SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Approval required by Condition of Planning Permission

Reference: H05/1061/92 Received:07-OCT-92 Type:CONDITION COMPLIANCE

Name: Ashwood Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding Lincs PE12 7AX

Agent: Robert Doughty
32 High Street
Helpringham
Sleaford
Lincs NG34 0RA

Description: Scheme of highway surface water drainage. Scheme of lighting to private road.
Location : Land off Foxes Low Road Holbeach 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:

Director of Planning and Building Control Services
29-OCT-92 H05/1061/92

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)

CONDITION COMPLIANCE APPLICATION

2 COPIES OF FORM AND PLANS REQUIRED

For office use only
Application No. H05/1061/92
Date registered 07 OCT 1992
Grid reference

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Ashwood Homes
Holbeach Manor
Fleet Road
Holbeach
Lincolnshire PE12 7AX
Tel. No.

NAME AND ADDRESS OF AGENT
(if form completed by agent) Robert Doughty
Chartered Town Planner & Landscape Architect
32 High Street
Helpringham
Sleaford
Lincolnshire NG34 0RA
Tel. No. 0529 21 [illegible] (Contact) Robert Doughty

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Land off Foxes Lowe Road, Holbeach, Lincolnshire

OFFICE COPY

Please complete

EARLIER APPLICATION No.

H05/0414/92

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

Please complete

I attach the necessary plans and apply for approval as described below

Signed ..... Date 6 October 1992

Please complete the section below.

<u>This form is for approval of additional details</u>. For approval of reserved matters you should not use this form – ask for Planning Application forms.

If a condition restricts activity in some way, and you wish to remove that restriction, you should not use this form – ask for Planning Application forms.

If a condition requires activity to be carried out in a certain way, you do not normally need to apply for approval, unless the condition specifically requires it.

2. The application is for approval of details required by a condition (✓) ✓

State which details are submitted

Scheme of Highway surface water drainage.
Scheme of lighting to private road.
No objection jr 05 22/10/92.

State drawing no's relating to the current submission: 165/10/RAB/ 1 and 2

State condition no. under which this application is required: 10, 14

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection | Accuracy | Neighbours | Boundaries

Site features | Other

Inspected by
Date

Notice posted by
Date

Resident Notices required

Sent | Delivered

Case Officer Conclusions

RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstance viz: .....

Change to Committee recorded

DELEGATED

Case Officer .....

Senior Officer .....

Case Officer Recommendation

Approve | Refuse

Signed .....

Conditions/Reasons
(continue overleaf)

Notes to applicant

- ☐ Disabled
- ☐ Outstanding RM
- ☐ Amended plans

DC RECORD SHEET

APPLICATION REF:

Directions

Art 7 (Outlines)
RM checklist

	Siting	Design	Ext app	Access	Landscape
Previous					
Current					
Required					

Reg 4 Scale drawing ..... Highway S/W ..... Agric appraisal .....

Other ....

Precise details, for non-standard direction:

Senior Officer authorised: ..... Sent: .....

Revalidation after Direction

Information satisfactory/unsatisfactory Signed: .....

Further direction: Precise details:

Amended description:

New valid date: .....

Consultation/Publicity Required

	Requested	Sent
Extra Publicity:		
Departure	.....	.....
Setting of LB	.....	.....
Public Right of Way	.....	.....
Discretionary	.....	.....
Extra Consultations:		
Dept of Transport	.....	.....
Environmental Serv.	.....	.....
LB/Cons. Area - Local	.....	.....
- Local & National	.....	.....
- English Heritage	.....	.....
Consultant: Name.....		..... Order No .....
Other:	.....	.....

Case Officer JOHN BLACKLOCK **Recorded on board:**

ADMIN RECORD SHEET

Initial

Submitted Fee £ NIL

Receipt Issued

Date first Rec'd 07 OCT 1992

Registration

Reference H05|1061|92

Cross-Ref N/A

Date 08-OCT-92

Validation

TYPE C COMP

Earliest permission

Site area

No of dwellings

Floorspace

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Discounted fee

Previous app
Type

Correct fee NIL

Additional
Refund

Receipt
Issued

Information

Newbuild/Redevelopment/Change of use/Extension/Alteration/Works

Earlier permission Ref

RM

	Siting	Design	Ext app	Access	Landscaping
Previous					
Current					

Index sheets 170

OS No's

Grid ref 5 369100 3 249750

Ward

Parish

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO

Inside IBD

Inside LP area

Linked to site

Ref 860

Linked to property

Ref

Planning Records:
Earlier apps

B Reg Records:
Already submitted - Ref
Request
Requested

Robert Doughty

CHARTERED TOWN PLANNER & LANDSCAPE ARCHITECT

32 High Street, Helpringham, near Sleaford, Lincolnshire, NG34 0RA

Tel. Swaton (0529 21) 646/7 **Fax (0529 21) 358** **V.A.T. Reg. No. 364 7780 17**

F.A.O MR BLACKLOCK.

