv) Change of use | ✓ | |

| | | |
|---|---|---|
| 4. A. Please state site area (in all cases) | 0.37 | hectares |
| B. If building works are proposed, please state extra floor space to be created: | | sq. metres |
| C. Please state size of any new structure:- (a) max. height: | TO BE AGREED LATER WITH THE LOCAL PLANNING AUTHORITY | metres |
| (b) max. length: | | metres |
| (c) max. width: | | metres |
| D. Please state type and colour of materials for facing external walls: | | |
| E. Please state type and colour of roofing materials. | | |
| F. Has a survey of the site been undertaken? State Yes or No | YES | |

## 5. GENERAL INFORMATION Please complete each section

**EXISTING USES**
Please state existing or, if vacant, the last use(s) of site. — FARMYARD

**ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN)** Please tick **one** box

| | | |
|---|---|---|
| A. There will be **no** new access to a public road and **no** alteration to any existing access to a public road | | |
| or | | |
| B. There will be a new or altered access to a public road | ✓ ➡ | If so, name of road: KEMP STREET<br>Will there be—<br>Individual access(es) ☐<br>New estate road ✓ |
| C. What provision will be made for garages or parking within the site? | SEE PLANS | |

**TREES** Please tick **one** box

| | | |
|---|---|---|
| A. The proposal does **not** involve the felling of any trees | ✓ | |
| B. The proposal does involve the felling of one or more trees | ☐ ➡ | If so, please show details on plans. |

**DRAINAGE** Please complete

| | |
|---|---|
| A. Please state how surface water will be disposed of | SOAKAWAY |
| B. For estate developments, please state how highway surface water will be disposed of | SOAKAWAY |
| C. Please state whether a land drain will be affected | NOT AWARE OF ANY DIRECT AFFECT |

D. Foul sewerage will be disposed of to:
Mains sewer ✓ Cesspool ☐ Septic tank ☐

**PLEASE COMPLETE IN ALL CASES**

| | State Yes or No | |
|---|---|---|
| The proposal is in connection with agriculture | NO | ➡ If so, **please give details in Part 6** |
| The proposal affects a listed building | NO | |
| The proposal affects a public right of way | NO | |
| The proposal is known to affect contaminated or filled land | NO | |
| The proposal is for industrial, warehousing, offices, shopping or similar commercial purposes. | NO | ➡ If so, **please complete Part 7** |
| In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent. | NO ➡ | Date:<br>Consultee(s) |
| Is this application related to a previous submission? | NO ➡ | Application No. |

## 6. ANY OTHER INFORMATION Please add any details you wish in support of your application.
Continue on separate sheet if necessary.

# OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

1. **APPLICANT'S INTEREST**
Please state interest in site (e.g. owner, prosp. purchaser)
(Please remember to indicate on the location plan any other land under your control).

OWNER

2. **OWNERSHIP OF THE SITE**

This certificate is to make sure that the owners of land are aware of applications made on it.

If the applicant is the **sole owner of the whole site,** complete **Certificate A.**
In **any other case** (i.e. if the applicant is a prospective purchaser, or a tenant, or a joint owner, or the sole owner of only part of the site) then you must give notice to all other owners, and complete **Certificate B.** (An "owner" is a person having a freehold interest, or having a leasehold interest where seven years or more remains unexpired). If you are unable to trace the owner, please contact the Planning Office as a different certificate will be required.

**Certificate A** Nobody except the applicant was an owner of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

Signed (Chapman Warren) (Applicant / Agent) Date 7th December 1993

**Certificate B** The applicant has given the required notice to everyone else who were owners of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.
Owner's Name:
Address of owner at which notice was served: State Date notice served:

Signed ..... (Applicant / Agent) Date .....

3. **AGRICULTURAL HOLDINGS CERTIFICATE**

If the land is not in agricultural use complete Certificate 1.
If the land is agricultural, but farmed by the owner and there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to the tenant, and complete Certificate 2. If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

**Certificate 1** None of the land to which the application relates is or is part of any agricultural holding.

Signed (Chapman Warren) (Applicant / Agent) Date 7th December 1993

**Certificate 2** The applicant has given the required notice to every other person who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates.
Tenant's Name:
Address of tenant at which notice was served: State Date notice served:

Signed ..... (Applicant / Agent) Date .....

SOUTH HOLLAND D.C.
PLAN DEPT.
08 DEC 1993
REF 1166/93

WARREN

TOWN PLANNING
& DEVELOPMENT
CONSULTANTS

Cromwell House
3 The Meadow
St Ives
Cambs
PE17 4LG
Telephone (0480) 496966
Facsimile (0480) 494292

RAS/TU/30/0529/F

7 December 1993

Mr B Smith
Director of Planning and Building Control Services
South Holland District Council
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Dear Sir

**Proposed residential development on land adjacent 23 Kemp Street, Crowland**

I enclose for your consideration an outline planning application for residential development on the above mentioned site. The application submissions comprise the following documentation:

1) 4 copies of completed Application Forms and Certificates

2) A cheque for the sum of £480 made payable to South Holland District Council

3) 4 copies of site location plans

4) 4 copies of an indicative sketch scheme layout (for illustration purposes only)

5) An extract copy of the District Council's current Development Boundary for Crowland

6) A copy of a letter from the County Highways Authority dated 28 November 1988

The submitted planning application is a significant re-appraisal of a previous development proposal submitted in early 1989 under file reference H02/0302/89. This previous proposal was for a much larger area of land to the north of the existing farmyard and was refused planning permission on 25 May 1989. The principal grounds were that the majority of the site was located outside the

Offices also at
Swindon
London
Cardiff

PARTNERS
K.J. Chapman BSc(Hons) Dip TP(Dist) MRTPI MBIM
G.E. Warren MA FRICS MRTPI
M.E. Dobson MA M Phil MRTPI ARICS
S.H. Bawtree Dip TP MRTPI
D.J. Ball BSc(Hons) Dip TP MRTPI ARICS
S.W. Chadwick BSc(Hons) ARICS
R. Gillespie BA(Hons) MRTPI
L. Powell BSc(Hons) DipTP MRTPI FRSA
C.J. Simkins BA(Hons) MRTPI
M.J. Smith DipGT
N.P. Taylor MA FRTPI ARICS
M.C. Wood BA(Hons) BTP MSc MRTPI MCIT

development boundary for Crowland and that insufficient drainage details were submitted to resolve possible flooding problems with land to the north of this agricultural field.

The current application is for a far smaller area of land which mainly comprises the existing farmyard and relates only to the land which is included within the Development Boundary for Crowland. In appraising the observations made to the previous large scale development on the larger agricultural field, my Clients have deliberately revised their development proposals to strictly accord with the existing planning policies of the local planning authority, and an indicative layout has been included to demonstrate how the site can be developed to meet all normal planning requirements. Whilst I would wish to emphasise that the indicative sketch scheme included is for illustration purposes only, it does show that a small group of dwellings can be satisfactorily incorporated on the vacant land adjoining the existing built-up area and that a new access road can be provided in accordance with the design criteria stated in the local highways authority's letter in 1988. As will be noted on the plan, this arrangement would necessitate the demolition of an existing farm building with the existing access to No. 23 Kemp Street closed and a new access formed off the new estate road.

Although the application is submitted in outline, aspects concerning infrastructure have been considered and should specific information be required concerning disposal of surface water, my Client would be happy to discuss these aspects with the relevant authority. The only other observations which may be appropriate to mention at this stage is to reinforce the point that the applicants have given careful consideration to all the comments made to their previous application on a larger area of land within their ownership and have deliberately revised their proposals to satisfy not only the reasons for refusal but other comments made in the consultation process to the previous scheme. Of particular note is that the Parish Council had no objections in principle to development at this location and that the indicative sketch scheme shows how a small group of possibly single-storey dwellings could be incorporated on the land without causing any loss of privacy or overlooking problems with the existing adjoining frontage development along Kemp Street.



[redacted]

Should you require any further details or clarification of these application proposals, please do not hesitate to contact me at our St Ives office.

Yours faithfully

ROGER SARGENT
ASSOCIATE

Encs

cc: Mr and Mrs T B Foreman



[redacted]

# DC INSTRUCTION SHEET

APPLICATION REF: H02/1166/93

## Directions

Art 7 ☐ RM checklist

| | Sit | Des | Ext | Acc | Land |
|---|---|---|---|---|---|
| Previous | | | | | |
| Current | | | | | |
| Required | | | | | |

EA ☐ Reg4 – ☐ Scale dwg: Highway S/W: Agric appraisal:

LB ☐ Advt ☐

Details needed: (Non-std only)

Other.....

Direction authorised by Senior Officer..... Date.....

## Revalidation after Direction

Information satisfactory Signed..... Date.....

Valid date:

Amended description

Superseded plans indicated ☐

Unsatisfactory – Further direction:
Signed.....
Senior Off.....

Precise details:

---

## Extra Consultations/Publicity Required

☐ None identified initially

PDM 10-12

RECONSULTS (revalidated) ☐ All

| | Publicity: >> | Consultations: | |
|---|---|---|---|
| Departure | ..... | County | ..... |
| Setting of LB | ..... | E Heritage | ..... |
| Public Right of Way | ..... | Societies | ..... G ROW |
| Discretionary | ..... | | |

Press
PC
WM
Residents

Extra Consultations:

WP Note –
G Group available
G* Group essential (longer expiry)

| | | | |
|---|---|---|---|
| Transport | D/Transp A15 | ..... G* T15 | |
| TRA | D/Transp A18 | ..... | |
| | B Rail | ..... | |
| Environment/ | Env Services | ..... | |
| Drainage | NRA | ..... | |
| WAT | IDB | ..... | |
| | Env Assess | ☐ G ENV (See separate sheet) | |
| Conservation | LB Demolish | ..... G* DEM | |
| LB | Archaeology | ..... G ARC Specify: | |
| | Eng Heritage | ..... | |
| | Consultant | ..... | Order No: |
| | Other | ..... | Specify: |
| Hazards | HSC Group | ..... G* HAZ | |
| | Specific | ..... | Specify: |
| Other PLA | | ..... | Specify: |

**Case Officer** :

Senior Officer Confirmed .....

