APPLICATION No. H09/0784/93

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FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H09/0784/93 Received:04-JUL-95 Type:OUTLINE

Name: St Johns College
Cambridge
CB2 1TP

Agent: Carter Jonas
6-8 Hills Road
Cambridge
CB2 1NH

Description: Residential development

Location : Barrington Gate Holbeach
Spalding Lincs

South Holland District Council hereby give notice that PERMISSION HAS BEEN REFUSED for the development for the following reason(s):

1 In the opinion of the Local Planning Authority the proposed development would be likely to be subject to continuous and interruptive levels of noise disturbance from neighbouring commercial premises which would result in an unacceptably low level of residential amenity attaching to individual dwellings. The Local Planning Authority does not consider that the use of acoustic vents to secure adequate internal noise attenuation would result in a satisfactory level of residential amenity, or that the layout adequately secures noise attenuation to the properties and curtilages by the orientation of the buildings.

2 The site will be excluded from the development area for South Holland shown in the Deposit Draft of the District Local Plan. In the opinion of the Local Planning Authority inclusion in the boundary for development of Holbeach in the Draft District Local Plan is considered inadvisable owing to the proximity of the site to Barrington Mill and the likely difficulties in securing a development compatible, in terms of residential amenity with the continued industrial use of those premises.

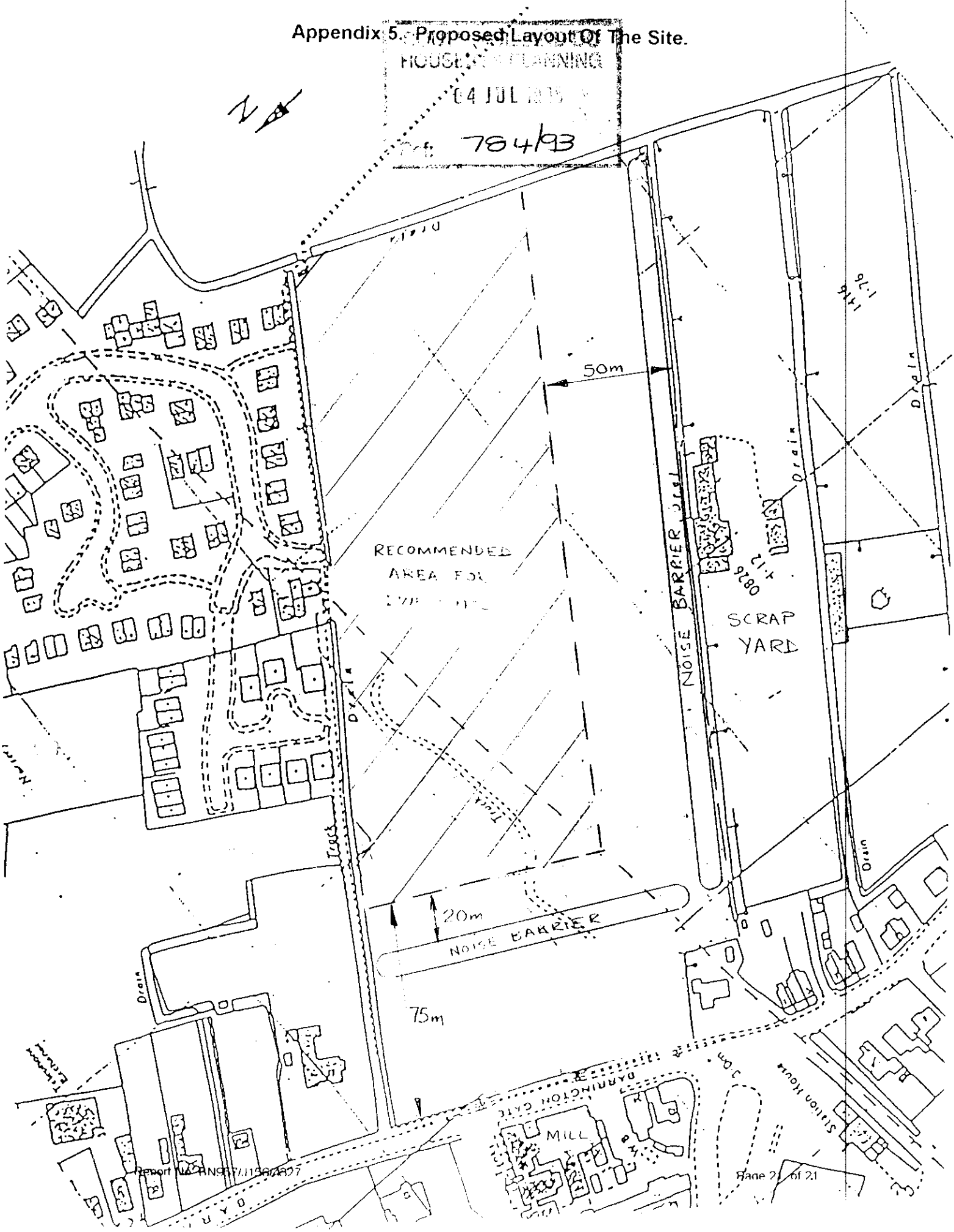
Director of Housing and Planning Services
12-SEP-95 H09/0784/93

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.

MRS SALLY WALTHAM BA (Hons) F.C.I.H. Director of Housing & Planning Services

Housing & Planning Services Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 01775 761161)

Appendix 5. Proposed Layout Of The Site.



FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H09/0784/93

Date Registered 16 AUG 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

ST JOHNS COLLEGE
CAMBRIDGE CB2 1TP

Tel. No. —

NAME AND ADDRESS OF AGENT
(if form completed by agent)

CARTER JONAS
6-8 HILLS ROAD
CAMBRIDGE CB2 1NH
Tel. No. 0223-68771
(Personal contact name) JMW GRANGER

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

BARLINGTON GATE, HOLBEACH, LINCS

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 £3000.00. If you consider no fee is payable include a written explanation instead.

Signed. . . . . Date 12. AUGUST. 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 4.57 (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.
B. Please state which reserved matters are dealt with in this application.
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
B. Please state Condition Number referred to
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
B. Please state Condition Number referred to
C. Please state variation required
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: 135
(ii) Other new building(s)		
(iii) Alterations or extension		
(iv) Change of use		

4. A. If building works are proposed, please state extra floor space to be created: sq. metres

B. Please state size of any new structure:- (a) max. height: metres
(b) max. length: metres
(c) max. width: metres

C. Please state type and colour of materials for facing external walls:

D. Please state type and colour of roofing materials.

E. Has a survey of the site been undertaken? State Yes or No

5. **GENERAL INFORMATION** Please complete each section

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

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: BARRINGTON GATE
Will there be –
Individual access(es)
New estate road ✓

C. What provision will be made for garages or parking within the site?

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

B. For estate developments, please state how highway surface water will be disposed of

C. Please state whether a land drain will be affected

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		➡ If so, **please give details in Part 6**
The proposal affects a listed building		
The proposal affects a public right of way		
The proposal is known to affect contaminated or filled land		
The proposal is for industrial, warehousing, offices, shopping or similar commercial purposes.		➡ 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.		➡ Date: Consultee(s)
Is this application related to a previous submission?		➡ 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 ..... (~~Applicant~~ / Agent) Date 13 AUGUST 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 ..... (Applicant / Agent) Date .....

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: S BAILEY
Address of tenant at which notice was served: State Date notice served:
MILL FARM, BARLINGTON GATE, HOLBEACH, SPALDING, LINCS
12 AUGUST 1993

Signed ..... (~~Applicant~~ / Agent) Date 13 AUGUST 1993

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :
OPEN GRAZED FIELDS — SCRUB LAND TO SOUTH
RESIDENTIAL DEV TO NORTH — BARRINGTON MILL TO WEST
TREES ON ~~ALONG~~ ROADSIDE FOOTPATH — FOOTPATH TO NORTH ACROSS DYKE.
Inspected by [illegible] LAY BY ON ROAD FRONTAGE.
Date 1/2/95

Site Notice posted by [illegible]
Date 1/2/95
Expiry

Individual Resident Notices required:

Addresses to be sent to –

61, 63, 65, 67
69, 71, 73, 75, 77, 79
81, 83
97, 99

Addresses delivered to –

FARROW AVENUE HOLBEACH

✓ DONE 2/2

Case Officer Conclusions

? HEIGHT OF EARTH BUNDING

RECOMMENDATION/DECISION

NON-DETERMINATION

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

Senior Officer confirmed .....

Withdrawn .....

DELEGATED DECISION

Case Officer Recommendation

Approve (or equiv) Refuse (or equiv)

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

COMMITTEE

Confirmed as agenda .....

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

Notes:

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

Conditions/Reasons: (cont overleaf)

REFUSE AS COMMITTEE REPORT.

ADD following SENTENCE TO REASON FOR REFUSAL.

IN THE OPINION OF THE L.P.A. INCLUSION IN THE BOUNDARY FOR DEVELOPMENT OF HOLBEACH IN THE DRAFT DISTRICT [illegible] LOCAL PLAN IS CONSIDERED INADVISABLE OWING TO THE PROXIMITY OF THE SITE TO BARRINGTON MILL AND THE [illegible] DIFFICULTIES IN SECURING A DEVELOPMENT LIKELY COMPATIBLE, IN TERMS OF RESIDENTIAL DEV

DJ 7/9/95

→ ANXIETY WITH THE CONTINUED INDUSTRIAL USE OF THESE PREMISES.

C INSTRUCTION SHEET

APPLICATION REF: H09/0784/93

Directions

Art 7 ✓ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

Reg 4 ☐ Scale dwg: Highway S/W: Agric appraisal:

LB ☐ Advt ☐

Non-std: 1/500 SCALE PLAN SHOWING LAYOUT
Details OF ROADS AND DWELLING AND LOCATION
needed OF PUBLIC OPEN SPACE, INCLUDING PLAY
AREAS. DETAILS OF ROUTES AND METHOD
OF SURFACE ~~WATER~~ AND FOUL WATER TO BE
PROVIDED.

Other.....

Direction authorised by Senior Officer..... Date 23/8

Revalidation after Direction

Information satisfactory Signed..... Date 18/11/95

Valid date:

Amended description

Reconsultations: All ☐ See below ☐

Unsatisfactory – Further direction: Precise details: SEE ATTACHED SHEET

Signed..... 23/2/95

Senior Off..... Response satisfactory. 6/12/95

Additional Consultation/Publicity Required

RECONSULTS

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

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	Specify:
Conservation	LB Demolish	..... G* DEM	
LB	Archaeology	..... G ARC	Specify:
	Eng Heritage	.....	
	Consultant	.....	Order No:
	Other — LOCAL PLANS (CITIZEN CAN)		Specify:
Hazards	HSC Group	..... G* HAZ	
	Specific	.....	Specify:
Other PLA		.....	Specify:

Press
PC ✓
WM ✓
Residents

ALL THOSE NOTIFIED PERSONALLY AS LISTED ON FRONT SHEET i.e. ALL

NOT PRESS

PLEASE RECONSULT CLW CASES.

10/3/95

Case Officer: J A BLACKLOCK

Senior Officer Confirmed ..... Date 10/1/95 Recorded DC....

ADMIN RECORD SHEET

Initial

Submitted Fee £ 3000

Receipt No P3135

Date first Rec'd 16 AUG 1993

Registration

Reference H09/0784/93

Cross-Ref

Date 17/8

Validation

TYPE OUTLINE

Site area 4.97
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 £ 3000
- Nil fee
- Discounted
- Previous app – ref:
- Type of app
- Reason:
- Additional £
- Refund £
- Receipt No
- Voucher No
- Date
- Date

Information

Index sheet 170 OS Plots
Grid ref 5 [illegible] 3 [illegible]

Ward 5 Parish HEXHAM

Inside IBD YES Inside LP area NO

Linked to site Ref 1976

Linked to property Ref

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 –
- Dist Bound
- Other: [illegible]
- HAZ Site
- AIR Safeguard
- LIN Elect
- PIP Pipe
- CON Waste/contamin

Planning Records:
Earlier apps

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

APPLICATION REFERENCE: H09/0784/93 DATE RECEIVED: 04-JUL-95

TYPE: Outline

DESCRIPTION: Residential development

LOCATION: Barrington Gate, Holbeach.

APPLICANT: St Johns College AGENT: Carter Jonas

REASON FOR COMMITTEE CONSIDERATION

Refusal recommended, and Member request

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date - 6 SEP 1995

RECOMMENDATION

Refuse Permission.

1 *In the opinion of the Local Planning Authority the proposed development would be likely to be subject to continuous and interruptive levels of noise disturbance from neighbouring commercial premises which would result in an unacceptably low level of residential amenity attaching to individual dwellings. The Local Planning Authority does not consider that the use of acoustic vents to secure adequate internal noise attenuation would result in a satisfactory level of residential amenity, or that the layout adequately secures noise attenuation to the properties and curtilages by the orientation of the buildings.*

2 *The site will be excluded from the development area for South Holland shown in the Deposit Draft of the District Local Plan.*

COMMENTS

1 The application, which relates to 4.57 hectares of open land, is in outline with matters relating to siting and means of access to be determined at the outline stage.

2 The determining issues are:-
(a) Compliance with I.D.B. policy.
(b) The relevance of South Holland 2000.
(c) Highway safety.
(d) Noise attenuation and residential amenity.

3 The site is within Holbeach Interim Boundary of Development.

4 In the Consultation District Local Plan, South Holland 2000, the site is shown within the development boundary and as bearing the notation 'Special Policy Area'.

5 However, at its meeting in September 1994, the Committee resolved that the site be deleted from the Holbeach Development Boundary due to environmental constraints on the site, including the adjacent scrapyard, and it will be omitted from the Deposit Draft. Once a proposal is included in a Deposit Draft, a Local Authority is entitled to place considerable weight upon it.

6 With regard to highway safety, the Director of Highways and Planning, in offering no objection, has commented that if the parking of lorries in Barrington Gate and serving Barrington Mill give cause for concern from the safety point of view recourse could be had to waiting restrictions. He is also satisfied that notwithstanding the public comment, Farrow Avenue can accommodate the development proposed in traffic terms.

7 With regard to noise disturbance, an Environmental Noise Assessment has been undertaken. Its conclusions are: -

(1) It is likely that complaints about the noise from the nearby mill and scrapyard would occur from the residents of the proposed dwellings at the Barrington Gate site if no action is taken to reduce the noise levels. This is based on assessment levels in accordance with British Standard BS 4142, being around +25 dB for the dwellings closest to the sources of noise.

(2) The assessment levels can be reduced to within a range of +5 to 10 dB for the dwellings nearest to the noise sources, by using noise barriers along the Barrington Gate and scrap yard boundaries, and locating the dwellings away from the site boundaries.

An acceptable situation can be achieved inside the dwellings by either positioning them so that noise sensitive areas (i.e. living rooms, bedrooms, dining rooms) do not have windows facing the mill. Alternatively, ventilation can be achieved by using windows with trickle vents, or acoustic wall vents, and keeping the windows closed.

Accordingly, the following noise reduction features have been included in a revised layout for the erection of 65 dwellings: -

(a) A 4 metre high noise barrier, 3 metres from the scrapyard boundary along the whole length of the boundary. Dwellings not built within 50 metres of the boundary.

(b) Dwellings not built within 75 metres of the boundary along Barrington Gate. Also, a 3.5 metre high noise barrier to be constructed within 20 metres of the dwellings nearest to the mill.

The assessment also recommends that the 'dwellings within 300 metres of Barrington Gate should be positioned so that none of the noise sensitive areas have windows facing the mill. Alternatively, these rooms should have trickle vents in the windows, or acoustic wall vents (e.g. Passivent) to enable ventilation to be achieved without opening the windows.'

However, there are two clear deficiencies in the proposed noise attenuation measures: -

(a) The adoption of acoustic vents to achieve ventilation without the opening of windows is considered to

represent too low a standard of residential amenity and as an expedient is probably unrealistic, especially in summer conditions and at night time.

(b) The adopted revised layout does not give a clear indication that none of the noise sensitive areas are likely to have windows facing the mill if acoustic venting not resorted to.

(c) The dwellings closest to the mill have garden areas which whilst protected by the earth bund will nonetheless be likely to be subject to noise levels that are likely to give rise to complaint.

REPRESENTATIONS

Parish Council: Not supported owing to rear proximity to industry.

Ward Member: Councillor T G M Tyler

Requests Committee consideration because of the adverse environmental issues it would certainly create, if successful, with nearby industry, in particular, Ladbrook's scrapyard.

County Highways: No objections.

Dir. Env. Services: Continuous noise from fixed plant at the Mill dominates the noise climate of this area and thereby influences background levels throughout the majority of the site. There can be no guarantee that the scrapyard will not work late evenings or at weekends. The proposed scheme does not appear to incorporate all the acoustic design features recommended in the report. The dwellings closest to the Mill have garden areas subject to noise levels which are likely to give rise to complaint. Good internal noise standards can be achieved using acoustic vents. With this layout this appears to be the proposed strategy. Additional screening at the residential boundary facing the scrapyard is advisable.

Holbeach & District Civic Society:

- Concerned at density of development and resultant problems of ineffective landscaping (tree planting).
- Possible deleterious effect upon economic working of the Barrington Mill works (particularly as the mill works all night) through continual complaints regarding noise, dust, etc.
- Possible deleterious effect upon the adjacent scrapyard (Eric Ladbrook) for the same reasons.

Public:

9 objectors from local householders: -

- Overintensive development.
- Purely speculative development.
- Unnecessary development.
- Loss of view, light and privacy.
- Loss or rural character of locality.
- Noise disturbance from traffic (particularly elderly persons bungalows in Farrow Avenue).
- Additional highway hazard in Barrington Gate.
- Additional traffic in Farrow Avenue to the detriment of safety of pedestrians particularly children.
- Exacerbate parking problems in Farrow Avenue.
- Use of Farrow Avenue as a 'rat run' to B1168 road. No need for Farrow Avenue to be connected to development.
- Noise disturbance from Barrington Mill and Ladbrook's scrapyard.
- Continuing well being of businesses at Barrington Mill and Ladbrook's scrapyard would be jeopardised by risks of complaint in respect of noise. Resultant loss of employment.
- Acoustic venting of dwellings on this scale unrealistic.
- Earth bunding and landscaping ineffective.
- Insufficient jobs to sustain influx of new population.

Objection from Ladbrook's scrapyard: -

- Development incompatible with proximity of the scrapyard.

Objection from tenant farmer (Mill Farm): -

- Encroachment on property.
- Loss of 25% of acreage will seriously affect livelihood.
- Loss of access through site will mean one and a quarter mile detour to work other land.

Representations from owner/operators of Barrington Mill:

- G Garratt & Sons Ltd operate the flour and animal feed mill at the corner of Barrington Gate and Fen Road. The mill has been in existence approximately 150 years and operates 24 hours a day, 360 days a year. They employ approximately 40 people.
- The site is also used as an operating centre for heavy goods vehicles, again these vehicles may enter and leave the site at any time during a 24 hour period.
- Low level ncise is emitted throughout

the day in connection with the milling process.

- Apart from noise a certain amount of dust is omitted from time to time, and inevitable fact due to the nature of the product.
- Our clients do not object to the granting of outline planning permission for residential purposes, recognising that the site is now within the interim boundary of development and logically would be developed at some future date. What our clients would hope to see is that any development is suitably screened from the mill site and that any houses be sited as far as possible away from the Barrington Gate boundary.

Representations from Messrs Hix and Son: Hope that should permission be forthcoming, a condition would be imposed providing access to their client's land to the north of the site.

6-8 Hills Road
Cambridge
CB2 1NH

Telephone 01223 368771
Fax 01223 369950

CARTER JONAS

Chartered Surveyors

3 July 1995

Your Ref: JB/JJH07/0784/93
Our Ref: JCO/JLL/CBN 2736

J Blacklock Esq
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincs PE11 2EX

Dear Mr Blacklock

ST JOHN'S COLLEGE CAMBRIDGE
LAND AT BARRINGTON GATE, HOLBEACH

I refer to your letter of 2 March and, as requested, the College have now arranged for a further Noise Assessment Report to be carried out by Acoustics Associates (Peterborough). I therefore enclose herewith a copy of their report dated 9 May.

In order to follow the recommendations as set out in the report, the Robert Doughty Consultancy have prepared a revised layout for the College's land as per their Drawing No 305/1/3, and I enclose four copies of this drawing showing an indicative layout for 65 dwellings.

The College's instructions are that they formally request your Council to consider the planning application originally received on 16 August 1993 based on the indicative layout.

Yours sincerely

J C Orgill

Encs

G P Candy BSc FRICS
D A Heasman BSc FRICS
J C Orgill FRICS
D J Wass FRICS
W J McClean BA FRICS
T F Hadoke FRICS
J M W Granger FRICS
E F V Waterson BSc FRICS
T Dixon FRICS
P M Joslin FRICS ACI Arb
S P Bonham FRICS
W R Smith BSc FRICS FAAV
C M P Granger MA ARICS
R E G Gayner BSc ARICS
H T Wykes-Sneyd FRICS NDA FAAV

P B Segrott FRICS
D W Pedley MA FRICS
M J Laws FRICS
J N C Hood BSc ARICS
J A Henniker-Major FRICS FAAV
R J C Hawkins FRICS
P Nicholson ARICS FAAV
P I A Collinson BSc FRICS FAAV
B K Andrews ARICS
N C Lindley ARICS
M C Hallam BSc FRICS
A J Cawood FRICS FSVA FAAV
T E J Jones ARICS
Sarah C Tyson BSc ARICS FAAV

Associates
R C Bramley BSc ARICS
R G Bunnett FRICS
Carol E Clark BA ARICS
M R Coates BSc ARICS
S M Greenfield ARICS
J A B Gresty MA ARICS
J R Harris BSc ARICS ASVA
G R Hatch
C D Haynes BSc
C H Jenkins BSc ARICS
J G R Singleton ARICS
J B Strawson MA ARICS FAAV
Margaret Whitmore BSc MA ARICS FAAV

Finance/Partnership Secretary
M A Muirhead BSc FCA MIOD

Consultants
J M Dyke FRICS
R F Carter Jonas MA FRICS
B N Hinton MA FRICS

London Cambridge Marlborough Oxford Peterborough York
Bangor Bridgnorth Hereford Huddersfield Ipswich Stamford Bridge

~~REG 4~~ ART 7 REG 4.

A BS. 4142 1990 NOISE ASSESSMENT FOR THE ~~HOUSES~~ INDIVIDUAL DWELLINGS ON THE SITE IN RELATION TO NOISE EMANATING FROM ACTIVITIES ASSOCIATED WITH BARRINGTON MILL AND ALSO NOISE EMANATING FROM THE OPERATION OF THE SCRAP YARD OPERATED BY MESSRS LADBROOKS TO THE SOUTH OF THE SITE. SUCH ASSESSMENT SHALL ALSO INDICATE AND PROVIDE FOR REMEDIAL MEASURES TO ATTENUATE NOISE ON THE SITE IN RELATION TO THE INDIVIDUAL PROPERTIES. IF BUNDING IS TO BE USED THE HEIGHT AND LOCATION OF THIS FEATURE SHOULD BE SHOWN ON AN APPROPRIATELY SCALED LAYOUT PLAN

SHDC
23 AUG 1995

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM : DIRECTOR OF ENVIRONMENT AND LEISURE SERVICES

DATE : 22.8.95

OUR REF : JC/SS/PC

TO : DIRECTOR OF HOUSING AND PLANNING SERVICES

YOUR REF :

Planning Application H09/0784/95
Residential Development, Barrington Gate, Holbeach

Continuous noise from fixed plant at the Mill dominates the noise climate of this area and thereby influences background levels throughout the majority of the site.

There can be no guarantee that the scrapyard will not work late evenings or at weekends.

The proposed scheme does not appear to incorporate all the acoustic design features recommended in the report. The dwellings closest to the Mill have garden areas subject to noise levels which are likely to give rise to complaint.

Good internal noise standards can be achieved using acoustic vents. With this layout this appears to be the proposed strategy. Additional screening of the residential boundary facing the scrapyard is advisable.

Director of Environment & Leisure Services

ENVIRONMENTAL NOISE ASSESSMENT OF THE PROPOSED RESIDENTIAL DEVELOPMENT, AT BARRINGTON GATE, HOLBEACH.

SOUTH HOLLAND DC
HOUSING & PLANNING
04 JUL 1995
Ref: 784/93

CLIENT: Carter Jonas
6-8 Hills Road
Cambridge
CB 2 1NH

CONTACT: Mr Orgill

REPORT No: BS957/J156/4327

AUTHOR: B N Smith, BSc, MSc, CPhys, MInstP, MIOA

AUTHORISED BY: R A Pettitt, CEng, MIMechE, MIOA, FIDiagE

DATE: 9th May 1995

ACOUSTIC ASSOCIATES (PETERBOROUGH)
34 Ashcroft Gardens, Peterborough, PE1 5LP. Tel/Fax 01733 896346

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1. OBJECTIVES

1.1 To carry out a noise assessment at the proposed residential site at Barrington Gate, Holbeach, to determine the likelihood of noise problems occurring due to noise emanating from a nearby mill and a scrap yard.

1.2 To propose solutions to any problems identified by the assessment.

2. CONCLUSIONS

2.1 It is likely that complaints about the noise from the nearby mill and scrap yard would occur from the residents of the proposed dwellings at the Barrington Gate site if no action is taken to reduce the noise levels. This is based on assessment levels, in accordance with British Standard BS 4142, being around +25 dB for the dwellings closest to the sources of noise.

2.2 The assessment levels can be reduced to within a range of +5 to 10 dB, for the dwellings nearest to the noise sources, by using noise barriers along the Barrington Gate and scrap yard boundaries, and locating the dwellings away from the site boundaries.

2.3 An acceptable situation can be achieved inside the dwellings by either positioning them so that noise sensitive areas (i.e., living rooms, bedrooms, dining rooms) do not have windows facing the mill. Alternatively, ventilation can be achieved by using windows with trickle vents, or acoustic wall vents, and keeping the windows closed.

3. RECOMMENDATIONS

3.1 The following noise reduction features should be included at the Barrington Gate site:

a) A 4 metre high noise barrier, 3 metre from the scrap yard boundary must be constructed along the whole length of the boundary. Dwellings should not be built within 50 metres of the boundary.

b) The dwellings should not be built within 75 metres of the boundary along Barrington Gate. Also, a 3.5 metre high noise barrier must be within 20 metres of the dwellings nearest to the mill.

c) The dwellings within 300 metres of Barrington Gate should be positioned so that none of the noise sensitive areas have windows facing the mill. Alternatively, these rooms should have trickle vents in the windows, or, acoustic wall vents (e.g. Passivent) to enable ventilation to be achieved without opening the windows.

4. BACKGROUND

A residential development had been proposed for a site on Barrington Gate, Holbeach. For this planning application it was necessary to refer to PPG 24, Planning Policy Guidance: Planning and Noise, Department of the Environment, (Reference 1). This site was dominated by industrial noise and so PPG recommends that a noise assessment to British Standard BS 4142 (Reference 2) be provided.

The noise from the nearby Mill and scrap yard was measured and an assessment complying with BS 4142 was made. An Assessment Level (as defined in BS4142) of 5 dB is considered to be acceptable for most residential developments (i.e. industrial noise exceeds background levels by 5 dB). Recommendations for acoustic measures that would ensure an adequate noise environment for the dwellings were required.

An earlier noise study provided noise contours on the site (Report No. RAP/J156/4065 - Reference 3). Additional measurements were taken for this assessment between the 1st and 3rd of May 1995.

5. NOISE MEASUREMENTS

Noise from the two nearby industrial sites was monitored for 48 hours from midday on 1/5/95. Noise levels were monitored for 60 minute intervals with a Larson Davis 700 Type 2 environmental noise meter (serial number B2126) and a Larson Davis 820 (serial number A0709) Type 1 environmental noise meter. Additional measurements of short term L_{Aeq} and octave band noise levels were taken with a CEL 193/3 (and associated filter set) Type 1 Integrating Sound Level Meter (serial number 633025). They were all calibrated before and after use using a Bruel & Kjaer Type 4230 calibrator, and measurements were only accepted if the calibration had not drifted by more than 0.5 dB. Measurements were taken at a height of 1.2 - 1.5m above ground. The results are tabulated in Appendix 1 with a diagram of the measurement positions. Noise assessments are tabulated in Appendix 2, calculations are shown in Appendix 3, and time histories at position 2 are shown in Appendix 4.

The scrap yard only operated during the day. Position 1 was 8m from the scrap yard boundary, level with the rear wall of the buildings to the rear of the scrap yard (most of the activity in the scrap yard was reported to be at the rear of the yard during the noise monitoring). The dominant noise source was the grab which was approximately 25m from the monitoring position (noise was emitted from about 2m above ground). The scrap yard was reported to be working normally, apart from the shearer at the front of the yard which was not working. This shearer would be unlikely to be significant at the chosen monitoring position 1. It was confirmed that the rear of the yard was the noisiest area by observations along the boundary.

Position 2 was 19m from the kerb opposite the mill and 25m from the bungalow (Mill Farm) boundary. This was approximately 50m from the delivery bay, and a similar distance to the main noise source from the building (the third floor windows). This location was selected as it was most influenced by delivery noise. At the start of the monitoring the mill was not fully operational as it was doing maintenance until about 16:00, at which time both production lines started up and the mill operated normally after this. However, there was a compressor running for most of the time even during maintenance. Typically, there would be 12 deliveries of wheat per day between 7:30 and 16:30 Monday to Friday. Eight dispatches of flour per day, at any time of the day, would normally take place, so loading could be carried out at night time.

As the plant generally ran for 24 hours a day and 7 days a week, direct background measurements could not be taken at position 2. There did not appear to be an acceptable equivalent position (as required by BS 4142) so background noise was taken as the L_{A90} at position 1. The mill noise was not significant at this location and background was measured, while the scrap yard was taking lunch and so not working, on 1/5/95 from 12:24 for 26 minutes (at which time they started up again). The background noise level was 40 L_{A90}, and the average noise level was 43 L_{Aeq} at the time. This was likely to underestimate the background to the northwest of the site where the noise from traffic would be more significant, but would be more representative of the rest of the site. Background noise during the night was measured on the morning of 3/5/95 at position 1, when 40 L_{A90} was typical of the measured levels.

Additional spot check noise measurements of mill noise alone (excluding vehicle movements on site and traffic) were also taken every 10m along the boundary with Barrington Gate to check where the dominant noise occurred and how the noise varied with position. Further spot measurements of noise from the building were taken at the boundary and 20m into the site, directly opposite the dispatch access yard. There was some variation along the boundary, generally being 60-64 dB(A). Noise levels at position G were similar to those at position 2, indicating that further into the site there would be less variation. These noise measurement results are shown below:

Building noise from the mill, no vehicle noise, along Barrington Gate boundary, dB(A)				
A, opposite edge wall of office	B, 10m from A	C, 10m from B	D, 10m from C	E, 10m from D opposite dispatch
63.5	59.5	60	62.5	60

Building noise from the mill, no vehicle noise, opposite dispatch exit, dB(A)	
F, on the boundary	G, 20m from the road
55	54

Time histories of $L_{Aeq,5min}$ and L_{max} for position 2 are shown in Appendix 4. At 17:39 a high level short duration event, producing 94 L_{Aeq} occurred so measured levels were unduly influenced by this event. Noise levels for this interval have, therefore, been ignored.

During the monitoring the weather was dry, warm and sunny with little or no wind (average wind speeds were less than 1 m/s; blowing easterly on 1/5/95, southerly on 2/5/95 and south south-westerly on 3/5/95). Daytime temperatures were 22° to 25°C.

