SOUTH HOLLAND
Internal Drainage Board

Please contact: Mr. Staines

Tel: (01406) [illegible]
Fax: (01406) 426[illegible]

Our Ref. RS/PAM/1034/94/FES Your Ref. MKW Date 18 July 1995

Dear Mr Webster,

DEVELOPMENT OFF MARSH ROAD, HOLBEACH HURN, LINCS.

In response to your letter of the 14th June 1995, I have very carefully considered both alternative proposals now put forward regarding which I have the following observations.

As you will recall the Holbeach Hurn Drain has to be improved as previously discussed to confer a freeboard to the site suitable for development, 900mm being appropriate. Accordingly improvements are necessary irrespective of increased rates of run-off following development. However, in view of the probable extremely low density of development now suggested, I am confident that substantial savings will be achieved over the previously quoted figure.

There will additionally be a pro-rata reduction in the standard contribution based upon the impermeable area served. The contribution rate has recently been reviewed in line with current Boards costings and currently stands at £7,400 per new impermeable acre provided with a direct outfall. No impermeable areas are given for your alternative 5 or 10 plot developments but you will be able from the above figure to assess the likely reduction from the figure of £9,730 given previously.

Needless to say upon receipt of more detailed information, I shall be glad to undertake the appropriate calculation to provide accurate figures.

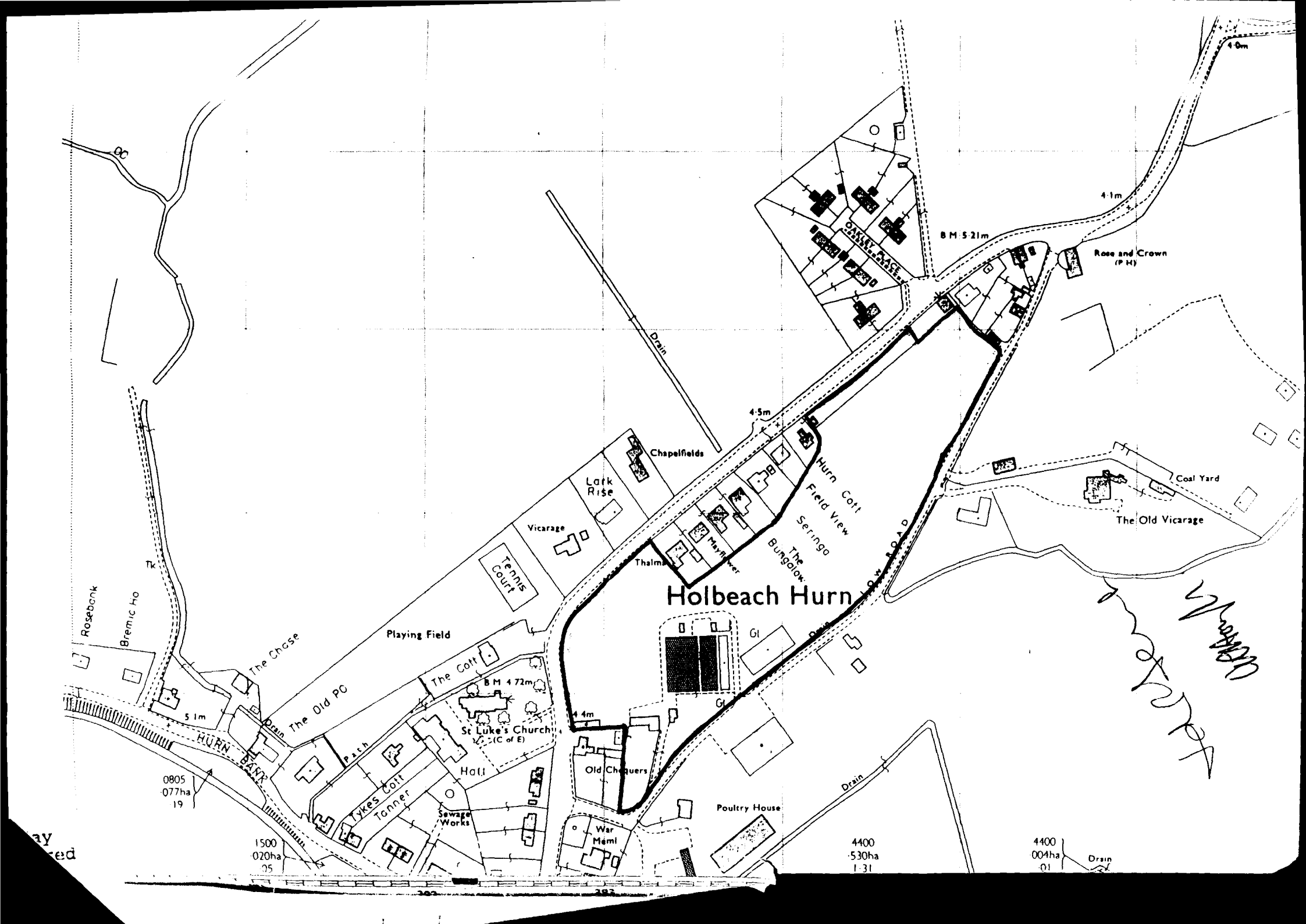
With regard to foul water disposal my Board would not wish to object to the provision of 'sealed cess pits' or a private on-site S.T.W. subject to approvals being forthcoming from the appropriate Authority.