Date.....10/12

Recorded DC....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection — Site contains Attached Brick outbuilding.

Accuracy :
Neighbours : New access over vacant plot of land –
Boundaries : and Bungalow. – Site to rear of 3
Site Features : bungalows – small gardens – Minimal screening
hedges to be.

Ag Land to rear

Inspected by TP
Date 6/1

Site Notice posted by PM
Date
Expiry 7-12

Individual Resident Notices required:

Addresses to be sent to – Addresses delivered to –

Rock Bank cottage.

---

Telephone/Visitor Record

| Date | Conversation with | Conclusion |
|---|---|---|

---

Case Officer Conclusions

## RECOMMENDATION/DECISION

NON-DETERMINATION

Permitted Dev (or equiv) .....
Non Development (or equiv) .....
Non Response after Direction .....

Senior Officer confirmed .....

Withdrawn .....

COMMITTEE

Confirmed as agenda .....

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

DELEGATED DECISION

**Case Officer**

Approve (or equiv) Refuse (or adverse)

Signed ..... Date.....

Notes:

☐ Disabled
☐ Prev conditions
☐ Amended plans –
Dwg no:
Received:

CONDITIONS/REASONS:

DPO Auth 16/2/94 committee.
grant permission.

1) SC 8
2) SC 27
3. 4. 5. 6. Repeat H/w conds.
7. watching brief cond.
8 - Ree development shall comprise single storey dwellings only.
(R. to safeguard the amenities of nearby dwellings)

Note Ree permission does not infer that approval will be forthcoming for the development shown on the indicative layout plan accompanying Ree application.

Condition monitoring:

non-std expiry .....
prior submission ☑
prior siteworks ☐

Determined plans indicated ☑
Departure approval confirmed ☐
Flag for on-site review ☐

# ADMIN RECORD SHEET

## Initial

Submitted Fee £480.

Receipt No P3612

Date first Rec'd 08 DEC 1993

## Registration

Reference H02/1166/93

Cross-Ref

Date 09-DEC-93 JAC

## Validation

TYPE OUTLINE

Site area 0.37
No of dwellings
Floorspace

Earlier permission – Ref:
(New)/Redevelop/Use/Ext/Alt/Works

Description to be recorded

Invalid
Site plans
Certificate
Fee
Fee (not free)
Inaccurate
Incomplete
Unclear

Fees
Correct fee £450-
Nil fee
Discounted
Previous app – ref:
Type of app
Reason:

Additional £
Refund £
Receipt No
Voucher No
Date
Date

## Information

Index sheet 380 OS Plots
Grid ref 523710310700

Ward A
Parish CROYDON

Inside IBD YES
Inside LP area NO

Constraints:

CA Cons Area
LB Listed – Grade:
ARC Archaeology
AM Ancient Mon
SSI Special Int

TR Rural
BP TR proposed 67m
LC Level Cross
FP Footpath
TPO Tree Pres

Hazards –
HAZ Site
AIR Safeguard
LIN Elect
PIP Pipe
CON Waste/contamin

Linked to site Ref 1870
Linked to property Ref

Dist Bound
Other:

Planning Records:
Earlier apps 2029/81

B Reg Records:
Already submitted – Ref:
Request needed
Requested

Town and Country Planning Act etc

# DRAFT PERMISSION

Reference: H02/1166/93 Received:08-DEC-93 Type:OUTLINE

Name: Mr & Mrs T B Foreman
23 Kemp Street
Crowland
Peterborough
PE6 0HE

Agent: Chapman Warren
Cromwell House
3 The Meadow
St Ives
Cambs PE17 4LG

Description: Residential development

Location : Land adjacent 23 Kemp Street
Crowland Peterborough

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

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 approval by the Local Planning Authority, and no development to which they relate shall be carried out until these matters have been approved, viz:
(1) 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;
(2) The siting and design of any vehicular access to a road;
(3) Landscaping of the site, including details of positions, heights on planting and species of trees and shrubs.

Reason: The application was submitted in outline only.

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 satisfactorily.

4 Details of the access arrangements including visibility splays shall be reserved for subsequent approval and shall be submitted to the Local Planning Authority before any development is commenced on site.

Reason: To ensure the provision of adequate facilities for safe ingress and egress of vehicles calling at the site in the interests of road safety.

5 Before the building is commenced to be used adequate motor vehicle turning space shall be provided on the site to the satisfaction of the Local Planning Authority.

Reason: To enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

6 Before any development is commenced the 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 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.
*This specification shall be such as to enable the Local Highway Authority in due course to take over the roads and/or footways as highways maintainable at the public expense

Reason: To ensure an adequate standard of access to the estate in the interests of local amenity and convenience.

7 When application is made for approval of the "reserved matters", that application shall show adequate land within the site reserved for the parking of all vehicles expected to call at the permitted building(s) at any one time. Such parking provision as approved by the Local Planning Authority shall thereafter be used for or be available for use for vehicle parking at all times when the premises are in use.

Reason: So that adequate on-site motor vehicle parking facilities are provided, in the interests of the safety and convenience of traffic using Kemp Street.

8 The developer shall (i) give a minimum of two weeks notice in writing of

8 PTO

commencement of works to the archaeologist nominated by the Local Planning Authority and no works shall commence on site until the two week notice period has expired and (ii) shall afford access to the site to the archaeologist at all reasonable times and allow the archaeologist to observe the excavations and record items of interest and finds.

Reason: The site is of archaeological interest.

9 The development shall comprise single storey dwellings only.

Reason: To safeguard the amenities of nearby dwellings.

This permission does not infer that approval will be forthcoming for the development shown on the indicative layout plan accompanying this application.

28-FEB-94 AD check....N 28/2.....

Authorised to issue (inc Delegation).....M 10/3.....

(8) Before development is commenced details of the arrangements made for an archaeologist recognised by the LPA to monitor ~~the site~~ all stages of the development involving ground disturbance shall be submitted to and agreed by the LPA. The agreed arrangements shall be carried out during the operations. A report of the archaeologists findings shall be submitted to the LPA within one month of the ~~last day of~~ completion of the operations, and shall include arrangements for the conservation of artefacts removed from the site.

(R. The proposed development is in an area of archaeological significance.).

78. PLANNING APPLICATIONS

(d) Applications Director of Planning and Building Control Services authorised to approve

The Director of Planning and Building Control Services be authorised to grant the relevant planning permissions in accordance with his recommendations, as amended, where indicated, in respect of the following proposals:-

| Plan No. and Applicant | | Proposal |
|---|---|---|
| H16/1159/93<br>Mr N Wilkins | | Temporary marquee to the Market Place entrance of the Red Lion Hotel for period 2nd May to 29th August 1994 inclusive, at Red Lion Hotel, Market Place, Spalding. |

(Subject to the Director of Planning and Building Control Services holding further discussions with the applicant to discuss the provision of measures to ensure that blind people and organisations are made aware of any temporary structures in advance of their erection.)

| | | |
|---|---|---|
| H02/1166/93<br>Mr & Mrs T B Foreman | O.A. | Residential development at land adjacent 23 Kemp Street, Crowland. |
| H16/1206/93<br>Hanson Land Developments Ltd | O.A. | Residential development at land off St Thomas's Road, Spalding. |
| H09/1208/93<br>M Ayres | | Three bedroomed bungalow and garage at Hallgate, Holbeach. |

(The Director of Planning and Building Control Services was authorised to negotiate with the applicant possible measures to increase the privacy of the objector and it was agreed that the drive should be surfaced in tarmacadam and not gravel.)

| | |
|---|---|
| H16/1210/93<br>David Parker Homes | 12 flats and 1 house at Abbey Print site, High Street, Spalding. |

(The Director of Planning and Building Control Services was also authorised to enter discussions with the applicant to pursue possible further frontage development and the rationalisation of the public parking area.)

| | | |
|---|---|---|
| H11/1226/93<br>C R Neaverson | | Garden Centre and restaurant/motel complex (renewal of application H16/0937/88) off Wisbech Road, Long Sutton. |
| H08/1227/93<br>Mr & Mrs D Brooks | O.A. | Residential development at 33-37 Salem Street, Gosberton. |

**BRIAN SMITH** Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

## H02/1166/93

*OUTLINE*

Applicant: Mr & Mrs T B Foreman
Tel:

Agent: Chapman Warren
0480 496966

Description: Residential development

Location: Land adjacent
23 Kemp Street
Crowland
Peterborough

---

| | | | |
|---|---|---|---|
| Valid date: | 08-DEC-93 | Terminal date: | 02-FEB-94 |
| Target dates: | | Target Committee: | 25-JAN-94 |
| To case officer | 15-DEC-93 | Report deadline: | 11-JAN-94 |
| Inspected by | 22-DEC-93 | Agreed TD Ext: | |
| Extra contacts | 29-DEC-93 | Case Officer: | |
| Report if not clear by | 12-JAN-94 | | D J ROBERTS |

---

DEVELOPMENT/CONSTRAINTS

Size: .37 HA
Category: Newbuild
Listed building: ARCHAEOLOGICAL SITE Other Constraints:
Conservation Area:

---

*CONSULTATIONS CARRIED OUT*

| | | Sent | Expiry |
|---|---|---|---|
| The Owner/Occupier, North Bank Cottage - | | 06-JAN-94 | 27-JAN-94 |
| Site/Press Advert MIN | | 17-DEC-93 | 07-JAN-94 |
| Clerk to Crowland PC | 0733 210653 | 14-DEC-93 | 28-DEC-93 |
| Heritage Lincolnshir | 0529 306327 | 14-DEC-93 | 28-DEC-93 |
| County Monuments Off | 0522 30401 | 14-DEC-93 | 28-DEC-93 |
| Cllr B Alcock | 0733 210560 | 14-DEC-93 | 21-DEC-93 |
| Cllr N H Pepper | Peterborough 21 | 14-DEC-93 | 21-DEC-93 |