28 OCT 1992

URGENT FAX MESSAGE

TO: MR BLACKLOCK

FROM: ROBERT DOUGHTY PRACTICE

DATE: 28th OCTOBER 1992

NUMBER: (0775) - 710772

NO. OF PAGES (to follow): 1

CHARTERED TOWN PLANNER & LANDSCAPE ARCHITECT

Robert Doughty
CHARTERED TOWN PLANNER & LANDSCAPE ARCHITECT

32 High Street, Helpringham, near Sleaford, Lincolnshire, NG34 0RA

Your Reference HO5/0414/92

Our Reference 165 10 JRB AKD

Tel. Swaton (0529 21) 646/7
Fax (0529 21) 358

28 October 1992

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

For the attention of Mr J Blacklock

Dear Sir

ASHWOOD HOMES
FOXES LOWE ROAD, PRIVATE DRIVE, LIGHTING SCHEME

Further to our conversation today regarding the above, the envisaged lighting columns are to be:

> Thorn P100 AM Bollards or similar (for example Concorde Louvre Bollard IP44)

I hope this now clears the way for an expeditious approval to our Condition Compliance.

Yours faithfully

James R Blakey

Mr A King
Ashwood Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding
Lincs

Mr J Blacklock

JAB/LAB
H05/1061/92

19 October 1992

Dear Sir

Residential Development - Land Off Foxes Low Road, Holbeach, Planning Application H05/1061/92.

With reference to the above, I note that an application for compliance with conditions 10 and 14 has been submitted.

This application will be determined with all possible speed.

However, I also note [illegible] continuous space on site and that, apart from conditions [illegible] mentioned above, conditions 4, 9 and 11 remain uncomplied with. [illegible] with regard to condition no 4, no details of the block paving have been submitted.

I must advise you therefore that if no immediate steps are taken to the satisfaction of this authority to comply with the said conditions, namely conditions 4, 9 and 11, recourse will be had to the service of a breach of condition(s) notice upon you under the terms of Section 187(A) of the Town and Country Planning Act 1990 (as amended by the Planning and Compensation Act 1991).

As the Council has already expressed concern about the incidence of unauthorised development, I trust you will appreciate I must advise you in the terms which leave no element of doubt as to the Council's intentions with regard to the matters at issue on this site.

Yours faithfully

[illegible]
Director of Planning [illegible] Control Services

Robert Doughty
CHARTERED TOWN PLANNER & LANDSCAPE ARCHITECT

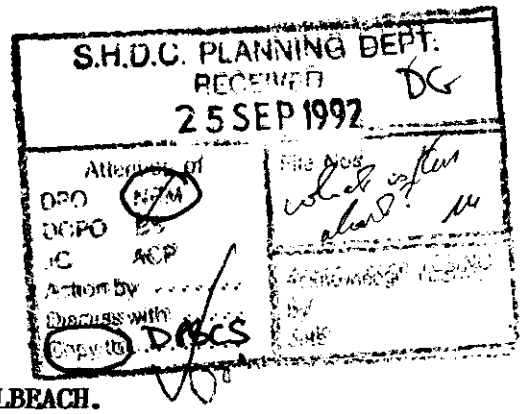
32 High Street, Helpringham, near Sleaford, Lincolnshire, NG34 0RA

Tel. Swaton (0529 21) 646/7
Fax (0529 21) 358

Your Reference JAB/WL/H05/0414/92

Our Reference 165 10 RD AKD

25 September 1992



Director of Planning
South Holland District Council
Priory Road
SPALDING
Lincolnshire PE11 2XE

Dear Sir

ASHWOOD HOMES
RESIDENTIAL DEVELOPMENT, FOXES LOWE ROAD, HOLBEACH.

Your letter of 26 August to our clients above has been passed to us for action.

Of the five conditions needing complying with we have been able, in the time available to us, to satisfy just one, that being number 4 relating to road surfaces.

We have now reached the stage where the time scale you have set will be exceeded and, apart from Condition 9 with which it is impossible to comply, we are in grave temporary difficulty because the remainder hinge on the availability of a site line and level survey.