Mr M K Webster
Hey and Croft Ltd
(in administrative receivership)
St Georges Business Centre
St Georges House
Bridge Street
Witham
Essex CM8 1DY

Yours sincerely,

JD Elsey

ENGINEER TO THE BOARD


Holbeach Hurn
Rose and Crown (P H)
B M 5·21m
4·1m
4·0m
Drain
4·5m
Chapelfields
Lark Rise
Vicarage
Tennis Court
Playing Field
Hurn Cott
Field View
Seringo
The Bungalow
Mayflower
Thalma
Coal Yard
The Old Vicarage
Rosebank
Bremic Ho
The Chase
The Old PO
The Cott
B M 4·72m
St Luke's Church (C of E)
Path
Hall
Tykes Cott
Tanner
Sewage Works
Old Chequers
War Meml
Poultry House
HURN BANK
5·1m
4·4m
Gl
0805
·077ha
19
1500
·020ha
·05
4400
·530ha
1·31
4400
·004ha
·01

28/9/94

Discussion with Jack Anderson re
foul + surface waters disposal

Agreed details passed to Architects
of Bio Disc Treatment plant for
sewage treatment + disposal on site
and also of surface waters ~~do~~ disposal
by way of soakaways. Copies of
'clearance letter' from Anglian
Waterboard also to be sent.

J A Dowell

16/7/98

DISCUSSION WITH MR BREWSTER (HEY & KNOTT) DAVID WILSON (GEOFFREY COLLINGS) AND JOHN ANDERSON

ADVISED THAT :-

(1) [redacted] 10 DWELLINGS (MIXTURE OF HOUSES AND BUNGALOWS) ON SITE [redacted] ACCEPTABLE IN POLICY / USUAL TERMS.

(2) HOLBEACH HURN BELIEF OF KEN MEDWELL VIRTUALLY A 'DEAD LETTER'.

(3) OUTLINE APPLICATION FOR 10 DWELLINGS WOULD BE ACCEPTABLE WITH :-

(a) DEVELOPMENT APPRAISAL

(b) LANDSCAPING AND MEANS OF ACCESS TO BE DETERMINED AT THE OUTLINE STAGE — LANDSCAPING TO BE STRUCTURAL LANDSCAPING.

(4) if SEPTIC TANKS USED, POSSIBILITY OF SHDLP OBJECTION : PERCOLATION TEST REQUIRED.

J R Spencer

USUAL CAVEATS.

VAT Registration Number 365 1703 59

The Old Stables
Harston
Grantham
NG32 1PP

Telephone:
(0476) 870424
Fax:
(0476) 870816

JOHN ANDERSON PLANNING

Consultancy in Architecture Town Planning Conservation and Urban Design

20 October 1993

The Director of Highways & Planning
Lincolnshire County Council
City Hall
LINCOLN
LN1 1DN

Dear Sir

FOR THE ATTENTION OF MR C BRIGGS

PROPOSED HOUSING HOLBEACH HURN SPALDING APPLICATION NUMBER H09/0865/93

I enclose a copy of my formal amendments to the above application. These are highlighted and set out as agreed by telephone.