The noise levels at position 2 were a little higher than those reported previously. The third storey windows of the mill were open during these measurements, probably because of the hot weather. The open windows would have increased noise emissions from the building. The monitored noise levels also included all noise sources, in particular from "vehicle noise" (deliveries, trucks manoeuvring and road traffic). The previously reported noise levels and the derived noise contours were of mill noise alone and excluded vehicle noise.

The noise levels at position 1 were similar to those reported previously, so scrap yard noise did not appear to have altered significantly.

6. METHOD

Noise measurements at position 1 were taken to be representative of all locations at a similar distance from the scrap yard, as these levels of noise could be produced anywhere within the yard - depending on where the activity on the scrap yard was taking place.

Position 2 was opposite the delivery area of the mill. There were two main noise sources from the mill, one was the equipment within the mill, which was pretty well continuous and noticeably tonal. It appeared to be emitted predominantly from the windows on the third floor. The second important noise source was from vehicle movements and the process of tipping from the delivery vehicles. Noise checks of the dispatch operations showed that they were not significant compared to general mill noise.

Day time assessments of the noise complying with BS 4142 were performed (Tables 2 - 3, Appendix 2) for positions 1 and 2. As the mill operated 24 hours a day, a night time assessment was also provided for position 2 (Table 1). The assessments were based upon the typical higher levels registered during the monitoring. BS 4142 indicated that noise suppression would be required. An assessment level of 5 dB was considered as acceptable, so an attenuation of 20 dB(A) to the scrap yard noise would be necessary (Table 3). An attenuation of 17 dB(A) to noise from mill buildings (Table 1), and 20 dB(A) (Table 2) to the total noise from the mill and road would be required.

7. NOISE SUPPRESSION

An assessment level of 5 dB was considered to be the design criterion, for dwellings. It was recommended that noise barriers or bunds be designed to reduce noise from both the scrap yard and the mill. Assessments are tabulated in Tables 4-6 (Appendix 2) for the nearest properties with the recommended noise barriers installed. The measured spectra were corrected (by adding the same value to all octaves) to give the correct overall level used in the BS 4142 assessments (the noise was less than at other times while the octave measurements were taken). The calculations are tabulated in Appendix 3.

To reduce noise from the scrap yard, a continuous noise barrier would be required along the whole length of the south-western boundary to the site, as shown in Appendix 5 (between all houses and all parts of the scrap yard). A barrier of at least 4m high is recommended, positioned 3m from the site boundary (the scrap yard only operated during the day so upper story bedrooms did not need protection). An additional attenuation would be required, and would be achieved, by keeping houses further away from the boundary: 50m is recommended. Position 1 was 25m from the dominant noise source so, if the nearest houses to the boundary with the scrap yard were further away, scrap yard noise would be lower (Eqn 1). Provided both of these recommendations were followed, scrap yard noise would be 20 dB lower than the measured level which would prove acceptable (Position 3, Table 4). If the barrier was lower than 4m, the nearest houses would have to be further from the scrap yard boundary.

$$L_s = L_{p1} + 20 \log\left(\frac{r_1}{r_s}\right) \qquad \textbf{(1)}$$

Noise from the mill **building** appeared to be constant and varied very little. It seemed to emanate primarily from the 3rd floor windows. There was less vehicle noise at night. Night time noise levels were found to be lower, 54 to 56 L_{Aeq}, indicating that vehicle movements and delivery noise were not as significant at night. Noise from the mill building alone was measured (20m from the kerb, position G, and position 2 at night) and found to be 54 L_{Aeq}. It could, therefore, be deduced that, at position 2, if the total noise was 60 L_{Aeq} other noises (mostly vehicles on site and traffic) could amount to 59 L_{Aeq} (Eqn 2).

$$L_{source} = 10 \log (10^{.1Ltotal} - 10^{.1Lmill}) \qquad \textbf{(2)}$$

A 3.5m high noise barrier was found to be necessary, which must be within 20m of the houses. It must cover the full width of the site, apart from the access road (which should preferably be right at one side of the site as it passes through the barrier). The barrier would primarily reduce vehicle noise, as well as reducing

noise in gardens. The barrier would attenuate vehicle noise by about 10 dB. However, at night, upper storey bedrooms would need protection and the barrier would have to be impractically high to reduce noise from the windows high up on the mill.

The proposed noise barrier would reduce the vehicle noise as shown in Table 8, Appendix 3. The total combined noise level would still exceed the 40 dB(A) that is sought. If no further noise reduction was provided, the nearest house to the mill would have to be 300m from the boundary. All houses nearer to the road than this would require additional noise insulation.

Additional insulation to the dwellings can be provided in a number of ways. The preferred method is to site houses so that none of the noise sensitive areas (such as living rooms, bedrooms, and dining areas) have windows facing towards the mill. Alternatively, dwellings could be designed so that adequate ventilation is possible without opening any windows facing the mill. This could be provided by double glazed windows with trickle vents, or acoustic vents (eg., Passivents). Both of these options provide at least 25 dB attenuation (Reference 4), giving a level of 20 dB(A) internally. This would ensure that the internal noise levels are below the 35 dB(A) recommended by the World Health Organisation (WHO) for sleep. British Standard BS 8233 (Reference 5) recommends that bedroom noise levels are no more than 30 - 40 dB(A) to preserve sleep. Therefore, the mill should not cause sleep disturbance, or interfere with any other activity inside the dwellings. Also, where possible, the gardens used for leisure activities should be positioned behind houses, fences or garages.

References

1. Planning Policy Guidance: Planning and Noise (PPG 24)
Department Of The Environment, September 1994 HMSO

2. British Standard BS 4142 : 1990
Method for Rating Industrial Noise Affecting Mixed Residential And Industrial Areas. BSI 1990. ISBN 0 580 18968 6

3. Noise Assessment Of The St John's College Barrington Gate Site, Holbeach
Acoustic Associates Report RAP/J156/4065, dated 12th August 1994.

4. Sound Control For Homes
Published by Building Research Establishment and Construction Industry Research and Information Association, 1993. ISBN 0 85125 559 0

5. British Standard BS 8233 : 1987
Sound Insulation And Noise Reduction For Buildings

Appendix 3. Estimated noise levels after noise attenuation measures have been adopted.

Table 7. Calculated noise level by the scrap yard.

Measurement distance	25m		
Distance from source to receiver	67m	2m	Source height
Height differential, source-receiver	0.5m	1.5m	Receiver Height
Distance from source to barrier	20m	4m	Barrier height
Barrier height, above source	2m	50m	Distance from receiver to boundary
Path difference	0.122m		

	63	125	250	500	1k	2k	4k	8k	dB(A)
Barrier attenuation	5.8	6.4	7.6	9.4	11.7	14.5	17.5	20.5	
Distance attenuation	8.6	8.6	8.6	8.6	8.6	8.6	8.6	8.6	
Measured noise level	61	54	55	55	52	45	47	39	56.8
Resultant noise level	49.6	42	41.8	40	34.6	24.8	23.9	12.9	40.5

Table 8. At the nearest house to the mill.

Calculated noise level from the mill.

Measurement distance	50m		
Distance from source to receiver	108m	9m	Source height
Height of receiver above source	-7.5m	1.5m	Receiver Height
Distance from source to barrier	88m	3.5m	Barrier height
Barrier height, above source	-5.5m	75m	Distance from receiver to boundary

	63	125	250	500	1k	2k	4k	8k	dB(A)
Barrier attenuation	5.1	5.1	5.3	5.6	6.1	7	8.5	10.7	
Distance attenuation	6.7	6.7	6.7	6.7	6.7	6.7	6.7	6.7	
Measured noise level	60	53	54	54	51	44	46	38	55.8
Resultant noise level	48.9	41.2	42	41.7	38.2	30.3	30.8	20.6	42.9

Calculated noise level from the vehicles.

Measurement distance	50m		
Distance from source to receiver	108m	1m	Source height
Height of receiver above source	0.5m	1.5m	Receiver Height
Distance from source to barrier	88m	3.5m	Barrier height
Barrier height, above source	2.5m	75m	Distance from receiver to boundary

	63	125	250	500	1k	2k	4k	8k	dB(A)
Barrier attenuation	5.8	6.4	7.6	9.4	11.7	14.5	17.5	20.5	
Distance attenuation	8.6	8.6	8.6	8.6	8.6	8.6	8.6	8.6	
Measured noise level	61	54	55	55	52	45	47	39	56.8
Resultant noise level	49.6	42	41.8	40	34.6	24.8	23.9	12.9	40.5
Combined level from vehicles & mill building:	**52.5**	**45**	**45.3**	**44.2**	**40**	**31.5**	**31.7**	**21.4**	**45.1**

Table 9. At the nearest position for which no additional noise suppression is required.

Calculated noise level from the mill.

Measurement distance	50m		
Distance from source to receiver	333m	9m	Source height
Height of receiver above source	-7.5m	1.5m	Receiver Height
Distance from source to barrier	88m	3.5m	Barrier height
Barrier height, above source	-5.5m	300m	Distance from receiver to boundary

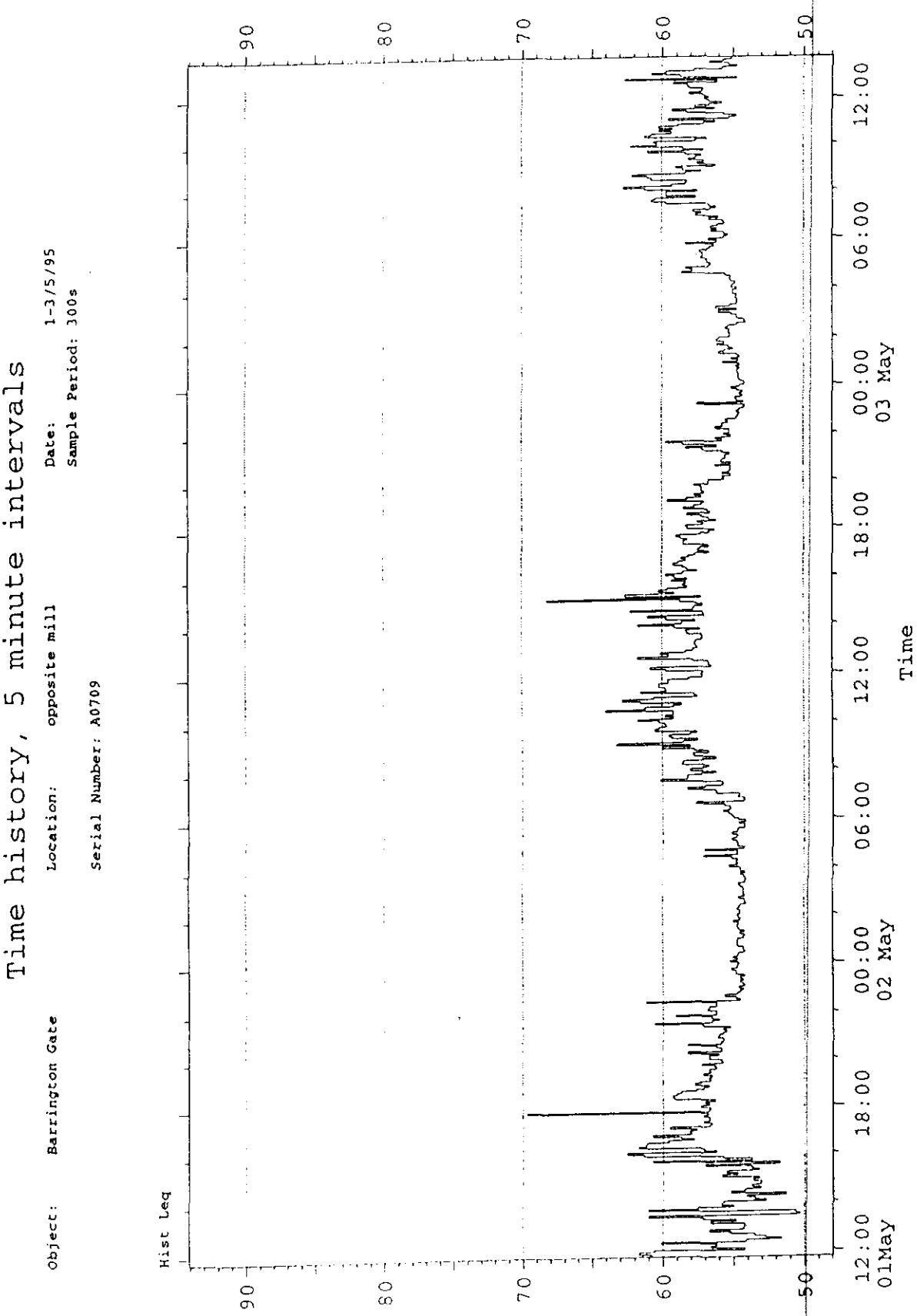
	63	125	250	500	1k	2k	4k	8k	dB(A)
Barrier attenuation	4.3	3.6	1.8	0	0	0	0	0	
Distance attenuation	16.5	16.5	16.5	16.5	16.5	16.5	16.5	16.5	
Measured noise level	60	53	54	54	51	44	46	38	55.8
Resultant noise level	39.2	32.9	35.7	37.5	34.5	27.5	29.5	21.5	39.1

Calculated noise level from the vehicles.

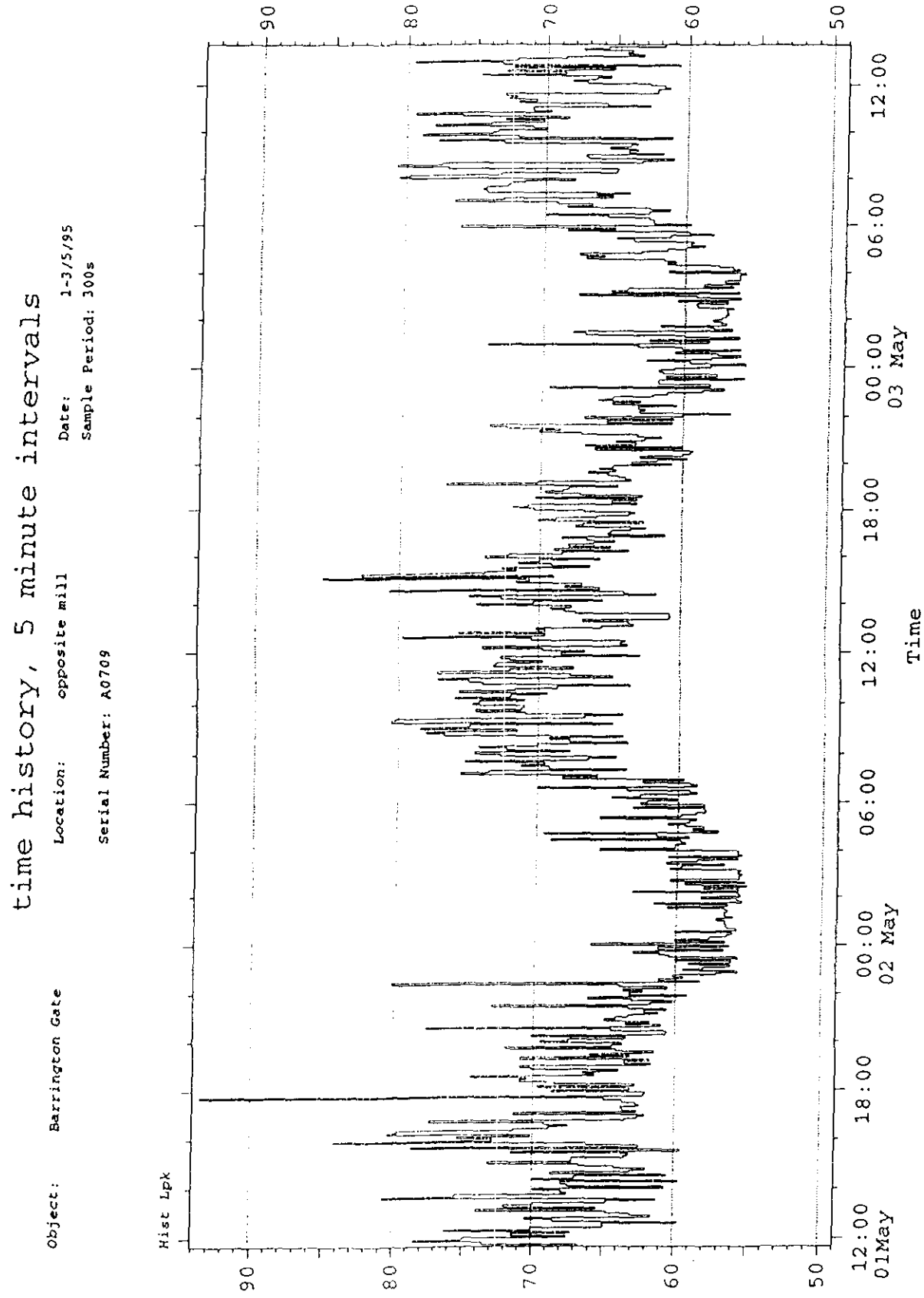
Measurement distance	50m		
Distance from source to receiver	333m	1m	Source height
Height of receiver above source	0.5m	1.5m	Receiver Height
Distance from source to barrier	88m	3.5m	Barrier height
Barrier height, above source	2.5m	300m	Distance from receiver to boundary

	63	125	250	500	1k	2k	4k	8k	dB(A)
Barrier attenuation	5.3	5.5	6	6.9	8.4	10.5	13.1	16	
Distance attenuation	16.5	16.5	16.5	16.5	16.5	16.5	16.5	16.5	
Measured noise level	63	56	57	57	54	47	49	41	58.8
Resultant noise level	41.2	34	34.5	33.6	29.1	20	19.4	8.5	34.2
Combined level from vehicles & mill building:	**43.4**	**36.5**	**38.2**	**39**	**35.6**	**28.2**	**29.9**	**21.7**	**40.3**

Appendix 4. Time histories at position 2, $L_{Aeq,5min}$



Appendix 4. Time histories at position 2, $L_{Amax,5min}$.



Glossary of Terms.

Sound Pressure The variation of ambient pressure that is detected by the ear as sound.

Decibel (dB) Ten times the logarithm of the square of the ratio of the Sound Pressure to a reference pressure (20 micro-pascals).

Sound Pressure Level (Lp) The decibel version of the Sound Pressure.

A-Weighting A frequency weighting which simulates the response of the ear.

$L_{Aeq,T}$ The value of the A-weighted sound pressure level, in decibels, [dB(A)], of a continuous steady sound that, within a specified time interval(T), has the same mean-square sound pressure as a sound that varies with time.

$L_{A10,T}$ The value of the A-weighted sound pressure level, in decibels, which is exceeded for 10% of a given time interval. The L_{A10} is used in measurement of Road Traffic Noise.

$L_{A90,T}$ The value of the A-weighted sound pressure level, in decibels, which is exceeded for 90% of a given time interval. The L_{A90} is often used as a measure of "background noise".

$L_{Ar,T}$ The Rating Level of a specific noise, in terms of $L_{Aeq,T}$ plus any correction for character.

L_W The sound power level of a sound source which produces the Lp at a particular position.

T_r The reference time interval over which an equivalent continuous A-weighted sound pressure is determined.
Day time = 1 hour
Night time = 5 minutes

T_m The measurement time interval over which measurements are taken.

Ambient Noise Total sound in a given situation at a given time.

Residual Noise The ambient noise remaining at a given position in a given situation when the specific noise is suppressed to a degree such that it does not contribute to the ambient noise.

Specific Noise Level The $L_{Aeq,T}$ of the noise sources being assessed at a site.

Appendix 1. Monitored noise levels.

Interval report Model L*D 700 SN B2126 Position 1					
Start Time	L_{Aeq}	L_{max}	L_{A1}	L_{A10}	L_{A90}
1/5/95 13:10	60	81	72	63	48
14:10	58	81	69	61	49
15:10	58.5	85	70	61	50
16:10	60.5	84	73	64	41
17:10	42	62	49	43	40
2/5/95 6:00	46	67	61	45	41
7:00	44.5	61	55	45	42
8:00	53.5	76	66	57	41
9:00	57.5	81	69	61	48
10:00	55.5	76	67	59	45
11:00	54.5	78	67	57	44
12:10	51.5	78	65	52	40
13:10	57.5	88	69	60	46
14:10	61.5	89	74	64	49
15:10	59.5	81	71	62	48
16:10	59	80	71	62	41
17:10	45.5	67	60	43	40
3/5/95 2:00	41	49	46	43	40
3:00	40	48	43	41	40
4:00	45.5	67	58	48	40
5:00	47	71	61	47	42
6:00	47.5	64	59	50	43
7:00	47.5	65	53	50	43
8:00	59.5	82	70	62	43
9:00	58	83	70	60	44
10:00	59	82	70	62	49
11:00	59	82	71	62	48
12:00	48	82	57	49	44
13:00	58	78	69	61	48

Typical scrap yard noise appeared to be 55 to 60 L_{Aeq}. Between 14:10 and 15:10 high peak noise levels were monitored at both positions 1 and 2 (Appendix 4 shows a peak of 85.4 dB(A) at 14:59) so this interval has been ignored.

Model L*D 820 Serial Number A0709 Interval Report at Position 2					
Interval No	Date	Start time	Duration	L_{Aeq}	L_{A90}
4	01May1995	13:00:00	1:00:00	57	48
5	01May1995	14:00:00	1:00:00	54	50
6	01May1995	15:00:00	1:00:00	58	49
7	01May1995	16:00:00	1:00:00	59	55
8	01May1995	17:00:00	1:00:00	61	55
9	01May1995	18:00:00	1:00:00	58	55
10	01May1995	19:00:00	1:00:00	57	55
11	01May1995	20:00:00	1:00:00	57	55
12	01May1995	21:00:00	1:00:00	57	55
13	01May1995	22:00:00	1:00:00	56	54
14	01May1995	23:00:00	1:00:00	55	54
15	02May1995	00:00:00	1:00:00	55	53
16	02May1995	01:00:00	1:00:00	55	53
17	02May1995	02:00:00	1:00:00	54	54
18	02May1995	03:00:00	1:00:00	54	54
19	02May1995	04:00:00	1:00:00	55	54
20	02May1995	05:00:00	1:00:00	55	53
21	02May1995	06:00:00	1:00:00	55	54
22	02May1995	07:00:00	1:00:00	58	54
23	02May1995	08:00:00	1:00:00	58	55
24	02May1995	09:00:00	1:00:00	60	56
25	02May1995	10:00:00	1:00:00	61	57
26	02May1995	11:00:00	1:00:00	59	56
27	02May1995	12:00:00	1:00:00	59	56
28	02May1995	13:00:00	1:00:00	58	56
29	02May1995	14:00:00	1:00:00	59	56
30	02May1995	15:00:00	1:00:00	61	56
31	02May1995	16:00:00	1:00:00	58	56
32	02May1995	17:00:00	1:00:00	58	55
33	02May1995	18:00:00	1:00:00	57	55
34	02May1995	19:00:00	1:00:00	58	56
35	02May1995	20:00:00	1:00:00	56	54
36	02May1995	21:00:00	1:00:00	57	54
37	02May1995	22:00:00	1:00:00	55	54
38	02May1995	23:00:00	1:00:00	55	53
39	03May1995	00:00:00	1:00:00	55	54
40	03May1995	01:00:00	1:00:00	56	54
41	03May1995	02:00:00	1:00:00	55	54
42	03May1995	03:00:00	1:00:00	55	54
43	03May1995	04:00:00	1:00:00	56	54

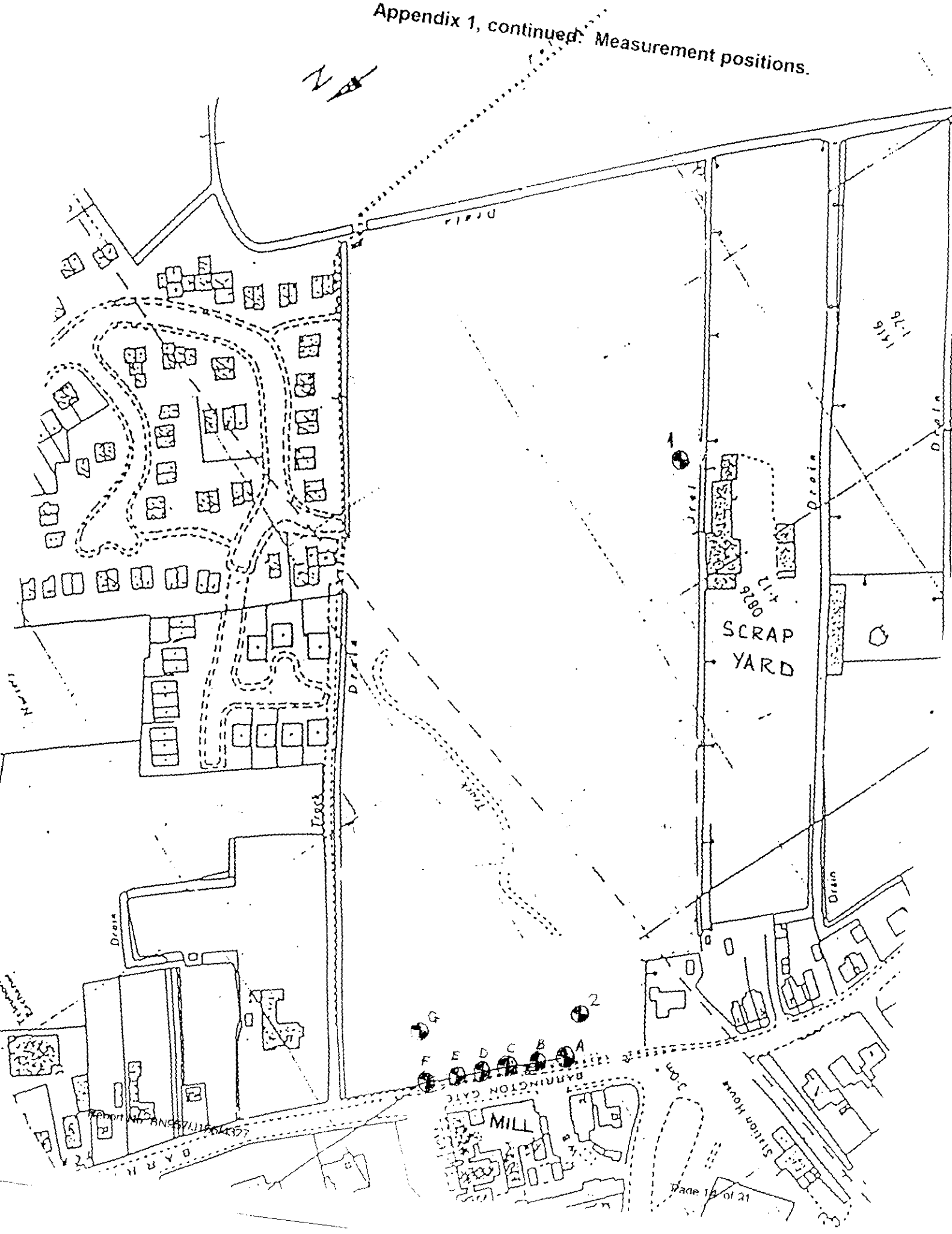
Model L*D 820 Serial Number : A0709 Interval Report at Position 2					
Interval No.	Date	Start time	Duration	L_{Aeq}	L_{A90}
44	03 May 1995	05:00:00	1:00:00	57	55
45	03 May 1995	06:00:00	1:00:00	56	54
46	03 May 1995	07:00:00	1:00:00	59	55
47	03 May 1995	08:00:00	1:00:00	60	56
48	03 May 1995	09:00:00	1:00:00	59	55
49	03 May 1995	10:00:00	1:00:00	59	54
50	03 May 1995	11:00:00	1:00:00	57	53
51	03 May 1995	12:00:00	1:00:00	58	54
52	03 May 1995	13:00:00	40:28	58	53

A tractor was modified and removed from close to position 2 at about 10:00 on 2/5/95 and there were high peak levels at 17:40 on 1/5/95 and 15:00 on 2/5/95, both of over 85 dB(A). It was likely that mill noise was typically 56 - 59 dB(A) and other sources, including traffic and farming noises close to the microphone, accounted for any higher levels.

Octave band noise levels from individual sources, dB.								
	63	125	250	500	1k	2k	4k	8k
Position 2. Mill, including delivery truck.	59	58	63	56	53	52	48	37
Position 2. Mill, delivery truck idling.	59	60	56	53	50	47	41	30
44m from kerb, opposite the mill in line with position 2.	60	58	53	50	46	39	35	<30
Position 1. Scrap yard grab and crusher.	61	54	55	55	52	45	47	39

Measurement positions are shown on the following plan.

Appendix 1, continued: Measurement positions.



Appendix 2. Noise assessments.

Table 1. Assessment of mill noise to BS 4142. Night time Tr = 5 min.

Receiver at position 2, 19m from the kerb, no barriers.	
Typical noise level from the mill at night	57
Difference between Lp and L_{A90}	17
Corrected level	57
Time correction (section 5.5)	0
Specific noise level	57
Character correction - tonal	5
Rating level	62
Background level L_{A90} (1 hour)	40
Assessment level (Rating level - background)	22
Conclusion: Complaints likely.	

Table 2. Assessment of mill noise to BS 4142 Day time. Tr = 60 min.

Receiver at position 2, 19m from the kerb, no barriers	
Typical noise level from the mill including traffic	60
Difference between Lp and L_{A90}	20
Corrected level	60
Time correction (section 5.5), continuous for 60 mins	0
Specific noise level	60
Character correction - tonal	5
Rating level	65
Background level L_{A90} (1 hour)	40
Assessment level (Rating level - background)	25
Conclusion: Complaints likely.	

Table 3. Assessment to BS 4142. Day time Tr = 60 min.

Receiver at position 1, no barriers.	
Typical highest noise level from scrap yard	60
Difference between Lp and L_{A90}	20
Corrected level	60
Time correction (section 5.5), continuous for 60 mins	0
Specific noise level	60
Character correction - impulsive	5
Rating level	65
Background level L_{A90} (1 hour)	40
Assessment level (Rating level - background)	25
Conclusion: Complaints likely.	

Table 4. Assessment to BS 4142. Day time Tr = 60 min.

Receiver at position 2, with barriers.	
Noise at position 3	40.5
Time correction (section 5.5), continuous for 60 mins	0
Specific noise level	40.5
Character correction - impulsive	5
Rating level	45.5
Background level L_{A90} (1 hour)	40
Assessment level (Rating level - background)	5.5
Conclusion: Marginal likelihood of complaints.	

Table 5. Assessment of mill noise to BS 4142. Night time Tr = 5 min.

Receiver at position 4, with barriers.	
Calculated level (mill noise only)	42.9
Time correction (section 5.5)	0
Specific noise level	42.9
Character correction - tonal	5
Rating level	47.9
Background level L_{A90} (1 hour)	40
Assessment level (Rating level - background)	7.9
Conclusion: At around 5 dB there is marginal likelihood of complaints, at around 10 dB complaints are likely	

Table 6. Assessment of mill noise to BS 4142. Day time Tr = 60 min.

Receiver at position 4, with barriers.	
Calculated level (mill noise and vehicle noise)	45.1
Time correction (section 5.5), continuous for 60 mins	0
Specific noise level	45.1
Character correction - tonal	5
Rating level	50.1
Background level L_{A90} (1 hour)	40
Assessment level (Rating level - background)	10.1
Conclusion: Complaints likely.	

FILE NOTE

10 August 1995

CONSULTATIONS TO WARD MEMBER - CLLR N I CAPES
H09/0784/93, H09/0702/95, H09/0709/95

The above consulations were sent out on 14th July 95.

The Post Office, being the highly efficient service we all know, posted the envelope containing the consults to Ireland. This is unfortunate as Cllr Capes lives in Holbeach.

The Post Office have only just returned the undelivered envelope. Pat Wells is investigating the matter.

Re-Consultation to the Ward Member will be necessary.