---

SITE RECORD

Grid ref: 523910 310700
OS Sheet: 380 Parcel:

L.C.C. - Ops Attached JCB 3/2/94

**BRIAN SMITH** Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

# H02/1166/93

OUTLINE

Applicant: Mr & Mrs T B Foreman
Tel:

Agent: Chapman Warren
0480 496966

Description: Residential development

Location: Land adjacent
23 Kemp Street
Crowland
Peterborough

---

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| Valid date: | 08-DEC-93 | Terminal date: | 02-FEB-94 |
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| Extra contacts | 29-DEC-93 | Case Officer: | |
| Report if not clear by | 12-JAN-94 | | D J ROBERTS |

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DEVELOPMENT/CONSTRAINTS

Size: .37 HA
Category: Newbuild
Listed building: ARCHAEOLOGICAL SITE Other Constraints:
Conservation Area:

---

CONSULTATIONS CARRIED OUT

| | | Sent | Expiry |
|---|---|---|---|
| Site/Press Advert MIN | | 17-DEC-93 | 07-JAN-94 |
| Clerk to Crowland PC | 0733 210653 | 14-DEC-93 | 28-DEC-93 |
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| Cllr N H Pepper | Peterborough 21 | 14-DEC-93 | 21-DEC-93 |

---

SITE RECORD

Grid ref: 523910 310700
OS Sheet: 380 Parcel:

L.C.C. - plan taken 16/12/93
Sec 11/A/3J dated 17/12/93

# 16th FEBRUARY 1994 PLANNING COMMITTEE
## PLANNING APPLICATIONS - POST COMMITTEE INSTRUCTIONS

| Page No | Application Number | Case Offr | Instructions/ Decision |
|---|---|---|---|
| 1 | H05/0209/93<br>D Brown Ltd | JB | Deferred for sub-cttee as recommended. |
| 4 | H02/0723/93<br>Mr & Mrs Speechley | DJR | DPBCS Auth subject to sect 106 legal obligation as recommended. |
| 6 | H12/0919/93<br>Mountains Road Haulage | JB | Deferred. Ltr to David Loveday, copy to agents, advising that onus is now on applicant to supply additional information in support of application. A thorough research is required before reporting back to committee, the updated report to contain quoted extracts from earlier reports. See DPBCS. |
| 11 | H12/1036/93<br>Mountains Road Haulage | JB | Deferred. To be considered with H12/0919/93. |
| 13 | H12/0938/93<br>Mountains Road Haulage | JB | Deferred. To be considered with H12/0919/93. |
| 15 | H08/1021/93<br>Miss E Ram | DJR | Grant as recommended.<br>Note re manure storage to be added to decision notice and conditions 1 & 2 to be reworded. |
| 17 | H21/1115/93<br>B D Groves Tpt | JB | Deferred for site visit. |
| 19 | H16/1159/93<br>Mr N Wilkins | DJR | DPBCS Auth subject to meeting to discuss provision for blind alertness measures. Applicant to advise local blind association. Investigate possibility of audio tape in library. |
| 21 | H02/1166/93<br>Mr & Mrs Foreman | DJR | DPBCS Auth as recommended. |
| 23 | H23/1170/93<br>Mr & Mrs Glowcyk | DMG | Deferred for site visit. |
| 25 | H11/1178/93<br>L.C.C. | DMG | Grant as recommended. |
| 27 | H11/1179/93<br>L.C.C. | DMG | Grant as recommended. |
| 30 | H11/1180/93<br>L.C.C. | DMG | Grant as recommended. |
| 32 | H16/1188/93<br>H16/1189/93<br>Mr & Mrs Grimston | DJR | Deferred for site visit. |
| 34 | H16/1197/93<br>Adams & Sons | DJR | Grant as recommended.<br>Amend reason for condition 3. |

| | | | |
|---|---|---|---|
| 36 | H16/ )6/93<br>Hanson Land Development | DJR | DPBCS Auth subject to sect 278 agreement as recommended. |
| 38 | H09/1208/93<br>M Ayres | DMG | DPBCS Auth subject to driveway surfacing being tarmacadam instead of gravel. |
| 40 | H16/1210/93<br>David Parker Homes | JB | DPBCS Auth as recommended. Additional condition required re dedicated parking area and delineation of same. See DPBCS re archaeological matters. Cttee endorsed pursuit of further frontage development and rationalisation of public parking area. |
| 42 | H16/1211/93<br>David Parker Homes | JB | DPBCS Auth subject to sect 106 legal obligation as recommended. See DPBCS re archaeological matters. |
| 43 | H19/1223/93<br>N S Morris | DMG | Refused as recommended.<br>Amend applicants name to read "Morris". |
| 45 | H11/1226/93<br>C R Neaverson | DMG | DPBCS Auth subject to sect 278 agreement as recommended. Amend description to read "Garden Centre". |
| 48 | H08/1227/93<br>Mr & Mrs Brooks | DJR | DPBCS Auth as recommended. |
| 49 | H23/0011/94<br>Mr D Burchnall | DMG | Grant as recommended. |
| 50 | H16/0015/94<br>Mr J Thurston | DJR | Refused as recommended. |
| 52 | H09/1239/90<br>Kings Quality Homes | NRM | Refused as recommended. Reasons on pages 57 and 58 of agenda. Amend 1st word of reason 6 on page 58 to read "Analysis". |

17th Feb 94

Signed: .....

pp N Midlen
Principal Planning Officer

COUNTY OFFICES
NEWLAND · LINCOLN

# LINCOLNSHIRE COUNTY COUNCIL

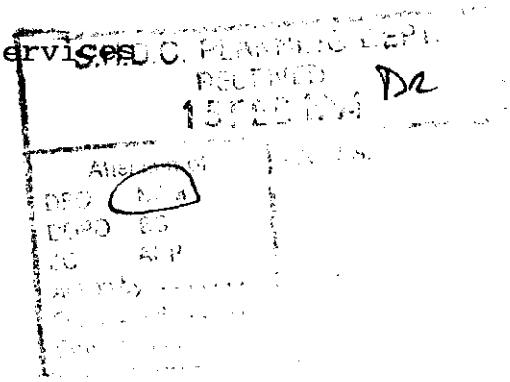
RECREATIONAL SERVICES DEPARTMENT
County Offices, Newland, Lincoln LN1 1YL
Telephone (0522) 552222 Fax (0522) 552811

DC 15/2

Archaeology Section
12 Friars Lane
LINCOLN LN2 5AL
TEL: 0522 575292
FAX NO 0522 530724

When calling please ask for: Mr I K George,
Asst Archaeological Officer
Ext 02

Mr Brian Smith Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Control Department
Council Offices
Priory Road
SPALDING
Lincs PE11 2XE




My ref: IKG/DEL/H02

11 February 1994

Dear Mr Smith

RE: PLANNING APPLICATION NO: H02/1166/93
PARISH: ~~GEDNEY~~ Crowland

Many thanks for consulting the Lincolnshire County Council Archaeology Section regarding the above proposal. The scheme has now been appraised against the county Sites and Monuments Record.

Evidence suggests that a mill existed close to this location but there has been no recent suggestion that its exact location is known. It would be advisable that the applicants are made aware that some indication of it may occur. If anything that may be of interest to archaeologists is discovered this should be reported immediately.

Many thanks for your cooperation in this matter.

Yours sincerely

S. Catney

for George Keeping
Countryside Manager

02 9/2

WARREN

TOWN PLANNING
& DEVELOPMENT
CONSULTANTS

Cromwell House
3 The Meadow
St Ives
Cambs
PE17 4LG
Telephone (0480) 496966
Facsimile (0480) 494292

RAS/TU/30/0529/F

8 February 1994

Mr B Smith
Director of Planning & Building Control Services
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE

F.A.O: MR D ROBERTS

Dear Sirs

**Proposed residential development on land adjacent 23 Kemp Street, Crowland - Mr and Mrs Foreman**

I refer to your letter dated 2 February 1994 and subsequent telephone conversations regarding the above mentioned current planning application.

I would confirm that following my recent discussions with Mr Hunt of North Level Internal Drainage Board, I have, on behalf of my Client, agreed to dispose of the surface water into an adjoining watercourse should a surface water sewer not be readily available in Kemp Street. This amendment to the use of soakaways, as originally suggested is, I am led to believe, acceptable to the Drainage Board and satisfies their stated objection to the discharge arrangements previously intended.

I trust this now resolves this particular issue, but should you require any further details or clarification on this proposal, please do not hesitate to contact me at our St Ives office.

Yours faithfully

ROGER SARGENT
ASSOCIATE

cc: Mr and Mrs Foreman

1166/93

DEPT.
DR

Offices also at
Swindon
London
Cardiff

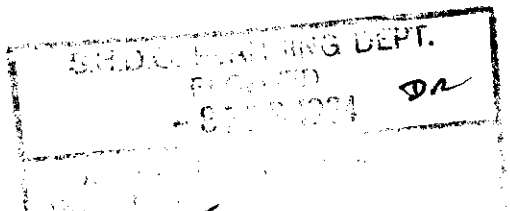
PARTNERS
K.J. Chapman BSc(Hons) Dip TP(Dist) MRTPI MBIM
G.E. Warren MA FRICS MRTPI
M.E. Dobson MA M Phil MRTPI ARICS
S.H. Bawtree Dip TP MRTPI
D.J. Ball BSc(Hons) Dip TP MRTPI ARICS
S.W. Chadwick BSc(Hons) ARICS
R. Gillespie BA(Hons) MRTPI
L. Powell BSc(Hons) DipTP MRTPI FRSA
C.J. Simkins BA(Hons) MRTPI
M.J. Smith DipGT
N.P. Taylor MA FRTPI ARICS
M.C. Wood BA(Hons) BTP MSc MRTPI MCIT

# Anglian Water

**Anglian Water**
**Services Limited**

P.O. Box 62
Waterside House
Waterside North
Lincoln LN2 5HA

Telephone 0522 557000
Facsimile 0522 557992



Our ref SH/940017

Your ref H02/1166/93

03 February 1994

District Planning Officer
South Holland District Council
Council Offices
Priory Road
SPALDING Lincs
PE11 2XE

Dear Sir,

Proposal : Residential Development
Location : Land adjacent 23 Kemp Street, Crowland
Applicant: Mr & Mrs T B Foreman

With regard to the above-mentioned Application, I would inform you that whilst Anglian Water have no objections to raise in principle to the proposals, I wish to make the following observations.