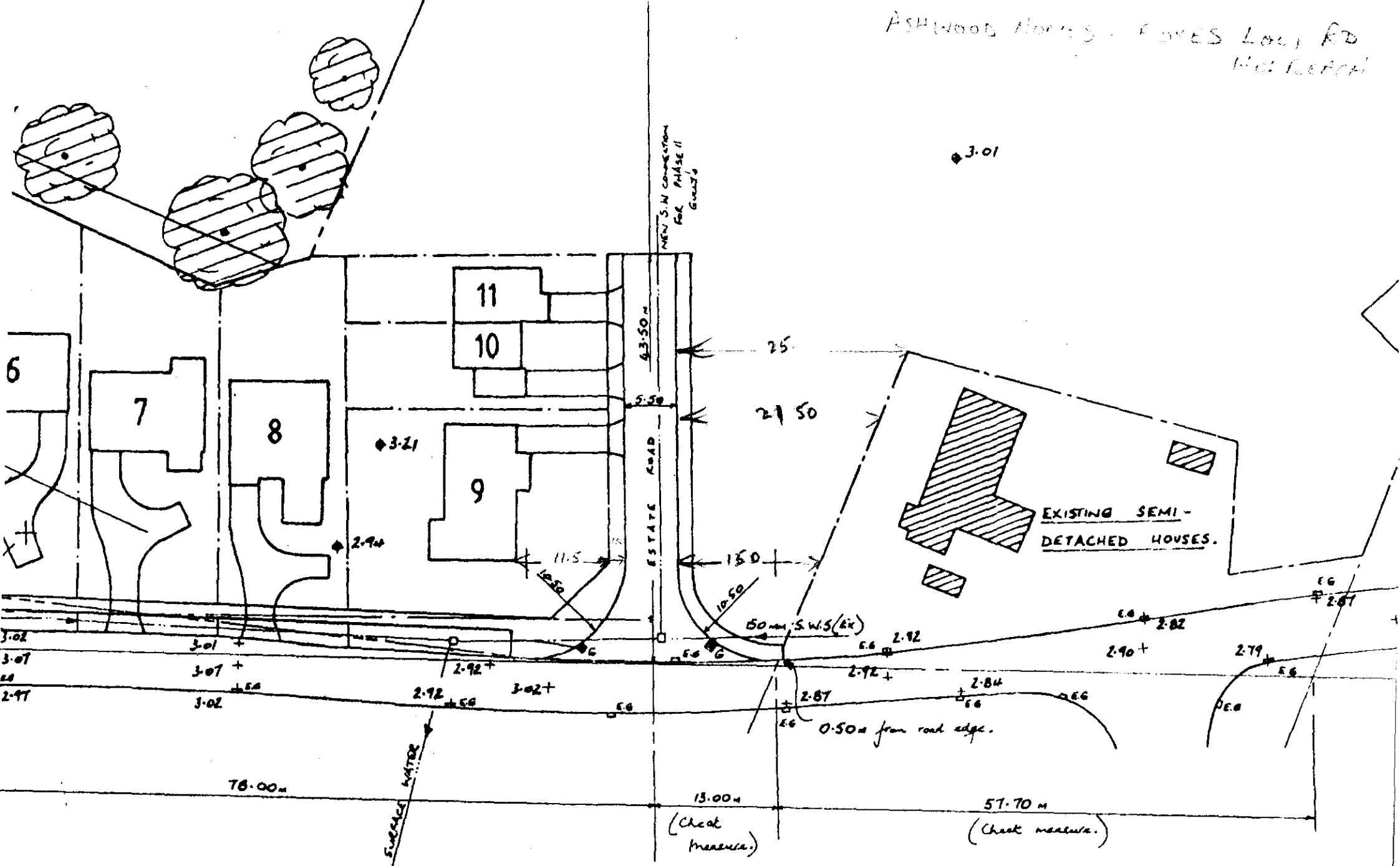
This survey has been carried out by Messrs. Fleetland Design, but owing to client/agent problems having arisen it is not available to us. We have now formally been instructed to take over the work on this site and have had to commission a new survey so that we can prepare the necessary drawings to comply with the oustanding conditions.

You will appreciate that our clients are relying on this site as being essential to their programme and continuity of work and we would, therefore, ask you to bear with us until the information we need from a survey is available.

As far as we were concerned the original survey had been promised, but the lack of co-operation by Fleetland Design rather took us by surprise: I hope you will understand the situation and delay any action you might be contemplating taking, in the knowledge that we are working on outstanding items as fast as we possibly can.