Yours faithfully

John S Anderson

COPY SOUTH HOLLAND DISTRICT COUNCIL PLANNING DEPARTMENT FOR INFORMATION

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: H09/0865/93

Applicant: Hey & Croft Ltd (Receivership)
Touche Ross & Co
Friary Court
85 Crutched Friars
London, EC3N 2NP

Agent: John Anderson Planning
The Old Stables
Harston
Grantham
Lincs, NG32 1PP

Description: Residential development

Location: Marsh Road
Holbeach Hurn
Spalding
Lincs

Amendment: Turning head plots 1,2,3 to be private drive. Note re: surface treatment &radii to turning heads-plots 10,11,15-16

22-OCT-93

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
NOTICE OF ACCEPTANCE OF AMENDMENT

The amended details submitted in respect of the above proposal have now been considered, and I am able to inform you that the changes are able to be incorporated into application, which will now be considered only in its amended form. You are reminded that revision may also be needed to any submission made under the Building Regulations.

In view of the need to repeat certain procedures as a result of the amendment, the terminal date for the Authority to determine the application will now be extended to 16-DEC-93, based on the date of receipt of the amendment, and your rights of appeal remain as explained on the original acknowledgement. It will not necessarily take that length of time to reach a decision of course.

If you do not agree to this extension of time and wish instead to have your application dealt with more quickly but on the basis of the original submission, please let me know in writing within the next 5 days.

Yours faithfully

Director of Planning and Building Control Services

SOUTH HOLLAND
Internal Drainage Board

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

Please contact: Mr. Staines

Tel: Holbeach (0406) 424933
Fax: (0406) 426501

Our Ref. RS/PA-M/865/93/JAM **Your Ref.** MKW/JAJ **Date** 11 August 1994

Dear Mr. Webster,

LAND OFF MARSH ROAD, HOLBEACH HURN, LINCOLNSHIRE

Further to our meeting today in the company of Mr. Wilson of Geoffrey Collings & Co. and my assistant Mr. Staines, I write to briefly set out the many points discussed and the alternative possibilities for the proper surface water disposal from your above development site.

The Holbeach Hurn Drain can be improved to provide an invert level at Low Lane of 1.960 metres O.D.N. where an inspection chamber would be constructed to provide connections for the on-site surface water system and the Low Lane private dyke together with possibly an outfall from an on-site sewerage treatment plant. The maximum anticipated water level at this point in the event of a storm with a two year return period would be 2.410 metres O.D.N., some 160 mm's lower than could prevail today.

The improvements to the watercourse extending over some 1,040 m of channel inclusive of replacement culverts en-route, land owner negotiations and compensation etc. at todays prices will I estimate amount to £27,880 exclusive of the Board's fees and V.A.T.

During the course of our meeting, the merits of roofwater soakaways versus an on-site storm water sewer system where discussed. I believe you will be opting to provide such a system in lieu of soakaways and I would confirm that the channel improvement has been based on that understanding.

With regard to the standard rate contribution that is based upon impermeable area served, I agree the estate road area at 0.670 acres in respect of which the contribution would be £4,720. My calculations, based upon your drawing No. 228/1f show a combined total of roads and roofs of 1.382 acres for which the relevant contribution would be £9,730. The above sums are subject to Board's fees, the rate of which will depend upon whether separate or combined payments are made in accordance with the following table.

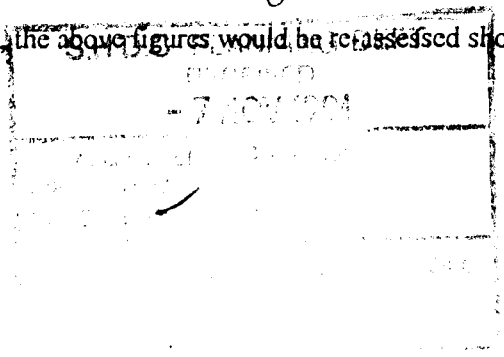
Estimated cost of works or contribution		Percentage Fee
up to	£25,000	15%
£25,000 to	£100,000	12.5%
over	£100,000	10%

MINIMUM CHARGE £35

You will I believe be aware that my Board seek payment of contributions when developers site operations commence.

G

Needless to say, should the estate layout be amended, the above figures would be reassessed should impermeable areas be changed.