The foul drainage from this development can be accommodated in the existing public sewer.

There are no public surface water sewerage facilities in the vicinity of the proposed development.

All surface water from roofs should be piped direct to a watercourse, surface water system, or shallow soakaways. Open gullies should not be installed.

The use of soakaways at this site should be proven adequate in accordance with BS6297:1983.

However, should soakaways prove impracticable another method of disposal must be found by the applicant and approved by Anglian Water.

Surface water will not in any circumstances be permitted to discharge to the public foul sewer.

cont'd

Registered in England No 2366656
Registered Office:
Anglian House Ambury Road
Huntingdon Cambridgeshire PE18 6NZ

03 February 1994

The existing water distribution system is unable to supply the proposed development and substantial off-site works may need to be undertaken at the expense of the developer.

The extension of any existing water supply, serving a house or building, to serve additional properties is illegal. Each self contained unit will require a separate water supply and meter. For further information and guidance on technical and financial aspects, please contact Tony Peet (Development Services) at the above address.

Yours faithfully,

Philip Laws
Customer Services Manager

HERITAGE

# LINCOLNSHIRE

*Patron: Captain Sir Henry Nevile K.C.V.O.*
*Lord Lieutenant of Lincolnshire*

**To:** Nigel Midlen

**Fax Number:** 0775 710772

**From:** David Start

**Fax Number:** (0529) 306327

**Date:** 7th February 1994

---

**THIS FAX TRANSMISSION IS PAGE OF PAGES**

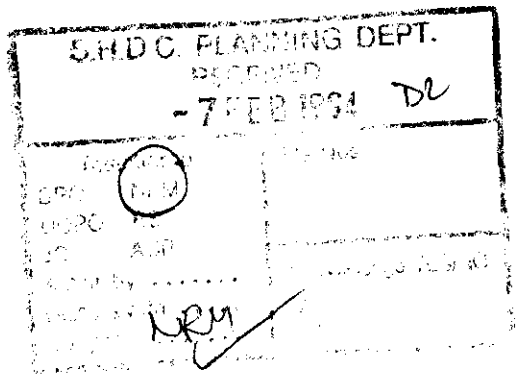
**Please notify the sender immediately on 0529 306327 if the transmission is incomplete or illegible**

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Nigel,

The comments on the Kemp Street site in Crowland follow. Hilary feels that a watching brief would be prudent - give me a ring if you want to discuss it. I have spoken to the planning consultant involved and have just let him know the processes involved.
Have also sent the list of Archaeological Organisations (the one that is used by the Boston archaeologist)

Dave Start




Heritage Trust of Lincolnshire • 28 Boston Road • Sleaford • Lincs • NG34 7ET (0529)306327

Heritage Lincolnshire incorporates the Trust for Lincolnshire Archaeology and is a Company limited by guarantee, sponsored by County and District Councils.

Charity No: 1001463 • Company No: 2554738 (England).

**The following is a list of archaeological contractors working in Lincolnshire.**

Archaeological Project Services
Steve Haynes (Projects Manager)
28 Boston Road
Sleaford
Lincs.
NG34 7ET
Tel and Fax: (0529) 306327

Lindsey Archaeological Services
Naomi Field (Director)
Francis House
Silver Birch Park
Great Northern Terrace
Lincoln
LN5 8LG
Tel (0522) 544554

City of Lincoln Archaeology Unit
Michael Jones (Director)
Charlotte House
The Lawn
Union Road
Lincoln
LN1 3BL
Tel (0522) 545766

Hilary Healey
Freist Cottage
Drury Lane
Bicker
Boston
Lincs
PE20 3EB
Tel (0775) 820464
(Watching briefs and desk-based research)

Pre-construct Archaeology
Gary Brown
66 School Lane
Silk Willoughby
Nr Sleaford
Lincs. NG32 8PH
Tel: 0529 302874

HERITAGE LINCOLNSHIRE

SOUTH HOLLAND ARCHAEOLOGICAL CONSULTANCY

Planning Ref: H.02/11 66/93. Week beg. 06 Dec 93

Application: Resid. development

Location: 23 Kemp St. CROWLAND

1. Watching Brief

2. Evaluation

3. Survey

4. Scheduled Ancient Monument.

5. Listed Building.

---

COMMENT: This site lies at the edge of the medieval town, close to a flood defence bank. It is possible that archaeological evidence relating to this part of the settlement, and to construction of the bank, will be encountered.

Signed R.H. Healey. Date 1 Feb 94

28 Boston Road, Sleaford, Lincs. NG34 7EZ
Tel & Fax (0529) 306327

HERITAGE

**LINCOLNSHIRE**

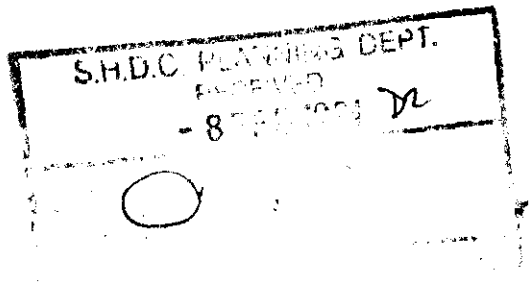
*Patron: Captain Sir Henry Nevile K.C.V.O.*
*Lord Lieutenant of Lincolnshire*

8/2

*With Compliments*

Nigel

Hard copy of fax of 7/2/94.




Heritage Trust of Lincolnshire • 28 Boston Road • Sleaford • Lincs • NG34 7ET (0529)306327

Heritage Lincolnshire incorporates the Trust for Lincolnshire Archaeology and is a Company limited by guarantee, sponsored by County and District Councils.

Charity No: 1001463 • Company No: 2554738 (England).

HERITAGE LINCOLNSHIRE

SOUTH HOLLAND ARCHAEOLOGICAL CONSULTANCY

Planning Ref: H.02/1166/93 Week beg. 06 Dec 93

Application: Resid. development

Location: 23 Kemp St. CROWLAND

✓ 1. Watching Brief

2. Evaluation

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4. Scheduled Ancient Monument.

5. Listed Building.

---

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Signed R.H. Healey. Date 1 Feb 94

28 Boston Road, Sleaford, Lincs. NG34 7EZ
Tel & Fax (0529) 306327

The following is a list of archaeological contractors working in Lincolnshire.

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City of Lincoln Archaeology Unit
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Freist Cottage
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(Watching briefs and desk-based research)

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Gary Brown
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Silk Willoughby
Nr Sleaford
Lincs. NG32 8PH
Tel: 0529 302874

Heritage Lincolnshire.
28 Boston Road,
Sleaford,
Lincs.
NG34 7ET.

Mr D Roberts

DJR/JJ 902/1166/92

02 Feb 1994

Dear Sir,

PLANNING APPLICATION: OFF KEMP STREET, CROWLAND - RESIDENTIAL DEVELOPMENT.

I enclose a copy of the location plan relating to the above application. In 1989 you advised the Council that the site may be of archaeological interest. In view of this I have requested that the Agents for the current application, Messrs Chapman Warren, contact you to discuss.

It would be helpful, at this stage if you could advise me whether you are likely to recommend that my Council impose conditional requirements on any permission to cover the archaeological interest.

It would be useful if you could forward your initial comments before 16th February if possible.

Yours faithfully

N Mid'en
Principal Planning Officer
Development Control

Enc.

Chapman Warren,
Cromwell House,
3 The Meadow,
St. Ives,
Cambs.
PE17 4LG.

Mr D Roberts

DIR/JJ B02/1166/93

RAS/TU/30/0529/F

02 Feb 1994

Dear Sir,

RESIDENTIAL DEVELOPMENT, 23 KEMP STREET, CROWLAND FOR MR AND MRS T B FOREMAN.

Thank you for your letter dated 24th January 1994, the contents of which are being considered.

As a separate matter I enclose a copy of a letter recently received from the Drainage Board advising that they are opposed to the application.

May I request that you discuss this directly with the Drainage Board and advise me as soon as possible how the objection can be overcome.

It may still be possible to report the application to the 16th February Committee meeting, and your response before that date would be appreciated.

Yours faithfully

N Midlen
Principal Plannign Officer
Development Control

Enc.

Spoke to writer 3/2.
He has spoken to D.B.
It seems not to be technical.
Talked about remedies.
He can overcome drainage problems; will write in with remedy.

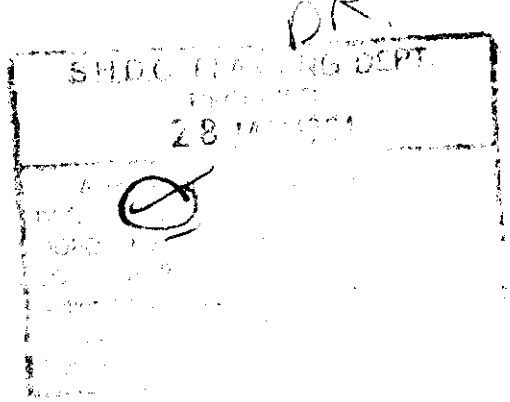
# NORTH LEVEL INTERNAL DRAINAGE BOARD

Drainage Office, Thorney, Peterborough, PE6 0QE.
Telephone (0733) 270333 Fax (0733) 270231
R. Wedley
Clerk and Chief Executive
When calling or telephoning on this matter please ask for: Mr. Hunt


Copied to Agent 2/2/94

Our Ref: WRH/MLW/A5SH
Your Ref:

27th January, 1994.