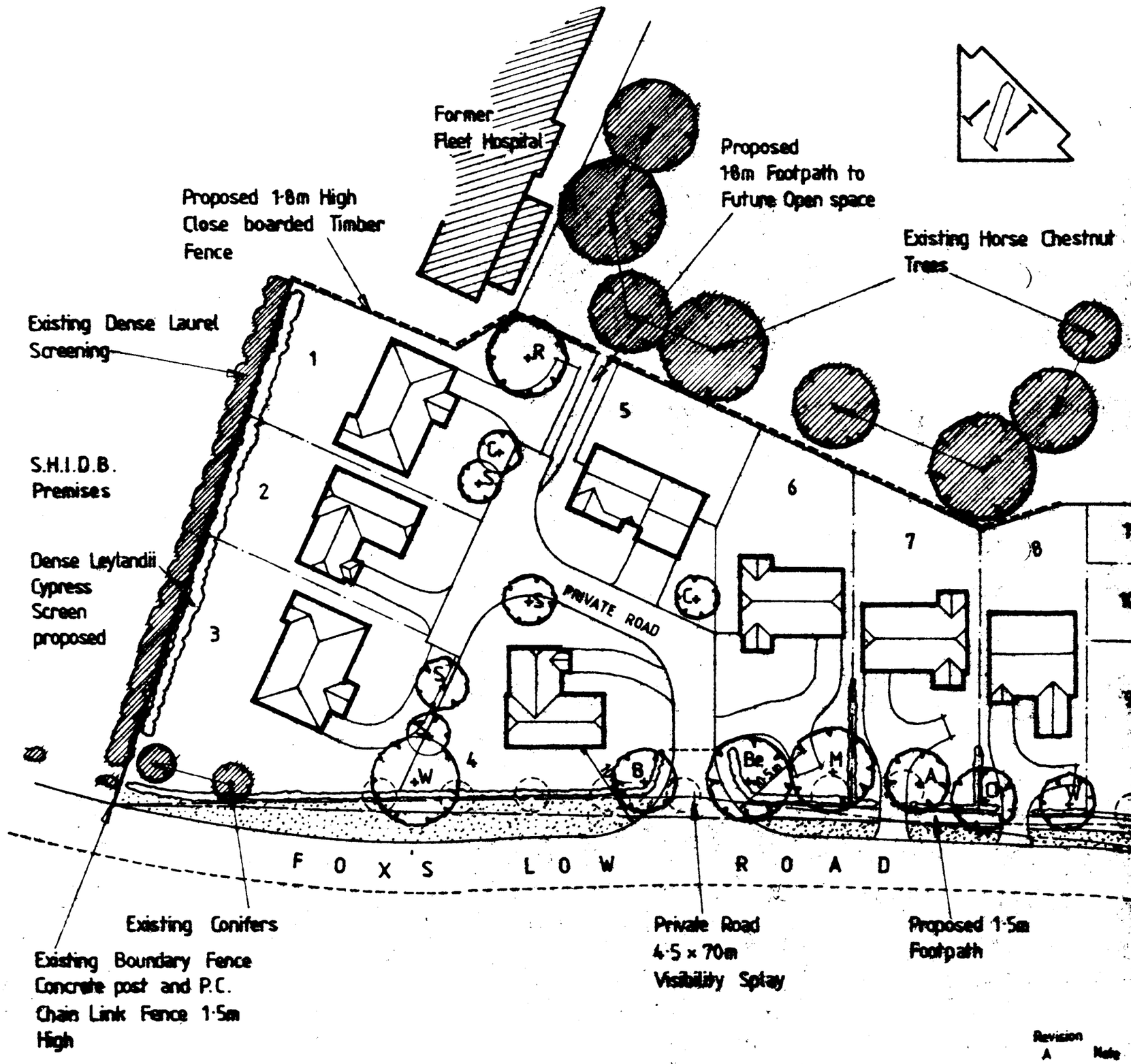
Yours faithfully

Robert Doughty

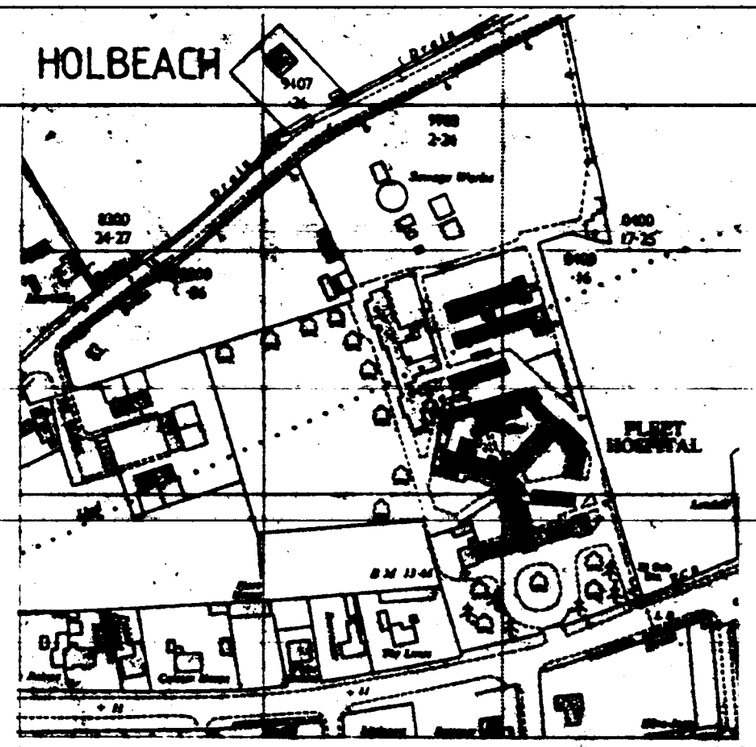

ASHWOOD HOMES - FOXES LOCK RD
Hatfield
NEW S.W CONNECTION FOR PHASE II
6
7
8
9
10
11
3.01
3.21
2.94
63.50m
5.50
25
21 50
ESTATE ROAD
11.5
15.0
10.50
10.50
EXISTING SEMI-
DETACHED HOUSES.
50mm S.W.S (ex)
3.02
3.01
3.07
3.07
2.92
3.02
2.92
3.02+
2.92
2.92+
2.92
2.90+
2.84
2.87
2.79
2.87
E.G
0.50m from road edge.
EXISTING SURFACE WATER DRAIN
78.00m
13.00m
(Check measure.)
57.70m
(Check measure.)
WALL AND GATES
WG No. 165/10/D/GE.
1-500

NOTES.