S F THORN

MRS SALLY WALTHAM BA (Hons) F.C.I.H. Director of Housing & Planning Services

Housing & Planning Services Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 710772

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

FURTHER INFORMATION HAS BEEN RECEIVED

Application no: H09/0784/93

Applicant: St Johns College
Cambridge
CB2 1TP

Agent: Carter Jonas
6-8 Hills Road
Cambridge
CB2 1NH

Description: Residential development

Location: Barrington Gate Holbeach
Spalding Lincs

Type: OUTLINE

Date received: 04-JUL-95

14-JUL-95

Dear Cllr N I Capes

NOTIFICATION TO WARD MEMBER

I have received an application for the above proposal in your ward. The officer dealing with this application is J BLACKLOCK

As applications can be determined under delegated powers in many cases, please let me know by 21-JUL-95 if you feel that this proposal should be brought to the attention of the Planning Committee for any reason.

Yours faithfully
Mrs S A Waltham
Director of Housing and Planning Services

Cllr N I Capes
11 East Elloe Avenue
Holbeach
Spalding Lincs
PE12 7NB

I request that this application be considered by Planning Committee, because

Signed:

MRS SALLY WALTHAM BA (Hons) F.C.I.H. Director of Housing & Planning Services

Housing & Planning Services Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

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SOUTH HOLLAND DISTRICT COUNCIL

HOUSING & PLANNING SERVICES DEPARTMENT

FURTHER INFORMATION HAS BEEN RECEIVED

Application no: H09/0784/93

Applicant: St Johns College
Cambridge
CB2 1TP

Agent: Carter Jonas
6-8 Hills Road
Cambridge
CB2 1NH

Description: Residential development

Location: Barrington Gate Holbeach
Spalding Lincs

Type: OUTLINE

Date received: 04-JUL-95

14-JUL-95

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-JUL-95. 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 J BLACKLOCK

Yours faithfully
Mrs S A Waltham
Director of Housing and Planning Services

Clerk to Holbeach PC
Parish Council Office
2 Spalding Road, Holbeach
Spalding, Lincs

FOR PARISH COUNCIL USE ONLY

Comments: Not supported, owing to near proximity to Industry

Signed:

ERIC LADBROOK (HOLBEACH) LTD.

SCRAPMETAL MERCHANTS - SKIP HIRE

5A FEN ROAD HOLBEACH LINCOLNSHIRE PE12 8QA

Fax: (0406) 490756

ACTION
Attention of DSM
Discuss with
Copy to
File Ref
Comments

-35

Telephone: (0406) 422377

OBJE[illegible]

21st July 1995

South Holland District Council,
Housing & Planning Services Department,
Council Offices,
Priory Road,
SPALDING,
Lincs.
PE11 2XE

FOR THE ATTENTION OF MRS SALLY WALTHAM

Dear Madam,

Re : Application No: HO9/0784/93
Residential Development - Barrington Gate, Holbeach

The proposed residential development at Barrington Gate, Holbeach causes us great concern. I am sure you must understand that the activities involved in operating a scrap yard are so entirely and absolutely incompatible with any form of residential development in close proximity that we are alarmed that anyone should be considering such a thing.

Accordingly we wish to lodge our objection in the very strongest terms.

Yours faithfully,
ERIC LADBROOK (HOLBEACH) LTD

A.J. FREEMAN/G. LADBROOK
COMPANY DIRECTORS

G Ladbrook

OBJECTION

MRS J. CHENERY.

20,7/95

69, FARROW AVE
HOLBEACH
SPALDING
LINCS

31 JUL 1995
HOUSE OF [illegible]

APNo H09/0784/93.

Dear Sir or Madam,

I object to the above application namely Residential development Boston Gate Holbeach I dot think Holbeach can stand another development. The house building now going on is out of all proportion to the size of town the jobs are not here to start with. Faced with the amount of traffic that would use Farrow Ave consideration must be taken into account the fact it would be on going day & night Past the old peoples bungalows as

once people realize they can do a detour to Barrington gate there will be no stopping them.
We have a blind corner down here & you allow it to happen & I can see a child being killed.

Yours faithfully

J Sheaey (Mrs)

Mrs. B.H. HARDING
79 FARROW AVENUE
HOLBEACH
SPALDING
LINCS
PE12 7DG

Mrs. S.A. Waltham,
Director of Housing & Planning Services
South Holland District Council,
Priory Road,
Spalding,
PE11 2XE

-SA

ACTION
Attention of LHP/DCM
Discuss with
Copy to
File Ref
Comments

28 July 1995

Dear Madam,

Planning Application No. H09/0784/93
St. John's College Cambridge
Residential Development - Barrington Gate, Holbeach

Thank you for your letter dated 14th July 1995 and I have now visited the Council Offices to see the additional information in respect of the above application.

I note that this is a noise impact assessment, and further, that as part of the suggested remedies against the noise from the scrapyard, the author suggests that windows of the new houses should be vented and remain closed. In the light of current weather conditions and temperatures, could that possibly be said to be a realistic solution?

That apart I would like to ask the Planning Committee of the Council to take the following points into consideration when this application next comes before them:

1. The occupiers of properties in that part of Farrow Avenue which back on to the field in question have enjoyed an open aspect to the rear of their properties for many years now.

2. Our houses are so placed that our back gardens enjoy full sunlight from early morning to sunset and consequently when the weather is good we all spend a great deal of time in our gardens, and derive many hours of quiet enjoyment from this.

   If a development is to be built to the rear of our properties I would ask the Planning Committee to ensure that the new homes are placed in such a way that they do not interfere with our long held enjoyment to light, open skys and peaceful enjoyment of our gardens.

Continued\.....

MEMORANDUM

TO:-JOHN BLACKLOCK, DEVELOPMENT CONTROL SECTION
FROM:- HELEN CROSS, PLANNING POLICY SECTION
RE:-Land at Barrington Gate, Holbeach, Spalding

Thankyou for your consultation on the above planning application following the receipt of additional information. In the light of the noise assessment and the revised layout plan I would wish to make the following comments:-

i) The site lies within the current Interim Boundary of Development for Holbeach which was approved by Full Council on 4.7.84. A copy of this boundary map is attached.

ii) Within the South Holland District Wide Local Plan Consultation Draft (South Holland 2000) the land remained within the development boundary for Holbeach. The site was however designated as a special policy area. In such areas, development of the site may be permitted subject to the satisfaction of a range of development criteria. A copy of the criteria from the South Holland 2000 document is attached.

iii) Following the public consultation exercise a report was taken to Councillors regarding representations received on the 15th September 1994. A copy of the relevant section of the report is attached. At the Committee, Councillors resolved that the Special Policy Area at Barrington Gate be deleted from the development boundary due to the environmental constraints on the site. Should the scrapyard relocate at a later date however Members acknowledged that the site could be reassessed in relation to residential development. A copy of the Committee Report and Minutes are attached.

iv) The next stage of the Local Plan process will be the public consultation exercise on the Deposit draft of the plan which is due to commence in September of this year. The consultation period in this case will be for 6 weeks and should objections be raised it is likely that a public enquiry will be necessary. The exclusion of the land at Barrington Gate from the development boundary could raise the likelihood of a landowner objection to the Deposit Draft and therefore the matter will go before the Inspector. In policy terms the relative importance of the local plan document is likely to alter along the way to adoption as indicated within PPG1, a copy of which is attached. For a definitive decision on the status of the development plan in relation to this site allowing the determination this application it is suggested that contact be made with the Head of Planning, Mr. Roger Smith.

HMCross

H.M. Cross
Planning Assistant

As approved 4.7.84 (i)

HOLBEACH

HOLBEACH

Holbeach forms an employment base within the district for service, manufacturing and processing industries. Although some of these employment uses are in residential and/or commercial areas the majority of the industrial uses are located at Fleet Road Industrial Estate. Fleet Road Industrial Estate has now been completely developed and recognising the need to provide for further employment expansion land near the A151 link to the A17 trunk road on the western side of the town is indicated for industrial growth (Policy ID1 within the main text "Industry, storage and distribution"). In the long term development could take place on this site combined with significant levels of on-site landscaping and sports facilities. In addition to land adjacent to the A151 Holbeach may benefit from land allocated in Fleet Parish along the A17 in the vicinity of the Anglia Motel. This land could be used as a depot for local hauliers to the benefit of the wider area.

Holbeach town centre provides a range of shopping facilities for itself and the surrounding rural area. Care will be taken to preserve and enhance these facilities during the plan period and if necessary growth of the shopping facilities of the town may be achieved by the development of land at present underused between High Street and Park Road to form further frontages.

Leisure facilities in Holbeach, particularly areas of open space are under-provided in comparison to national standards. In the development of new residential areas it is expected that adequate open space facilities will be provided and additionally that sports facilities, perhaps including a football pitch, will be provided to the west of the A151/A17 link road in land zoned for industry to remove conflict between sports facilities and residential uses which can develop on heavily used sites.

Frequently in the fenland landscape tree planting is used as a way to shield the edge of development areas from the open countryside. In Holbeach the edge of the town is well planted in the Damgate area for example although little screening is available in the Foxes Low Road/Battlefields Lane area facing towards the A17 to provide a buffer between residential properties and the trunk road. Wherever possible the District Council will seek to improve landscaping around the boundary of Holbeach to provide a landscape screen for the settlement aiding its better integration into the surrounding rural area.

Part of the land allocated for housing in Holbeach is covered by special policy area status. The special policy area in Holbeach is located to the east of Barrington Gate/Fen Road and to the south of the Farrow Road estate. The site incorporates a large open field, presently farmed, which was included in the Interim Boundary of Development at its last review in 1984 and the adjacent scrap yard on the south of the site.

For this site two development briefs could be prepared, the first indicating the District Council's preferred option for the site, subject to the relocation of the scrap yard, the second indicating development potential for the site should the scrap yard remain in its present location. In both cases it is anticipated that residential development on the site will be undertaken, together with heavy landscaping to build up the green edge to the town and paying due care and attention to the impact on the site caused by its neighbours.

Policies

POLICY SP1

RESIDENTIAL DEVELOPMENT OF THE DESIGNATED SITE TO THE EAST OF BARRINGTON GATE SHALL COMPLY WITH THE FOLLOWING:-

(i) THE DEVELOPMENT SHALL BE SENSITIVELY PLANNED IN FORM AND LAYOUT TO ENSURE THE RESIDENTIAL AMENITY OF THE NEW DWELLINGS AND TO PRESERVE THE RESIDENTIAL AMENITY OF EXISTING PROPERTIES NEARBY.

(ii) THE LANDSCAPING OF THE SITE SHALL BE ADEQUATE TO ENSURE THE PRESERVATION OF EXISTING TREES ON SITE AND TO PROVIDE SUFFICIENT LANDSCAPING TO THE BOUNDARIES OF THE SITE TO SHIELD VISUALLY THE HARSH EDGE OF DEVELOPMENT FROM THE OPEN COUNTRYSIDE.

(iii) SUFFICIENT OPEN SPACE SHALL BE PROVIDED WITHIN THE SITE IN ACCORDANCE WITH THE DISTRICT COUNCIL'S OPEN SPACE POLICY AND THIS OPEN SPACE SHALL BE ACCESSIBLE TO RESIDENTS OF THE NEW DEVELOPMENT AND THOSE LIVING IN THE IMMEDIATE VICINITY.

(iv) CARE SHALL BE TAKEN REGARDING DEVELOPMENT NEAR THE BOUNDARIES OF THE SITE TO ENSURE RESIDENTIAL AMENITY IS PRESERVED IN RELATION TO THE SIZE AND MASSING OF THE MILL BUILDINGS ON BARRINGTON GATE, TOGETHER WITH POSSIBLE NOISE/DUST NUISANCE AND, IF THE SCRAP YARD IS STILL AT ITS PRESENT LOCATION, IN RELATION TO POSSIBLE NOISE AND LOWERING OF VISUAL AMENITY IN RELATION TO THIS LANDUSE.

10.3 Long Sutton — Insets 22 and 23

With a population of around 4,100, Long Sutton is the third largest settlement in South Holland. It has the character of a traditional market town, with an identifiable centre at Market Place where St Mary's Church is a focal point. It has a significant range of shops, a street market, community facilities and other services. Industrial and commercial businesses provide a reasonable employment base. There are both primary and secondary schools, and a substantial "green" area within the built-up area which consists of football, cricket and recreation grounds, and the cemetery and allotment gardens nearby. Much of the town centre is designated as a Conservation Area, which has been recently extended to include the cricket ground, part of the recreation ground, further properties on London Road and parts of West Street and Bull Lane. The town and its attractions are of some interest to tourists.

(111)

2.13 In relation to these representations, it is considered that the inclusion of land north of the A17 within a Development Boundary would be contrary to the established strategy of the Consultation Draft in relation to development beyond major physical boundaries formed by Trunk roads. Development Boundaries within the District are used to define growth parameters for particular settlements where growth is seen as viable. This area although developed does not form part of a particular settlement in its own right, and although its relationship to Holbeach is accepted but it is not seen as a suitable location for further expansion of the town as it is situated beyond the major physical boundary of the A17.

2.14 In respect to the suggestion by the Parish Council that the site be the subject of a Development Brief, such an approach is not considered necessary in planning terms. Sporadic development along road frontages is subject to Policy 6A of the Lincolnshire Structure Plan in respect to contra of ribboning. Whilst such a policy within the Structure Plan controls further expansive development, it is considered that adequate provision of policy is available within the Consultation Draft to permit infilling in such areas of acknowledged settlement. The careful use of infilling policy in such a location can allow the area to develop on a small scale which it is likely may satisfy the Parish Council without the creation of development contrary to the established settlement strategy of the Consultation Draft in respect to physical barriers to development.

2.15 In relation to the Special Policy Area for Holbeach (SP1) opposite Barrington Mill, the Parish Council consider that the site should be removed from the Development Boundary and possibly used for light industry. In addition to the comments from the Parish Council, responses have been received on the site in support from the landowners of the major partition of the site, also from the owner of the scrapyard to the south of the site and from an adjacent landowner, subject to access being provided to that site. An individual has also responded suggesting the site be used for light industrial purposes.

2.16 South Holland Internal Drainage Board have also made comments on the Special Policy area indicating investigation is needed into its Drainage before further development flows can be accepted. Additionally the Environmental Services Committee of the District Council are concerned regarding the Special Policy area in respect to possible noise and dust nuisance from the neighbouring scrapyard and Barrington Mill. As a result of these concerns the Committee recommend that the site, at least in part, be reallocated for another use. A landowning respondent also highlighted environmental concerns regarding the Special Policy area indicating that the southern part of the site was for many years used for sewage disposal.

2.17 In addition to landowner support and concerns about the environmental quality of the Special Policy area site in regards to noise, drainage, dust, visual amenity and possible contaminated land, comments have been received from a property developer regarding the site. This developer suggests that

the unrealistic price expected by the landowner for sale of the site may preclude its development given current low land values for the development industry.

2.18 In the analysis of responses received in respect of the Special Policy area it has become clear that the majority of respondents consider the site unsuitable for its proposed usage. In consultation draft preparation, the site was acknowledged as having environmental constraints on its development, however, during the consultation period, these constraints have emerged further, indicating that development of the site in accordance with SP1 would appear impracticable (currently the landowners of the majority of the site have submitted a planning application which is held as invalid pending receipt of satisfactory information regarding the environmental treatment of the site. This application is the first attempt at development of the area by its owners within the lifespan of the current Interim Boundary of Development which was approved by full Council in 1984).

2.19 Based on analysis of the consultation responses regarding the site, it is now considered that the Special Policy proposed for the land would be in realistic terms undevelopable and could lead to a poor quality of development for residents, given the overriding environmental conditions. It is therefore proposed that the land hatched as site SP1 within the Consultation plan and the written Policy be removed from the District Wide Local Plan document.

2.20 The proposed removal of the Special Policy area from the Holbeach area plan is considered the only viable solution to acknowledge the environmental problems of the site and still keep within the development criteria for the settlement. The proposed alternative light industrial use of the site is considered unsatisfactory in relation to its proximity to properties in Barrington Gate and Farrow Avenue to the north and in respect to the likely increase of vehicle movements to the site that such a use would cause.

2.21 In relation to the realistic development of the site to the north of the Special Policy area indicated in the Consultation Draft for residential development, it is considered that access to the site could reasonably be created across land to the south via purchase without the development of the southern area.

2.22 In relation to the suggested relocation of the scrapyard to the south of the Special Policy area, it is considered that this yard may be relocated should a buyer be found for the present Fen Road property. However, an established scrapyard, there was never guaranteed relocation of the use proposed within SP1. The relocation of the scrapyard into open countryside proposed by the Parish Council appears to be a simplistic approach as the established use of the site may attract another scrap merchant to set up without the need to gain planning consent.

2.23 In relation to additional land offered for development to the south of the Special Policy site off Fen Road, it is considered that the Development Boundary should not be

enlarged to incorporate this site. With the removal of the Special Policy area from the Development Boundary, the reason for considering inclusion is removed and if the Special Policy area was to be retained, this site would lead to the effective surrounding of the scrapyard by residential development if a suitable relocation site was not found. This would of course affect the residential amenity of any development which took place to its detriment.

2.24 A response requesting inclusion of land within the Development Boundary was received in respect to land south of Fleet Road and to the east of Branches Lane. This response suggests the land for residential development on the criteria that few of the present development locations in Holbeach are on the east side of the town. In analysis of this response, it is considered that the site is situated to the rear of frontage development, which is broadly characterised by its ribbon form at the edge of Holbeach. The site does not benefit from natural screening to any real extent and as such falls contrary to the development criteria for Holbeach which seek to provide well screened and well related sites for development, particularly on land immediately adjacent to rural areas. With this in view, it is suggested that the land proposed be excluded from the Development Boundary.

2.25 A response from a landowner to the south of Holbeach was received requesting the inclusion for estate development of land between Cranmore Lane and Fen Road located to the south of Hall Gate within the Development Boundary. This land was supported by another representation immediately to the south of Hall Gate for frontage development from another landowner who made general comments on the Consultation Draft. In analysis of this response, the whole site indicated was suggested for inclusion within the Development Boundary with residential development initially being located on frontage south of Hall Gate, where at present the area is totally open with no development, and in depth for an area accessed from Tudor Way (and already developed by the same landowner). The wider area of land within the Boundary could, it is suggested, be developed in step with Structure Plan allocations.

2.26 This site, although support by two representations, comprises a vast area of land to the south of Holbeach within a single ownership. Inclusion in the Development Boundary would, however, be contrary to the development criteria set out previously for Holbeach in relation to land for housing development. The site has no natural screening and its location on the mainly exposed southern edge of Holbeach would be highly visually intrusive. It is therefore proposed that this site is excluded from the Development Boundary for Holbeach.

2.27 Several representations have been received in respect of land between Wignals Gate and Main Road to the west of Holbeach. These comments comprise support from landowners for the inclusion of the area within the Development Boundary and a response from an individual suggesting that the area where Lincolnshire County Council Deemed Consent was given, should be developed with recreational facilities for the whole of Holbeach included in any scheme.

2.43 In analysis it is considered that this suggested scheme has many merits. It conforms with the three development criteria for Holbeach and its constituent parts provide for employment and leisure needs within the town. With this in view, it is suggested that the area of land be included within the Development Boundary for Holbeach and that it be made a site subject to a Development Brief, ensuring that sporting and landscaping facilities are created, industry is phased clearly and that residential development is planned to provide a long term area of growth for Holbeach.

2.44 In relation to comments from English Heritage and Holbeach and District Civic Society against enlargement of the development boundary, in this case it is considered that the 'long term' strategy of the site and its development make its release justified. This view is supported totally by the Parish Council who state that, "if industry could be encouraged in the town and more recreation facilities, this in turn would attract younger people with families who would require houses, as opposed to bungalows and help to adjust the age population and keep the town alive". Without the long term strategy for planned and systematic growth of the town, it is likely that Holbeach would evolve as a residentially dominated settlement without employment and other land uses to sustain its population.

2.45 In relation to other points raised within the Consultation Drat in respect to parking and shopping and residential development sites within the boundary, it is concluded that such points should be addressed in an informal strategy statement to be prepared on Holbeach by the District Council. This strategy statement could be used to analyse development issues within the town, providing a detailed point of reference for issues to be addressed within the development boundary. Such a statement in forming a development strategy for Holbeach would be particularly useful in stating the District's policy position on the town, which does not have the benefit of an established Local Plan and therefore has never been subject to a detailed policy statement before.

10.2 Recommendations

3.0 That the development boundary for Holbeach be amended to include land between Main Road and Wignalls Gate on the west of the town and additional frontage development land between Main Road and Cranmore Lane on the south side of Wignals Gate.

3.1 That the Development Boundary for Holbeach be amended to include land comprising a building contractors yard and former nursery site to the west of Damgate.

3.2 That the Development Boundary of Holbeach be amended to include the Old Golf Course site to the east of Damgate and south of Holbeach Manor as a Special Policy area for residential development.

3.3 That the proposed Special Policy area (SP1) opposite Barrington Mills, Barrington Gate be deleted from the Holbeach Development Boundary due to the environmental constraints on the site.

552. SOUTH HOLLAND 2000, THE SOUTH HOLLAND DISTRICT LOCAL PLAN - THE TOWNS AND VILLAGES OF SOUTH HOLLAND (Continued)

(b) Holbeach

Consideration was given to that part of the report relating to Holbeach. The Deputy Director of Planning and Building Control Services detailed the main issues primarily considered in respect of the plan for Holbeach, highlighting the issues of land for development for employment purposes; the supply of housing land available; and the question of providing further land for leisure facilities. Representations received and the Director of Planning and Building Control Services observations thereon, together with his recommendations as detailed in the consultation draft were outlined.

RESOLVED:

(i) That the development boundary for Holbeach be amended to include land between Main Road and Wignals Gate on the west of the town and additional frontage development land between Main Road and Cranmore Lane on the south side of Wignals Gate.

(ii) That the development boundary for Holbeach be amended to include land comprising a building contractors yard and former nursery site to the west of Damgate.

(iii) That a decision on whether the development boundary of Holbeach be amended to include the old golf course site to the east of Damgate and south of Holbeach Manor as a special policy area for residential development be deferred; and the Director of Planning and Building Control Services report back on the implications of including as an alternative, a site at Battlefields Lane/Foxes Low Road.

(iv) That the proposed special policy area (SP1) opposite Barrington Mills, Barrington Gate be deleted from the Holbeach development boundary due to the environmental constraints on the site, acknowledging that should the scrapyard be relocated at a future date, consideration could then be given to the desirability of permitting residential development.

(v) That land to the west of Holbeach bordered by the A151, A17 and B1515 (Spalding Road) be included in the development boundary for mixed industrial, recreational and housing development, subject to the approval of a satisfactory development brief and that this land forms part of a long term development strategy for the town as a whole. The development brief should provide for significantly less than 17 acres of housing.

outweighs what the plan has to say about it. Such a consideration might be, for example, compelling argument by the applicant or appellant that a particular proposal should be allowed to proceed because of the contribution it will make to fulfilling an international commitment, or to some other particular objective which the plan did not foresee or address. Certain departures (see the Town and Country Planning Development Plans Directions 1992 for England and Wales) must be notified to the Secretary of State concerned so that he can decide whether to call in the application for his own decision. 5–008

31. There will be occasions when a planning authority can show that the determination of a planning application for a proposed development is in accordance with an operative plan which is up-to-date and consistent with national and regional policies, and has substantiated this in its reasons for refusal of permission and in its written statement on an appeal. In such circumstances, the applicant will risk an award of the authority's costs against him if he pursues the appeal to a hearing or an inquiry but is unable to produce substantial evidence to support the contention that there are material considerations which would justify an exception to the policies in the plan. An applicant who presses to appeal a matter which is dealt with in a well-advanced draft development plan, where the planning authority has refused the application on grounds of "prematurity" (see paragraphs 32–34 below), also risks having costs awarded against him if his action in pressing the appeal in advance of the plan's adoption is found to be unreasonable.

Prematurity

32. The weight to be attached to emerging development plans which are going through the statutory procedures towards adoption, depends upon the stage of preparation—the weight will increase as successive stages are reached—and upon the degree of any conflict with the existing plans. If no objections have been lodged to relevant policies in a deposited plan, then considerable weight may be attached to those policies because of the strong possibility that they will be adopted and replace those in the existing plan. 5–009

33. Questions of prematurity may arise where a development plan is in preparation or under review, and proposals have been issued for consultation, but the plan has not yet been adopted or approved. In these circumstances it may be justifiable to refuse planning permission on grounds of prematurity in respect of development proposals which are individually so substantial, or likely to be so significant cumulatively, as to predetermine decisions about scale, location or phasing of new development which ought properly to be taken in the development plan context. However, whenever possible, planning applications should continue to be considered in the light of current policies. Where planning permission is refused on grounds of prematurity, at a time when the development plan is being prepared or reviewed, the planning authority will need to indicate clearly how the grant of permission for the development concerned would prejudice the outcome of the development plan process; rejection on grounds of prematurity would not normally be justified in cases where the effect on the plan would be marginal.

34. Where there is a phasing policy in the development plan [see paragraphs 5.38–5.42 of PPG12, and 5.36–5.40 of PPG12 (Wales)] there may be circumstances in which it is necessary to refuse planning permission on grounds of prematurity if the policy is to have effect.

Other legislation

35. Decisions on individual applications should be based on planning grounds only, and must be reasonable. Planning legislation should not 5–010

5–010

MRS SALLY WALTHAM BA (Hons) F.C.I.H. Director of Housing & Planning Services

Housing & Planning Services Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 710772

19 JUL 1995

FURTHER INFORMATION HAS BEEN RECEIVED

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Application no: H09/0784/93

Applicant: St Johns College
Cambridge
CB2 1TP

Agent: Carter Jonas
6-8 Hills Road
Cambridge
CB2 1NH

Description: Residential development

Location: Barrington Gate Holbeach
Spalding Lincs

Type: OUTLINE

Date received: 04-JUL-95

14-JUL-95

Dear Cllr T G M Tyler

NOTIFICATION TO WARD MEMBER

I have received an application for the above proposal in your ward. The officer dealing with this application is J BLACKLOCK

As applications can be determined under delegated powers in many cases, please let me know by 21-JUL-95 if you feel that this proposal should be brought to the attention of the Planning Committee for any reason.

Yours faithfully
Mrs S A Waltham
Director of Housing and Planning Services

Cllr T G M Tyler
Penny Hill Mill
Holbeach
Spalding Lincs
PE12 8DN

I request that this application be considered by Planning Committee, because of the adverse environmental issues it would certainly create, if successful, with nearby industry, in particular Ladbrook's scrapyard.

Signed: T G Tyler

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

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H09/0784/93

Applicant: St Johns College
Cambridge
CB2 1TP

Agent: Carter Jonas
6-8 Hills Road
Cambridge
CB2 1NH

SOUTH HOLLAND DC
HOUSING & PLANNING
04 JUL 1995
Ref: Valid

Description: Residential development

Location: Barrington Gate
Holbeach
Spalding
Lincs

Type: OUTLINE

Date received: 16-AUG-93

02-MAR-95

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
REQUIREMENT FOR ADDITIONAL INFORMATION ETC

Your submission for the above has been received, but I regret that it cannot be dealt with as it stands.

The Council is of the opinion that the information contained in the application is insufficient to enable the Authority to determine it, and under the provisions of Regulation 4 of the Town and Country Planning (Applications) Regulations 1988, you are therefore requested to supply the following:

Please see attached sheet.

Please return one copy of this letter with your reply to enable me to deal with this application without further delay.
If you have been sent a Notice of Receipt, the time limit for determining the application should be ignored as this will have to be recalculated from the date when I receive the above. If you wish to contact the department at any time, the officer dealing with the application at present is J BLACKLOCK

Yours faithfully

Principal Planning Officer

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

H09/0784/93

A BS 4142 1990 Noise Assessment for the individual dwellings on the site in relation to noise emanating from activities associated with Barrington Mill and also noise emanating from the operation of the scrap yard operated by Messrs Ladbrooks to the south of the site, taking account of the fact noise producing activities may take place on any part of the scrapyard. Such assessment shall also indicate and provide for remedial measures to attenuate noise on the site in relation to the individual properties. If acoustic screening is to be used the height and location of this feature should be shown on an appropriately scaled layout plan.

PLANNING APPLICATION

NOTICE IS HEREBY GIVEN that application has been made to the Council in respect of the following proposals:

H09/0784/93 St John's College OUTLINE
Residential development
Barrington Gate, Holbeach, Spalding, Lincs

H10/0040/95 H. L. Foods Ltd FULL
Extensions to factory buildings, erect aeration tank and water storage tank
Bridge Road, Long Sutton, Spalding, Lincs.

H18/0009/95 A.L.I.H. Farms Ltd FULL
Conversion of existing farm buildings for use as office, storage for medical supplies. Distribution business
Peterspoint Farm Buildings, Peterspoint, Sutton Bridge, Spalding, Lincs.

The following application(s) do not accord with the provisions of the relevant Development plan.

H09/0025/95 Trustees of the Gregory and Residential development (renewal of H16/0320/92)
PERMISSION RENEWAL
Penny Hill/Battlefields Lane, Holbeach, Spalding.

H09/0043/95 Status Construction Ltd FULL
Pie and pastry building
Former LCC Highways Depot, Battlefields Lane, Holbeach, Spalding, Lincs

H10/0048/95 H. L. Foods Ltd FULL
Change of use of land to industrial use
Tower House, Hospital Drove, Long Sutton, Spalding, Lincs.

H16/0054/95 Mr G. Boswell FULL
Proposed romany museum with lecture room and parking
The Hawthorns, Clay Lake, Spalding Drove, Spalding, Lincs.

Applications and plans showing the above proposals can be inspected at the Planning Department, Priory Road, Spalding during normal office hours. Any comments should be sent to me within 21 days of this notice, quoting the relevant reference number.

B. Smith
Director of Planning and Building Control Services
January 31, 1995.

SOUTH HOLLAND DISTRICT COUNCIL

3m1582 187/507 LF31-1

TENDERS

WELLAND AND DEEPINGS INTERNAL DRAINAGE BOARD
SURPLUS FOR SALE BY TENDER

1984 Priestman Mustang 120 Hydraulic Excavator Serial No. A2001 - including 2.6 metre extension dipper.

Details of conditions of sale and tender forms from:

J. Honnor Esq (General Manager)
Deeping House, Welland Terrace
Spalding, Lincs PE11 2TD
Tel: Spalding (01775) 725861 7m1610

SOUTH HOLLAND DISTRICT COUNCIL

HOUSING AND PROPERTY SERVICES DEPARTMENT

1. APPLICATION TO TENDER FOR HOUSING SEWERAGE CONTRACTS 1995-96

APPLICATIONS ARE INVITED from suitable experienced Contractors wishing to be considered for inclusion on a select list for one or more of the following contracts for which tenders may be invited:
The works briefly include: Installation of package sewage treatment works, pumping stations; gravity foul drains/sewers; pumping mains and all associated civils work.

	Scheme	Estimated Contract Value
(i)	Old Council Houses, Gedney Drove End	£49,700
(ii)	The Delph, Pode Hole	£61,200
(iii)	Broadgate, Whaplode Drove	£66,700
(iv)	Lowgate Lane, Surfleet	£87,200
(v)	Harford Gate, Gedney	£64,500

The number of contracts and estimated values are given as a guide only and may, subsequently vary.
No undertaking is given that any contractor will be invited to tender.
Application is by way of a comprehensive questionnaire available, on request in writing only, from the undersigned.
The closing day for receipt of completed questionnaires is Friday, March 3, 1995.

2. APPLICATION TO TENDER FOR THE SUPPLY OF PACKAGE SEWAGE TREATMENT WORKS 1995-96

APPLICATIONS ARE INVITED from suitable established Manufacturers (not agents) wishing to be considered for inclusion on a select list for the supply of package sewage treatment works from which tenders may be invited:

(i) Applicants should possess BS5750 accreditation.
(ii) The units should be capable of serving population equivalents ranging between 5 to 300 persons.
(iii) The units should be designed and manufactured to meet the requirements of BS6297 : 1983.