SOUTH HOLLAND D.C.
PLAN DEPT
12 JAN 1994
REF 0865/93

HOUSING AT HOLBEACH HURN

Schedule of External Finishes

Note: These finishes are derived, where possible, from adjoining property in order to group small numbers of dwellings so as to give an identity which is sympathetic to the existing village.

Plot	House Type	External Finish
01	A1	Red brick: rendered porch Contrasting dentil mouldings
02	D2	Red brick: Contrasting string course and dentil mouldings
03	C	Dark red brick: Contrasting dentil mouldings and lintels
04 & 05	A2	Red brick: Contrasting stretcher brick moulding and lintels
06	B	Render: Contrasting quoins and dentil moulding
07	G1	Render: Contrasting quoins and dentil moulding
08, 09 & 10	A2	Red brick: Contrasting stretcher brick moulding and lintels
11	B	Red brick: Contrasting quoins and dentil mouldings
12	E	Light brick: Contrasting string and dentil moulding
13	D1	As 12
14	G1	Red brick: Contrasting quoins and stretcher moulding
15 & 16	C	Red brick: Contrasting lintels and dentil moulding
17	E	Part red brick, part rendered: Contrasting quoins, dentil moulding

SOUTH HOLLAND D.C.
PLAN DEPT
12 JAN 1994
REF 0865/93

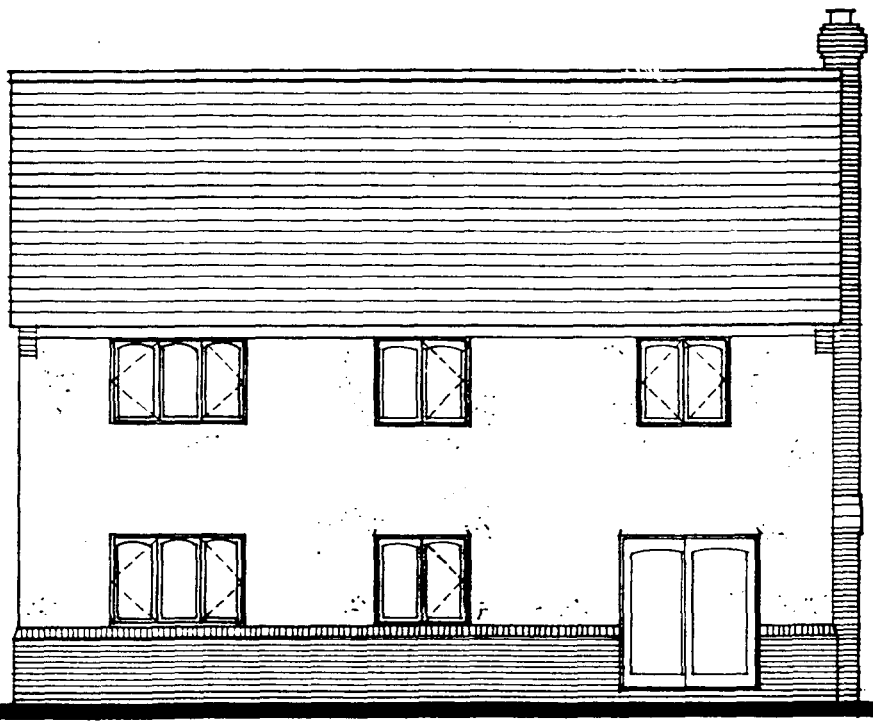
HOUSING AT HOLBEACH HURN

Schedule of External Finishes (continued)