ASHWOOD HOMES



Revision
A Note added to hand plot 3. AUG '92.



LOCATION PLAN
Scale 1:2500 Crown Copyright Reserved

Landscape

N	Norway Maple
B	Silver Birch
A	Mountain Ash
T	Beech
W	Whitebeam
C	Flowering Crab Apple
Ch	Cherry
S	Stags Horn Sumach (Rhus)
Be	Beech
∞∞	Frontage Southern hedge-plants at 12" c/c in double staggered row.

All trees to be adequately staked and tied min. height on planting 2 metres.

House Type Schedule

Plot 1	Buckingham Mk II	3 Bed Bungalow
Plot 2	Marlborough	3 Bed Bungalow
Plot 3	Buckingham Mk II	3 Bed Bungalow (MIRRORED)
Plot 4	Marlborough	3 Bed Bungalow
Plot 5	Belgravia Mk I	4 Bed House
Plot 6	Holkham	3 Bed Bungalow
Plot 7	Holkham	3 Bed Bungalow
Plot 8	York	3 Bed Bungalow
Plot 9	Buckingham	3 Bed Bungalow
Plot 10/11	Charleston	2/3 Bed Semi House

Brick & Tile Schedule

Plots 1, 4, 8 — Bricks – Ibstock Clumberstone Cream Multi; Tiles – Sandtoft calmoured plumpton grey double pantile.

Plots 2, 5, 7, 9 — Bricks – [illegible]; Tiles – [illegible]

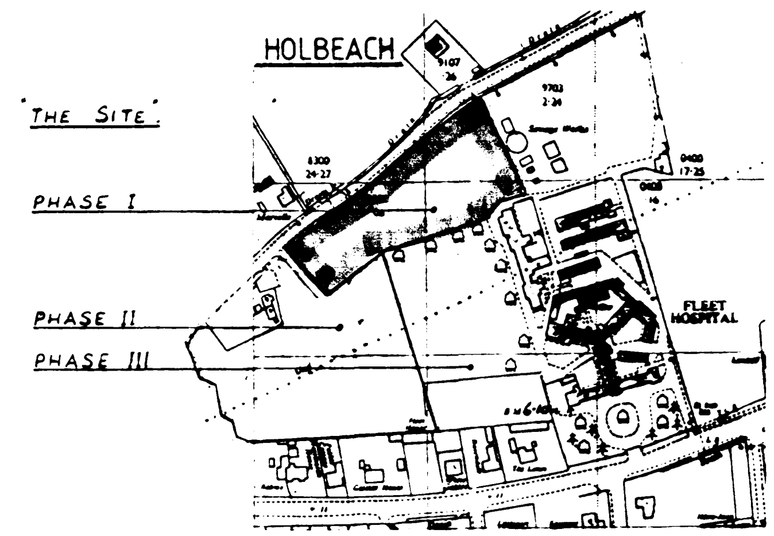
Plots 3,6,10/11 — Bricks – Ibstock Ravenhead Brindle Red Multi; Tiles – Sandtoft Topmarque Red Double Roman.

DEVELOPMENT PLAN & LANDSCAPE DETAILS

Amended August 1992- Revised brick and tile schedule

ASHWOOD HOMES
FOXS LOW ROAD
HOLBEACH
Dwg No 165/10/1 Scale 1:500 July 1992

Robert Doughty
CHARTERED TOWN PLANNER & LANDSCAPE ARCHITECT
32 High Street Helpringham Sleaford Lincolnshire. NG34 0RA
Telephone Swaton (0529 21) 646/7



LOCATION PLAN
Scale 1:2500 Crown Copyright Reserved

SETTING OUT BASELINE.

54.50 m

7.50 m

FLEET HOUSE.

EXISTING GREENHOUSE.

8.50 m from back edge of kerb.

FORMER FLEET HOSPITAL.

EXISTING MH "D" F.W.S
I.L. 0.913 : C.L. 3.993.

8.50 m

3.14

from back edge of kerb.

3.22

3.57

3.01

3.42

3.27

3.18

3.15

3.21

2.96

1 2 3 4 5 6 7 8 9 10 11

SOUTH HOLLAND INTERNAL DRAINAGE BOARD PREMISES.

PRIVATE ROAD

EXISTING SEMI-DETACHED HOUSES.