No undertaking is given that any manufacturer will be invited to tender.
Application is by way of a comprehensive questionnaire available, on request in writing only, from the undersigned.
The closing day for receipt of completed questionnaires is Friday, March 3, 1995.

Mrs Sally WALTHAM, BA (Hons), FCIH,
Director of Housing and Property Services.
South Holland District Council,
Council Offices,
Priory Road,
Spalding,

MOTOR CYCLES FOR SALE

1979 SUZUKI 198cc motorcycle, Taxed and Tested, excellent condition for year, new tyre, bargain at £350. Tel: 0775 766290.

C. H. BIGGADIKE, 23-27 Westlode Street, Spalding. Stockists of Yamaha, Suzuki, Piaggio, children's quad bikes, gloves, leathers etc. 0775 723037.

KAWASAKI, PETERBOROUGH. New and used motorcycles, sales, spares, service. MoT testing. CBT + Motor Cycle Training. Tel: 0733 341003.

CARAVANS & CAMPING

THERE'S EVERYTHING you'll ever need for caravanning and camping, plus accessories, barbecues and garden furniture at Welland, Postland Road, Crowland. 01733 210560.

LOOKING FOR a Washing Machine, Freezer or some other household item? Then read the Items for Sale column of the Lincolnshire Free Press or Spalding Guardian.

KI
N HIRE
VAT
S, WYBERTON FEN,

(A) IVECO DAILEY
(Coachbuilt 1990) MOTORHOME
6/7-berth, shower, toilet, fridge, microwave, oven and hob, heater, roof ladder, awning, motorcycle carrier, Pioneer stereo system.
£8750

Lincs Free Press Tuesday 31st January 1995

OBJECTION

79 FARROW AVENUE,
HOLBEACH,
LINCS
PE12 7DG

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

23 February 1995

Dear Sir,

Re: Application No. H09/0784/93
Outline Planning Application for
Residential development at Barrington Gate, Holbeach

I refer to the above application made by St.John's College, Cambridge and would like to make the following observations.

1. My garden backs on to the land which is subject to the above application and is at present used as agricultural land. I would like some reassurance that any proposed development will not adversely affect the quiet enjoyment and uninterrupted light I have at present. It was not possible to tell very much from the very basic details lodged with the outline application.

2. I am concerned about a housing development built so close to Ladbrook's scrap yard. There is quite a high level of noise from the yard on most days and whilst we are far enough away for it not to be too much of a nuisance this would not apply to houses built closer. I can foresee problems, certainly for the Council, somewhat akin to those experienced with Machins Transport. There is also some noise from the flour mill located on Barrington Gate. This operates 24 hours a day and people from out of the area who are likely to buy the proposed houses are not always as tolerant as those of us who are used to it. There would seem to be some sense in considering carefully the logic of building houses somewhere where the environment would be likely to cause endless conflict for all concerned.

I am certainly not lodging an objection on the "nimby" principle, but would like to think that, for the benefit of all concerned, any development of this land would be sympathetic to the above.

Yours faithfully,

B.H. HARDING (Mrs)

6-8 Hills Road
Cambridge
CB2 1NH

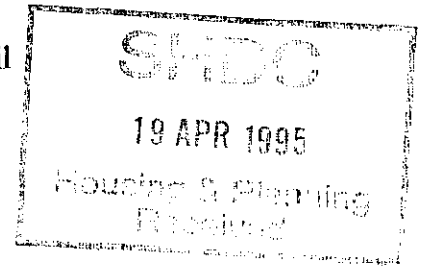
Telephone 01223 368771
Fax 01223 369950

CARTER JONAS

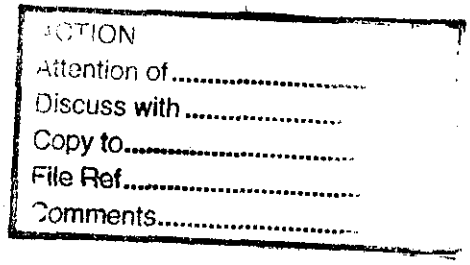
Chartered Surveyors

OUR REF: JCO/RFM/2736

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



18th April 1995



Dear Sir

APPLICATION NO. H09/0784/93
TOWN AND COUNTRY PLANNING ACT 1990
REQUIREMENT FOR ADDITIONAL INFORMATION ETC

We refer to your letter dated 2nd March under the above reference. The College have now agreed to pursue further noise assessment levels as required under BS4142 and in this connection they have appointed Acoustic Associates of Peterborough to carry out the work. We, therefore, return your letter of 2nd March as requested and we assume that the College's planning application will, therefore, be held in abeyance until we are able to submit this further information.

Yours faithfully

J C Orgill

J C ORGILL
for CARTER JONAS

Enc

Noted 24/4/95 ORB

G P Candy BSc FRICS
D A Heasman BSc FRICS
J C Orgill FRICS
D J Wass FRICS
W J McClean BA FRICS
T F Hadoke FRICS
J M W Granger FRICS
E F V Waterson BSc FRICS
T Dixon FRICS
P M Joslin FRICS ACI Arb
S P Bonham FRICS
W R Smith BSc FRICS FAAV
C M P Granger MA ARICS
R E G Gayner BSc ARICS
H T Wykes-Sneyd FRICS NDA FAAV

P B Segrott FRICS
D W Pedley MA FRICS
M J Laws FRICS
J N C Hood BSc ARICS
J A Henniker-Major FRICS FAAV
R J C Hawkins FRICS
P Nicholson ARICS FAAV
P J A Collinson BSc FRICS FAAV
B K Andrews ARICS
N C Lindley ARICS
M C Hallam BSc ARICS
A J Cawood FRICS FSVA FAAV
T E J Jones ARICS
Sarah C Tyson BSc ARICS FAAV

Associates
R C Bramley BSc ARICS
R G Bunnett FRICS
Carol E Clark BA ARICS
M R Coates BSc ARICS
S M Greenfield ARICS
J A B Gresty MA ARICS
I R Harris BSc ARICS ASVA
G R Hatch
C D Haynes BSc
C H Jenkins BSc ARICS
J G R Singleton ARICS
J B Strawson MA ARICS FAAV
Margaret Whitmore BSc MA ARICS FAAV

Finance/Partnership Secretary
M A Muirhead BSc FCA MIOD

Consultants
J M Dyke FRICS
R F Carter Jonas MA FRICS
B N Hinton MA FRICS

London Cambridge Marlborough Oxford Peterborough York
Bangor Bridgnorth Hereford Huddersfield Ipswich Stamford Bridge

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: H09/0784/93

Applicant: St Johns College
Cambridge
CB2 1TP

Agent: Carter Jonas
6-8 Hills Road
Cambridge
CB2 1NH

Description: Residential development

DC
HOUSING & PLANNING
19 APR 1993
Ref:

Location: Barrington Gate
Holbeach
Spalding
Lincs

Type: OUTLINE

Date received: 16-AUG-93

02-MAR-95

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
REQUIREMENT FOR ADDITIONAL INFORMATION ETC

Your submission for the above has been received, but I regret that it cannot be dealt with as it stands.

The Council is of the opinion that the information contained in the application is insufficient to enable the Authority to determine it, and under the provisions of Regulation 4 of the Town and Country Planning (Applications) Regulations 1988, you are therefore requested to supply the following:

Please see attached sheet.

Please return one copy of this letter with your reply to enable me to deal with this application without further delay.
If you have been sent a Notice of Receipt, the time limit for determining the application should be ignored as this will have to be recalculated from the date when I receive the above. If you wish to contact the department at any time, the officer dealing with the application at present is J BLACKLOCK

Yours faithfully

Principal Planning Officer

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

H09/0784/93

A BS 4142 1990 Noise Assessment for the individual dwellings on the site in relation to noise emanating from activities associated with Barrington Mill and also noise emanating from the operation of the scrap yard operated by Messrs Ladbrooks to the south of the site, taking account of the fact noise producing activities may take place on any part of the scrapyard. Such assessment shall also indicate and provide for remedial measures to attenuate noise on the site in relation to the individual properties. If acoustic screening is to be used the height and location of this feature should be shown on an appropriately scaled layout plan.

The Holbeach and District Civic Society

-Registered with the Civic Trust-
OLD WHITE HOUSE
HOLBEACH HURN
SPALDING
LINCOLNSHIRE PE12 8JP
HOLBEACH (01406) 422 319

OBJECTION

17 February 1995

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

Dear Sir

HO9/0784/93

The Society is concerned at the density of housing shown on the latest layout drawings of the St John's College Barrington Gate development. The plan I refer to is that drawn by Robert Doughty Consultancy, Drawing no. 305/1/1 dated October 1994.

The site is to the East of Barrington Mill, and to the North of the old railway line where Ladbrokes carry on their scrap metal business.

Whilst the Society appreciates the provision of a small amount of open space with planting that has been shown as a barrier between the mill and the proposed development, and planting to the south, certainly in the early stages before the trees have grown to their optimum, they will not create much barrier at all. In addition, such is the cramped nature of the site at the proposed density, only small trees with little screening potential will be able to grow. Larger species will grow, but would become a problem to the houses built close by, and therefore have to be cut down before becoming mature.

We remind you of the problems, which ended in a court case, on the former Machins site at the end of North Parade in Holbeach. Here, an established business was taken to court on the grounds of it being a nuisance, and because work went on all night. The housing developments adjacent to the site were built in the knowledge of the Machins business, bought by the residents quite cheaply because of the night work and general movement of heavy

traffic at all hours, and yet the firm was eventually put out of business on that site.

There are certain parallels in the St John's College development which the Society wishes to bring to your attention. Barrington Mill works all night. Heavy traffic uses Barrington Gate at all hours. A mill necessarily produces dust and flour a small amount of which will blow in the wind, and the holding company, Northern Foods, has recently spent a sizeable amount of capital to bring the mill up to date, a process which was endorsed by your council. We would not wish to see another Machins case in Holbeach.

In addition it is always possible that a similar situation could arise with the scrap yard.

The Society suggests therefore that the proposed 135 dwellings be considerably reduced, by at least one half, so that larger tree species with better screening potential can be planted. This would also be in character with the mature trees alongside Barrington Gate and in the adjacent conservation area.

The Society therefore objects to the proposal as it stands and recommends that your committee refuses permission.

Yours faithfully

A J Worth

SOUTH HOLLAND DISTRICT COUNCIL
PLANNING & BUILDING CONTROL
COUNCIL OFFICES
PRIORY ROAD
SPALDING
PE11 2XE

MR & MRS M. ROBERTS
71, FARROW AVENUE,
HOLBEACH
SPALDING
PE12 7DG
01406 424046

18 FEBRUARY 1995.

OBJECTION

DEAR SIR,

RE:- PLANNING APPLICATION NO H09/0784/93

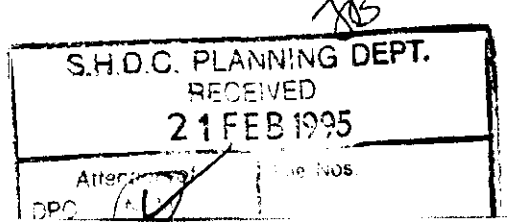
WE OBJECT TO THE ABOVE PLANNING APPLICATION.

REASONS BEING, LACK OF PRIVACY TO THE WEST OF OUR PROPERTY, INCREASE OF TRAFFIC USING FARROW AVENUE FROM FISHPONDS LANE, THAT IS VERY NARROW WITH A BLIND BEND AT THE MOMENT.

THE MOST IMPORTANT REASON IS SAVING THE FACE OF THE COUNCIL SHOULD THIS APPLICATION BE GRANTED, FROM ANOTHER EMBARRASSMENT, AS WE HAD WITH FLETCHER TRANSPORT AND LATER MACHINS TRANSPORT YARD, WHOM HAD BEEN IN BUSINESS LONG BEFORE THE COUNCIL GRANTED PLANNING PERMISSION. WE ALL REMEMBER THE PROBLEMS THIS CAUSED A FEW YEARS AGO.

WE ENVISAGE MORE PROBLEMS HAVING A MODERN MILL WITH TRANSPORT MOVEMENT, ALSO A VERY WELL RUN SCRAP BUSINESS IN CLOSE VICINITY TO THE PROPOSED APPLICATION.

YOURS FAITHFULLY/



endangering there lives + also young children who live on the estate

You only have to ride around Holbeach to see the already flooded market of houses for sale.

Its not houses we need its more jobs + facilities for the youngsters.

Lets leave a bit of the old Rural area for future generations to enjoy please.

Yours faithfully

J Thirsby (Mrs)

OBJECTION

Monday 20th/2/95

69 Yarrow Avenue
Holbrook
Nr Spalding
Lincs
PE12 7DG

Dear Sir or Madam

S/2/2 I wish to object to plans that are now before you namely H09/0784/93 subject housing estate to be built of College land Barrington Gate. I can't see any need to further housing in that area in view of position of Mill & Scrap yard. The plan to use Yarrow Ave as an access to said estate would increase traffic turning it into a main road, going past old peoples bungalows day & night.

Telephone 01406 25178

Barrington House.
Barrington Gate.
Holbeach.
Spalding.
Lincolnshire. PE12 7LB

18 February 1995

Director of Planning & Building Control
South Holland District Council
Priory Road
Spalding
Lincolnshire PE11 2XE

OBJECTION

Dear Sir

Re: Planning Application H09/0784/93, Barrington Gate, Holbeach

I wish to express my objection to the above mentioned outline planning application for the following reasons;

1. My home, Barrington House, is situated directly opposite this site. It is a Listed Building in a Conservation Area. The plans appear to include large earth banks, presumably to provide some protection to the proposed new residences against the noise, dust etc from the surrounding industries. However this banking would also block much needed daylight and provide a very unpleasant view to my property. Noise from the flour mills and scrap yard adjacent to the site is greater further from its point of origin and thus the banking would be ineffective. I feel that this proposed "landscaped" area would not be properly maintained, become unsightly and would be used as a dog lavatory.

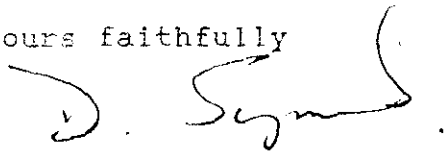
2. I am concerned that the road access to the new estate of 100 dwellings opens directly opposite my property. As this access will also be utilised by the residents of Farrow Avenue, Fishpond Lane etc. when travelling south in the direction of Peterborough, it will prove to be a busy junction. Barrington Gate is already a very heavily used main road and suffers from congestion due to parked cars, lorries turning and waiting to proceed into the mill etc. A further influx of vehicles at this point will be to the detriment of my property and could prove hazardous.

3. The number of dwellings proposed for this site appears excessive and I fear the town will have yet another cramped, overcrowded estate, such as The Hollies. This will have a serious effect on the value of my property. St John's College obviously wish to obtain as much money as possible for this site but this should not be at the expense of the current residents.

4. If this site does become a housing estate it could result in the closure of the businesses in the immediate area, as the new residents will most certainly complain about the flour mill and scrap yard.

I hope that this planning permission will not be granted as it will be to the detriment of the area. Perhaps a smaller, more select estate would be more suitable for this somewhat awkward site.

Yours faithfully



Denise Symonds

1 Oakwood Glade
Holbeach
Lincolnshire

19 February 1995

Planning & Building Control Services Dept
Council Offices
Priory Road
Spalding

OBJECTION

Dear Sir

Re: Outline Planning Application, Barrington Gate, Holbeach
Ref: H09/0784/93

I am writing to object to the above planning application, due to the close proximity of the site to long established businesses in the town. It would not take long for the new residents of this proposed development to start complaining of noise, dust and other difficulties, real or imagined, caused by Barrington Flour Mills and Labrooke's scrap yard.

Not long ago Machin's Haulage yard was forced to close because of complaints from residents, despite the existence of the haulage business prior to residential development.

It would be most unfortunate for Holbeach if further businesses were placed in jeopardy, resulting in a loss of employment and business income to the Town.

Yours faithfully

K A Fidler

-H 09/0784/93

S.H.D.C. PLANNING DEPT.
RECEIVED
13 FEB 1995

STEPHEN BAILEY
MILL FARM
BARRINGTON GATE
HOLBEACH. LINCS

Dear Sirs

OBJECTION

As the owner of the bungalow known as Mill Farm & tenant of the proposed development site I object to the application on the following grounds.

A. Proposed house on plot 95 overlooks my bungalow. If plans are accurate, the screening / bank enters my property.

B. Development will seriously effect my livelehood, reducing my acreage by 25% & preventing access to remaining fields via Barrington Gate. A detour of 1¼ miles through Holbeach will have to be made to gain access in Langgate Rd.

Yours faithfully
S Bailey

Mrs H Cross

HC/SAH/F.1706

24 January 1994

Messrs Ladbrook
Scrap Metal Merchants
5A Fen Road
Holbeach
Spalding
Lincs

Dear Sirs

South Holland District Local Plan - Special Policy Area, Barrington Gate, Holbeach (SP1)

Thank you for your attendance on 18 November 1993 at these offices to discuss at your request the possible relocation of your business to allow the redevelopment of the site for residential purposes, as proposed in South Holland 2000, the Consultation Draft District Wide Local Plan.

From your comments at the meeting, I take your representations on the local plan to be that you support the principle of including your business site at Fen Road within the residential development area of Holbeach. However, this would be dependant upon the relocation of your business, and until that happens, any new development nearby should not prejudice your business. Please confirm, in writing that this is a fair summary of your views before the end of the public consultation on 31 January, together with any other comments which you may wish to make about the draft plan. Please also mark the site of your business on the attached plan.

Any relocation of your business would require a great deal of further work before it could become a reality. A site has to be found, planning permission must be obtained, and then a move organised, not to mention your own commercial, financial and legal considerations. Clearly this is a lengthy process and the consultation period on the South Holland District Local Plan will

/Cont..

have expired long before progress is made on any possible relocation. Initial work has been done however to assess the development potential of your site. From this study it is clear that the main value of your site would be to allow more effective development of the adjoining land. Work is also progressing on the assessment of Main Road Garage, Long Sutton for possible relocation and it is hoped that meaningful comments can soon be made regarding the relocation of your business.

Before proceeding further with your relocation plans you may wish to engage a professional agent to act on your behalf. He/She would be able to provide you with impartial advice in assessing the true value of your site, its development potential and may also keep in finding a relocation site fitting to your needs.

The consultation period on the District Wide Local Plan is however a very important time as it is an opportunity for everyone in the district to make their comments on the future development of South Holland. I look forward to receiving your comments and map by 31 January 1994 so that they may be included in work to further progress the local plan.

Yours faithfully

HMCross

pp R J Smith
Deputy Director of Planning and Building Control Services

Enc.

cc. Councillor T G M Tyler

SH2600
response

ERIC LADBROOK (HOLBEACH) LIMITED
SCRAP METAL MERCHANTS

5A FEN ROAD, HOLBEACH, SPALDING, LINCOLNSHIRE PE12 8QA
TELEPHONE 0406 422377 FAX 0406 490756

Our Ref. AJF/GL/TJF

Your Ref. HC/SAH/F.1706

26th January 1994

S.H.D.C. PLANNING DEPT.
RECEIVED
31 JAN 1994
Action by ... File Nos.
HC
Acknowledge YES NO
by
date

South Holland District Council,
Planning & Building Control Department,
Council Offices,
Priory Road,
SPALDING,
Lincs. PE11 2XE

FOR THE ATTENTION OF MRS H. CROSS

Dear Mrs Cross,

Re : South Holland District Local Plan - Special Policy Area, Barrington Gate, Holbeach (SP1).

Thank you for your letter of 24th January 1994. We confirm that you may take our representations on the local plan to be that we support the principle of including our business site (as shown on the attached plan) at Fen Road, Holbeach, within the residential development area of Holbeach.

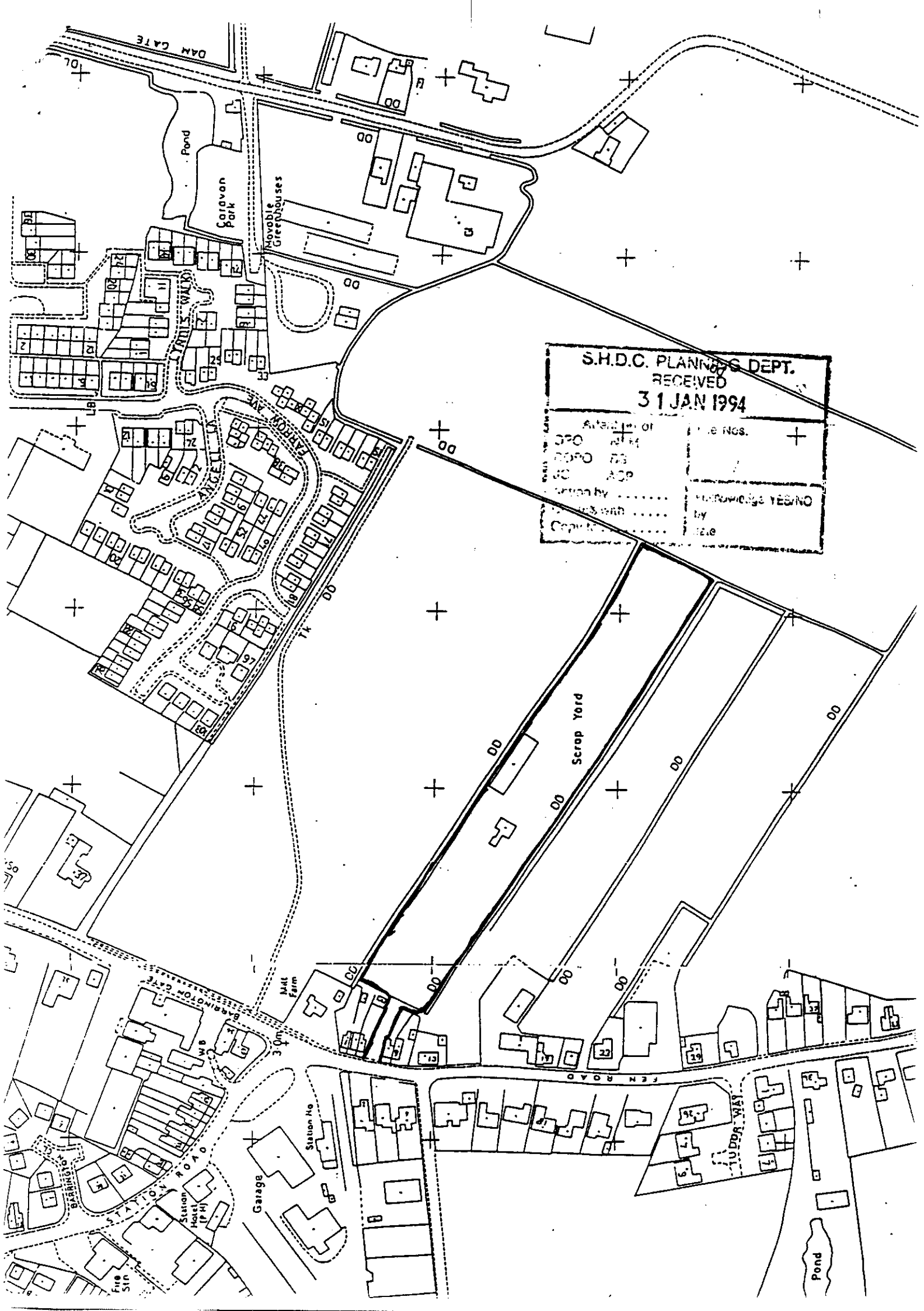
We agree that the second paragraph of your letter is a fair summary of our feelings but we accept that these are early days and much work will need to be done before progress can be expected. We take heed of your advice about engaging a professional agent to act on our behalf and, subject to further progress, we will certainly do so.

We are grateful for your assistance in this matter and give you our assurance that our full co-operation with the local planning authority may be expected.

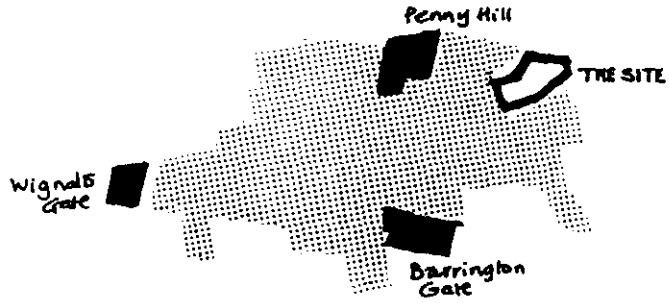
Yours sincerely,
ERIC LADBROOK (HOLBEACH) LTD

A.J. FREEMAN/G. LADBROOK
DIRECTORS

Enc.


OAK GATE
Pond
Caravan Park
Movable Greenhouses
LYNNS WALK
ANGELL LA
PARK AVE
Scrap Yard
Mill Farm
FEN ROAD
TUDOR WAY
STATION ROAD
BARRINGTON
Station Hotel (P.H)
Garage
Station Rd
Pond
S.H.D.C. PLANNING DEPT.
RECEIVED
31 JAN 1994

KCH Representation
via Tom Mehmed
for SN2000



Barrington Gate Site

19. This is an 18 acre site in three field parcels, the smallest of which is used as a scrap metal yard. The site is close to the town centre conservation area but suffers from a number of problems. It is close to a working feed mill, one of the traditional industries of the town and the only entrance to the site is likely to be close to, if not opposite, the service yard to the mill. The Southern part of the allocation was for many years used for sewage disposal.

20. These two features may make the site less than appealing to speculative house builders and house buyers. A more telling factor may be that the owners have a relatively inflated view of the monetary value of the site. It is in their modus operandi to take a very long view of land management matters and consequently may have little incentive to bring the site forward for development until the price is right.

21. A planning application, in outline, has been submitted but to date had not been determined.

Wignals Gate

22. This 11.5 acre site was in County Council ownership when it gained outline planning permission, although well outside the old 1BD and current 'Development Boundary'. The site has been purchased by a local (Spalding) builder and a detailed application was submitted recently (November) for 80 houses, including 2, 3 and 4 bedroom house types.

23. This is a relatively unattractive site, having no existing vegetation, open to the elements on the North and South sides, one boundary consisting of a busy A class road and vehicular access to it through unappealing 1950's housing areas. It is also beyond comfortable walking distance to the town centre. Even so, a local house builder with a reputation for constructing attractive and innovative schemes which sell well, is seeking full consent to develop and no doubt will do so when the market is right. It may indicate that there is such a shortage of sites in Holbeach, that even sites lacking any tangible assets will be redeveloped.

ERIC LADBROOK (HOLBEACH) LTD.

SCRAPMETAL MERCHANTS - SKIP HIRE

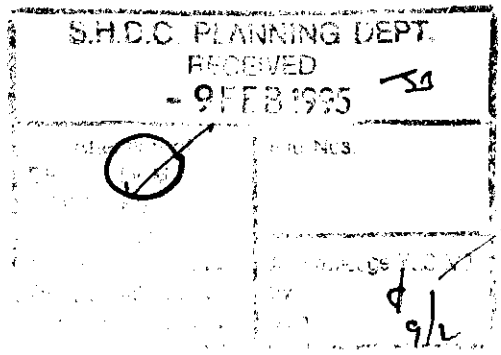
5A FEN ROAD HOLBEACH LINCOLNSHIRE PE12 8QA

Fax: (0406) 490756

Telephone: (0406) 422377

OBJECTION

8th February 1995



South Holland District Council,
Planning & Building Control Department,
Council Offices,
Priory Road,
SPALDING,
Lincs. PE11 2XE

FOR THE ATTENTION OF MR BRIAN SMITH

Dear Mr Smith,

Re : Application No. H09/0784/93

We have only just been made aware of this planning application detailed above. The prospect of residential development on land abutting our site seems ill-considered, if not to say alarming. It would be impossible to make our activity compatible with houses built so close.

In our current situation there are already pressures upon us regarding enviromental issues that are difficult enough, but people living so near would make our operation impossible. It just isn't fair.

As a consequence our company has no choice but to object to any such development in the very strongest terms.

Yours sincerely,
ERIC LADBROOK (HOLBEACH) LTD

A.J. FREEMAN
COMPANY DIRECTOR

Penny Hill Mills, Holbeach, Lincs PE12 8DN. 6·2·'95

Dear Mr. Smith, re application H09/0784/93.

As a ward member I share the concerns that the planning committee expressed when they asked that this area should not be included in the boundary of development for Holbeach during the discussions on South Holland 2000. Certainly if this site is developed for residential purposes the adjacent scrap yard would have to cease business for reasons too obvious to need explanation. Barrington Mill, which also operates within the proximity of this site may, too, have its operations somewhat inhibited by similar environmental concerns.

Yours sincerely, Terry Tyler.
(Ward member)

cc Director of Planning & Building Control, South Holland D.C. Spalding
Mr Hall, Northern Foods, Barrington Mill, Barrington Gate, Holbeach, Lincs
Divisional Surveyor, South

Your Ref: JCO/RFM/2727
My Ref : CB/DEV 2/JP

Carter Jonas
6-8 Hills Road
Cambridge
CB2 1NH

For further information contact
Mr C Briggs
Telephone Lincoln (0522) 553127

2 February 1994

Dear Sirs

ST JOHN'S COLLEGE - LAND AT BARRINGTON GATE, HOLBEACH

I refer to your letter of 17 January and the subsequent site meeting held between your Mr Orgill and Mrs King, Mr Hall from Barrington Mill, Mrs Cross from the District Council and my Highways Development Officer, Mr Briggs on 31 January 1994.

I would confirm the points raised by Mr Briggs as follows:-

1) The access position and visibility splays shown on your Drawing No. CBN 2727 are acceptable and this is probably the most optimum point for the access.

2) There is concern over the reduction in visibility to the south, caused by the parking of lorries waiting to deliver to Barrington Mill.

   Mr Hall indicated that there are around 20 vehicles coming to and from the site per day and some of the vehicles can wait up to 30 minutes. In fact such a vehicle was there before and after our meeting which lasted over 30 minutes.

3) Due to the inclusion of this land in the District Council's allocation for housing and the intermittent disturbance caused by the lorries I may be prepared to accept the access as shown. However, I would point out that I can foresee that once the site is developed there will be complaints from residents regarding the lorries parking on the site frontage.

   If sufficient complaints are received the County Council as Highway Authority may be forced to investigate the possibility of waiting restrictions.

4) With regard to the development I would not wish to see development commence from Farrow Avenue which is already a large cul-de-sac serving numerous dwellings.

/continued

I was also concerned with the fact that the Mill carries out sampling of delivered materials while they are parked on the public highway. I consider this to be an unsafe practice particularly for the employee who carries out the sampling.

It may be better if the owners of the mill investigated alternative areas for the parking of delivery vehicles and Mr Briggs will be happy to discuss any such proposals.

Yours faithfully

Director of Highways & Planning

15882.d41

JB

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: SOUTH HOLLAND District Council Application Reference H09/0784/93.

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. Address or location

BARRINGTON GATE, HORBEACH

3. Name, classification and number of road

U C

4. Date application referred 18-8-93

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: 26-1-95 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) C1

(2) C 2(a)

(3) C 3.

(4) Notwithstanding the details submitted with the application all highway details including parking facilities and alignment of drives shall be reserved for subsequent approval. ~~(see attached slip)~~

(5) An estate road connection shall be made to Farrow Avenue before more than 50% of the approved dwellings are commenced

Delete as appropriate
- (i) REASONS FOR a, b, or c overleaf
- (ii) COMMENTS FOR FORM T.R. 108 para 10b

(6) 2 ~~No more~~ than (6) No development shall take place until an access is formed onto Barrington Gate

Reasons

(1) C 1

(2) C 2(a)

(3) C 3

(4) B1

(5) To provide the development of a large cul de sac in the interests of highway safety

(6) To ensure development takes place from Barrington Gate due to the existing length of cul de sac from Farrow Ave.