Director of Planning & Building Control Services,
South Holland District Council,
Council Offices,
Priory Road,
Spalding,
Lincs. PE11 2XE.

Dear Sir,

**Planning Application No. H02/1166/93**
**Proposed Development at Land adjacent to 23 Kemp Street, Crowland.**

I refer to the above application submitted to your Council and enclose a copy of my Board's requirements in respect of the proposed development.

A Board's drain is not directly affected by the proposed development.

It appears, therefore, that Clauses 3, 4, and 6 of the aforementioned requirements may apply in respect of the proposed development but the applicant must let me know if there are any other Clauses which relate to the site.

I regret that I oppose the Planning Application in its present form as the discharge of surface water to soakaways will cause flooding and waterlogging of the site. Surface water should be directed to a surface water sewer or an adjoining watercourse.

The Board will require a contribution of £4126.09 + V.A.T. which has been calculated in accordance with the enclosed note, towards dealing with the increased rate of discharge from the impervious areas created by the development unless flow regulation works are undertaken on the site.

Yours faithfully,

W. R Hunt.

Technical Engineer.

Copy to Mr. & Mrs. T.B. Foreman
Chapman Warren.


Technical Engineer
W. R. HUNT
Operations Engineer
S. H. MORRIS

NORTH LEVEL INTERNAL DRAINAGE BOARD

Drainage Office, Thorney, Peterborough, PE6 0QE.
Telephone (0733) 270333 Fax (0733) 270231
R. Wedley
Clerk and Chief Executive
When calling or telephoning on this matter please ask for: Mr. Hunt
Our Ref: WRH/MLW/A5SH.
Your Ref:

## BOARD'S STANDARD REQUIREMENTS

**Planning Application No. H02/1166/93**
**Proposed Development at Land adjacent to 23 Kemp Street, Crowland.**

Under Section 28 of the Land Drainage Act, 1976 and Byelaws approved by the Ministry of Agriculture, Fisheries and Food, the following requirements **must** be complied with :-

1. No building, hedges, fences, trees, hardstandings, septic tanks or other structure may be placed within 9 metres of the edge of a Board's watercourse without the previous consent of the Board. This width must be left completely clear and the Developer must advise prospective purchasers of this requirement in order that they do not inadvertently contravene the Board's Byelaws.

2. The installation of services, (i.e. electricity, water foul sewer, gas, telephone) over or under a Board's watercourse will require the prior consent of the Board and appropriate details must be submitted to the Board for approval.

3. Where the development involves the alteration (e.g. piping, filling, bridging) of **any** watercourse, the Board's consent in writing must be obtained.

   The approval of the District Council, where appropriate, the Highway Authority and the adjoining riparian owners will also be required for work involving the piping or filling in of privately owned dykes or ditches.

4. The Board's approval is required for the discharge of any surface water or treated effluent into **any** watercourse be it owned privately or by the Board. Full details must be submitted to the Board with an application for discharge consent and the Board's written consent must be received before any work is carried out. Where outfalls discharge to a privately owned and maintained watercourse, the applicant must also obtain the adjoining riparian owner's consent.

   The developer is advised to contact the Board at the earliest possible stage concerning the requirements of this clause to ensure that consent can be given and to establish any conditions which may be imposed. In certain cases it may be necessary for the applicant to carry out special works such as downstream improvements or flow regulation to deal with the increased rates of discharge which will result from this development.

5. Any outfall into a Board's open watercourse must be constructed using a suitable outfall unit which lies flush to the batter, or recessed so as not to damage mowers, and the batter below the outfall must be protected against erosion. The future maintenance of the outfall will rest with the owner and the Board will accept no responsibility for any damage caused during their drainage operations. Outfalls into a Board's or privately owned pipeline will require an approved manhole at the junction.

6. The applicant, his agent or the developer must inform the Board of the commencement of all work relating to these and any additional special requirements.

---

These notes are intended for guidance and not as a comprehensive summary of the Land Drainage Act and Byelaws. Copies of the Act and Byelaws are available for inspection at the Board's office.

---

Technical Engineer
W. R. HUNT
Operations Engineer
S. H. MORRIS

NORTH LEVEL INTERNAL DRAINAGE BOARD

Drainage Office, Thorney, Peterborough, PE6 0QE.
Telephone (0733) 270333 Fax (0733) 270231
R. Wedley
Clerk and Chief Executive

When calling or telephoning on this matter please ask for:

Our Ref:

Your Ref:

## CONTRIBUTIONS

Under the above Drainage Board's Byelaws consent to discharge any surface water and/or treated effluent into **any** watercourse is required by the Board before any development can commence.

To cover the cost of dealing with the increased rate of discharge from the impervious area created by the development, the Board has resolved to require contributions from all developers as a condition of giving consent.

Unless flow regulation works are undertaken on the site, contributions will be required in accordance with the following: -

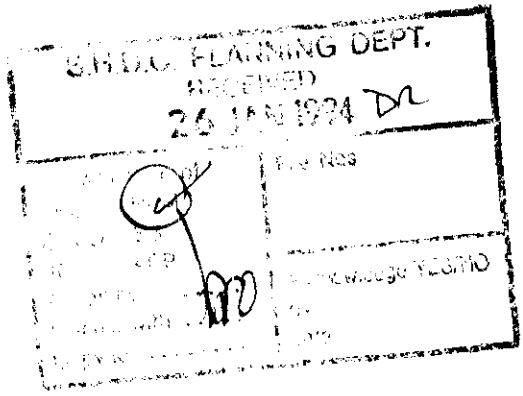
1. Single properties which discharge roof water to an open ditch or pipe and not a soakaway - £130. + V.A.T. per dwelling.

2. All other development contributions will be calculated at the rate of £11,282.47 + V.A.T. per impervious acre from 1st January, 1994. This figure will, however, be increased at 3 monthly intervals in accordance with the R.P.I.

3. Where private dykes require improvement to cater for development run-off the improvement must be carried out by the developer at his own cost. Details of the proposed improvement must be approved by the Board. If the developer encounters difficulties in obtaining consent from the adjoining owners to carry out such necessary work, the Board may be prepared to carry out such work using their powers under the Land Drainage Act, 1976, with the costs being recovered from the developer.

4. Contributions will be calculated and required by the Board upon commencement of the development.

Technical Engineer
W. R. HUNT
Operations Engineer
S. H. MORRIS




WARREN

TOWN PLANNING
& DEVELOPMENT
CONSULTANTS

Cromwell House
3 The Meadow
St Ives
Cambs
PE17 4LG
Telephone (0480) 496966
Facsimile (0480) 494292

RAS/TU/30/0529/F

Your Ref: DJR/JJH02/1166/93

24 January 1994

Mr B Smith
Director of Planning & Building Control Services
South Holland District Council
Council Offices
Chatterton Tower
Winfrey Avenue
Spalding
Lincs
PE11 1DB

F.A.O: Mr D Roberts

Dear Sirs

**Proposed residential development on land adjacent 23 Kemp Street, Crowland - Mr and Mrs Foreman**

I refer to your letter dated 18 January 1994 regarding the above mentioned proposal, subject of a current outline planning application.

In response to the details mentioned in this letter, I have discussed these with my Client, and would provide you with the additional information.

My Client has no objection to his land being the subject of archaeological survey or excavation and I have made contact with English Heritage, Lincolnshire to assist with their investigations.

Whilst the comments of the County Highway Authority are appreciated and noted, I feel they are matters of detail which should be pursued more appropriately at a later stage when a detailed application has been submitted. The current proposal, I would reiterate, is for outline planning permission to register the principle of residential use on the site. The indicative sketch scheme which accompanied this outline application is for illustrative purposes only. It was never intended to convey the exactitude of the numbers of plots or the precise form of the access arrangement as these would be reserved matters. I merely wished to demonstrate how a new access could be achieved along Kemp Street, which could provide a satisfactory entrance into this part of my Client's property to serve a small group of dwellings.

Offices also at
Swindon
London
Cardiff

PARTNERS
K.J. Chapman BSc(Hons) Dip TP(Dist) MRTPI MBIM
G.E. Warren MA FRICS MRTPI
M.E. Dobson MA M Phil MRTPI ARICS
S.H. Bawtree Dip TP MRTPI
D.J. Ball BSc(Hons) Dip TP MRTPI ARICS
S.W. Chadwick BSc(Hons) ARICS
R. Gillespie BA(Hons) MRTPI
L. Powell BSc(Hons) DipTP MRTPI FRSA
C.J. Simkins BA(Hons) MRTPI
M.J. Smith DipGT
N.P. Taylor MA FRTPI ARICS
M.C. Wood BA(Hons) BTP MSc MRTPI MCIT

In these circumstances I am happy to have a condition which specifically excludes the submitted layout from performing any part of any outline planning consent, to enable negotiations to take place in the future with the relevant authorities as to the most appropriate access and number of dwellings which could be satisfactorily accommodated on this site.

The suitability of the free-standing barn could also be discussed in more detail at some later stage, but at the present time there would appear to be little evidence to justify its retention/ conversion to a residential unit, bearing in mind its present state of repair and the alterations which have already been carried out to the structure. I am led to believe from my Client that the building was originally erected as stables and was later converted to a pig sty in association with his keeping of livestock on the farm. When he chose to change his farming operations to solely arable farming, the structure was again converted to accommodate grain bins and now performs a secondary storage facility for this purpose. In view of the fact that the roof is clad with asbestos sheets and the building sits on granite pads, there seems to be little evidence to recommend its viability or suitability for conversion to a residential unit.