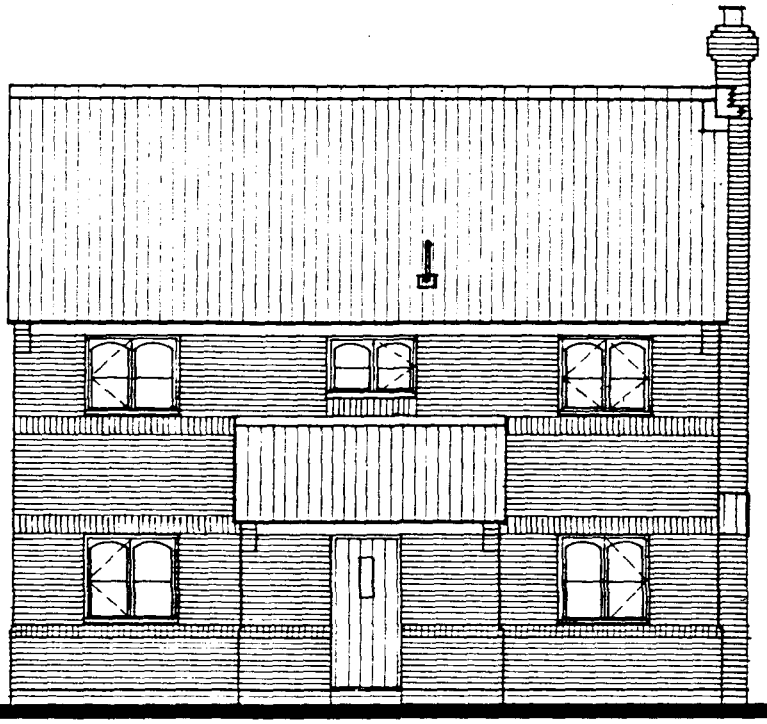
18	G2	White painted brickwork: Contrasting quoins, stretcher moulding
19	D1	Light brick as 12/13
20	A1	Red brick: Contrasting string and dentil mouldings
21	G1	Red brick: Contrasting quoins and stretcher moulding
22 & 23	B	Red brick: Contrasting quoins and dentil moulding
24	D2	Red brick: Contrasting string and dentil mouldings
25	E	Red brick, part render: Contrasting quoins and dentil moulding
26 & 28	F	White painted brickwork: Contrasting quoins and stretcher moulding
27	A2	White painted brickwork: Contrasting string, lintels and stretcher moulding



FRONT ELEVATION



REAR, ELEVATION



FRONT ELEVATION



PLANNING AMENDMENT

For office use only

Application No. 865/93

Date Registered 21 OCT 1993

Case Officer SD

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Hey & Croft Ltd (in Receivership)
Touche Ross & Co
Friary Court
65 Crutched Friars London EC3N 2NP

Tel. No.

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

John Anderson Planning
The Old Stables
Harston
Grantham NG32 1PP

Tel. No. 0476 870424 (Contact) J Anderson

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Marsh Road Holbeach Hurn Spalding Lincs

Please complete **EARLIER APPLICATION No.** This application **cannot be considered** unless the relevant reference is stated	H09/0865/93
Building Regulation reference relating to same development	Not submitted

2. Please tick **one** box only

A		B
Amendment is proposed where permission already granted If yes, submit two forms and two plans.	[ ] or	Amendment is to a proposal currently being considered If yes, submit four forms and four plans. [✓]

Has a similar amendment been submitted under Building Regulations? ~~Yes~~/No

Please complete

I attach the necessary plans and request that the changes described below be accepted as an amendment.
I understand that the Council may require a fresh application, together with fee if appropriate.

Signed ..... Date ....20 Oct 1993.....

3. Please complete in block letters **FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION**	Residential Development 28 Dwellings
State details of amendments proposed (Give a full detailed list of the changes, and also mark these clearly on the accompanying plans)	Turning head Plots 1,2 & 3 now to be a Private Drive Note added re limits of surface treatment of carriageway Note added re exact radii to turning head near plots 10,11,15 & 16
State drawing no's of the current submission	228/1 E revised to 228/1 F
Has this amendment been requested by the Council? (If so, state Officer dealing with the application)	Mr Blacklock on advice from Highways
Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers	None No change to plot numbers

PLANNING AMENDMENT RECORD SHEET

		ADMIN	DC
Validation:	Inadequate/Inappropriate		
	Valid as Amendment	✓ HL	✓

Clarification/Details required:

.....

DC Assessment

		Senior Officer	Case Officer
Post	Immaterial	☐	☐
	New Application needed	☐	☐
	Confirmed:	.....	.....
Current	Amendment in principle?	Yes/~~No~~	Yes/No
	Same desc/char? (fee test)	Yes/~~No~~	Yes/No >
	Initiated by LPA?		Yes/No
	Dev objectives paramount?	Yes/No	
	Authorised to proceed	.....	

Checklist

Fee Liaison?

Site inspect?

BC Liaison?

Reconsults/ Publicity on Application?

Details accepted, if less than amendment requested:

Reconsults etc:

PC ✓
WM ✓
Press
Residents ✓
Other

Rejected: .....

NOTES/Advice/Rejection Reason:

Include on Notice ☐