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

S.H.D.C. PLANNING DEPT.
RECEIVED
25 JAN 1995

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

FROM : DIRECTOR OF ENVIRONMENTAL SERVICES DATE : 24.1.95

OUR REF : JC/SS/PC

TO : DIRECTOR OF PLANNING AND BUILDING CONTROL YOUR REF :

Planning Application H09/0784/93
Residential development, Barrington Gate

I write with reference to my previous correspondence regarding this site and would comment as follows:-

The noise from the Mill as indicated in the Report (56 LA eq 5 min) is significantly lower than measurements taken by this Department in October 1994 (65 LA eq 10 min).

The consultants measuring position and operating conditions of the Mill therefore need to be clarified.

The noise from the Mill is predominantly tonal and originates from a high level and to be able to consider the extent of acoustic remedial measures necessary frequency weighted predictions should be provided for each plot closer than the 45 LA eq contour.

Impact noise from the scrapyard is likely to be particularly intrusive and would in accordance with BS 4142 : 1990 give rise to complaints. There is no information in the Report regarding peak noise levels or predicted levels resulting from any remedial measures to the boundary. I presume there are no controls over the use of the scrapyard.

I would suggest that for any residential development to be recommended on this site a remedial scheme and BS 4142 : 1990 noise assessment with noise predictions from the scrapyard activities to a maximum rating level (LArT) of 5dB above the background noise level (LA90T) should be provided.

Director of Environmental Services

6-8 Hills Road
Cambridge
CB2 1NH

Telephone 0223 68771
Fax 0223 69950

CARTER JONAS
CHARTERED SURVEYORS

OUR REF: JCO/RFM/2736
YOUR REF: JB/JJH07/0784/93

24th January 1995

J Blacklock Esq
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincs
PE11 2EX

Dear Mr Blacklock

ST JOHN'S COLLEGE, CAMBRIDGE
LAND AT BARRINGTON GATE, HOLBEACH

Further to my telephone conversation yesterday, I confirm that the College's application is now for 100 dwellings as shown on Robert Doughty Consultancy's Drawing 305/1/1 and this replaces the original proposed density of 135 dwellings.

Yours sincerely

J.C. Orgill

J C ORGILL
for CARTER JONAS

S.H.D.C. PLANNING DEPT.
RECEIVED
25 JAN 1995

G P Candy BSc FRICS
D A Heasman BSc FRICS
J C Orgill FRICS
D J Wass FRICS
W J McClean BA FRICS
T F Hadoke FRICS
J M W Granger FRICS
E F V Waterson BSc FRICS
T Dixon FRICS
P M Joslin FRICS ACI Arb
S P Bonham FRICS
W R Smith BSc FRICS FAAV
C M P Granger MA ARICS
R E G Gayner BSc ARICS
H T Wykes-Sneyd FRICS NDA FAAV

P B Segrott FRICS
D W Pedley MA FRICS
M J Laws FRICS
J N C Hood BSc ARICS
J A Henniker-Major FRICS FAAV
R J C Hawkins FRICS
P Nicholson ARICS FAAV
P J A Collinson BSc FRICS FAAV
B K Andrews ARICS
N C Lindley ARICS
M C Hallam BSc ARICS
A J Cawood FRICS FSVA FAAV
T E J Jones ARICS
Sarah C Tyson BSc ARICS FAAV

Associates
R C Bramley BSc ARICS
R G Bunnett FRICS
Carol E Clark BA ARICS
M R Coates BSc ARICS
S M Greenfield ARICS
J A B Gresty MA ARICS
I R Harris BSc ARICS ASVA
G R Hatch
C D Haynes BSc
C H Jenkins BSc ARICS
J G R Singleton ARICS
J B Strawson MA ARICS FAAV
Margaret Whitmore BSc MA ARICS FAAV

Finance/Partnership Secretary
M A Muirhead BSc FCA MIOD

Consultants
J M Dyke FRICS
R F Carter Jonas MA FRICS
B N Hinton MA FRICS

London Cambridge Marlborough Oxford Peterborough York
Bangor Boston Spa Bridgnorth Hereford Huddersfield Ipswich Stamford Bridge

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: H09/0784/93

Applicant: St Johns College
Cambridge
CB2 1TP

Agent: Carter Jonas
6-8 Hills Road
Cambridge
CB2 1NH

Description: Residential development

Location: Barrington Gate Holbeach
Spalding Lincs

Type: OUTLINE

Date received: 18-JAN-95

19-JAN-95

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 02-FEB-95. 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 J BLACKLOCK

Yours faithfully
B SMITH
Director of Planning and Building Control Services

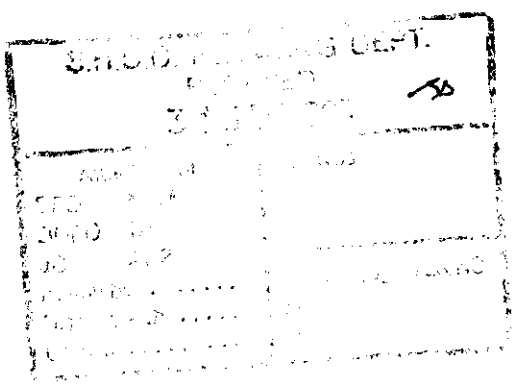
Clerk to Holbeach PC
Parish Council Office
2 Spalding Road, Holbeach
Spalding, Lincs

FOR PARISH COUNCIL USE ONLY

Comments:

Support development to be deferred until Trap Yard area can also be developed

Signed:



SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: Mrs H Cross
(Local Plan Section)

TO: Mr J Blacklock
(Development Control Section)

REF: HC/JK/H09/0748/93

REF: 1706

DATE: 24 January, 1995

SUBJECT: Residential Development on Land at Barrington Gate, Holbeach (H09/0748/93)

Thank you for your recent consultation in respect to the above application which I would wish to make the following comments:-

1 The application site falls within the currently approved Interim Boundary of Development for Holbeach (1984) see attached (1). This boundary is currently a material consideration in the determination of planning applications.

2 The Consultation Draft District Local Plan, South Holland 2000, also contained the application site within a revised development boundary for Holbeach. This revised development boundary was extended to the south of the application site to incorporate a neighbouring scrapyard. The revised development area and the application site were then made subject of a special policy notation. This notation highlighted the need for a Development Brief for the site and also had a site specific policy within the plan in relation to the likely policy criteria to be used in judging any planning applications (see attached inset map SH2000 extract (2)).

3 Following the consultation period on the South Holland 2000 document (September, 1993 -January, 1994), an analysis of response letters was undertaken. A report was then taken to Councillors on 1 September, 1994 for decisions to be made regarding future policy (See report (3)). At the meeting on 20 September, 1994, Councillors debated the issue and in response to the representations received, it was resolved that the entire Special Policy area site be excluded from the Development Boundary in the light of the environmental constraints placed on the site, particularly by its neighbours (see attached Minute (4)). This resolution will be incorporated into the SH2000 deposit draft document replacing that which was shown at consultation stage.

/Cont...

4 Currently, therefore, there is a conflict between the existing Interim Boundary of Development for Holbeach and the Committee Resolution to exclude the site within the Deposit Draft Local Plan document. In the light of this conflict, it is considered that determination of a planning application on the site would be premature in policy terms, until the closure of the 6 week deposit draft public consultation exercise. It would be only at this point that knowledge of objections/support for Councillors resolutions would be available and a clear decision on the strength of the new policy could be made. The option of waiting until after deposit Draft consultation in cases of conflict between plans that are both currently material considerations for Development Control purposes is supported within PPG1.

5 In more general terms, I would comment that the scheme density (100 houses on the plan and 135 applied for on the form) would seem high on an edge of town site, even if the land held no environmental constraints. Indeed, in relation to edge of town development South Holland 2000 encourages extensive screening on exposed development sites at the town edge along with attention being paid to relative densities of development.

6 I am also concerned that any scheme on this site should make clear allowance for access to a vacant site to the north between Barrington Gate and Farrow Avenue, in order to prevent land-locking.

7 In relation to the scrapyard to the south of the proposed development, I draw your attention to the Committee Minutes which clearly link development of the application site with a time post relocation of the scrapyard. I understand that the owners of the scrapyard are minded to move in the long term but this does not appear to be within the timescale of the current planning application.

JMCross

J CURNOCK
PRINCIPAL PLANNING OFFICER (LOCAL PLANS)

INTERIM BOUNDARY OF DEVELOPMENT
(1984)

HOLBEACH

HOLBEACH

(2)

Holbeach forms an employment base within the district for service, manufacturing and processing industries. Although some of these employment uses are in residential and/or commercial areas the majority of the industrial uses are located at Fleet Road Industrial Estate. Fleet Road Industrial Estate has now been completely developed and recognising the need to provide for further employment expansion land near the A151 link to the A17 trunk road on the western side of the town is indicated for industrial growth (Policy ID1 within the main text "Industry, storage and distribution"). In the long term development could take place on this site combined with significant levels of on-site landscaping and sports facilities. In addition to land adjacent to the A151 Holbeach may benefit from land allocated in Fleet Parish along the A17 in the vicinity of the Anglia Motel. This land could be used as a depot for local hauliers to the benefit of the wider area.

Holbeach town centre provides a range of shopping facilities for itself and the surrounding rural area. Care will be taken to preserve and enhance these facilities during the plan period and if necessary growth of the shopping facilities of the town may be achieved by the development of land at present underused between High Street and Park Road to form further frontages.

Leisure facilities in Holbeach, particularly areas of open space are under-provided in comparison to national standards. In the development of new residential areas it is expected that adequate open space facilities will be provided and additionally that sports facilities, perhaps including a football pitch, will be provided to the west of the A151/A17 link road in land zoned for industry to remove conflict between sports facilities and residential uses which can develop on heavily used sites.

Frequently in the fenland landscape tree planting is used as a way to shield the edge of development areas from the open countryside. In Holbeach the edge of the town is well planted in the Damgate area for example although little screening is available in the Foxes Low Road/Battlefields Lane area facing towards the A17 to provide a buffer between residential properties and the trunk road. Wherever possible the District Council will seek to improve landscaping around the boundary of Holbeach to provide a landscape screen for the settlement aiding its better integration into the surrounding rural area.

Part of the land allocated for housing in Holbeach is covered by special policy area status. The special policy area in Holbeach is located to the east of Barrington Gate/Fen Road and to the south of the Farrow Road estate. The site incorporates a large open field, presently farmed, which was included in the Interim Boundary of Development at its last review in 1984 and the adjacent scrap yard on the south of the site.

For this site two development briefs could be prepared, the first indicating the District Council's preferred option for the site, subject to the relocation of the scrap yard, the second indicating development potential for the site should the scrap yard remain in its present location. In both cases it is anticipated that residential development on the site will be undertaken, together with heavy landscaping to build up the green edge to the town and paying due care and attention to the impact on the site caused by its neighbours.

Policies

POLICY SP1

RESIDENTIAL DEVELOPMENT OF THE DESIGNATED SITE TO THE EAST OF BARRINGTON GATE SHALL COMPLY WITH THE FOLLOWING:-

(i) THE DEVELOPMENT SHALL BE SENSITIVELY PLANNED IN FORM AND LAYOUT TO ENSURE THE RESIDENTIAL AMENITY OF THE NEW DWELLINGS AND TO PRESERVE THE RESIDENTIAL AMENITY OF EXISTING PROPERTIES NEARBY.

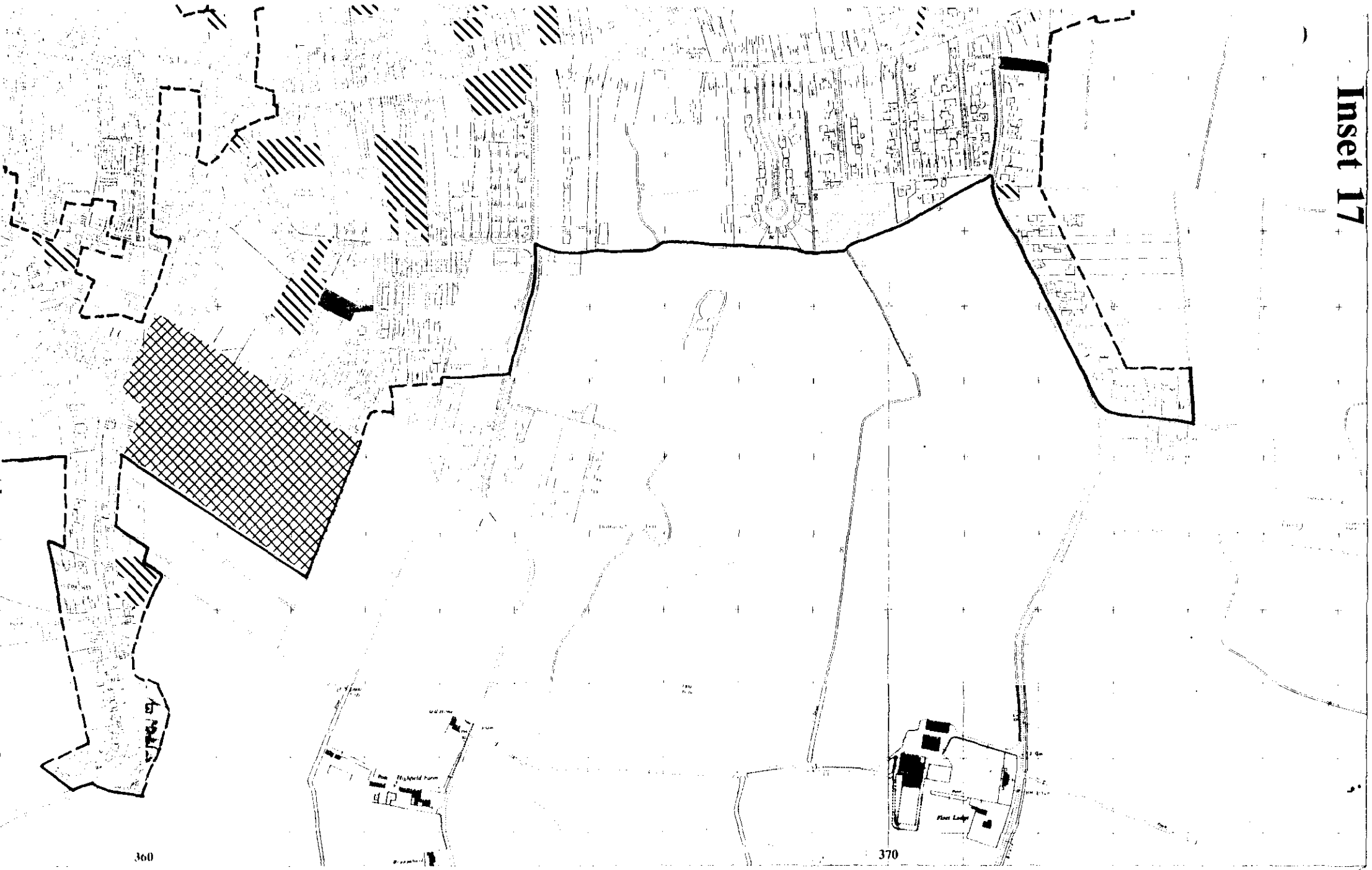
(ii) THE LANDSCAPING OF THE SITE SHALL BE ADEQUATE TO ENSURE THE PRESERVATION OF EXISTING TREES ON SITE AND TO PROVIDE SUFFICIENT LANDSCAPING TO THE BOUNDARIES OF THE SITE TO SHIELD VISUALLY THE HARSH EDGE OF DEVELOPMENT FROM THE OPEN COUNTRYSIDE.

(iii) SUFFICIENT OPEN SPACE SHALL BE PROVIDED WITHIN THE SITE IN ACCORDANCE WITH THE DISTRICT COUNCIL'S OPEN SPACE POLICY AND THIS OPEN SPACE SHALL BE ACCESSIBLE TO RESIDENTS OF THE NEW DEVELOPMENT AND THOSE LIVING IN THE IMMEDIATE VICINITY.

(iv) CARE SHALL BE TAKEN REGARDING DEVELOPMENT NEAR THE BOUNDARIES OF THE SITE TO ENSURE RESIDENTIAL AMENITY IS PRESERVED IN RELATION TO THE SIZE AND MASSING OF THE MILL BUILDINGS ON BARRINGTON GATE, TOGETHER WITH POSSIBLE NOISE/DUST NUISANCE AND, IF THE SCRAP YARD IS STILL AT ITS PRESENT LOCATION, IN RELATION TO POSSIBLE NOISE AND LOWERING OF VISUAL AMENITY IN RELATION TO THIS LANDUSE.

10.3 Long Sutton — Insets 22 and 23

With a population of around 4,100, Long Sutton is the third largest settlement in South Holland. It has the character of a traditional market town, with an identifiable centre at Market Place where St Mary's Church is a focal point. It has a significant range of shops, a street market, community facilities and other services. Industrial and commercial businesses provide a reasonable employment base. There are both primary and secondary schools, and a substantial "green" area within the built-up area which consists of football, cricket and recreation grounds, and the cemetery and allotment gardens nearby. Much of the town centre is designated as a Conservation Area, which has been recently extended to include the cricket ground, part of the recreation ground, further properties on London Road and parts of West Street and Bull Lane. The town and its attractions are of some interest to tourists.



Inset 17
Holbeach

2.13 In relation to these representations, it is considered that the inclusion of land north of the A17 within a Development Boundary would be contrary to the established strategy of the Consultation Draft in relation to development beyond major physical boundaries formed by Trunk roads. Development Boundaries within the District are used to define growth parameters for particular settlements where growth is seen as viable. This area although developed does not form part of a particular settlement in its own right, and although its relationship to Holbeach is accepted but it is not seen as a suitable location for further expansion of the town as it is situated beyond the major physical boundary of the A17.

2.14 In respect to the suggestion by the Parish Council that the site be the subject of a Development Brief, such an approach is not considered necessary in planning terms. Sporadic development along road frontages is subject to Policy 6A of the Lincolnshire Structure Plan in respect to contra of ribboning. Whilst such a policy within the Structure Plan controls further expansive development, it is considered that adequate provision of policy is available within the Consultation Draft to permit infilling in such areas of acknowledged settlement. The careful use of infilling policy in such a location can allow the area to develop on a small scale which it is likely may satisfy the Parish Council without the creation of development contrary to the established settlement strategy of the Consultation Draft in respect to physical barriers to development.

2.15 In relation to the Special Policy Area for Holbeach (SP1) opposite Barrington Mill, the Parish Council consider that the site should be removed from the Development Boundary and possibly used for light industry. In addition to the comments from the Parish Council, responses have been received on the site in support from the landowners of the major partition of the site, also from the owner of the scrapyard to the south of the site and from an adjacent landowner, subject to access being provided to that site. An individual has also responded suggesting the site be used for light industrial purposes.

2.16 South Holland Internal Drainage Board have also made comments on the Special Policy area indicating investigation is needed into its Drainage before further development flows can be accepted. Additionally the Environmental Services Committee of the District Council are concerned regarding the Special Policy area in respect to possible noise and dust nuisance from the neighbouring scrapyard and Barrington Mill. As a result of these concerns the Committee recommend that the site, at least in part, be reallocated for another use. A landowning respondent also highlighted environmental concerns regarding the Special Policy area indicating that the southern part of the site was for many years used for sewage disposal.

2.17 In addition to landowner support and concerns about the environmental quality of the Special Policy area site in regards to noise, drainage, dust, visual amenity and possible contaminated land, comments have been received from a property developer regarding the site. This developer suggests that

the unrealistic price expected by the landowner for sale of the site may preclude its development given current low land values for the development industry.

2.18 In the analysis of responses received in respect of the Special Policy area it has become clear that the majority of respondents consider the site unsuitable for its proposed usage. In consultation draft preparation, the site was acknowledged as having environmental constraints on its development, however, during the consultation period, these constraints have emerged further, indicating that development of the site in accordance with SP1 would appear impracticable (currently the landowners of the majority of the site have submitted a planning application which is held as invalid pending receipt of satisfactory information regarding the environmental treatment of the site. This application is the first attempt at development of the area by its owners within the lifespan of the current Interim Boundary of Development which was approved by full Council in 1984).

2.19 Based on analysis of the consultation responses regarding the site, it is now considered that the Special Policy proposed for the land would be in realistic terms undevelopable and could lead to a poor quality of development for residents, given the overriding environmental conditions. It is therefore proposed that the land hatched as site SP1 within the Consultation plan and the written Policy be removed from the District Wide Local Plan document.

2.20 The proposed removal of the Special Policy area from the Holbeach area plan is considered the only viable solution to acknowledge the environmental problems of the site and still keep within the development criteria for the settlement. The proposed alternative light industrial use of the site is considered unsatisfactory in relation to its proximity to properties in Barrington Gate and Farrow Avenue to the north and in respect to the likely increase of vehicle movements to the site that such a use would cause.

2.21 In relation to the realistic development of the site to the north of the Special Policy area indicated in the Consultation Draft for residential development, it is considered that access to the site could reasonably be created across land to the south via purchase without the development of the southern area.

2.22 In relation to the suggested relocation of the scrapyard to the south of the Special Policy area, it is considered that this yard may be relocated should a buyer be found for the present Fen Road property. However, an established scrapyard, there was never guaranteed relocation of the use proposed within SP1. The relocation of the scrapyard into open countryside proposed by the Parish Council appears to be a simplistic approach as the established use of the site may attract another scrap merchant to set up without the need to gain planning consent.

2.23 In relation to additional land offered for development to the south of the Special Policy site off Fen Road, it is considered that the Development Boundary should not be

enlarged to incorporate this site. With the removal of the Special Policy area from the Development Boundary, the reason for considering inclusion is removed and if the Special Policy area was to be retained, this site would lead to the effective surrounding of the scrapyard by residential development if a suitable relocation site was not found. This would of course affect the residential amenity of any development which took place to its detriment.

2.24 A response requesting inclusion of land within the Development Boundary was received in respect to land south of Fleet Road and to the east of Branches Lane. This response suggests the land for residential development on the criteria that few of the present development locations in Holbeach are on the east side of the town. In analysis of this response, it is considered that the site is situated to the rear of frontage development, which is broadly characterised by its ribbon form at the edge of Holbeach. The site does not benefit from natural screening to any real extent and as such falls contrary to the development criteria for Holbeach which seek to provide well screened and well related sites for development, particularly on land immediately adjacent to rural areas. With this in view, it is suggested that the land proposed be excluded from the Development Boundary.

2.25 A response from a landowner to the south of Holbeach was received requesting the inclusion for estate development of land between Cranmore Lane and Fen Road located to the south of Hall Gate within the Development Boundary. This land was supported by another representation immediately to the south of Hall Gate for frontage development from another landowner who made general comments on the Consultation Draft. In analysis of this response, the whole site indicated was suggested for inclusion within the Development Boundary with residential development initially being located on frontage south of Hall Gate, where at present the area is totally open with no development, and in depth for an area accessed from Tudor Way (and already developed by the same landowner). The wider area of land within the Boundary could, it is suggested, be developed in step with Structure Plan allocations.

2.26 This site, although support by two representations, comprises a vast area of land to the south of Holbeach within a single ownership. Inclusion in the Development Boundary would, however, be contrary to the development criteria set out previously for Holbeach in relation to land for housing development. The site has no natural screening and its location on the mainly exposed southern edge of Holbeach would be highly visually intrusive. It is therefore proposed that this site is excluded from the Development Boundary for Holbeach.

2.27 Several representations have been received in respect of land between Wignals Gate and Main Road to the west of Holbeach. These comments comprise support from landowners for the inclusion of the area within the Development Boundary and a response from an individual suggesting that the area where Lincolnshire County Council Deemed Consent was given, should be developed with recreational facilities for the whole of Holbeach included in any scheme.

2.43 In analysis it is considered that this suggested scheme has many merits. It conforms with the three development criteria for Holbeach and its constituent parts provide for employment and leisure needs within the town. With this in view, it is suggested that the area of land be included within the Development Boundary for Holbeach and that it be made a site subject to a Development Brief, ensuring that sporting and landscaping facilities are created, industry is phased clearly and that residential development is planned to provide a long term area of growth for Holbeach.

2.44 In relation to comments from English Heritage and Holbeach and District Civic Society against enlargement of the development boundary, in this case it is considered that the 'long term' strategy of the site and its development make its release justified. This view is supported totally by the Parish Council who state that, "if industry could be encouraged in the town and more recreation facilities, this in turn would attract younger people with families who would require houses, as opposed to bungalows and help to adjust the age population and keep the town alive". Without the long term strategy for planned and systematic growth of the town, it is likely that Holbeach would evolve as a residentially dominated settlement without employment and other land uses to sustain its population.

2.45 In relation to other points raised within the Consultation Drat in respect to parking and shopping and residential development sites within the boundary, it is concluded that such points should be addressed in an informal strategy statement to be prepared on Holbeach by the District Council. This strategy statement could be used to analyse development issues within the town, providing a detailed point of reference for issues to be addressed within the development boundary. Such a statement in forming a development strategy for Holbeach would be particularly useful in stating the District's policy position on the town, which does not have the benefit of an established Local Plan and therefore has never been subject to a detailed policy statement before.

10.2 Recommendations

3.0 That the development boundary for Holbeach be amended to include land between Main Road and Wignalls Gate on the west of the town and additional frontage development land between Main Road and Cranmore Lane on the south side of Wignals Gate.

3.1 That the Development Boundary for Holbeach be amended to include land comprising a building contractors yard and former nursery site to the west of Damgate.

3.2 That the Development Boundary of Holbeach be amended to include the Old Golf Course site to the east of Damgate and south of Holbeach Manor as a Special Policy area for residential development.

3.3 That the proposed Special Policy area (SP1) opposite Barrington Mills, Barrington Gate be deleted from the Holbeach Development Boundary due to the environmental constraints on the site.

552. SOUTH HOLLAND 2000, THE SOUTH HOLLAND DISTRICT LOCAL PLAN - THE TOWNS AND VILLAGES OF SOUTH HOLLAND (Continued)

(b) Holbeach

Consideration was given to that part of the report relating to Holbeach. The Deputy Director of Planning and Building Control Services detailed the main issues primarily considered in respect of the plan for Holbeach, highlighting the issues of land for development for employment purposes; the supply of housing land available; and the question of providing further land for leisure facilities. Representations received and the Director of Planning and Building Control Services observations thereon, together with his recommendations as detailed in the consultation draft were outlined.

RESOLVED:

(i) That the development boundary for Holbeach be amended to include land between Main Road and Wignals Gate on the west of the town and additional frontage development land between Main Road and Cranmore Lane on the south side of Wignals Gate.

(ii) That the development boundary for Holbeach be amended to include land comprising a building contractors yard and former nursery site to the west of Damgate.

(iii) That a decision on whether the development boundary of Holbeach be amended to include the old golf course site to the east of Damgate and south of Holbeach Manor as a special policy area for residential development be deferred; and the Director of Planning and Building Control Services report back on the implications of including as an alternative, a site at Battlefields Lane/Foxes Low Road.

(iv) That the proposed special policy area (SP1) opposite Barrington Mills, Barrington Gate be deleted from the Holbeach development boundary due to the environmental constraints on the site, acknowledging that should the scrapyard be relocated at a future date, consideration could then be given to the desirability of permitting residential development.

(v) That land to the west of Holbeach bordered by the A151, A17 and B1515 (Spalding Road) be included in the development boundary for mixed industrial, recreational and housing development, subject to the approval of a satisfactory development brief and that this land forms part of a long term development strategy for the town as a whole. The development brief should provide for significantly less than 17 acres of housing.

6-8 Hills Road
Cambridge
CB2 1NH

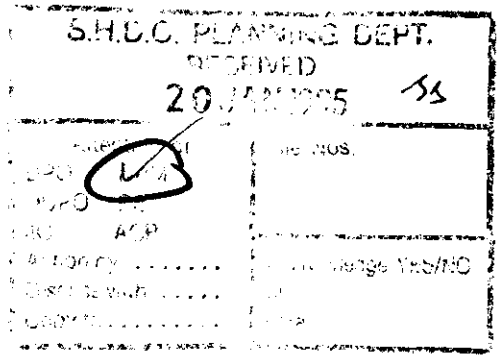
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CARTER JONAS
CHARTERED SURVEYORS

OUR REF: JCO/RFM/2736
YOUR REF: JB/JJH07/0784/93

19th January 1995

J Blacklock Esq
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincs
PE11 2EX



Dear Mr Blacklock

ST JOHN'S COLLEGE, CAMBRIDGE
LAND AT BARRINGTON GATE, HOLBEACH

Further to our telephone conversation yesterday, I enclose herewith a copy of the noise assessment carried out by Acoustic Associates (Peterborough) on behalf of St John's College. You will no doubt appreciate that the final schematic layout prepared by the Robert Doughty Consultancy is based on this report and every effort has been made to reduce the noise impact with substantial landscaping areas where the noise levels are likely to be at their highest.

I understand that it is likely that the application will now be considered on 7th March and I look forward to receiving a copy of the Officer's Report shortly before that date.

Yours sincerely

J C Orgill

J C ORGILL
for CARTER JONAS

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J C Orgill FRICS
D J Wass FRICS
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Finance/Partnership Secretary
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Consultants
J M Dyke FRICS
R F Carter Jonas MA FRICS

London Cambridge Marlborough Oxford Peterborough York
Bangor Boston Spa Bridgnorth Hereford Huddersfield Ipswich Stamford Bridge

From AAP 12/8/94

NOISE ASSESSMENT OF THE

ST JOHN'S COLLEGE

BARRINGTON GATE SITE, HOLBEACH

CUSTOMER: Carter Jonas
6-8 Hills Road
Cambridge
CB2 1NH

AGENT: Robert Doughty
32 High Street
Helpringham
Sleaford
Lincolnshire
NG34 0RA

ORDER No: 40766

REPORTED BY: R A Pettitt CEng, MIMechE, MIOA, FIDiagE
Acoustic Associates (Peterborough)
34 Ashcroft Gardens
Peterborough
PE1 5LP
Tel: 0733 896346

REPORT No: RAP/J156/4065

DATE: 12 August 1994

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1 OBJECTIVES

1.1 To take noise measurements at the Barrington Road site, Holbeach (see Figure 1), to enable noise contours to be drawn for the noise associated with the adjacent Flour Mill and Scrap Yard.

2 CONCLUSIONS

2.1 The noise on the site was dominated by the combined effects of the Flour Mill and the Scrap Yard. The contours show site L_{Aeq}* noise levels to be in the range 44 to 56 dB(A).

2.2 The noise from the Mill was very steady, apart from the trucks manoeuvring to load/unload. It is understood that the noise from the Mill occurs 24 hours a day, 7 days a week.

2.3 The noise from the Scrap Yard was very variable, ranging from being inaudible to loud metallic impacts. It is understood that the noise from the Scrap Yard occurs during the daytime period 8 am to 5 pm.

2.4 Limits for the acceptability of site noise will be have to be set to enable any noise control features to be designed.

* See Glossary for description of units

3 NOISE ASSESSMENT

3.1 Noise Measurements

The noise measurements at the site were carried out on Friday 5th August between 6.30 am and 10 am. There was a very light wind (0.2 - 0.3 m/s) blowing from the Mill towards the site.

The measurements were taken using a precision integrating sound level meter, see Appendix 1 for details.

A set a measurements were taken prior to the Scrap Yard commencing work to enable the noise from the Mill alone to be determined. Additional measurements were then taken when the Scrap Yard was operating.

The noise was measured in terms of the average over a 5 minute period (i.e. L_{Aeq}). The noise associated with the Scrap Yard was averaged over a 20 minute period at a reference point, and the associated levels at other positions calculated. The Scrap yard noise was measured during the period 8 am to 10 am.