With respect to the final points in your letter which are concerned with my Client's farming operations and the effect on the adjoining amenities, I have been permitted by my Client to make known his personal medical situation to assist with your full appraisal. Mr Foreman has already had two replacement hip operations and has been advised that a third operation is likely to be necessary in the foreseeable future. Because of this invalidity, he finds it increasingly difficult to manage his small holding and therefore wishes to scale down his farming interests to a level where he can operate as a hobby farmer, which would only require the minimum of activity and machinery for operation purposes. As a one man band, the barns retained with his existing house No. 23 Kemp Street, would be used for storage of essential farm machinery and hobbies, as well as provide him with privacy and security from any adjoining development.

He does not anticipate that his use of a new access for No. 23, or any occasional use of an access road through to the adjoining field to the north east, would have any great impact on a residential development and would certainly be less intrusive than the effect his present operations have and have had on the nearby residential properties along Kemp Street and North Bank. The provision of an alternative agricultural access could be considered, should it be deemed to be necessary, as it is physically possible to gain access onto the North Bank. At this



[redacted]

stage, however, my Client would not necessarily wish to undertake a second agricultural access as he believes that his physical condition, both now and in the future, will deteriorate even with further operations, to a level where he fully expects to have to abandon agricultural activities altogether from the site. It is for these reasons that he has chosen to remove most of his existing farm complex (including the modern grain storage buildings) in order to secure residential development on his land, which will help subsidise his anticipated loss of earnings from a full-time agricultural small holding.

I trust you will find this additional information of use in your final appraisal of my Client's proposals, which I would again stress are in outline, to establish the suitability of the site for residential purposes in accordance with the current policies of the local planning authority. It is our view that the comments in your letter and the normal planning requirements for achieving a satisfactory residential development, can be accommodated on this site and that appropriate conditions to achieve this can be addressed with the submission of a detailed layout. The indicative sketch scheme was meant only to be a helpful guide in demonstrating a residential use on the land and was never intended to convey a specific number or actual highway hierarchy to serve the site.

In conclusion, I note that it is your intention to place this on the Planning Committee Agenda for the meeting on 16 February and should you require any further information or clarification regarding this outline proposal, please do not hesitate to contact me at our St Ives office.

Yours faithfully

ROGER SARGENT
ASSOCIATE

cc: Mr and Mrs Foreman



[redacted]

Chapman Warren,
Cromwell House,
3 The Meadow,
St Ives,
Cambs,
PE17 4LG.

Mr D Roberts

DJR/JJ H02/1166/93

RAS/TU/30/0529/F

13 Jan 1994

Dear Sir,

RESIDENTIAL DEVELOPMENT, KEMP STREET, CROWLAND FOR MR AND MRS FOREMAN.

Further to our recent telephone conversation. During the determination of the previous application my Council was advised that the site may be of archaeological interest. I would suggest therefore that you contact Heritage Lincolnshire to discuss this matter. Their address is 28 Boston Road, Sleaford, Lincs. NG34 7EF. (telephone 0529 306327).

As a separate issue, the County Highway Authority have advised that the turning space as shown is inadequate. They suggest that in order to provide adequate turning space one of the plots could be lost and a private drive serving 4 dwellings be provided as an acceptable alternative. I would welcome your comments on this.

We discussed the possibility of converting the existing tree standing ban and left it that you would explore this. I realise however that this could pose problems with access arrangements. Other areas of concern at this stage, are the shared use of the access road by farm vehicles, this could adversely affect the amenities of any new dwellings, and the continued use of the remainder of the farm yard and buildings. Would it be possible to provide a separate field access possibly from North Bank?

In relation to the second matter I would need to be satisfied that the use of the remainder of the farm yard and buildings would not seriously affect the amenities of the new dwellings. May I request therefore the submission of full details relating to the retained yard and buildings.

I look forward to receiving your response in the near future, and by 28th January if possible in order that I may be in a position to prepare a report for the Councils Planning Committee meeting on 10th February.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council  Application Reference H02/1166/93

Form of notification by the County Director of Highways and Planning for DEVELOPMENT AFFECTING HIGHWAYS

With reference to the application dated
relating to the following proposed development:

1. National Grid Reference of a central point on site

| | horizontal | | | vertical | | |
|---|---|---|---|---|---|---|
| | 2 | 3 | 7 | 1 | 0 | 7 |

2. Address or location

ADJ 23 KEMP STREET CROWLAND

3. Name, classification and number of road

4. Date application referred 16-12-93

5. State whether outline, detailed application etc.

OL.

6. Description of proposed development/change of use including access details

RESIDENTIAL DEVELOPMENT

7. Delete as appropriate

Notice is hereby given under the provisions of article 15 of the Town and Country Planning General Development Order, 1988, that the County Council as local highway authority:—

a. ~~Does not wish to restrict the grant of permission.~~

(b.) Requests that any permission given by the local planning authority shall include the conditions shown overleaf.

c. ~~Requests that the local planning authority refuse~~ the application (reason overleaf).

d. Requests the local planning authority to complete Form T.R. 108 para ~~10b as shown overleaf.~~

Date: 3/2/94 Signed: [signature]
Director of Highways and Planning

CONDITIONS:—

Delete as appropriate

(i) For applications where items are to be reserved for subsequent approval in consultation with the Director of Highways and Planning

(ii) For other applications

(1). Details of the access arrangements including visibility splays shall be reserved for subsequent approval ~~prior~~ and shall be submitted to the L.P.A before any development is commenced on site

(2) ~~B2~~ F5

(3) C1

(4) F1

Delete as appropriate

(i) REASONS FOR a, b, or c overleaf

(ii) COMMENTS FOR FORM T.R. 108 para 10b

(1) B6

(2) F5

(3) C1

(4) F1 — — — Kemp St.

Note:— use continuation sheet(s) as necessary.

treated by my doctor
for over two years consisting of
all this worry about my
property is making me much
worse so

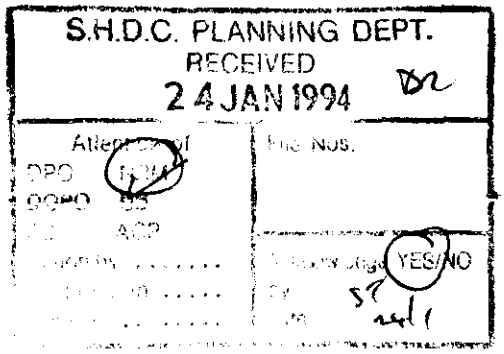
I look forward to hearing
from you in the very near
future & sincerely hope you
will be able to put my
mind at rest

Yours faithfully

OBJECTION

David Palmer-Slater
North Bank Cottage
North Bank
Crowland.

22nd. January 1994




Director of Planning (Attention of D J Roberts)
Council Offices
Priory Road
Spalding PE11 2XE

Dear Sir,

PLANNING APPLICATION H02/1166/93
RESIDENTIAL DEVELOPMENT - KEMP STREET, CROWLAND.

Thank you for sending me the details of this planning application.

I wish to make the following observations:

1. The Access/Exit from this development is opposite a brick wall and there is a blind corner to the South East about 70 metres away, and a triple junction to the West, only 50 metres away. Both the triple junction and the blind corner cause problems now and another road at this point will be dangerous.

2. A planning application for one exit, on the opposite side of the road was refused about two years ago and one of the reasons for this refusal was the dangerous traffic situation that would occur due to the blind corner.

3. 6 houses will come off this new road, one access closed and a more dangerous one opened. This is too many for an already dangerous stretch of road.

4. The road is very narrow at the site entrance and when you drive along from east to west, the existing wall on the south side of Kemp Street obscures you view of the junction with North Street.

5. The two houses build along North Bank will cause problems. One of them will overlook my property as my house is very close to the boundary line. Open views I have enjoyed may be denied to me because of one of these houses, or a wall/hedge being built. This may not be a planning matter but it is a serious and important matter to me.

6. All the drains/dykes in the immediate area of this land have been filled in over the years and surface drainage is a problem now.

7. At the moment there are planning permissions for about 200 houses in Crowland. Where will it all end? If this application is granted the next thing we will have is more applications to the north of here, along North Bank or down into Cloot Drove.

8. The additional noise of cars entering into this development will affect me and the other residents of Kemp Street.

9. This is backland development in an area which does not warrant it.

10. Before this application is even discussed I feel that the Planning Committee members should inspect the site and see for themselves how dangerous it will be to have another road coming onto an already dangerous piece of road.

Yours faithfully,

David Palmer-Slater

D C Palmer-Slater

OBJECTION

The Planning Officer
Planning Department
South Holland District Council
Priory Road
SPALDING
PE11 2XQ

Wilman
North Bank
CROWLAND Peterborough

Dear Sir,

1st January 1994

Re: Proposed Development of Five Houses at Kemp Street Crowland

I would like to register my protest at the proposed development at the above site.

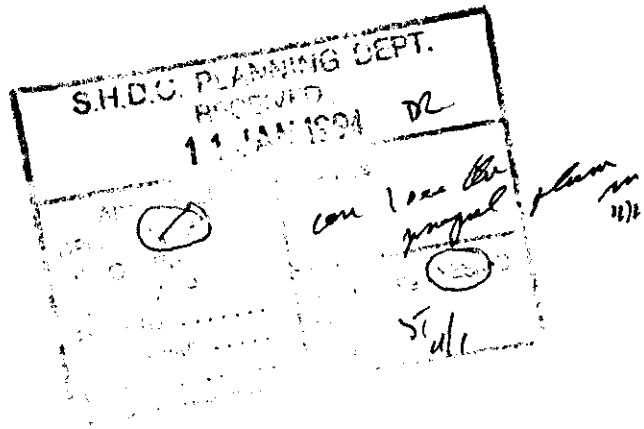
I run a small holding from my house and yard and I am concerned about my future position.

If five houses are built the owners will most likely object to living near a small holding with tractors and vehicle engines running and any noise connected with it which could cause many problems in the future.