TO HOLBEACH CENTRE

SETTING OUT BASELINE.

60 m S.W.S (Ex)

0.50 m from road edge.

FOXES LOW ROAD — HOLBEACH CENTRE

SETTING OUT BASELINE.

29.40 m (check measure)

42.80 m

78.00 m

13.00 m (Check measure)

57.70 m (Check measure)

FOR ENTRANCE WALL AND GATES DETAIL SEE DRWG No. 165/10/D/GE.

EXISTING 300 m DIA. SURFACE WATER DRAIN.

EXISTING ELECTRICITY SUPPLY DUCT

Lighting columns ▲ to be agreed

ROAD LAYOUT PLAN.

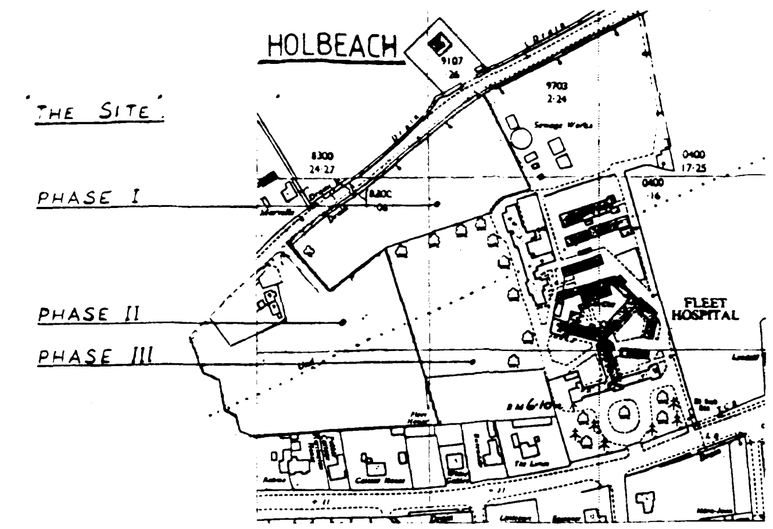
PHASE 1.

NOTES

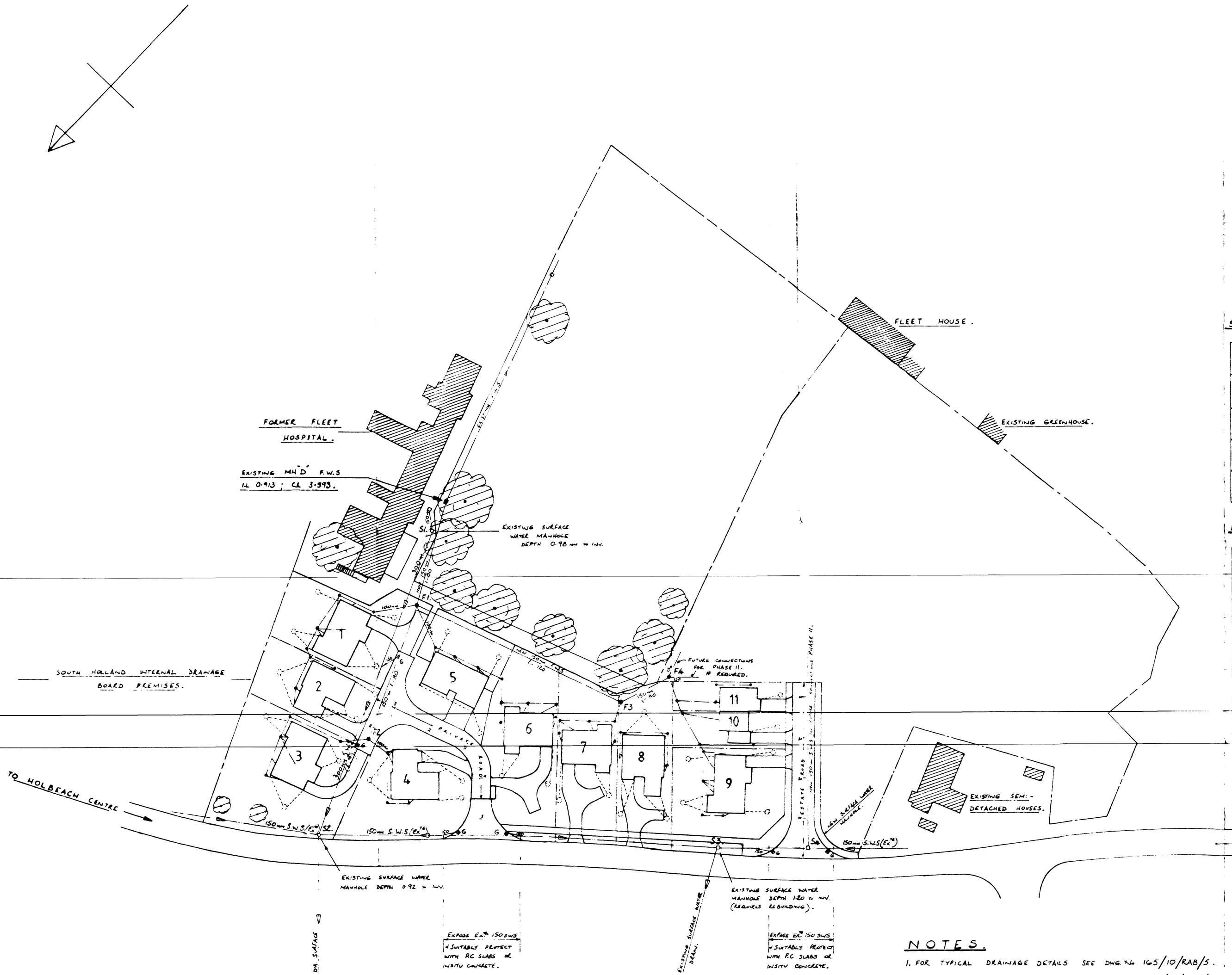
1. FOR TYPICAL ROAD CONSTRUCTION DETAILS SEE DRAWING No. 165/10/RAB/4.
2. + EXISTING FINISHED ROAD LEVELS. ✱ EXISTING GROUND LEVELS (SURVEY-PMR MAY 1990)
3. E.G — EXISTING ROAD GULLEY OUTLETS. G — NEW GULLY POSITIONS — ■.
4. TEGULA CONCRETE SETT PAVING — FOR DETAILS SEE DRWG. No — 165/10/D/GE.