3.2 Noise Measurement Positions

A reference grid was setup, with the measurement positions 50 meters apart, as shown in Figure 2. Measurements were not taken at all of the positions, the levels were interpolated at these positions. The microphone was placed at 1.5 m above the ground.

3.3 Sources Of Noise

The main sources of noise at the site were as follows:

The Flour Mill - This had several contributors to its emission of noise,
a) vehicles accessing and manoeuvring on the site
b) air moving systems (Fans etc)
c) fork lift trucks
d) pressure washing of pallets
e) material handling

It is understood that the Mill operates 24 hours per day, 7 days per week.

The Scrap Yard - This was mainly associated with the handling of scrap metal, either by hand, or by mechanical means (i.e. cranes)

It is understood that the Yard operates from 8 am to 5 pm.

Traffic On Adjacent Roads - The traffic was very light and did not contribute significantly to the noise measured on the site.

3.4 Results From Measurements

The results of the noise tests enabled noise contours, in terms of L_{Aeq}, to be constructed. Figure 3 shows the contours for the noises associated with the Flour Mill on its own. It can be seen that the noise varies from a maximum of 56 dB(A) at the site boundary closest to the MIll, to 38 dB(A) at the furthest distance from the Mill (South-East boundary). The minimum background noise, in terms of L_{A90}, was 37 dB(A) at the SE boundary, at approximately 8 am. The noise from the Mill was fairly steady. The noise from individual trucks manoeuvring was very audible, especially the operation of the air brakes.

The noise from the Scrap Yard on its own was calculated from measured levels at a point where the Mill noise was not the major contributor. Figure 4 shows the contours for the Scrap Yard noise alone. The noise from the Scrap Yard was very variable, from being inaudible to quite loud metallic impacts. The noise from this source will only occur during the daytime.

The noise contours for the combined effects of the Flour Mill and Scrap yard are shown on Figure 5. The contours vary from 56 dB(A) to 44 dB(A).

4 DISCUSSION

Having identified the existing noise levels at the site, the acceptable levels must be determined for any proposed residential dwellings on the site. This will enable any noise control measures, e.g. bunds, fences, etc, to be specified.

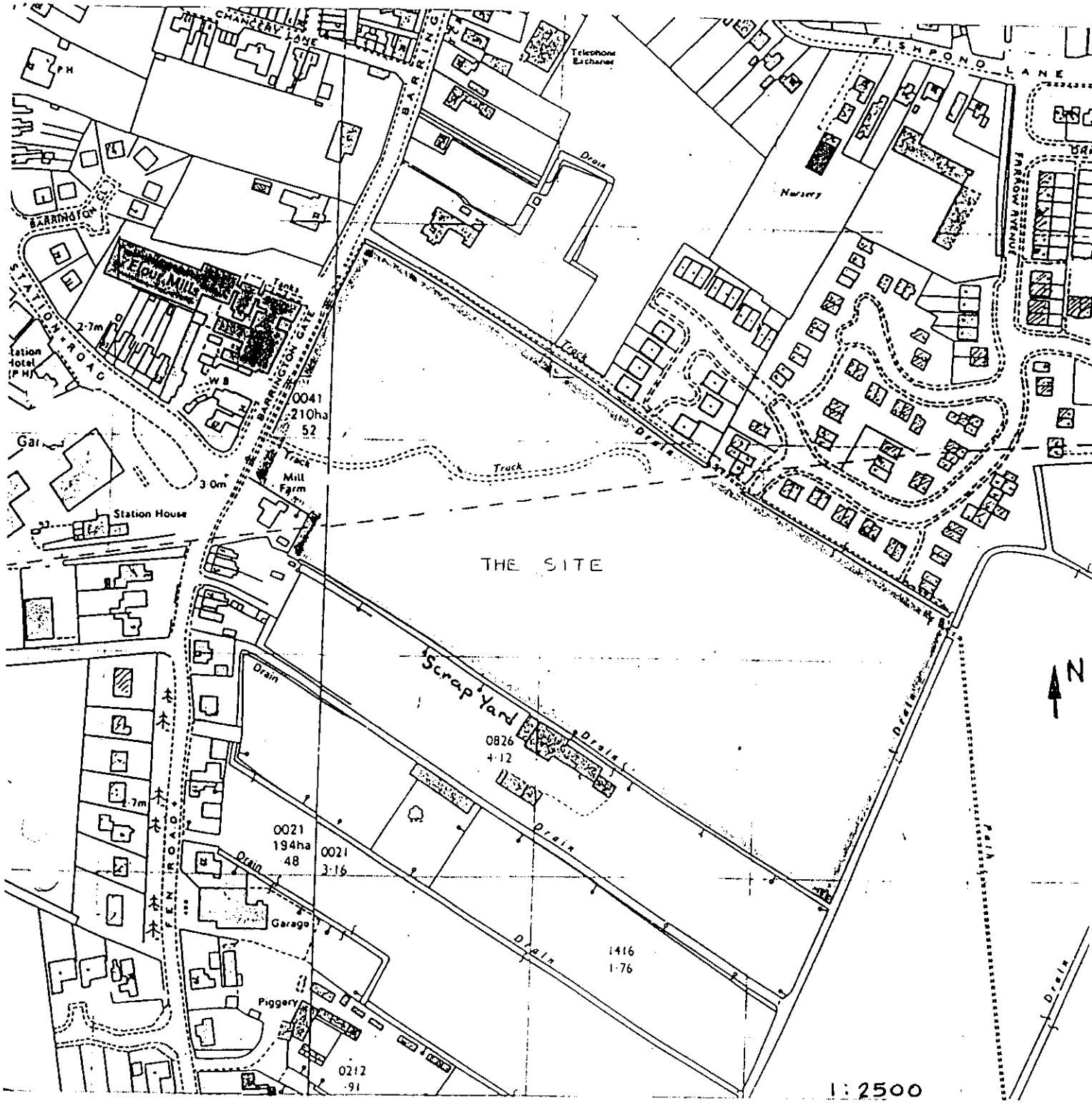
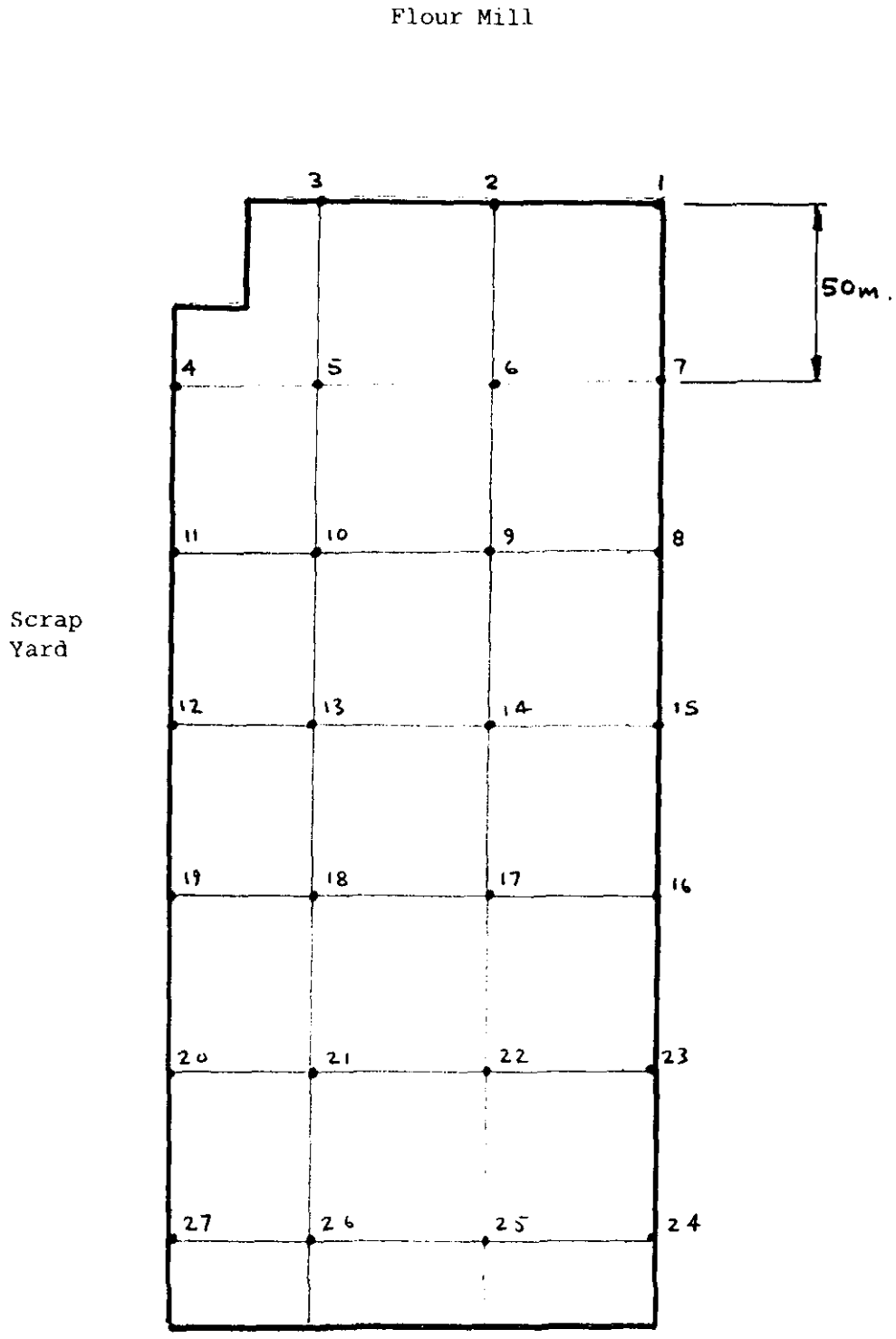


FIGURE 1 - LOCATION OF THE SITE

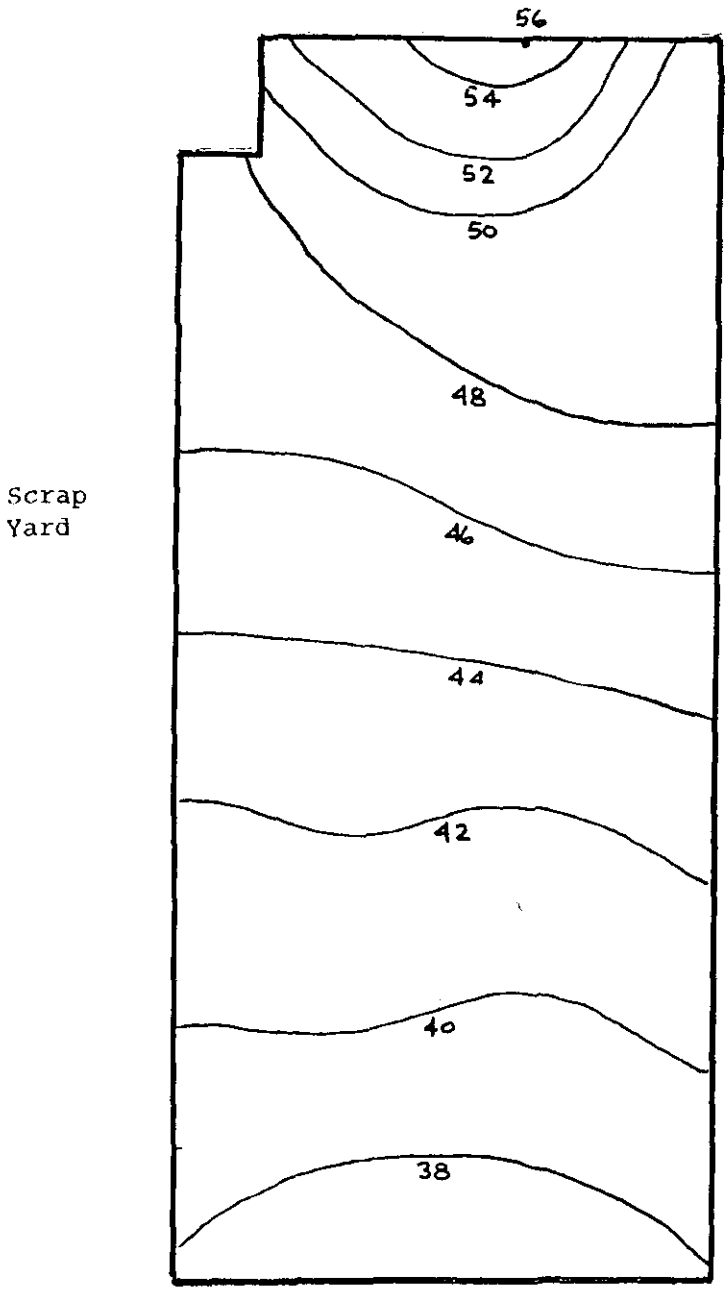
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FIGURE 2 - NOISE MEASUREMENT GRID

Flour Mill

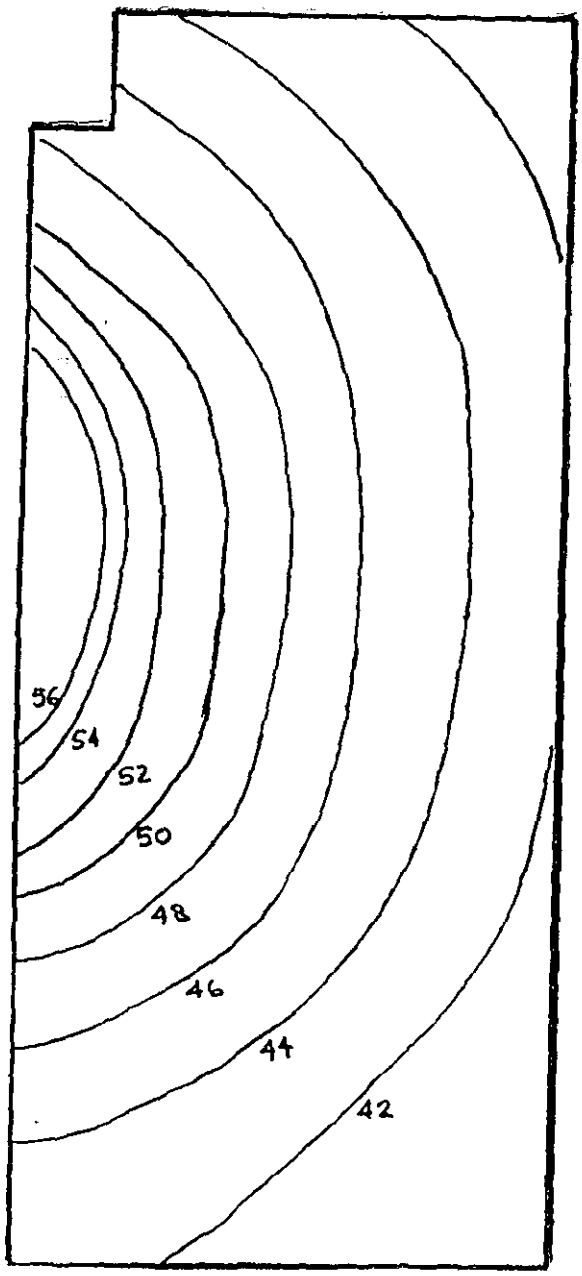


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FIGURE 3 - CONTOURS FOR FLOUR MILL NOISE (L_{Aeq})

Flour Mill

Scrap
Yard

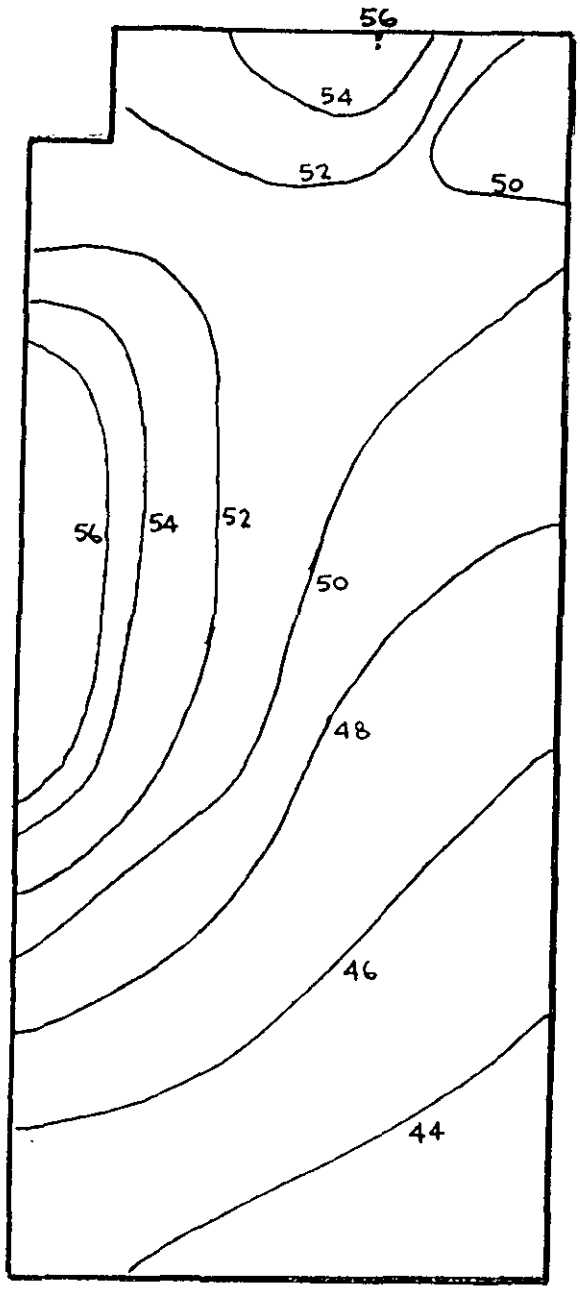


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FIGURE 4 - CONTOURS FOR SCRAP YARD NOISE (L_{Aeq})

4065

Flour Mill



Scale 1 : 2000

FIGURE 5 - CONTOURS FOR COMBINED NOISE SOURCES (L_{Aeq})

APPENDIX 1

Noise Instrumentation

* Quest Electronics - Model 1800, Grade 1, Impulse Integrating Sound Level Meter (Serial Number HP0010019)

* Electret 1/2" Condenser Microphone - Type MK224 (Serial Number 89564)

* Microphone Windscreen - Type MK224

* Quest Electronics - Model CA-22 Dual Frequency, Dual Sound Pressure Level Calibrator (Serial Number J 0010018)

* Quest Electronics - Model OB-300 1/3-1/1 Octave Filter Set (Serial Number HV0010005)

* Epson - Model P-40 Thermal Printer (Serial Number 18020553)

The calibration of the sound level meter was checked, before and after each test, at 94.0+/- 0.1 dB

Additional Instrumentation:

* TurboMeter Electronic Wind Speed Indicator

* Compass

GLOSSARY OF TERMS

Sound Pressure The variation of ambient pressure that is detected by the ear as sound.

rms The root-mean-square value of the sound pressure.

Decibel (dB) Ten times the logarithm of the square of the ratio of the Sound Pressure to a reference pressure (20 micro-pascals).

Sound Pressure Level (L_p) - The decibel version of the Sound Pressure.

A-Weighting A frequency weighting which simulates the response of the ear. An A-weighted sound pressure level is given the symbol L_{pA}.

Fast Response A sound level meter response obtained with a time constant of 125 ms.

L_{Aeq} The value of the A-weighted sound pressure level, in decibels [dB(A)], of a continuous steady sound that with-in a specified time interval, has the same mean-square sound pressure as a sound that varies with time.

L_{MAX} The maximum L_{pA} that occurs during a specified period, when measured using the rms fast meter response.

L_{A10} The value of L_{pA} that is exceeded for 10% of the time. This is the unit generally used for traffic noise.

L_{A90} The value of L_{pA} that is exceeded for 90% of the time. This is the unit generally used for Background Noise levels.

Sound Reduction Index (R) - A measure of the sound insulation properties of a material, in terms of dB.

SEL The Sound Exposure Level, which is a 1 second L_{Aeq}

John

File for Castles Jones - Barrington Gate (from red box)

The site plan showing layout indicates 100 houses, the plans completed suggest 135 — which is correct and do the plans need changing?

Helen

PLANNING APPLICATION

Town and Country Planning General Development Order 1988

NOTICE UNDER ARTICLE 12B

Notice is hereby given that St Johns College
is applying to the Council for planning permission for the following:

Reference No: H09/0784/93
Description: Residential development

Location: Barrington Gate
Holbeach
Spalding
Lincs

Members of the Public may inspect copies of the application, plans and any other documents submitted with it at the Department of Planning and Building Control Services, Council Offices, Priory Road, Spalding, during normal office hours until 21-FEB-95
Any observations should be sent to me by 21-FEB-95 quoting the above reference number.

B Smith
Director of Planning and Building Control Services

31-JAN-95

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

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: H09/0784/93

Applicant: St Johns College
Cambridge
CB2 1TP

Agent: Carter Jonas
6-8 Hills Road
Cambridge
CB2 1NH

Description: Residential development

Valid

Location: Barrington Gate
Holbeach
Spalding
Lincs

Type: OUTLINE

Date received: 16-AUG-93

24-AUG-93

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
REQUIREMENT FOR ADDITIONAL INFORMATION ETC

Your submission for the above has been received, but I regret that it cannot be dealt with as it stands.

The Council is of the opinion that in this case the application ought not to be considered separately from the details set out below, and that the application cannot be dealt with until that information is received. Under the provisions of Article 7(2) of the Town and Country Planning General Development Order 1988, you are therefore requested to supply the following:

Four 1:500 scale plans showing layout of roads and dwellings and location of public open space, including play areas. Details of routes and method of surface and foul water to be provided.

If you have been seen a Notice of Receipt, the time limit for determining the application should be ignored as this will have to be recalculated from the date when I receive the above. If you are not willing to supply the information, you may appeal to the Secretary of State for the Environment within 6 months, or such longer period as the Secretary of State may allow, as if your application had been refused.

If you wish to contact the department at any time, the officer dealing with the application at present is J BLACKLOCK .

Yours faithfully

Principal Planning Officer

6-8 Hills Road
Cambridge
CB2 1NH

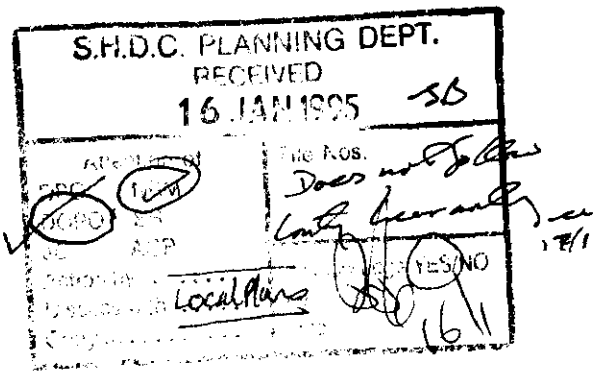
Telephone 0223 68771
Fax 0223 69950

CARTER JONAS
CHARTERED SURVEYORS

OUR REF: JCO/RFM/2736
YOUR REF: JB/JJH07/0784/93

12th January 1995

Principal Planning Officer
Development Control
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincs
PE11 2EX



Dear Sir

ST JOHN'S COLLEGE, CAMBRIDGE
LAND AT BARRINGTON GATE, HOLBEACH

We refer to our planning application made on behalf of St John's College on 13th August 1993 which has been held in abeyance by agreement pending the preparation of a schematic layout and further investigation on noise levels. We also refer to the various site meetings and correspondence between ourselves and between your Council and Mr Robert Doughty.

The College have now decided that they would like your Council to formally consider the application and issue a decision notice based on the plan prepared by Robert Doughty Consultancy and we, therefore, enclose 4 copies of their Drawing No.305/1/1, together with the original coloured up print and 4 additional colour copies.

Could you please, therefore, place the application before your Committee at the next meeting, but could you please be kind enough to let us have a copy of the Officers recommendation as soon as this report has been prepared. Perhaps you could fax this to us and we will, of course, meet the Council's costs.

We look forward to hearing from you in due course.

Yours faithfully

RJC ORGILL
for CARTER JONAS

Copy: R Doughty Esq

SEND FAX. OF COMMITTEE REPORT.

15/1/95

AGREED WITH MR ORGILL
1. NOISE ASSESSMENT TO BE SUBMITTED
2. DRAINAGE DETAILS TO BE DEALT WITH BY CONDITION

G P Candy BSc FRICS
D A Heasman BSc FRICS
J C Orgill FRICS
D J Wass FRICS
W J McClean BA FRICS
T F Hadoke FRICS
J M W Granger FRICS
E F V Waterson BSc FRICS
T Dixon FRICS
P M Joslin FRICS ACI Arb
S P Botham FRICS
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G R Hatch
C D Haynes BSc
C H Jenkins BSc ARICS
J G R Singleton ARICS
J B Strawson MA ARICS FAAV
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Finance/Partnership Secretary
M A Muirhead BSc FCA MIOD

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CARTER JONAS
CHARTERED SURVEYORS

OUR REF: JCO/RFM/2736

18th October 1994

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

Dear Sir

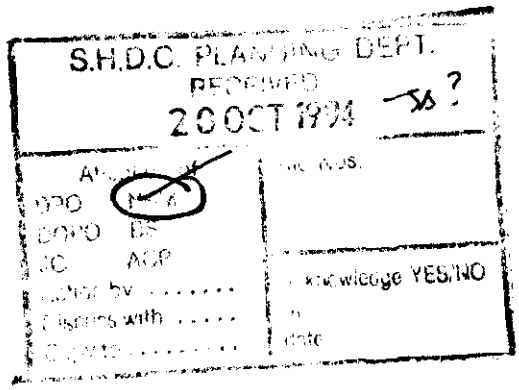
ST JOHN'S COLLEGE
LAND AT BARRINGTON GATE, HOLBEACH

Thank you for your letter of 14th October and for enclosing the extract of your Minutes of the Planning Committee of the 20th September. We have noted the Council's Minute and we have reported to St John's College for their further instructions. You will be hearing either from ourselves or Mr Doughty again shortly.

Yours faithfully

J. C. Orgill

J C ORGILL
for CARTER JONAS



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D A Heasman BSc FRICS
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Messrs Carter Jonas,
6-8 Hills Road,
Cambridge.
CB2 1NH.

Mr J Blacklock

JB/JJ H09/0784/93

JM/WG/JPG/2727

14 Oct 1994

Dear Sir,

ST. JOHNS COLLEGE, CAMBRIDGE - LAND AT BARRINGTON GATE, HOLBEACH.

With reference to the above I write to advise you that at its meeting on 20th September 1994, the Planning Committee gave consideration to the consultation draft of the District Local Plan (South Holland 2000) and the representations received.

A copy of the minute of that Committee meeting is enclosed and I have marked in red that part which has a direct bearing upon your Clients interests. For your assistance I also enclose a plan showing the relevant piece of land (Special Policy Area).

The resolution of the Committee relates to its initial appraisal of the plan and the plan has yet to be put formally on Deposit but it is an indication of the Authority's thinking and whilst the current IBD policy remains operative, it is a factor which you may consider has a direct bearing upon your Clients interests with regard to the outline application which has been submitted.

Messrs Robert Doughty who have been involved in preparing a layout on your Clients behalf have been advised of the terms of the minute.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

Enc.

Robert Doughty Consultancy,
32 High Street,
Helpringham,
Sleaford,
Lincs.
NG34 ORA.

Mr J Blacklock

JB/JJ H09/0784/93

19 Oct 1994

Dear Sir,

ST JOHNS COLLEGE, CAMBRIDGE, LAND AT BARRINGTON GATE, HOLBEACH.

With reference to the above, I enclose a copy of a letter which I trust you will find self explanatory.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

Enc.

Anglian Water

Anglian Water
Services Limited

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

Telephone 0522 557000
Facsimile 0522 557992

RG

S.H.D.C. PLANNING DEPT.
RECEIVED
30 SEP 1993
Action by
DPC WPM
DO PC
JC ACP
Note by
For Meeting
File Nos.
Acknowledge YES/NO
by
date

Our ref SH/930096
Your ref SH
H09/0784/93

24 September 1993

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

Dear Sir,

Proposal : Residential development
Location : Barrington Gate, Holbeach, Lincs,
Applicant: St Johns College

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 surface water sewerage facilities in the vicinity of the proposed development.

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 foul sewer.

The site is in the catchment of the Holbeach sewage treatment works which has insufficient spare capacity to accommodate the additional foul flow arising from this development.

Therefore, if you are mindful to approve the application I would request the following conditions:-

CONDITION	REASON
No works which will result in the discharge of surface/ foul water from the site shall be commenced until the off-site drainage works referred to above have been completed.	To ensure satisfactory drainage of the site.

cont'd

Copy to me engrs
MS. 12/1/94

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

24 September 1993

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.

If any further information is required concerning the above please contact my Senior Engineer (Planning) Mr. D. Hellier.

Yours faithfully

Philip Laws
Customer Services Manager

MUNTON & RUSSELL

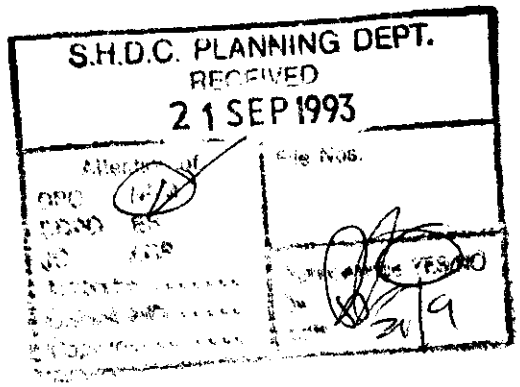
ESTATE AGENTS · VALUERS · SURVEYORS · AUCTIONEERS

14 FLEET STREET, HOLBEACH, LINCOLNSHIRE PE12 7AF.
TELEPHONE: HOLBEACH (0406) 26274

Also at: 16 SHEEP MARKET, SPALDING, LINCOLNSHIRE PE11 1BE. TEL. SPALDING (0775) 2475

Ref GARRATT/RAB/TEH

20th September 1993



South Holland District Council
Priory Road
SPALDING
Lincs

FAO Chief Planning Officer

Dear Sir

Re: Planning Application No.H09/0784/93
Land at Barrington Gate, Holbeach.

We are acting on behalf of G.Garratt & Sons C+A Northern Foods Ltd, in this matter. Our client has asked that we make representation to you concerning the above planning application which concerns land directly opposite their own premises.

We wish to make the following points;

1. G Garratt & Sons Ltd operate a flour and animal feed mill from their site at the corner of Barrington Gate and Fen Road. The mill has been in existence approximately 150 years and operates 24 hours a day, 360 days a year.

2. The site is also used as an operating centre for Heavy Goods Vehicles, again these vehicles may enter and leave the site at any time during a 24 hour period.

3. Low level noise is emitted throughout the day in connection with the milling process.

4. Apart from noise a certain amount of dust is omitted from time to time, and inevitable fact due to the nature of the product.

5. Our clients do not object to the granting of outline planning permission for residential purposes, recognising that the site is now within the interim boundary of development and logically would be developed at some future date. What our clients would hope to see is that any development is suitably screened from the mill site and that any houses be sited as far as possible away from the Barrington Gate boundary.

6. Our concerns are really based on the Machins Saga at North Parade when and old established business was effectively closed down by incoming residents. Our clients are fully aware of the impact that their site has on the local environment and buildings and feel that these points should be made before any planning permissions are granted that would in effect compound the problems of operating in a largely residential area.

7. The company currently employs approximately 40 people at the site, have invested a considerable amount of money in the site within the last 5 years and hope to continue upgrading the site to meet current demands for their product.

We sincerely hope that the granting of planning permission will be fully debated and that these points are taken into consideration if and when planning permission is granted.

I look forward to hearing from you.