Yours faithfully,

W. SNELL

W L Snell



OBJECTION

The Planning Officer
South Holland District Council
Planning Department
Priory Road
SPALDING
PE11 2XQ

19 Kemp Street
CROWLAND
Peterborough

1st January 1994

Dear Sir,

Re: Proposed Development of Five Houses at Kemp Street Crowland

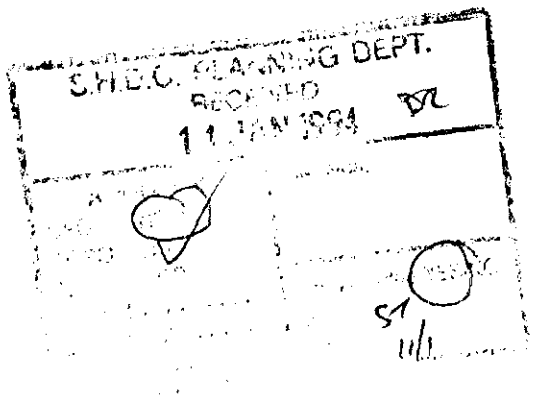
I would like to formally register my protest against the proposed development of five houses at Kemp Street Crowland.

I purchased my bungalow in order to enjoy my retirementmainly because of its position, affording as it does an extremely pleasant view overlooking open fields, giving a very pleasing aspect.

In my view the above proposed development would destroy the quality of life not only for myself, but also of my neighbours.

Yours faithfully,

J. BROCKELSBY (Mrs)



Form No. H/A/3J

**Lincolnshire**

# DEPARTMENT OF HIGHWAYS AND PLANNING

To D. Roberts SHDC

Planning Reference H02/1166/93

The following are my observations upon the enquiry under the reference quoted above: –

Development off Kemp Street, Crowland

I have no objection in principle to the proposal. However the turning space on the road is inadequate.

In order to provide an adequate turning space, one of the plots could be lost. If so a private drive serving 4 dwellings would be more appropriate.

Date 17/12/93

Signed .....
Director of Highways and Planning

**BRIAN SMITH** Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H02/1166/93

Applicant: Mr & Mrs T B Foreman
23 Kemp Street
Crowland
Peterborough
PE6 0HE

Agent: Chapman Warren
Cromwell House
3 The Meadow
St Ives
Cambs PE17 4LG

Description: Residential development

Location: Land adjacent 23 Kemp Street
Crowland Peterborough

Type: OUTLINE

Date received: 08-DEC-93

14-DEC-93

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 28-DEC-93. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is D J ROBERTS

Yours faithfully
B SMITH
Director of Planning and Building Control Services

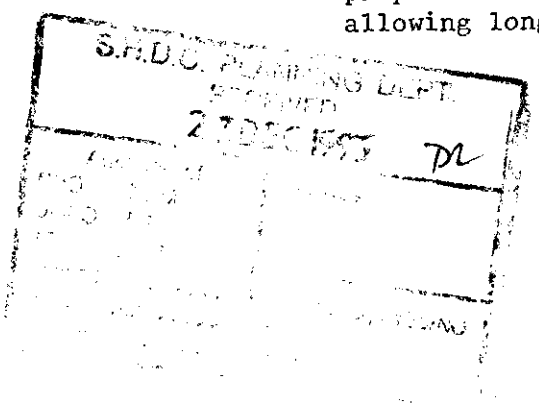
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Clerk to Crowland PC
10 Beccelm Drive
Crowland
Peterborough
PE6 0AG

FOR PARISH COUNCIL USE ONLY

Comments: We are extremely concerned about blind bends either side of the access and request that the Planning Officer looks at the site to understand the implications. We feel that the access situation is so serious that the number of properties should be reduced. We believe that a better access allowing longer term development should be along North Bank.

Signed:



Our Ref: GT 93.1.SH.0334
Contact: G. Thornalley

Date: 24th December 1993

NRA

*National Rivers Authority*
*Anglian Region*

B Smith Esq
District Planning Officer
South Holland District Council
Council Offices
Priory Road
Spalding
PE11 2XE

Dear Sir,

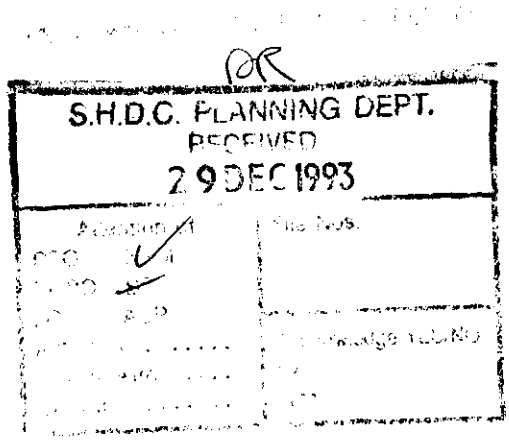
**Planning Application No. H02/1166/93**

**Proposal:** **RESIDENTIAL DEVELOPMENT**
***Location:*** **ADJ 23 KEMP STREET, CROWLAND**
**Applicant:** **MR & MRS T B FOREMAN**

This Authority has no objection to the proposed development, but has advised the applicant on matters to be considered to ensure the proposal does not give rise to pollution of surface or groundwaters.

Yours faithfully

R F Morgan
Planning Manager




GRAINGER DAVIES, B.Sc., C.Eng., F.I.C.E., F.I.W.E.M.
Regional General Manager

Northern Area
Aqua House
Harvey Street
Lincoln
LN1 1TF
Tel: (0522) 513100
Telefax: (0522) 512927

# Lincolnshire County Council

Director of Highways and Planning
J Emmerson BSc MSc PhD CEng MICE

4th Floor
City Hall
Beaumont Fee
Lincoln LN1 1DN

Telephone Lincoln 552222 STD 0522

For further information contact

Telephone Extension 3127


Your Ref: CY/BR
My Ref: CB/DEVT/2

28 November 1988

Yarwood Goodwin
44 Cowgate
PETERBOROUGH
PE1 1NA


SOUTH HOLLAND D.C.
PLAN DEPT.
08 DEC 1993
REF 1166/93


Dear Sirs

PROPOSED RESIDENTIAL DEVELOPMENT AT KEMP STREET CROWLAND

I refer to your letter dated 11 November 1988 and the subsequent site meeting between yourself and my Assistant, Mr Briggs.

I confirm, as discussed at our meeting, an access road with 10 metre radii, serving no more than 40 dwellings, could be located on your client's site as indicated on your plan, as the necessary visibility splays can be achieved along Kemp Street. As you have shown on your plan a 5.5 metre carriageway with 2 No 1.8 metre wide footways will also be required.

Subject to satisfactory surface water drainage being obtained, I confirm that I would have no objections to this proposal from a Highways point of view but you will be aware that the approval of the District Planning Authority is also required.

I would also point out that the County Council have plans to improve Kemp Street by marginally realigning the kerbline on the site side. Land has, I understand, already been dedicated along this frontage to the County Council in order that these works can be undertaken. Before any development takes place, therefore, allowance shall be made in the design of the junction for this improvement.

Yours faithfully

Director of Highways and Planning

FP/JH

**BRIAN SMITH** Dip TP MRTPI
Director of Planning & Building Control Services
Plan[illegible] & Building Control Department,
Cou[illegible] Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P3612
Date received : 08-DEC-93

Received from

Mr & Mrs T B Foreman

Address

23 Kemp Street
Crowland

| | | |
|---|---|---|
| Fee paid | £ | 480.00 |
| VAT | £ | 0.00 |
| Total received | £ | 480.00 |

Cash/Cheque : Cheque

Signed.....K. Lowe...
(Authorised Collector)

APPLICATION REFERENCE: H02/1166/93 DATE RECEIVED: 08-DEC-93

TYPE: Outline

DESCRIPTION: Residential development

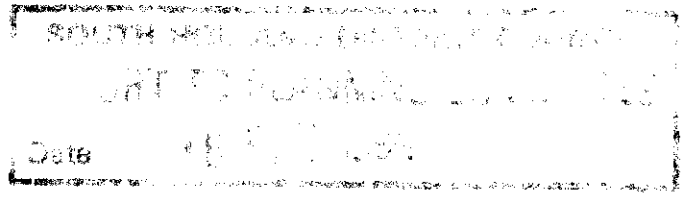
LOCATION: Land adj. 23 Kemp Street, Crowland

APPLICANT: Mr & Mrs T B Foreman AGENT: Chapman Warren

---

REASON FOR COMMITTEE CONSIDERATION

Resident objections.



RECOMMENDATION

*That upon clarification of matters relating to archaeology the Director of Planning & Building Control Services be authorised to grant permission, subject to appropriate conditions.*

---

COMMENTS

1 Application site has an area of 0.37 Ha. (0.9 acres) wholly inside I.B.D. close to the junction of Kemp Street and North Street. Part of site occupied by applicants farm yard. A small development of bungalows designed to minimise overlooking would be appropriate.

2 Site at rear of bungalows fronting Kemp Street; agricultural land and North Bank cottage to rear.

3 This is an outline application, accompanied by indicative plans showing 5 bungalows served off small estate road access, but all matters are reserved for subsequent approval.

4 Previous refusal in 1989 for larger site which included land to rear outside I.B.D. At that stage the Council were advised that the site may contain archaeological deposits. The applicants agents are in contact with Heritage Lincolnshire regarding this. Depending on the outcome of discussion, it may be necessary to impose conditions relating to this.

5 County Highways do not oppose the development. The matters raised by the Drainage Board have been brought to the applicants attention. Alternative drainage arrangements will be specified to overcome the problems.

REPRESENTATIONS

Parish Council: Extremely concerned about blind bends either side of the access and request that the Planning Officer looks at site to understand implications. Feel that the

access situation is so serious that the number of properties should be reduced. Believe that a better access allowing longer term development should be along North Bank.

County Highways: Requests conditions.

North Level I.D.B: Oppose planning application in present form: surface water to soakaways will cause flooding and waterlogging; should be directed to a surface water sewer or adjoining watercourse.