ROAD LAYOUT AND SETTING OUT PLAN
FOR
ASHWOOD HOMES - RESIDENTIAL DEVELOP^T
FOXES LOW ROAD, HOLBEACH. PHASE I

SCALE	1 - 500.	165/10/RAB/1
DRWN. by	R.A.BLAKEY M.I.C.E 27.9.90.	



LOCATION PLAN
Scale 1:2500 Crown Copyright Reserved



DRAINAGE LAYOUT PLAN. PHASE 1.

SURFACE WATER DRAINAGE.

MANHOLE No.	TYPE.	INVERT PLAN.	ROAD CHAINAGE.	COVER LEVEL.	INVERT LEVEL.
S1.	EXISTING		—		
S2.	EXISTING		—		
S3.	EXISTING		—		
S4.	LCC 1200		E.R.I+3m		

FOUL WATER DRAINAGE.

MANHOLE No.	TYPE.	INVERT PLAN.	ROAD CHAINAGE.	COVER LEVEL.	INVERT LEVEL.
MH 'D'.	EXISTING		—	3.39	0.91
F1.	B1200		—	3.35	1.25
F2.	B1050		P.R +53m	3.20	1.69
F3.	B1050		—	3.20	1.72
F4.	B1050		—	3.20	1.89

NOTES.

1. FOR TYPICAL DRAINAGE DETAILS SEE DWG. No. 165/10/RAB/5.
2. FOR TYPICAL MANHOLE DETAILS SEE DWG No 165/10/RAB/6.
3. SOAKAWAYS TO BE 5.00m (min.) FROM ADJACENT PROPERTY.
4. PERCOLATION TESTS TO BE CARRIED OUT TO DETERMINE SIZE OF SOAKAWAYS. (PROCEDURE AS BRE DIGEST 151.)
5. SOAKAWAYS TO BE CHAMBER TYPE AS L.C.C DETAILS or SIMILAR APPROVED.
6. SPECIAL PRECAUTIONS MAY BE NECESSARY TO AVOID DAMAGE TO EXISTING TREES AND ROOTS DURING EXCAVATION FOR DRAIN RUNS MH 'D' - F1 - F3 - F4.

FOUL WATER AND SURFACE WATER DRAINAGE LAYOUT — FOR ASHWOOD HOMES - RESIDENTIAL DEVELOPMENT FOXES LOW ROAD, HOLBEACH. PHASE I

SCALE 1 - 500.	165/10/RAB/2
DRWN. by R.A.BLAKEY M.I.C.E 27.9.92.	

NOTES.