Yours faithfully

R A Brown A.R.I.C.S.
MUNTON & RUSSELL

552. SOUTH HOLLAND 2000, THE SOUTH HOLLAND DISTRICT LOCAL PLAN - THE TOWNS AND VILLAGES OF SOUTH HOLLAND (Continued)

(b) Holbeach

Consideration was given to that part of the report relating to Holbeach. The Deputy Director of Planning and Building Control Services detailed the main issues primarily considered in respect of the plan for Holbeach, highlighting the issues of land for development for employment purposes; the supply of housing land available; and the question of providing further land for leisure facilities. Representations received and the Director of Planning and Building Control Services observations thereon, together with his recommendations as detailed in the consultation draft were outlined.

RESOLVED:

(i) That the development boundary for Holbeach be amended to include land between Main Road and Wignals Gate on the west of the town and additional frontage development land between Main Road and Cranmore Lane on the south side of Wignals Gate.

(ii) That the development boundary for Holbeach be amended to include land comprising a building contractors yard and former nursery site to the west of Damgate.

(iii) That a decision on whether the development boundary of Holbeach be amended to include the old golf course site to the east of Damgate and south of Holbeach Manor as a special policy area for residential development be deferred; and the Director of Planning and Building Control Services report back on the implications of including as an alternative, a site at Battlefields Lane/Foxes Low Road.

(iv) That the proposed special policy area (SP1) opposite Barrington Mills, Barrington Gate be deleted from the Holbeach development boundary due to the environmental constraints on the site, acknowledging that should the scrapyard be relocated at a future date, consideration could then be given to the desirability of permitting residential development.

(v) That land to the west of Holbeach bordered by the A151, A17 and B1515 (Spalding Road) be included in the development boundary for mixed industrial, recreational and housing development, subject to the approval of a satisfactory development brief and that this land forms part of a long term development strategy for the town as a whole. The development brief should provide for significantly less than 17 acres of housing.

SOUTH HOLLAND
Internal Drainage Board

Marsh Reeves,
Foxes Lowe Road,
Holbeach,
Spalding, Lincs.
PE12 7PA.

Please contact: Mr. Staines

Tel: Holbeach (0406) 24933
Fax: (0406) 26501

Our Ref. RS/PA-F/784/93/FES **Your Ref.** HO9/0784/93 **Date** 15 September 1993

Dear Mr. Smith,

OUTLINE PLANNING APPLICATION - ST. JOHNS COLLEGE
RESIDENTIAL DEVELOPMENT - BARRINGTON GATE, HOLBEACH

I enclose for your perusal a copy of my observations sent to the Agent acting in respect of the above application. You will note from his letter, copy of which is attached, that they take the view that drainage matters are dealt with at the detailed stage.

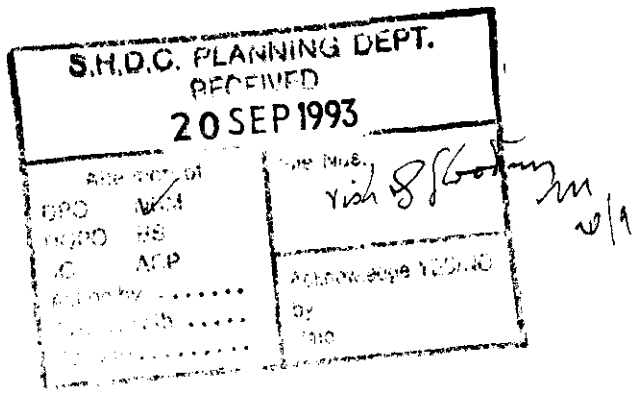
You will note my concern regarding the adequacy of the Boards network serving this vicinity and I trust that should your Committee be mindful to approve the project at this stage, that appropriate conditions are attached to ensure all matters relating to surface water disposal are resolved prior to development commencing.

Additionally, in view of the fact that the private dyke which serves as the outfall for existing and possible future developments and which is located along the sites Northern boundary will be situated between developments my Board would strongly recommend that consideration be given to a planning condition requiring that the watercourse be piped at the applicants expense in order to safeguard local drainage.

Yours faithfully,

ENGINEER TO THE BOARD

B. Smith Esq M R T P I
Director of Planning and Building Control Services
South Holland District Council
Priory Road
Spalding
Lincs



SOUTH HOLLAND
Internal Drainage Board

Marsh Reeves,
Foxes Lowe Road,
Holbeach,
Spalding, Lincs.
PE12 7PA.

Please contact: Mr. Staines

Tel: Holbeach (0406) 24933
Fax: (0406) 26501

Our Ref. RS/PA-F/784/93/FES **Your Ref.** JMWG/SC/CBN 2727 **Date** 16 September 1993

Dear Sirs,

OUTLINE PLANNING APPLICATION - ST. JOHNS COLLEGE
RESIDENTIAL DEVELOPMENT - BARRINGTON GATE, HOLBEACH

Thank you for your letter of the 14th inst. I will be glad to receive a copy of the submitted details for my file.

The following observations are based upon my recollection of the information viewed at the Planning Department.

The watercourse along the sites Eastern boundary is my Board's Brick Pits Drain and the Board's Byelaws as summarised on the enclosed standard conditions apply and should be brought to the attention of prospective purchasers. Furthermore, in order to ensure the Board has access to the Brick Pits Drain to carry out its statutory duties under the Land Drainage Act, access to the Brick Pits Drain shall be agreed with the Board and provided prior to development commencing.

The anticipated maximum water level in the Boards watercourse adjoining the site is approximately 2.00 metres O.D. Newlyn.

The Boards watercourse has very limited spare capacity and could not accommodate increased rates of surface water run-off from the development site without appropriate improvements. Needless to say, full site drainage details would be required to enable me to determine the need and extent of such works which would have to be included in a future programme and of course be completed prior to development flows being discharged.

Other watercourses adjoining the site are privately owned and maintained. The riparian owners consent must be obtained prior to any filling being undertaken or extra storm water run-off discharged to the private dyke. Prior to such works being undertaken however full details must be provided for my Board's approval in order I can ensure existing drainage interests will not be affected. Should improvements be required to privately owned dykes to cater for increased flows from the development such works must be carried out at the applicants expense following my Board's approval of details, which will require that provision be made to accommodate existing and future potential developments to the North.

You are advised that it is the Board's policy that where increased surface water flows are to be discharged to either a Board's or private watercourse, the Board will seek a single once and for all time contribution towards future improvements of their system to ensure adequate capacity for increasing flows from continuing developments, unless on site attenuation facilities are provided to limit flows to the "green field" situation.

Our Ref: RS/PA-F/784/93/FES Your Ref: JMWG/SC/CBN 2727 16 September 1993

The contribution rate is currently £7,040 per acre of new impermeable surface drained via a direct outfall and subject to engineering and administration fees, as set out in the scale below, and V.A.T., although these figures are subject to periodic review.

The Engineering & Administration Fees are:-

Contribution		Percentage Fee
up to	£25,000	15%
£25,000 to	£100,000	12.5%
over	£100,000	10%

MINIMUM CHARGE £35

With regard to foul drainage, although not under my Board's jurisdiction, I do not consider the installation of septic tank drainage systems would be prudent in this instance as the likely density of development relying on soakaway drainage systems could result in environmental problems.

In view of the fact that drainage details have yet to be formulated, I am unable to fully process the planning application at this time. Furthermore, there is insufficient information to show that surface water can be discharged to the Boards system without improvements being carried out beyond the application site. There is a risk therefore that additional run-off could cause flooding/waterlogging on the site and land to the South and adjoining developments.

I am sending a copy of this letter to the Director of Planning and the National Rivers Authority in order they are aware of my observations.

Yours faithfully,

ENGINEER TO THE BOARD

Carter Jonas
6-8 Hills Road
Cambridge
CB2 1NH

6-8 Hills Road
Cambridge
CB2 1NH

Telephone 0223 68771
Fax 0223 69950

CARTER JONAS
CHARTERED SURVEYORS

Our Ref: JMWG/SC/CBN 2727
Your Ref: RS/PAF/784/93/FES

14 September 1993

RECEIVED
15 SEP 1993
PASSED TO RG

South Holland Internal Drainage Board
Marsh Reeves
Foxes Lowe Road
Holbeach
Spalding
PE12 7PA

For the attention of Mr Staines

Dear Sirs

OUTLINE PLANNING APPLICATION - ST JOHN'S COLLEGE RESIDENTIAL DEVELOPMENT - BARRINGTON GATE HOLBEACH

We refer to your letter of 7th September in connection with the Outline Planning Application on the above land.

You request details regarding the disposal of storm and foul water but you will appreciate that this is a matter which would be dealt with on submission of a Detailed rather than an Outline Planning Application. We would be quite willing to send you copies of the current application and plan, but no doubt you will have seen these already. If however you require them, please let us know.

Yours faithfully

J M W GRANGER
For and on behalf of
CARTER JONAS

G P Candy BSc FRICS
D A Heasman BSc FRICS
S P Bonham FRICS
E F V Waterson BSc FRICS
P M Joslin FRICS ACI Arb
J M W Granger FRICS
J C Orgill FRICS
D J Wass FRICS
W T S Lee FRICS
W J McClean BA FRICS
T F Hadoke FRICS
T Dixon FRICS
W R Smith BSc FRICS FAAV
C M P Granger MA ARICS

J A Heminker Major FRICS FAAV
J N C Hood BSc ARICS
M J Lewis FRICS
D W Pedley MA FRICS
P B Segrott FRICS
B K Andrews ARICS
P J A Collinson BSc FRICS FAAV
R J C Hawkins FRICS
N C Lindley ARICS
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G R Hatch
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Sarah C Tyson BSc ARICS FAAV
Margaret Whitmore BSc MA ARICS FAAV

Finance/Partnership Secretary
M A Muirhead BSc FCA MIM MIOD

Consultants
J M Dyke FRICS
R F Carter Jonas MA FRICS

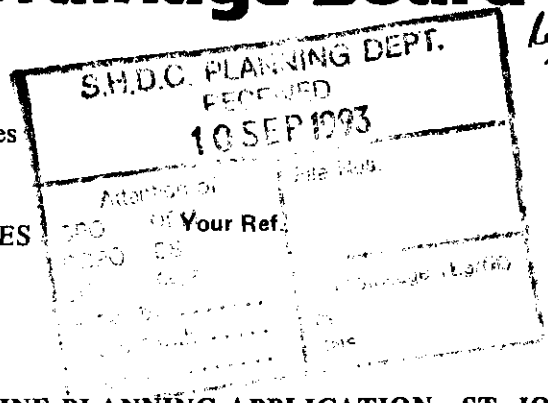
In association with
Mason Philips
Chartered Surveyors
London W1

London Cambridge Marlborough Oxford Peterborough York
Bangor Boston Spa Bridgnorth Hereford Huddersfield Ipswich Stamford Bridge

DOE copy

SOUTH HOLLAND
Internal Drainage Board

Marsh Reeves,
Foxes Lowe Road,
Holbeach,
Spalding, Lincs.
PE12 7PA.



4 of 4

Please contact: Mr. Staines

Tel. Holbeach (0406) 24933
Fax: (0406) 26501

Our Ref. RS/PAF/784/93/FES Your Ref.

Date 7 September 1993

Dear Sirs,

OUTLINE PLANNING APPLICATION - ST. JOHN'S COLLEGE
RESIDENTIAL DEVELOPMENT - BARRINGTON GATE HOLBEACH

The South Holland District Council's Director of Planning and Building Control Services has informed me that you have submitted an application seeking permission for the above proposed development.

The site adjoins my Boards Brick Pits Drain and I will accordingly be glad to receive a copy of the submitted details together with information regarding the disposal of storm and foul water.

I am sending a copy of this letter to the Director of Planning so that he is aware details are awaited.

Yours faithfully,

J J Ebsey

ENGINEER TO THE BOARD

Carter Jonas
6-8 Hills Road
Cambridge CB2 1NH

6-8 Hills Road
Cambridge
CB2 1NH

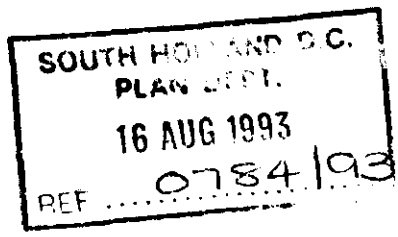
Telephone 0223 68771
Fax 0223 69950

CARTER JONAS
CHARTERED SURVEYORS

OUR REF : JMWG/JPC/ 2727

13th August 1993

The Director of Planning &
Building Control Services
South Holland District Council
Council Offices
Priory Road
Spalding
Lincolnshire PE11 2XE



Dear Sirs

RE : ST JOHN'S COLLEGE CAMBRIDGE - LAND AT BARRINGTON GATE, HOLBEACH

We hereby submit a Planning Application on behalf of our clients in respect of the above name land and enclose the following :

(1) Planning Application form (4 copies).
(2) Site plan (4 copies).
(3) Planning fee, cheque of £3,000.

Should you have any queries, please do not hesitate to contact the writer.

Yours faithfully

J M W Granger
for Carter Jonas

Encls

G P Candy BSc FRICS
D A Heasman BSc FRICS
S P Bonham FRICS
E F V Waterson BSc FRICS
P M Joslin FRICS ACI Arb
J M W Granger FRICS
R F Carter Jonas MA FRICS
J C Orgill FRICS
D J Wass FRICS
W T S Lee FRICS
W J McClean BA FRICS

T F Hadoke FRICS
T Dixon FRICS
W R Smith BSc FRICS FAAV
C M P Granger MA ARICS
M J Laws FRICS
D W Pedley MA FRICS
P B Segrott FRICS

Finance/Company Secretary
M A Muirhead BSc FCA MBIM

D A Church FRICS
R J C Hawkins FRICS
P Nicholson ARICS FAAV
J A Henniker-Major FRICS FAAV
J N C Hood BSc ARICS
P I A Collinson BSc FRICS FAAV
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Associates
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R G Bunnett FRICS
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M R Coates BSc ARICS
J J P Crellin
S M Greenfield ARICS
M C Hallam BSc ARICS
I R Harris BSc ARICS ASVA
G R Hatch
C D Haynes BSc
C H Jenkins BSc ARICS
J G R Singleton ARICS
Sarah C Tyson BSc ARICS FAAV
Margaret Whitmore BSc MA ARICS FAAV

Consultant
J M Dyke FRICS

In association with
Mason Philips
Chartered Surveyors
London W1

London Cambridge Marlborough Oxford Peterborough York
Bangor Boston Spa Bridgnorth Hereford Huddersfield Ipswich Stamford Bridge

20/6/94

Meeting with Glyn Jones / BOT
Doughty — Chris Briggs present.

Advised them that before detailed layout could be satisfactorily dealt with, a noise assessment should be done of the site to establish noise import from Bamington Mill and Cadbrokes Scrap Yard.
Noise assessment to be prepared.

Ford

32 High Street
Helpringham
Sleaford
Lincolnshire
NG34 0RA

Telephone
0529 421 646/7
Facsimile
0529 421 358

For the attention of Mr J Blacklock

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

Robert Doughty Consultancy

Lincoln House
56/58 Clasketgate
Lincoln
LN2 1JZ

Telephone
0522 542330
Facsimile
0522 542331

16 June 1994

Dear Sir

MESSRS. CARTER JONAS
LAND AT BARRINGTON GATE, HOLBEACH

Please find enclosed a copy of provisional layout for Barrington Gate, Holbeach for discussion at the meeting between Mr J Blacklock and Robert Doughty on Monday 20th June 1994.

Yours faithfully

Glynne James

S.H.D.C. PLANNING DEPT.
RECEIVED
17 JUN 1994
Attention of
DPO
DDPO
JC ACP
Action by .....
Discuss with .....
Copy to .....
File Copy

Your reference

Our reference 305 GJ AKD

Please contact Helpringham Office

Planning
Architecture
Landscape Architecture

Principal, Robert Doughty
Dip TP, MRTPI
Dip LD, ALI

VAT Reg No 364 7780 17

6-8 Hills Road
Cambridge
CB2 1NH

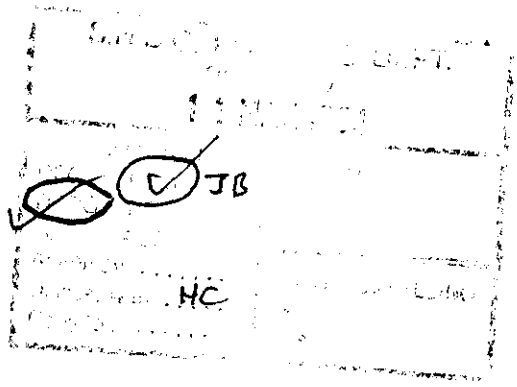
Telephone 0223 68771
Fax 0223 69950

CARTER JONAS
CHARTERED SURVEYORS

OUR REF : LJK/JPC/ 2736

10th March 1994

B Smith Esq
South Holland District Council
Planning & Building Control Dept
Council Offices
Priory Road
SPALDING
Lincs PE11 2XE



Dear Mr Smith

RE : ST JOHN'S COLLEGE CAMBRIDGE
LAND AT BARRINGTON GATE, HOLBEACH

We have this week heard from Mr Briggs, Director of Highways & Planning, that in principle the sketch layout of the proposed development at Barrington Gate meets the Highway Authorities criteria.

Myself and John Orgill would now like to arrange a meeting with yourself on site to discuss matters further, and may I suggest Wednesday 6th April at 2.30 p.m. I would be grateful if you could confirm.

Yours sincerely

Lucy King

Mrs L J King
for Carter Jonas

G P Candy BSc FRICS
D A Heasman BSc FRICS
S P Bonham FRICS
E F V Waterson BSc FRICS
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Finance/Partnership Secretary
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6-8 Hills Road
Cambridge
CB2 1NH

Telephone 0223 68771
Fax 0223 69950

CARTER JONAS
CHARTERED SURVEYORS

OUR REF: JCO/RFM/2727

28th February 1994

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

JC - NR7

What about res. amenity and ENV Health considerations re Mill and Ladbrooks? Ensure Carter Jonas are clear about our views. WW 1/3

S.H.D.C. PLANNING DEPT.
RECEIVED
- 1 MAR 1994

What about access to Ladbrooks?

Dear Sirs

ST JOHN'S COLLEGE
RESIDENTIAL DEVELOPMENT, BARRINGTON GATE, HOLBEACH

Further to our meeting on 12th January and to our subsequent discussions with the County Surveyor, we have now prepared a schematic layout of the College's land, showing a possible development which we hope will be acceptable to you and to the County Surveyor. We would comment as follows:-

1. The main access will be on to Barrington Gate and we understand from the County Surveyor that this will now meet his site line requirements.

2. There will be a secondary access from Farrow Avenue to link the two developments as we understand that this is also required. Possibly this access may not be constructed until a second phase of the development is carried out. However, this would very much depend on the County Surveyor's requirement.

3. We have allowed provision for two future points of access to Ladbrookes site as, when this site is developed, this would enable a connecting road to be constructed through the site. We understand that the County Surveyor would require this, due to the long narrow shape of the site.

4. We have allowed for a field access to the College's retained farmland on the eastern boundary of the development and this could in the very long term be used as a future development access.

G P Candy BSc FRICS
D A Heasman BSc FRICS
S P Bonham FRICS
E F V Waterson BSc FRICS
P M Joslin FRICS ACI Arb
J M W Granger FRICS
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Sarah C Tyson BSc ARICS FAAV
Margaret Whitmore BSc MA ARICS FAAV

Finance/Partnership Secretary
M A Muirhead BSc FCA MIM MIOD

Consultants
J M Dyke FRICS
R F Carter Jonas MA FRICS

London Cambridge Marlborough Oxford Peterborough York
Bangor Boston Spa Bridgnorth Hereford Huddersfield Ipswich Stamford Bridge

5. We have allowed for various footpaths through the site and in particular a footpath through to Barrington Gate at its most western point.

6. As discussed, we have allowed for landscaping along Barrington Gate which would, of course, incorporate the trees which are now subject to the TPO and for a similar screen adjoining Ladbrookes site. This assumes that the site will not be cleared for some years, although I understand that it is Messrs Ladbrookes intention to clear the site within two years if they can find an alternative site for their business.

7. We have allowed for a fairly varied mixture of dwellings, but it might possibly be more appropriate to have a higher density of development along Ladbrookes boundary and lower densities elsewhere on the site.

We would, therefore, welcome your comments and would suggest that Mr Orgill attends another meeting when you have perused these proposals.

Yours faithfully

pp Lucy King

J C ORGILL
for CARTER JONAS

Copy: Dr G A Reid

6-8 Hills Road
Cambridge
CB2 1NH

Telephone 0223 68771
Fax 0223 69950

CARTER JONAS
CHARTERED SURVEYORS

OUR REF: JCO/RFM/2727
YOUR REF: CB/Dev 2/SS

25th February 1994

C Briggs Esq
Lincolnshire County Council
4th Floor
City Hall
Beaumont Fee
LINCOLN
LN1 1DN

Dear Sir

LAND AT BARRINGTON GATE, HOLBEACH

Thank you for your letter of 18th February and for the information therein. We have now prepared a schematic layout plan of the College's land which we hope incorporates the varoius highway requirements, which we discussed at our recent meeting. Please note that we have shown the main access from Barrington Gate, and we understand that this will meet your site line requirements and we have also shown a secondary access linking from Farrow Avenue. As suggested by the Principle Planning Officer, we have shown two possible points of access to Ladbrooke's site and also a field access into the College's adjoining land, which will be necessary when this site is developed. Obviously, this site would be reserved as a possible access for future development in the very long term.

We look forward to receiving your comments and we are, of course, sending a copy of this letter to the Principle Planning Officer for his comments.

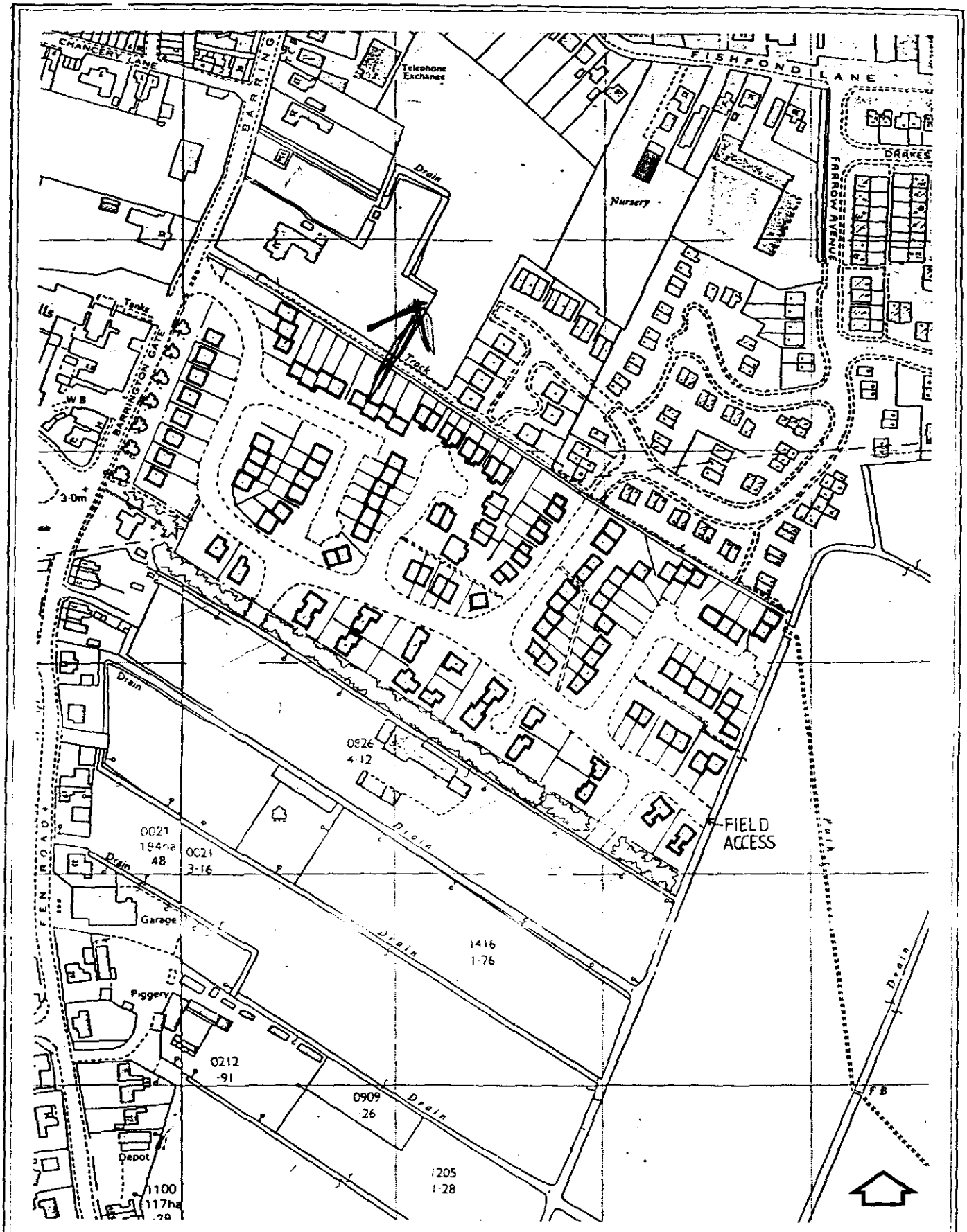
Yours faithfully

pp Lucy King

J C ORGILL
for CARTER JONAS

Copy: Principle Planning Officer

COPY



ST JOHNS COLLEGE
LAND BARRINGTON GATE
HOLBEACH

Date: FEB. 94.

Scale: 1:2500

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This plan is provided for reference purposes only and its accuracy is not guaranteed. It is expressly excluded from forming any part of a contract.

CARTER JONAS
CHARTERED SURVEYORS
In association with Mason Philips Chartered Surveyors London W1

6-8 Hills Road, Cambridge CB2 1NH
Telephone 0223 68771 Fax 0223 69950

CBN 2727

HIX & SON

Chartered Surveyors,
Auctioneers, Valuers and Estate Agents.

Richard H. Frisby, F.R.I.C.S., F.A.A.V.
Christopher Shallice, F.R.I.C.S., F.A.A.V.
Gordon A. Mills, A.R.I.C.S., I.R.R.V., F.A.A.V.
CONSULTANT
V.S. Mills, F.R.I.C.S., F.A.A.V.

28 CHURCH STREET, HOLBEACH,
Lincolnshire, PE12 7LL

Established 1897
TEL. HOLBEACH (0406) 422777
FAX. HOLBEACH (0406) 426142

Our Ref: RHF/6247/SEC Date 28th January 1994 Your Ref: HC/SJS

B. Smith Esq
The District Planning Officer
The South Holland District Council
Council Offices
Priory Road
SPALDING
Lincolnshire, PE11 2XE

S.H.D.C. PLANNING DEPT.
RECEIVED
31 JAN 1994 SB

Dear Mr. Smith

South Holland 2000 Planning Proposals
Proposed Residential Development Land,
Barrington Gate/Farrow Avenue, HOLBEACH, Nr. Spalding
The Mossop Family

Thank you for your letter of the 14th January. We have now had an opportunity of reading through your Consultation document and Holbeach Plan (Inset No. 17) and are pleased to note that our above clients' land has been included in your proposals for future residential development. We are mindful, of course, of the comments you made to us in your letter of the 31st August 1993 regarding access to this land and we are about to explore the possibility of a 'Joint Venture' development with St. Johns College, the owners of the land immediately to the South which is one of your 'Special Policy Areas'.

Our clients would hope, however, that any Outline Planning Permission granted by your Council on the St. Johns College land would include a condition for access to be provided for the Mossop land otherwise this land would be effectively 'land locked'.

Yours sincerely

A FIMBRA MEMBER

HIX & SON

Chartered Surveyors,
Auctioneers, Valuers and Estate Agents.

Richard H. Frisby, F.R.I.C.S., F.A.A.V.
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Yours sincerely

FIMBRA MEMBER

* land to north of College site - marked for housing in local plan SH2000 consultation document.

6-8 Hills Road
Cambridge
CB2 1NH

Telephone 0223 68771
Fax 0223 69950

CARTER JONAS
CHARTERED SURVEYORS

OUR REF: JCO/RFM/2727
YOUR REF: Application No. H09/0784/93

17th January 1994

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

Dear Sirs

ST JOHN'S COLLEGE
RESIDENTIAL DEVELOPMENT, BARRINGTON GATE, HOLBEACH

We refer to Mr Orgill's meeting with you on Wednesday 12th January. First of all, we confirm that we will provide the plans and other information as required in your letter of 24th August. We understand that the time limit for determining the application will not start to run until you have received this information. We confirm that we will discuss the question of access with the County Surveyor and we will follow up the various enquiries which we discussed. When we have all the information and plans to hand, we will arrange another meeting to discuss the proposals.

Yours faithfully

J. C. Orgill

J C ORGILL
for CARTER JONAS

Reg 4

S.H.D.C. PLANNING DEPT.
RECEIVED
18 JAN 1994

G P Candy BSc FRICS
D A Heasman BSc FRICS
S P Bonham FRICS
E F V Waterson BSc FRICS
P M Joslin FRICS ACI Arb
J M W Granger FRICS
J C Orgill FRICS
D J Wass FRICS
W T S Lee FRICS
W J McClean BA FRICS
T F Hadoke FRICS
T Dixon FRICS
W R Smith BSc FRICS FAAV
C M P Granger MA ARICS

J A Henniker-Major FRICS FAAV
J N C Hood BSc ARICS
M J Laws FRICS
D W Pedley MA FRICS
P B Segrott FRICS
B K Andrews ARICS
P I A Collinson BSc FRICS FAAV
R J C Hawkins FRICS
N C Lindley ARICS
P Nicholson ARICS FAAV
J M Price BSc ARICS

Associates
R C Bramley BSc ARICS
R G Bunnett FRICS
A J Cawood FRICS FSVA FAAV
M R Coates BSc ARICS
J J P Crellin
S M Greenfield ARICS
J A B Gresty MA ARICS
M C Hallam BSc ARICS
I R Harris BSc ARICS ASVA
G R Hatch
C D Haynes BSc
C H Jenkins BSc ARICS
T E J Jones ARICS
J G R Singleton ARICS
J B Strawson MA ARICS FAAV
Sarah C Tyson BSc ARICS FAAV
Margaret Whitmore BSc MA ARICS FAAV

Finance/Partnership Secretary
M A Muirhead BSc FCA MIM MIOD

Consultants
J M Dyke FRICS
R F Carter Jonas MA FRICS

In association with
Mason Philips
Chartered Surveyors
London W1

London Cambridge Marlborough Oxford Peterborough York
Bangor Boston Spa Bridgnorth Hereford Huddersfield Ipswich Stamford Bridge

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES DATE: 11.10.93

OUR REF: JC/SS/PC

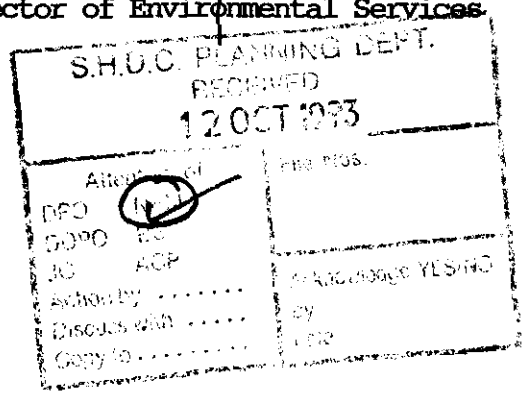
TO: DIRECTOR OF PLANNING & BUILDING CONTROL SERVICES YOUR REF:

Planning Application H09/0784/93
Residential Development, Barrington Gate

The site abutts Ladbrokes scrap yard to the south and Garretts Mill to the west. Both industrial operations have been the subject of noise complaints and any scheme would need to provide protection in terms of acoustic design, layout and screening. Perhaps a landscaped open space and access roads along the southern boundary may be an option to be considered but with any design proposal a BS 4142 noise assessment will be necessary.