Public: From 19 Kemp Street, North Bank Cottage & Wilman (North Bank):

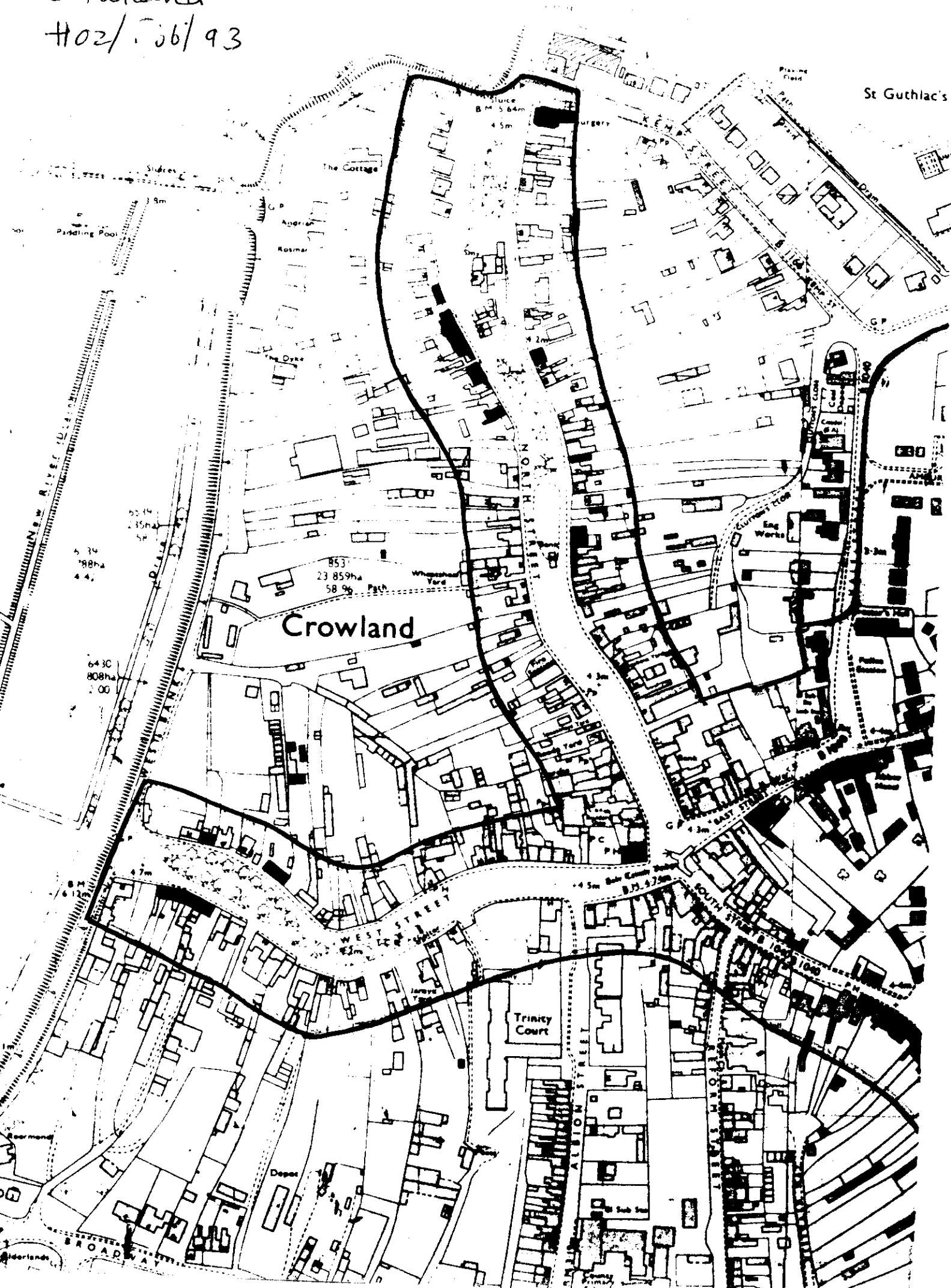
- disturbance during building works.
- property devaluation.
- poor visibility at corner close to complex junction.
- Refusal opposite on access grounds.
- Extra traffic will add to danger; narrow road.
- Loss of open views plus overlooking; backland development.
- Surface drainage is a problem.
- Sufficient development land already for Crowland.
- Extra traffic noise.
- Committee Members should inspect site.
- Likely objections to nearby small holding from residents.

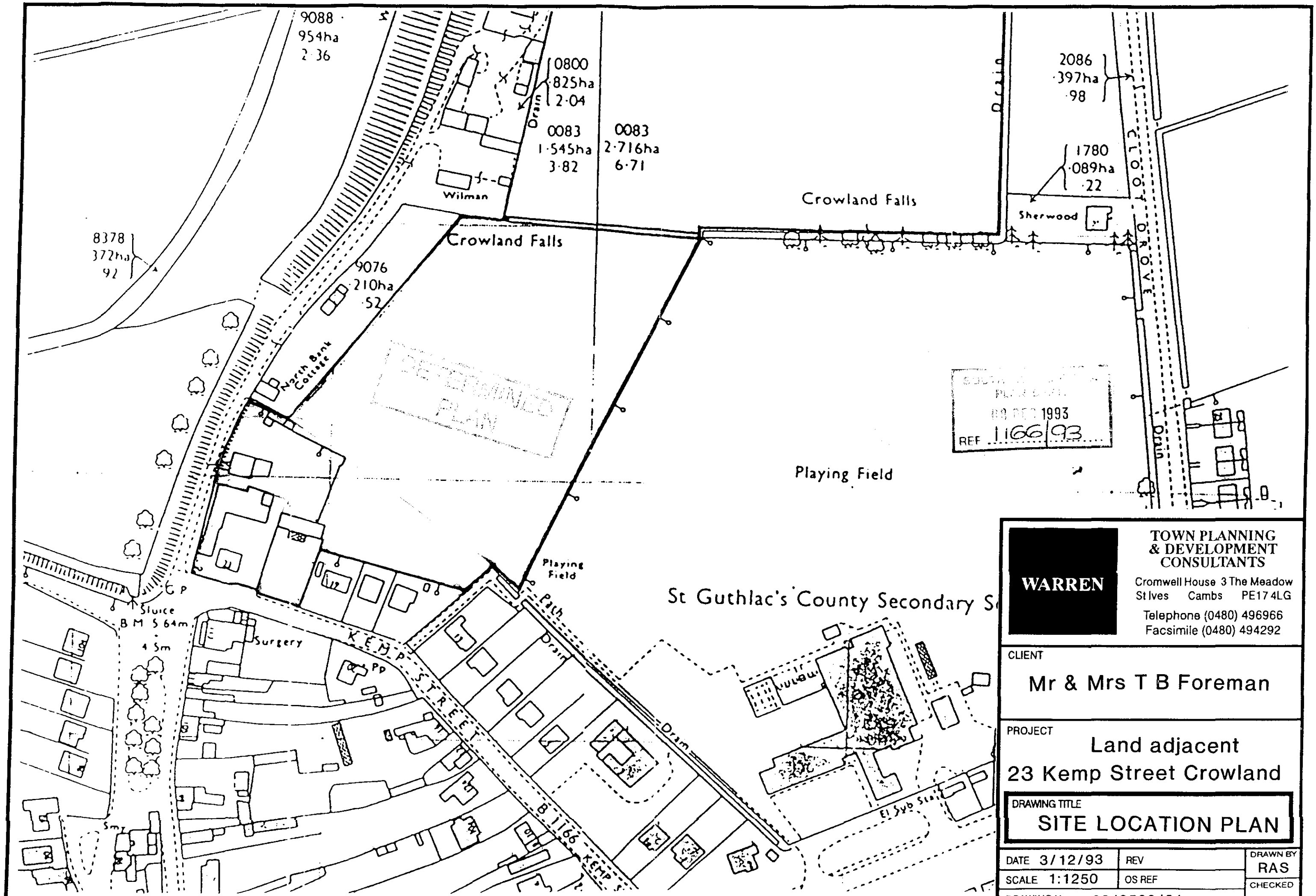
Applicant:

- Illustrative plans do not form part of application.
- Applicant is scaling down his farming operations because of medical condition; retained farm buildings used as implement stores only.
- Previous discussions with Highways confirm access is satisfactory.

---

S. Holland
H02/.106/93






PLANNING PLAN
1166/93

WARREN
TOWN PLANNING & DEVELOPMENT CONSULTANTS
Cromwell House 3 The Meadow
St Ives Cambs PE17 4LG
Telephone (0480) 496966
Facsimile (0480) 494292

CLIENT
Mr & Mrs T B Foreman

PROJECT
Land adjacent
23 Kemp Street Crowland

DRAWING TITLE
SITE LOCATION PLAN

| | | |
|---|---|---|
| DATE 3/12/93 | REV | DRAWN BY RAS |
| SCALE 1:1250 | OS REF | CHECKED |
| DRAWING No 30/0529/01 | | |

N.B. For illustration purposes only

North Bank Corner

new field gate

barn removed

new access for no.23

no.23

old access closed

existing development boundary

Sluice

BM 5.64m

4.5m

Surgery

KEMP ST

PD

PLA... 1993
REF 1166/93

DETERMINED PLAN

WARREN
TOWN PLANNING & DEVELOPMENT CONSULTANTS
Cromwell House 3 The Meadow
St Ives Cambs PE17 4LG
Telephone (0480) 496966
Facsimile (0480) 494292

CLIENT
Mr & Mrs T B Foreman

PROJECT
Land adjacent
23 Kemp Street Crowland

DRAWING TITLE
INDICATIVE SKETCH SCHEME

| | | |
|---|---|---|
| DATE 3/12/93 | REV | DRAWN BY RAS |
| SCALE 1:500 | OS REF | CHECKED |
| DRAWING No 30/0529/02 | | |