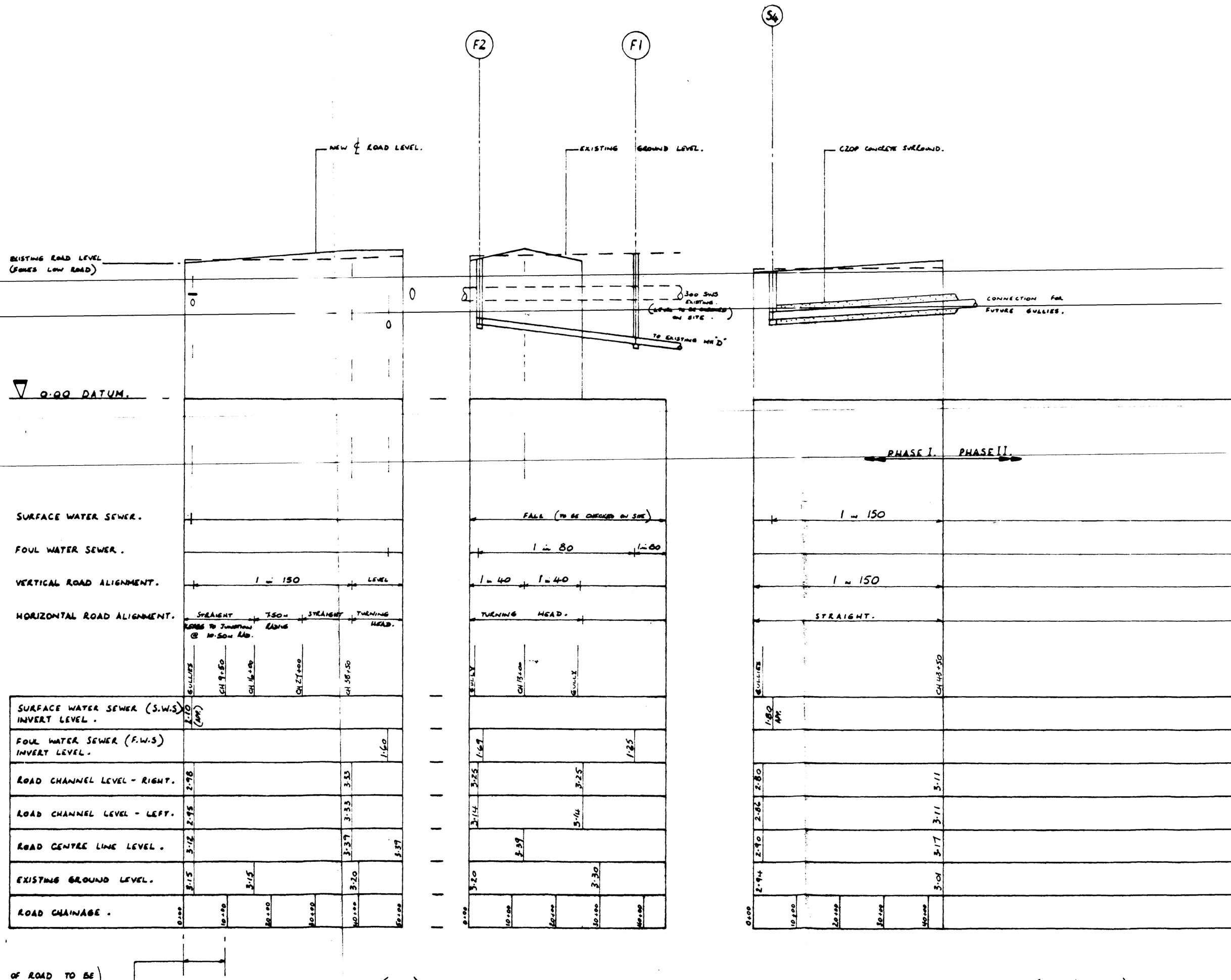
1. **SURFACE WATER and HIGHWAY DRAINAGE.**
TO BE CONSTRUCTED IN ACCORDANCE WITH LINCOLNSHIRE COUNTY COUNCIL DEVELOPMENT ROAD SPECIFICATION AND CONSTRUCTION 1991.

2. **FOUL WATER DRAINAGE.**
TO BE CONSTRUCTED IN ACCORDANCE WITH WATER AUTHORITIES ASSOCIATION SEWERS FOR ADOPTION - 3rd EDITION.

3. **PIPE BEDDING.**
DEPTH OF COVER TO BARREL OF PIPE
- EXCEEDING 1200 CLASS B BEDDING.
- NOT EXCEEDING 1200 CONCRETE SURROUND.

4. **PIPE MATERIALS.**
100 and 150 mm DIAMETER
- VITRIFIED CLAY or SUPERSLEVE.

5. **CONCRETE.**
ALL CONCRETE USED IN DRAINAGE WORKS TO BE CLASS 2 SULPHATE RESISTING IN ACCORDANCE WITH BUILDING RESEARCH ESTABLISHMENT DIGEST 250.



(THIS SECTION OF ROAD TO BE ADOPTED BY L.C.C.)

PRIVATE ROAD (P.R) and TURNING HEAD.

ESTATE ROAD 1 (E.R.1)

(THIS SECTION OF ROAD TO BE ADOPTED BY L.C.C.)

ROAD and SEWER LONGITUDINAL SECTIONS.
FOR
ASHWOOD HOMES - RESIDENTIAL DEVELOPMT.
FOXES LOW ROAD, HOLBEACH. PHASE I

SCALE - HORIZ. 1-500. VERT. 1-50.

DRWN. by R.A. BLAKEY M.I.C.E 30·9·92

165/10/RAB/3