Reg 4

Director of Environmental Services



Mr T J Hall
Mill Director
G Garratt & Sons Ltd
Barrington Mills
Holbeach
Spalding
Lincs

Mr J Blacklock

JB/LAC
H09/0784/93

30 September 1993

Dear Sir

Barrington Gate, Holbeach.

Thank you for your letter dated 24 September 1993 in connection with the above.

I would advise you that this Authority is currently in receipt of an outline planning application (reference H09/0784/93) for residential development off Barrington Gate on land opposite your premises.

In fact, the Authority has served a Direction upon the applicant requiring the submission of further details, namely density, road layout and drainage.

Should these details be forthcoming, the application will then be processed in the normal manner and publicly advertised. A public notice will also be posted on the road frontage of the site.

I would suggest that when this stage has been reached it would then be most apporture for you to contact this Department and arrange a meeting.

Yours faithfully

N R Midlen
Principal Planning Officer
Development Control

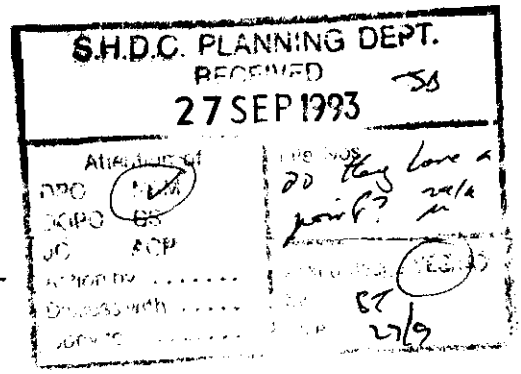
G. Garratt & Sons Ltd

BARRINGTON MILLS,
HOLBEACH, SPALDING,
LINCOLNSHIRE.
PE12 7LE

Tel: Holbeach (0406) 22228
Fax No: (0406) 26098

Mr. J. Blacklock,
Senior Planning Assistant,
Department of Planning and
Building Control Services,
Council Offices,
Priory Road,
Spalding,
Lincs.

24th September 1993.



Re: Barrington Gate.

Dear Sir,

Following our telephone conversation earlier this week regarding an application for outline planning permission to develop farm land opposite our premises, I felt that it would be appropriate to bring to your attention the value of Garratt's flour milling operation to the locality.

In 1988 G. Garratt & Sons Ltd., Made a major investment in Holbeach by modernising and revitalising a small struggling flour mill, formerly A. W. Tindall Ltd.

The site is now a modern and efficient operation which brings many benefits to South Holland. We are a major employer paying above average rates of pay. The developement and maintenance of the flour mill utilises local industries. Garratts offer local agriculture an important commercial opportunity which inevitably involves movement of large goods vehicles in and out of the site.

This is a clean tightly run business which is considerate to the local environment and it would be a cruel loss to South Holland should an insensitive developement close to the mill compromise the long-term future for flour milling in Holbeach.

Perhaps it would be possible to involve a representitive from this company to discuss with yourselves any future proposals for the developement of Barrington Gate? This may avoid future conflict and secure the best interests of the Local community.

Yours faithfully,

T. J. Hall.
Mill Director.

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

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P3135
Date received : 16-AUG-93

Received from

Carter Jonas

Address

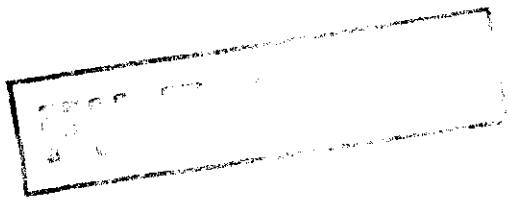
6-8 Hills Road
Cambridge

Fee paid £ 3000.00
VAT £ 0.00

Total received £ 3000.00

Cash/Cheque : Cheque

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



MRS SALLY WALTHAM BA (Hons) F.C.I.H. *Director of Housing & Planning Services*

Housing & Planning Services Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 710772

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

H09/0784/93
OUTLINE

Applicant: St Johns College
Tel:

Agent: Carter Jonas
0223 68771

Description: Residential development

Location: Barrington Gate
Holbeach
Spalding
Lincs

Valid date: 04-JUL-95
Target dates:
To case officer 11-JUL-95
Inspected by 18-JUL-95
Extra contacts 25-JUL-95
Report if not clear by 08-AUG-95

Terminal date: 29-AUG-95
Target Committee: 16-AUG-95
Report deadline: 02-AUG-95
Agreed TD Ext:
Case Officer:
J BLACKLOCK

DEVELOPMENT/CONSTRAINTS

Size: 4.57 HA
Category: Newbuild
Listed building:
Conservation Area:

Other Constraints: FP PIT

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Munton & Russell Est	14-JUL-95	04-AUG-95
The Owner and/or the	14-JUL-95	04-AUG-95
The Owner and/or the	14-JUL-95	04-AUG-95
The Owner and/or the	14-JUL-95	04-AUG-95
The Owner and/or the	14-JUL-95	04-AUG-95
Mrs J Chenery	14-JUL-95	04-AUG-95
The Owner and/or the	14-JUL-95	04-AUG-95
The Owner and/or the	14-JUL-95	04-AUG-95
The Owner and/or the	14-JUL-95	04-AUG-95
The Owner and/or the	14-JUL-95	04-AUG-95
Mrs B H Harding	14-JUL-95	04-AUG-95
The Owner and/or the	14-JUL-95	04-AUG-95
The Owner and/or the	14-JUL-95	04-AUG-95
The Owner and/or the	14-JUL-95	04-AUG-95
The Owner and/or the	14-JUL-95	04-AUG-95
Eric Ladbrook (Holbe	14-JUL-95	04-AUG-95
Mr S Bailey	14-JUL-95	04-AUG-95

(see previous file sheet)

MRS SALLY WALTHAM BA (Hons) F.C.I.H. Director of Housing & Planning Services

Housing & Planning Services Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (01775) 761161
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SOUTH HOLLAND DISTRICT COUNCIL

HOUSING & PLANNING SERVICES DEPARTMENT

H09/0784/93
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		Sent	Expiry	
Mr A J L Worth		14-JUL-95	04-AUG-95	
D Symonds		14-JUL-95	04-AUG-95	
K A Fidler		14-JUL-95	04-AUG-95	
Site/Press Advert ROW		31-JAN-95	21-FEB-95	
Helen Cross		14-JUL-95	28-JUL-95	
Hix & Son (FAO Mr Fr		14-JUL-95	28-JUL-95	
Clerk to Holbeach PC	0406 26739	14-JUL-95	28-JUL-95	
Dir of Environmental		14-JUL-95	28-JUL-95	
Cllr N I Capes	01406 423830	10-AUG-95	17-AUG-95	– Further info rec'd re-consult after P Office delivery error
Cllr T G M Tyler	01406 422285	14-JUL-95	21-JUL-95	
Cllr D S Venni	01406 422791	14-JUL-95	21-JUL-95	

SITE RECORD

Grid ref: 536150 324340
OS Sheet: 170 Parcel:

MRS SALLY WALTHAM BA (Hons) FCIH. Director of Housing & Planning Services

Housing & Planning Services Department
Council Offices,
Priory Road, Spalding,
Lincolnshire, PE11 2XE

Telephone: (01775) 761161
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SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

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Size: 4.57 HA
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CONSULTATIONS CARRIED OUT

	Sent	Expiry	
Munton & Russell Estate Agents	14-JUL-95	04-AUG-95	Further info recd
The Owner and/or the, 61 Farrow Ave	14-JUL-95	04-AUG-95	
The Owner and/or the, 63 " "	14-JUL-95	04-AUG-95	
The Owner and/or the, 65 " "	14-JUL-95	04-AUG-95	
The Owner and/or the, 67 " "	14-JUL-95	04-AUG-95	
The Owner and/or the, 69 " "	14-JUL-95	04-AUG-95	
The Owner and/or the, 71 " "	14-JUL-95	04-AUG-95	
The Owner and/or the, 73 " "	14-JUL-95	04-AUG-95	
The Owner and/or the, 75 " "	14-JUL-95	04-AUG-95	
The Owner and/or the, 77 " "	14-JUL-95	04-AUG-95	
The Owner and/or the, 79 " "	14-JUL-95	04-AUG-95	
The Owner and/or the, 81 " "	14-JUL-95	04-AUG-95	
The Owner and/or the, 83 " "	14-JUL-95	04-AUG-95	
The Owner and/or the, 97 " "	14-JUL-95	04-AUG-95	
The Owner and/or the, 99 " "	14-JUL-95	04-AUG-95	
Eric Ladbrook (Holbeach) 5A Fen Road	14-JUL-95	04-AUG-95	
Mr S Bailey, Mill Farm, Barrington Gate	14-JUL-95	04-AUG-95	

Ltr. as Attached

MRS SALLY WALTHAM BA (Hons) F.C.I.H. Director of Housing & Planning Services

Housing & Planning Services Department
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Mr A J L Worth, Holb Dis. Civic Society		14-JUL-95	04-AUG-95	further info rec'd.
D Symonds, Barrington House		14-JUL-95	04-AUG-95	
K A Fidler, 1 Oakwood Glade		14-JUL-95	04-AUG-95	
Site/Press Advert ROW		31-JAN-95	21-FEB-95	
Helen Cross		14-JUL-95	28-JUL-95	further info rec'd
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Cllr N I Capes	01406 423830	14-JUL-95	21-JUL-95	
Cllr T G M Tyler	01406 422285	14-JUL-95	21-JUL-95	
Cllr D S Venni	01406 422791	14-JUL-95	21-JUL-95	

SITE RECORD

Grid ref: 536150 324340
OS Sheet: 170 Parcel:

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

H09/0784/93
OUTLINE

Applicant: St Johns College
Tel:

Agent: Carter Jonas
0223 68771

Description: Residential development

Location: Barrington Gate
Holbeach
Spalding
Lincs

Valid date: ~~18-JAN-95~~ 04-JUL-95
Terminal date: ~~15-MAR-95~~ 29-AUG-95
Target dates:
To case officer 25-JAN-95
Inspected by 01-FEB-95
Extra contacts 08-FEB-95
Report if not clear by 22-FEB-95
Target Committee: ~~07-MAR-95~~ 16.AUG-95
Report deadline: 21-FEB-95
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J BLACKLOCK

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Owner/Occupier, 63 " "	02-FEB-95	23-FEB-95
Owner/Occupier, 65 " "	02-FEB-95	23-FEB-95
Owner/Occupier, 67 " "	02-FEB-95	23-FEB-95
Owner/Occupier, 69 " "	02-FEB-95	23-FEB-95
Owner/Occupier, 71 " "	02-FEB-95	23-FEB-95
Owner/Occupier, 73 " "	02-FEB-95	23-FEB-95
Owner/Occupier, 75 " "	02-FEB-95	23-FEB-95
Owner/Occupier, 77 " "	02-FEB-95	23-FEB-95
Owner/Occupier, 79 " "	02-FEB-95	23-FEB-95
Owner/Occupier, 81 " "	02-FEB-95	23-FEB-95
Owner/Occupier, 83 " "	02-FEB-95	23-FEB-95
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Owner/Occupier, 99 " "	02-FEB-95	23-FEB-95
Site/Press Advert ROW	31-JAN-95	21-FEB-95
FAO - Mr R Frisby 0406 422777	19-JAN-95	02-FEB-95

L.C.C. Obs Attached

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

H09/0784/93

OUTLINE

Applicant: St Johns College
Tel:

Agent: Carter Jonas
0223 68771

Description: Residential development

Location: Barrington Gate
Holbeach
Spalding
Lincs

Valid date:	18-JAN-95	Terminal date:	15-MAR-95
Target dates:		Target Committee:	07-MAR-95
To case officer	25-JAN-95	Report deadline:	21-FEB-95
Inspected by	01-FEB-95	Agreed TD Ext:	
Extra contacts	08-FEB-95	Case Officer:	
Report if not clear by 22-FEB-95		J BLACKLOCK	

DEVELOPMENT/CONSTRAINTS

Size: 4.57 HA
Category: Newbuild
Listed building:
Conservation Area:

Other Constraints: FP PIT

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Helen Cross		19-JAN-95	02-FEB-95
Clerk to Holbeach PC	0406 26739	19-JAN-95	02-FEB-95
Dir of Environmental		19-JAN-95	02-FEB-95
Cllr N I Capes	0406 23830	19-JAN-95	26-JAN-95
Cllr T G M Tyler	0406 22285	19-JAN-95	26-JAN-95
Cllr D S Venni		19-JAN-95	26-JAN-95

SITE RECORD

Grid ref: 536150 324340
OS Sheet: 170 Parcel:

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

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Size: 4.57 HA
Category: Newbuild
Listed building:
Conservation Area:

Other Constraints: FP PIT

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Munton & Russell Est	21-SEP-93	12-OCT-93
Site/Press Advert ROW	31-JAN-95	21-FEB-95
FAO - Mr R Frisby 0406 422777	19-JAN-95	02-FEB-95
Helen Cross	19-JAN-95	02-FEB-95
Clerk to Holbeach PC 0406 26739	19-JAN-95	02-FEB-95
Dir of Environmental	19-JAN-95	02-FEB-95
Cllr N I Capes 0406 23830	19-JAN-95	26-JAN-95
Cllr T G M Tyler 0406 22285	19-JAN-95	26-JAN-95
Cllr D S Venni	19-JAN-95	26-JAN-95

SITE RECORD

Grid ref: 536150 324340
OS Sheet: 170 Parcel:

L.C.C. – Obs Attached JCB 26/1/95

MRS SALLY WALTHAM BA (Hons) F.C.I.H. Director of Housing & Planning Services

Housing & Planning Services Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 710772

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Application no: H09/0784/93

Applicant: St Johns College
Cambridge
CB2 1TP

Agent: Carter Jonas
6-8 Hills Road
Cambridge
CB2 1NH

Description: Residential development

Location: Barrington Gate Holbeach
Spalding Lincs

Type: OUTLINE

19-SEP-95

Dear Sir/Madam,

PLANNING APPLICATION

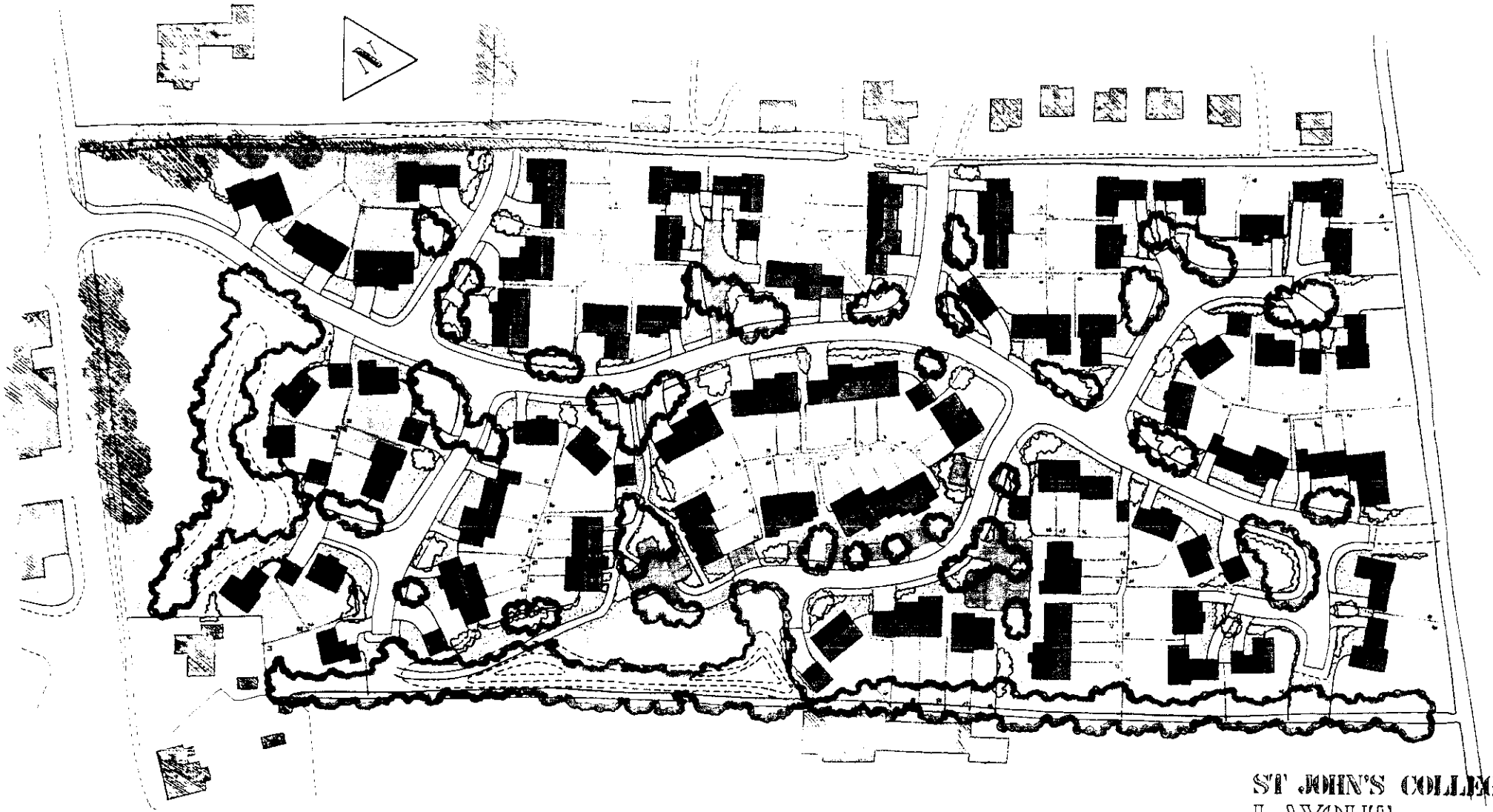
The above application for planning permission has now been considered, together with your comments, and it has been decided that permission should be refused in this case.

The full reasons for refusal can be seen by inspecting the register of applications which is available in this Department.

Yours faithfully
Mrs S A Waltham
Director of Housing and Planning Services

The Owner and/or the Occupier
67 Farrow Avenue
Holbeach
Spalding
Lincs

Mr Worth, Holbeach & District Civic Society.
Mr S Bailey, Mill Farm, Barrington Gate, Holbeach.
K A Fuller, 1 Oakwood Glade, Holbeach.
D Symonds, Barrington House, Barrington Gate, Holbeach.
Owner/Occupier, 71 Farrow Avenue, Holbeach.
Mrs B H Harding, 79 Farrow Ave., Holbeach.
Mrs J Chenery, 69 Farrow Avenue, Holbeach.
Eric Ladbrook (Holbeach) Ltd, 5A Fen Rd, Holbeach.



ST JOHN'S COLLEGE

LAYOUT

BARRINGTON GATE

HOLBEACH

Dwg 3005/1/1. Scale 1:500. Oct 94

Robert
Doughty
Consultancy

INDICATIVE LAYOUT

Land off Barrington Gate
Hoffbeach

Flour Mills
Tanks
BARRINGTON GATE
Track
WB
0041
210ha
52
Track
Mill
Farm
3 0m
Station House
EARTH BUNDS FOR NOISE ATTENUATION
Drain
0826
4 12
Drain
Drain
0021
194ha
48
002
3 16
Drain
Garage
FEZ ROAD
Drain
1416
F B
N

784/93

Dwg 3005/1/B Scale 1:1250

Robert
Doughty
Consultancy

32 High Street
Helpringham
Sleaford
Lincolnshire
NG34 0RA

Telephone
0529 421 646/7
Facsimile
0529 421 358

Lincoln House
56/58 Clasketgate
Lincoln
LN2 1JZ

Telephone
0522 542330
Facsimile
0522 542331

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INDICATIVE LAYOUT

Land off Barrington Gate
Holbeach

Flour Mills
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210ha
52
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FEN
F B
N
784/93

Dwg 3805/1/3B Scale 1:1250

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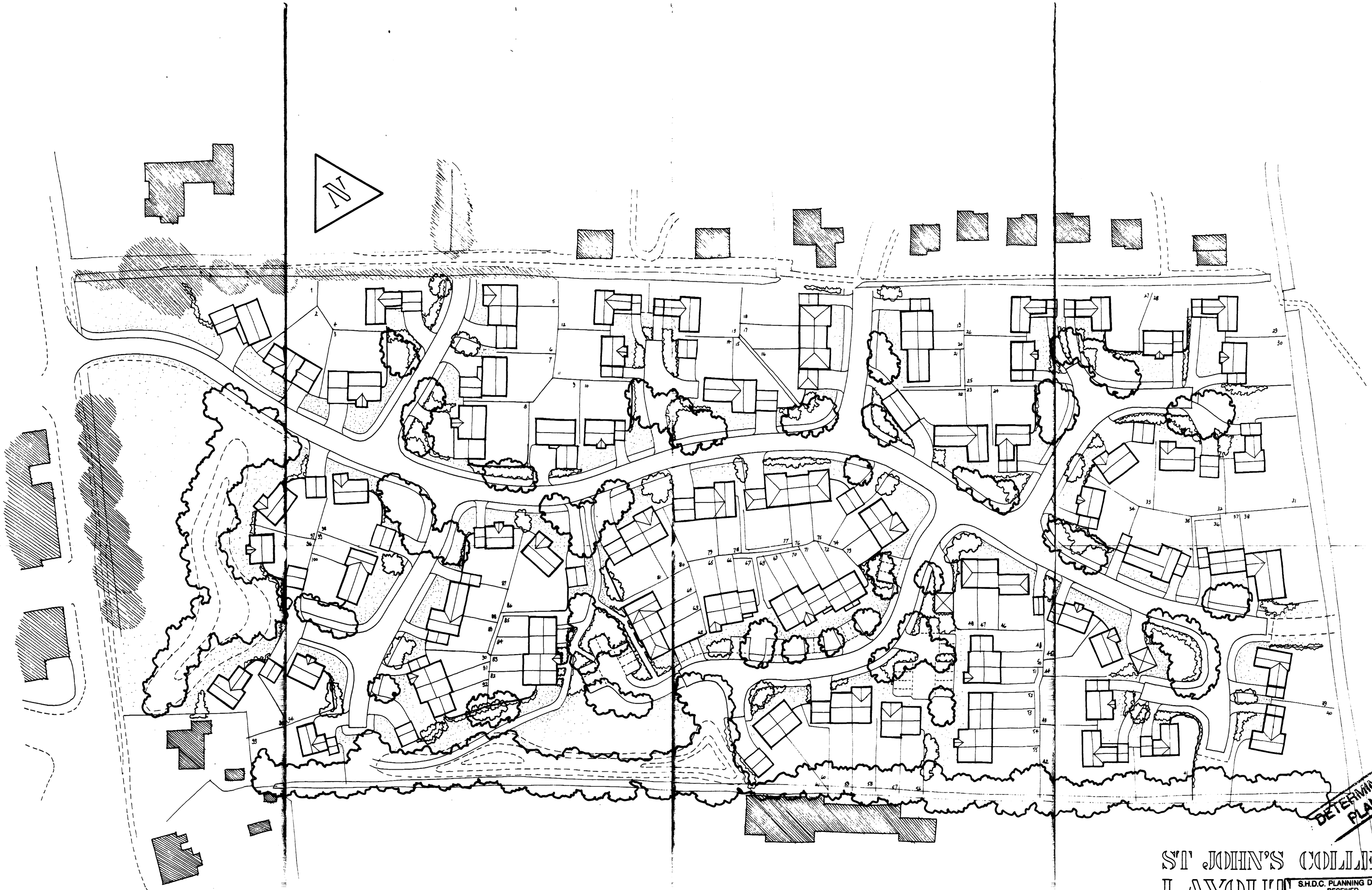
Robert
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32 High Street
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0522 542330
Facsimile
0522 542331



ST JOHN'S COLLEGE

LAYOUT

BARRINGTON GATE

HOLBEACH

Dwg 305/1/1. Scale 1:500. Oct 94

S.H.D.C. PLANNING DEPT.
RECEIVED
16 JAN 1995
Attention of
CPO
DPO
AE
NRM
BS
CP
File Nos.
Action by .....
Discuss with .....
Copy to .....
Acknowledge YES/NO
by
date

DRAWING
14 OCT 1994
ISSUED

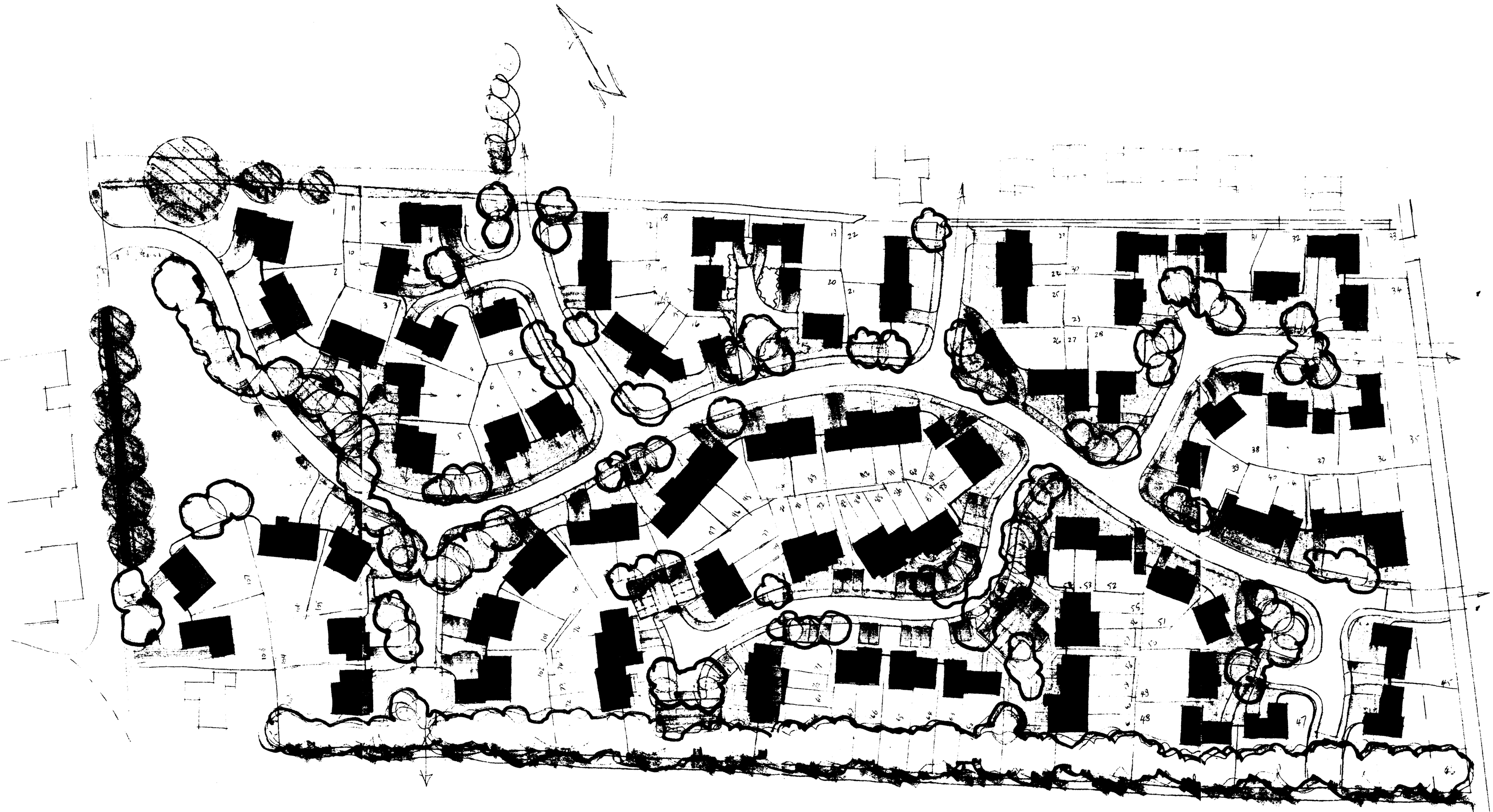
Robert
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Lincoln House
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Lincoln

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0522 542338
Facsimile



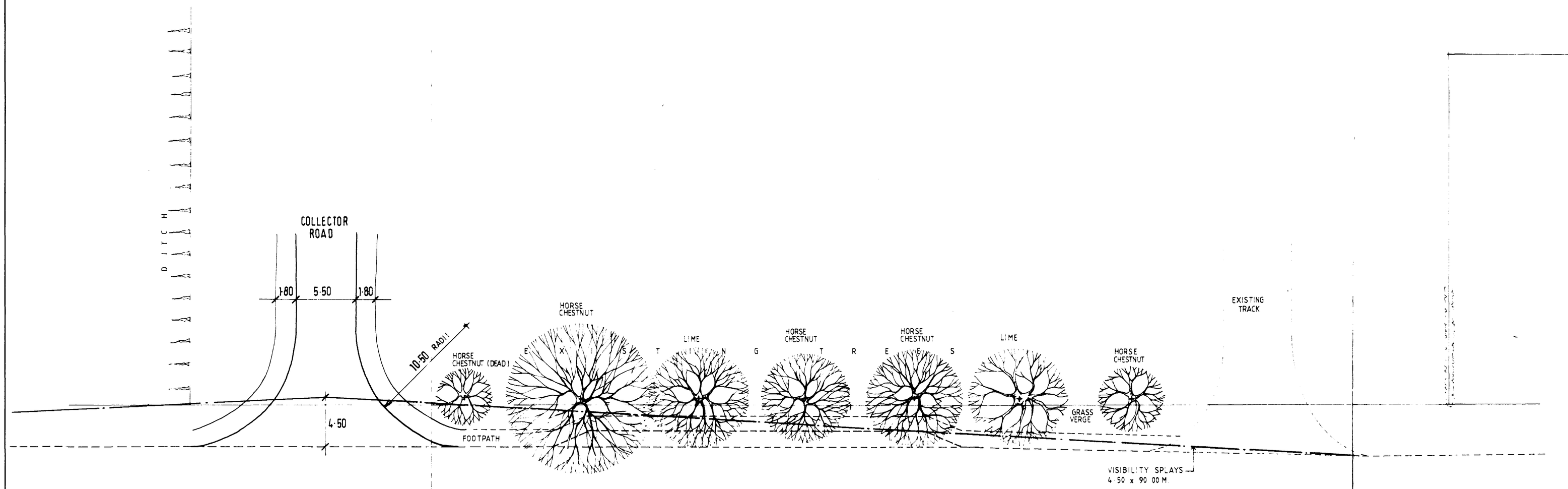
S.H.D.C. PLANNING DEPT.
RECEIVED
17 JUN 1994

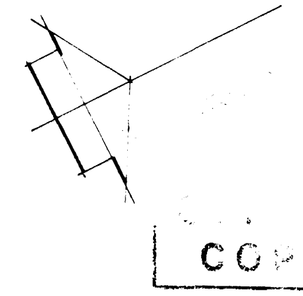
DRAFT COPY

Dwg 305/1/SK1.

ROBERT DOUGHTY CONSULTANCY
TOWN PLANNING ARCHITECTURE LANDSCAPE ARCHITECTURE

32, High Street, Helpringham, Sleaford, Lincolnshire, NG34 0RA
Telephone (0529 421) 646 / 7 Fax: (0529 421) 358





COPY

● Dimensions.
Precisely site check. Do not scale from this drawing.

CARTER JONAS
CHARTERED SURVEYORS
6-8 Hills Road Telephone 0223 68771
Cambridge CB2 1NH FAX 0223 69950 FAX

Client
ST JOHNS COLLEGE

Job Title
LAND
BARRINGTON GATE
HOLBEACH

Drawing Title
PROPOSED ACCESS ROAD

Scale	1:200	Drawn by	
Date	JULY 93		
Drg. No.	CBN 2727	Rev.	

7307-1080